

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

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PRESIDENT

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JAVIER NUNEZ

CITY OF LOS ANGELES  
CALIFORNIA



ERIC GARCETTI  
MAYOR

DEPARTMENT OF  
BUILDING AND SAFETY  
201 NORTH FIGUEROA STREET  
LOS ANGELES, CA 90012

RAYMOND S. CHAN, C.E., S.E.  
GENERAL MANAGER

FRANK BUSH  
EXECUTIVE OFFICER

September 24, 2015

Council District: # 11

Honorable Council of the  
City of Los Angeles  
Room 395, City Hall

JOB ADDRESS: **6481 WEST 77<sup>TH</sup> STREET, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **4110-024-011**

On March 9, 2012, pursuant to the authority granted by Section 91.103 of the Los Angeles Municipal Code, the Department of Building and Safety (the "Department") investigated and identified code violations at: **6481 West 77<sup>th</sup> Street, Los Angeles, California**, (the "Property"). A copy of the title report which includes a full legal description of the property is attached as Exhibit A.

Pursuant to Section 98.0421, the property owner was issued an order on March 9, 2012, to pay a code violation inspection fee after violations were identified and verified upon inspection. The code violation inspection fees imposed by the Department are as follows:

<u>Description</u>	<u>Amount</u>
Code Violation Investigation Fee	\$ 336.00
System Development Surcharge	20.16
System Development Surcharge Late Fee	50.40
Late Charge/Collection Fee (250%)	840.00
Title Report Fee	42.00
<b>Grand Total</b>	<b>\$ 1,288.56</b>

Pursuant to the authority granted by Section 7.35.3 of the Los Angeles Administrative Code, it is proposed a lien for a total sum of **\$1,288.56** recorded against the property. It is requested that the Honorable City Council of the City of Los Angeles (the "City Council") designate the time and place protest can be heard concerning this matter, as set forth in Sections 7.35.3 and 7.35.5 of the Los Angeles Administrative Code.

It is further requested that the City Council instruct the Department to deposit to Dept 08, Fund 48R, Balance Sheet Account 2200, any payment received against this lien in the amount of **\$1,288.56** on the referenced property. A copy of the title report which includes a full legal description of the property is attached as Exhibit A. A list of all the names and addresses of owners and all interested parties entitled to notice is included (Exhibit B). Also attached is a report which includes the current fair market value of the property including all encumbrances of record on the property as of the date of the report (Exhibit C).

**DEPARTMENT OF BUILDING AND SAFETY**

  
Steve Ongele  
Chief, Resource Management Bureau

ATTEST: HOLLY L. WOLCOTT, CITY CLERK

Lien confirmed by  
City Council on:

BY: \_\_\_\_\_  
DEPUTY

# EXHIBIT A



5711 W. SLAUSON AVE., SUITE 170  
CULVER CITY, CA 90230  
Phone 310-649-2020 310-649-0030 Fax

## Property Title Report

Work Order No. T12336  
Dated as of: 08/14/2015

Prepared for: City of Los Angeles

### SCHEDULE A

(Reported Property Information)

APN #: 4110-024-011

Property Address: 6481 W 77TH ST

City: Los Angeles

County: Los Angeles

### VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : ALMA JOHNSON,

Grantor : JOHNSON TRUST, ALMA TR WILLIAM A JOHNSON DECD

Deed Date : 04/28/1998

Recorded : 05/19/1998

Instr No. : 98-0837651

MAILING ADDRESS: ALMA JOHNSON,  
6481 W 77TH ST LOS ANGELES CA 90045

### SCHEDULE B

### LEGAL DESCRIPTION

Lot: 11 Tract No: 15389 Abbreviated Description: LOT:11 CITY:REGION/CLUSTER: 09/09118 TR#:15389  
TRACT NO 15389 LOT 11 City/Muni/Twp: REGION/CLUSTER: 09/09118

### MORTGAGES/LIENS

Type of Document: DEED OF TRUST

Recording Date: 08/18/2006

Document #: 06-1842769

Loan Amount: \$500,000

Lender Name: WORLD SAVINGS BANK FSB

Borrowers Name: ALMA JOHNSON,

MAILING ADDRESS: WORLD SAVINGS BANK FSB  
P.O. BOX 659548 SAN ANTONIO TX 78265

**INTUITIVE REAL ESTATE SOLUTIONS**  
5711 W. SLAUSON AVE., SUITE 170  
CULVER CITY, CA 90230  
Phone 310-649-2020 310-649-0030 Fax

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**Work Order No. T12336**

**SCHEDULE B (Continued)**

**Type of Document:** Notice Of Sale (Aka Notice Of Trustee's Sale)

**Recording Date:** 06/04/2014

**Document #:** 14-0578887

**MAILING ADDRESS:** REGIONAL TRUSTEE SERVICES CORPORATION  
616 1ST AVENUE, STE 500 SEATTLE, WA 98104

**Type of Document:** Notice Of Rescission

**Recording Date:** 09/02/2014

**Document #:** 14-0919444

**MAILING ADDRESS:** RTS PACIFIC, INC  
616 1ST AVENUE, STE 500 SEATTLE, WA 98104

Order No. 9814538-48  
Escrow No. 9864221LT  
Loan No. IRV3525John

98 837651

RECORDING REQUESTED BY  
FIRST AMERICAN TITLE INSURANCE COMPANY  
WHEN RECORDED MAIL TO:

MS. JOHNSON  
6481 WEST 77TH STREET  
LOS ANGELES, CA 90045

RECORDED/FILED IN OFFICIAL RECORDS  
RECORDER'S OFFICE  
LOS ANGELES COUNTY  
CALIFORNIA  
MAY 19 1998 AT 8 A.M.

**DOCUMENTARY TRANSFER TAX \$**

XX Computed on the consideration or value of property conveyed; OR  
\_\_\_ Computed on the consideration or value less liens or encumbrances  
remaining at the time of sale

9814538-48

THE UNDERSIGNED GRANTORS  
Signature of Declarant or Agent determining tax - Firm Name

**GRANT DEED**

FEE \$27	P
A.F.N.F. 94	1

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
Alma Johnson, as Trustee of the William A. Johnson Testamentary Trust

hereby GRANT(S) to  
Alma Johnson, an unmarried woman.

the real property in the City of LOS ANGELES County of LOS ANGELES, State of California, described as

Lot 11 of Tract 15389, in the City of Los Angeles, as per map recorded in Book 358  
Pages 19 to 22 Inclusive of Maps, in the office of The County Recorder of said  
County.

Dated April 28, 1998

*Alma Johnson*  
Alma Johnson

STATE OF CALIFORNIA } ss.  
COUNTY OF Los Angeles

On 4.28.98 Before me,

JODY LANDERS  
Personally appeared

Alma Johnson

personally known to me (or proved to me on the basis of  
satisfactory evidence) to be the person(s) whose name(s) is/are  
subscribed to the within instrument and acknowledged to me that  
he/she/they executed the same in his/her/their authorized  
capacity(ies), and that by his/her/their signature(s) on the  
instrument the person(s) or the entity upon behalf of which the  
person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature

*Jody Landers*



(This area for official notarial seal)

MAIL TAX STATEMENTS TO:

TAX STATEMENTS TO RETURN ADDRESS ABOVE

NOTIFICATION SENT \$40

4110-24-11

RECORDING REQUESTED BY:  
WORLD SAVINGS BANK

06 1842769

WHEN RECORDED MAIL TO:  
WORLD SAVINGS BANK  
FINAL DOCUMENTATION  
CLOSING DEPARTMENT  
P.O. BOX 659548  
SAN ANTONIO, TX 78265-9548

LOAN NUMBER: 0043685528

NOTE AMOUNT: \$500,000.00

ASSESSOR'S IDENTIFICATION #:

4710-024-011

FOR RECORDER'S USE ONLY

DEED OF TRUST

THIS IS A FIRST DEED OF TRUST WHICH SECURES A NOTE WHICH CONTAINS PROVISIONS ALLOWING FOR CHANGES IN MY INTEREST RATE, FREQUENCY AND AMOUNT OF PAYMENTS AND PRINCIPAL BALANCE (INCLUDING FUTURE ADVANCES AND DEFERRED INTEREST). AT LENDER'S OPTION THE SECURED NOTE MAY BE RENEWED OR RENEGOTIATED. THE SECURED NOTE PROVIDES FOR MONTHLY PAYMENTS OF PRINCIPAL AND INTEREST.

THE MAXIMUM AGGREGATE PRINCIPAL BALANCE SECURED BY THIS DEED OF TRUST IS \$625,000.00 WHICH IS 125% OF THE ORIGINAL PRINCIPAL NOTE AMOUNT.

I. DEFINITIONS OF WORDS USED IN THIS DEED OF TRUST

(A) Security Instrument. This Deed of Trust, which is dated August 9, 2006, will be called the "Security Instrument."

(B) Borrower. ALMA JOHNSON, AN UNMARRIED WOMAN sometimes will be called "Borrower" and sometimes simply "I" or "me."

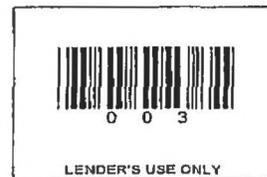
(C) Lender. WORLD SAVINGS BANK, FSB, ITS SUCCESSORS AND/OR ASSIGNEES, will be called "Lender." Lender is a FEDERAL SAVINGS BANK, which is organized and exists under the laws of the United States. Lender's address is 1901 Harrison Street, Oakland, CA 94612 .

001809

SD001A (2004-03-2)  
DEFERRED INTEREST

DEED OF TRUST-ADJUSTABLE  
Page 1

CA



2468650-30

(D) **Note.** The note signed by Borrower and having the same date as this Security Instrument, including all extensions, renewals, substitutions and modifications thereof, will be called the "Note." The Note shows that I owe Lender the original principal amount of U.S. \$500,000.00, plus accrued and deferred interest and such other amounts as stated in the Note. I have promised to pay this debt in regularly scheduled periodic payments as provided in the Note and to pay the debt in full by August 15, 2036 ("Maturity Date").

(E) **Property.** The property that is described below in Section III entitled "Description of the Property" will be called the "Property."

(F) **Sums Secured.** The amounts described below in Section II entitled "Borrower's Transfer of Rights in the Property" sometimes will be called the "Sums Secured."

(G) **Person.** Any person, organization, governmental authority or other party will be called "Person."

(H) **Trustor, Beneficiary, Trustee.** Borrower is the "Trustor," Lender is the "Beneficiary" and Golden West Savings Association Service Co., A California Corporation is the "Trustee."

## II. BORROWER'S TRANSFER OF RIGHTS IN THE PROPERTY

I irrevocably grant and convey the Property to the Trustee, in trust for Lender, with a power of sale subject to the terms of this Security Instrument. This means that, by signing this Security Instrument, I am giving Lender and Trustee those rights that are stated in this Security Instrument and also those rights that the law gives to lenders who are beneficiaries of a deed of trust and to trustees of a deed of trust. I am giving Lender and Trustee these rights to protect Lender from possible losses that might result if I fail to:

(i) pay all amounts owed to Lender under the Note and all other notes secured by this Security Instrument, called the "Secured Notes," including future advances made by Lender and any changes to the Secured Notes made with the written consent of Lender;

(ii) pay, with interest, any amounts that Lender spends under Paragraphs 2 and 7 below to protect the value of the Property and Lender's rights in the Property; and

(iii) keep all of my other promises and agreements under this Security Instrument, the Secured Notes and any changes to the Secured Notes made with the written consent of Lender.

## III. DESCRIPTION OF THE PROPERTY

I give Trustee rights in the Property described below:

(i) The Property which is located at 6481 W 77TH ST, LOS ANGELES, CA 90045-1158. The legal description of the Property is attached as Exhibit "A" which is made a part of this Security Instrument. This Property is called the "Described Property."

(ii) All buildings and other improvements that are located on the Described Property;

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31. ( X ) QUICK QUALIFYING LOAN PROGRAM

I have qualified for this loan by making statements of fact which were relied upon by Lender to approve the loan rapidly. This loan is called a "Quick Qualifying Loan." I have stated and I confirm that: (A) I do not have any other Quick Qualifying Loans with Lender; (B) I have agreed to not further encumber the Property and do not intend to further encumber the Property for at least six months after the date of the Secured Notes and this Security Instrument; and (C) If I am purchasing the Property, all of the terms of the purchase agreement submitted to Lender are true and the entire down payment is cash from my own funds.

If any of the statements of fact that I have made are materially false or misleading, I will be in default under the Secured Notes and this Security Instrument. If I am in such default, Lender may, at its option, increase the interest rate and margin subject to the Lifetime Rate Cap stated in the Secured Notes.

32. ( X ) OWNER OCCUPANCY

Lender has relied upon statements of fact which I have made to qualify for this loan. I have stated and confirm that: (A) the Property is my personal and primary residence; (B) I will occupy the Property not later than 30 days after this Security Instrument is recorded; and (C) I will use the Property as my residence for at least 12 months from the date this Security Instrument is recorded.

If any of the statements of fact that I have made are materially false or misleading, I will be in default under the Secured Notes and this Security Instrument. If I am in such default, Lender may, at its option, increase the interest rate and margin, subject to the Lifetime Rate Cap stated in the Secured Notes.

( X ) VALUE INDICATES THAT THE PARAGRAPH APPLIES.

THIS SPACE INTENTIONALLY LEFT BLANK; SIGNATURE PAGE FOLLOWS.

0  
3  
1  
2  
3  
4  
5

16

0043685528

BY SIGNING BELOW, I accept and agree to the promises and agreements contained in this Security Instrument and in any rider(s) signed by me and recorded in proper official records.

(PLEASE SIGN YOUR NAME EXACTLY AS IT APPEARS BELOW)

BORROWER(S):

*Alma Johnson*

(Seal)

ALMA JOHNSON

ATTACH INDIVIDUAL NOTARY ACKNOWLEDGEMENT

00000000

SD001 (2004-03-1)

[AF1 (2004-03-1)]  
[B01 (2004-03-1)]

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CA

06 1842769

WORLD SAVINGS BANK, FSB

87

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

LOAN NO. 0043685528

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF LOS ANGELES STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

**LEGAL DESCRIPTION**

Real property in the City of Los Angeles, County of Los Angeles, State of California, described as follows:

LOT 11, OF TRACT NO. 15389, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 358 PAGE(S) 19 TO 22 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 4110-024-011

3/ 11

06110106

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

State of California }  
County of LOS ANGELES } ss.

On August 10, 2006 before me, TRIANA WARREN, NOTARY PUBLIC  
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")  
personally appeared - ALMA JOHNSON -  
Name(s) of Signer(s)

personally known to me  
 proved to me on the basis of satisfactory evidence



to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal  
[Signature]  
Signature of Notary Public

**OPTIONAL**

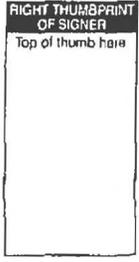
*Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.*

**Description of Attached Document**

Title or Type of Document: DEED OF TRUST  
Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_  
Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer**

Signer's Name: \_\_\_\_\_  
 Individual  
 Corporate Officer -- Title(s): \_\_\_\_\_  
 Partner --  Limited  General  
 Attorney-in-Fact  
 Trustee  
 Guardian or Conservator  
 Other: \_\_\_\_\_



Signer Is Representing: \_\_\_\_\_

90791730

**06 1842769**

RECORDING REQUESTED BY

WHEN RECORDED MAIL TO

REGIONAL TRUSTEE SERVICES CORPORATION  
616 1st Avenue, Suite 500  
Seattle, WA 98104

APN# 4110-024-011  
Address 6481 WEST 77TH STREET  
LOS ANGELES, CA 90045

120264303

**NOTICE OF TRUSTEE'S SALE**

Trustee's Sale No. 05-FWA-119884



**ATTENTION RECORDER:** THE FOLLOWING REFERENCE TO AN ATTACHED SUMMARY IS APPLICABLE TO THE NOTICE PROVIDED TO THE TRUSTOR ONLY

NOTE: THERE IS A SUMMARY OF THE INFORMATION IN THIS DOCUMENT ATTACHED

注：本文件包含一个信息摘要

참고사항: 본 첨부 문서에 정보 요약서가 있습니다

NOTA: SE ADJUNTA UN RESUMEN DE LA INFORMACIÓN DE ESTE DOCUMENTO

TALA: MAYROONG BUOD NG IMPORMASYON SA DOKUMENTONG ITO NA NAKALAKIP

LƯU Ý: KÈM THEO ĐÂY LÀ BẢN TRÌNH BÀY TÓM LƯỢC VỀ THÔNG TIN TRONG TÀI LIỆU NÀY

YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 8/9/2006. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER.

On June 25, 2014, at 11:00 AM, BY THE FOUNTAIN LOCATED AT, 400 CIVIC CENTER PLAZA, in the City of POMONA, County of LOS ANGELES, State of CALIFORNIA, REGIONAL SERVICE CORPORATION, a California corporation, as duly appointed Trustee under that certain Deed of Trust executed by ALMA JOHNSON, AN UNMARRIED WOMAN, as Trustors, recorded on 8/18/2006, as Instrument No. 06 1842769, of Official Records in the office of the Recorder of LOS ANGELES County, State of CALIFORNIA, under the power of sale therein contained, **WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER**, for cash, or cashier's check (payable at the time of sale in lawful money of the United States) without warranty express or implied as to title, use, possession or encumbrances, all right, title and interest conveyed to and now held by it as such Trustee, in and to the following described property situated in the aforesaid County and State, to-wit:

TAX PARCEL NO. 4110-024-011

From information which the Trustee deems reliable, but for which Trustee makes no representation or warranty, the street address or other common designation of the above described property is purported to be 6481 WEST 77TH STREET , LOS ANGELES, CA 90045.

Said property is being sold for the purpose of paying the obligations secured by said Deed of Trust, including fees and expenses of sale. The total amount of the unpaid principal balance, interest thereon, together with reasonably estimated costs, expenses and advances at the time of the initial publication of the Notice of Trustee's Sale is \$682,330.09.

**NOTICE TO POTENTIAL BIDDERS:** If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property.

**NOTICE TO PROPERTY OWNER:** The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call 800-542-2550 for information regarding the trustee's sale or visit this Internet Web site [www.rtrustee.com](http://www.rtrustee.com), using the file number assigned to this case. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale.

In compliance with California Civil Code 2923.5(c), the mortgagee, trustee, beneficiary, or authorized agent declares: that it has contacted the borrower(s) to assess their financial situation and to explore options to avoid foreclosure; or that it has made efforts to contact the borrower(s) to assess their financial situation and to explore options to avoid foreclosure by one or more of the following methods: by telephone, by United States mail; either 1<sup>st</sup> class or certified; by overnight delivery; by personal delivery; by e-mail; by face to face meeting or the borrower has surrendered the property to the mortgagee, trustee, beneficiary, or authorized agent and that the compliance with Civil Code Section 2923.5 was made at least thirty (30) days prior to the date of this Notice of Sale.

Dated: 5/29/2014

REGIONAL SERVICE CORPORATION, Trustee

By *Marilee Hakkinen*  
MARILEE HAKKINEN, AUTHORIZED AGENT  
Agent for Trustee: AGENCY SALES AND POSTING  
3210 EL CAMINO REAL, SUITE 200  
IRVINE, CA 92602  
Telephone Number: (800) 542-2550  
Sale Information: (714) 730-2727 or <http://www.rtrustee.com>

Federal Law requires us to notify you that we are acting as a debt collector. If you are currently in a bankruptcy or have received a discharge in bankruptcy as to this obligation, this communication is intended for informational purposes only and is not an attempt to collect a debt in violation of the automatic stay or the discharge injunction.

RECORDING REQUESTED BY

WHEN RECORDED MAIL TO

**RTS Pacific, Inc.**  
616 1st Avenue, Suite 500  
Seattle, WA 98104

Trustee's Sale No: 05-FWA-119884

120204303

**NOTICE OF RESCISSION  
OF  
NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST**

**WHEREAS**, REGIONAL SERVICE CORPORATION, is the duly appointed Trustee under a Deed of Trust dated 8/9/2006, executed by ALMA JOHNSON, AN UNMARRIED WOMAN, as Trustor, to secure obligations in favor of WORLD SAVINGS BANK, FSB, ITS SUCCESSORS AND/OR ASSIGNEES, as Beneficiary, recorded 8/18/2006, as Instrument No. 06 1842769, Official Records in the office of the Recorder of LOS ANGELES County, CALIFORNIA, as more fully described on said deed of trust, and

**WHEREAS**, a written Notice of Default and Election to sell under Deed of Trust was recorded on 8/2/2012 under Recording No. 12-1144495, of Official Records in the office of the Recorder of LOS ANGELES County, CALIFORNIA,

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that the Beneficiary and/or the Trustee does hereby rescind, cancel and withdraw said Notice of Default and Election to Sell under Deed of Trust and said Deed of Trust and all obligations secured thereby are hereby reinstated and shall remain in full force as if said Notice of Default had not been made and given.

Dated: 8/27/2014

Wells Fargo Bank, NA, successor by merger to Wachovia  
Mortgage, FSB, formerly known as World Savings Bank, FSB  
By RTS Pacific, Inc.  
Its Attorney in Fact

By   
Name: LISA HACKNEY  
Title: Assistant Vice President

CA RESCISSION

# EXHIBIT B

ASSIGNED INSPECTOR: **ROBERT GARTH**  
JOB ADDRESS: **6481 WEST 77<sup>TH</sup> STREET, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **4110-024-011**

Date: **September 24, 2015**

Last Full Title: **08/14/2015**

Last Update to Title:

.....

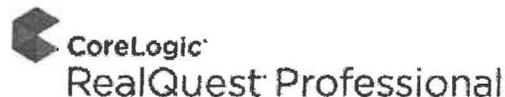
## LIST OF OWNERS AND INTERESTED PARTIES

- 1). ALMA JOHNSON  
6481 WEST 77<sup>TH</sup> ST.  
LOS ANGELES, CA. 90045-1158  
CAPACITY: OWNER
  
- 2). WORLD SAVINGS BANK, FSB  
P.O. BOX 659548  
SAN ANTONIO, TX. 78265  
CAPACITY: INTERESTED PARTIES
  
- 3). REGIONAL TRUSTEE SERVICES CORP.  
616 1<sup>ST</sup> AVE. STE 500  
SEATTLE, WA. 98104  
CAPACITY: INTERESTED PARTIES
  
- 4). RTS PACIFIC, INC  
616 1<sup>ST</sup> AVE. STE 500  
SEATTLE, WA. 98104  
CAPACITY: INTERESTED PARTIES

# Property Detail Report

# EXHIBIT C

For Property Located At :  
**6481 W 77TH ST, LOS ANGELES, CA 90045-1158**



### Owner Information

Owner Name: **JOHNSON ALMA**  
 Mailing Address: **6481 W 77TH ST, LOS ANGELES CA 90045-1158 C096**  
 Vesting Codes: **UW//**

### Location Information

Legal Description:	<b>TRACT NO 15389 LOT 11</b>	APN:	<b>4110-024-011</b>
County:	<b>LOS ANGELES, CA</b>	Alternate APN:	
Census Tract/Block:	<b>2770.00 / 3</b>	Subdivision:	<b>15389</b>
Township-Range-Sect:		Map Reference:	<b>50-B6 /</b>
Legal Book/Page:	<b>358-19</b>	Tract #:	<b>15389</b>
Legal Lot:	<b>11</b>	School District:	<b>LOS ANGELES</b>
Legal Block:		School District Name:	
Market Area:	<b>C29</b>	Munic/Township:	
Neighbor Code:			

### Owner Transfer Information

Recording/Sale Date:	<b>05/19/1998 / 04/28/1998</b>	Deed Type:	<b>DEED</b>
Sale Price:		1st Mtg Document #:	
Document #:	<b>837651</b>		

### Last Market Sale Information

Recording/Sale Date:	<b>06/20/1995 /</b>	1st Mtg Amount/Type:	<b>/</b>
Sale Price:		1st Mtg Int. Rate/Type:	<b>/</b>
Sale Type:		1st Mtg Document #:	
Document #:	<b>975289</b>	2nd Mtg Amount/Type:	<b>/</b>
Deed Type:	<b>DEED OF DISTRIBUTION</b>	2nd Mtg Int. Rate/Type:	<b>/</b>
Transfer Document #:		Price Per SqFt:	
New Construction:		Multi/Split Sale:	

Title Company:  
 Lender:  
 Seller Name: **JOHNSON WILLIAM A ESTATE**

### Prior Sale Information

Prior Rec/Sale Date:	<b>11/01/1968 /</b>	Prior Lender:	
Prior Sale Price:	<b>\$35,000</b>	Prior 1st Mtg Amt/Type:	<b>/</b>
Prior Doc Number:		Prior 1st Mtg Rate/Type:	<b>/</b>
Prior Deed Type:	<b>DEED (REG)</b>		

### Property Characteristics

Gross Area:		Parking Type:	<b>PARKING AVAIL</b>	Construction:	
Living Area:	<b>1,571</b>	Garage Area:		Heat Type:	<b>HEATED</b>
Tot Adj Area:		Garage Capacity:	<b>2</b>	Exterior wall:	<b>STUCCO</b>
Above Grade:		Parking Spaces:	<b>2</b>	Porch Type:	
Total Rooms:	<b>5</b>	Basement Area:		Patio Type:	
Bedrooms:	<b>3</b>	Finish Bsmnt Area:		Pool:	
Bath(F/H):	<b>2 /</b>	Basement Type:		Air Cond:	
Year Built / Eff:	<b>1950 / 1950</b>	Roof Type:		Style:	<b>CONVENTIONAL</b>
Fireplace:	<b>Y / 1</b>	Foundation:	<b>RAISED</b>	Quality:	
# of Stories:	<b>1.00</b>	Roof Material:	<b>WOOD SHAKE</b>	Condition:	
Other Improvements:	<b>FENCE;ADDITION</b>				

### Site Information

Zoning:	<b>LAR1</b>	Acres:	<b>0.14</b>	County Use:	<b>SINGLE FAMILY RESID (0100)</b>
Lot Area:	<b>6,261</b>	Lot Width/Depth:	<b>52 x 120</b>	State Use:	
Land Use:	<b>SFR</b>	Res/Comm Units:	<b>/</b>	Water Type:	
Site Influence:				Sewer Type:	<b>TYPE UNKNOWN</b>

### Tax Information

Total Value:	<b>\$464,993</b>	Assessed Year:	<b>2015</b>	Property Tax:	<b>\$5,775.46</b>
Land Value:	<b>\$185,995</b>	Improved %:	<b>60%</b>	Tax Area:	<b>68</b>
Improvement Value:	<b>\$278,998</b>	Tax Year:	<b>2014</b>	Tax Exemption:	
Total Taxable Value:	<b>\$464,993</b>				

## Comparable Sales Report

For Property Located At

**6481 W 77TH ST, LOS ANGELES, CA 90045-1158**



**20 Comparable(s) Selected.**

Report Date: 09/17/2015

**Summary Statistics:**

	Subject	Low	High	Average
Sale Price	\$0	\$625,000	\$2,000,000	\$1,082,550
Bldg/Living Area	1,571	1,382	1,806	1,600
Price/Sqft	\$0.00	\$450.29	\$1,351.35	\$679.98
Year Built	1950	1948	1953	1950
Lot Area	6,261	5,377	11,102	7,241
Bedrooms	3	2	4	3
Bathrooms/Restrooms	2	1	3	2
Stories	1.00	1.00	1.00	1.00
Total Value	\$464,993	\$100,114	\$930,514	\$556,886
Distance From Subject	0.00	0.07	0.42	0.25

\* = user supplied for search only

Comp #:1		Distance From Subject:0.07 (miles)	
Address:	6440 W 77TH ST, LOS ANGELES, CA 90045-1159		
Owner Name:	YIM HARRY & LISA M		
Seller Name:	LUSTMAN NADIA		
APN:	4109-015-012	Map Reference:	50-C6 /
County:	LOS ANGELES, CA	Census Tract:	2770.00
Subdivision:	1384	Zoning:	LAR1
Rec Date:	01/30/2015	Prior Rec Date:	08/14/2007
Sale Date:	01/02/2015	Prior Sale Date:	07/20/2007
Sale Price:	\$940,000	Prior Sale Price:	\$775,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	109280	Acres:	0.15
1st Mtg Amt:	\$752,000	Lot Area:	6,693
Total Value:	\$723,000	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 2
		Living Area:	1,382
		Total Rooms:	4
		Bedrooms:	2
		Bath (F/H):	1 /
		Yr Built/Eff:	1950 / 1959
		Air Cond:	
		Style:	CONVENTIONAL
		Fireplace:	Y / 2
		Pool:	
		Roof Mat:	WOOD SHAKE
		Parking:	ATTACHED GARAGE

Comp #:2		Distance From Subject:0.09 (miles)	
Address:	7728 HENEFER AVE, LOS ANGELES, CA 90045-1141		
Owner Name:	FRENKEL LAUREN M/LOVE CHRISTOPHER S		
Seller Name:	HAY EMILY C		
APN:	4109-016-010	Map Reference:	50-B6 /
County:	LOS ANGELES, CA	Census Tract:	2770.00
Subdivision:	1384	Zoning:	LAR1
Rec Date:	06/17/2015	Prior Rec Date:	03/30/2004
Sale Date:	05/20/2015	Prior Sale Date:	03/13/2004
Sale Price:	\$1,230,000	Prior Sale Price:	\$809,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	717713	Acres:	0.17
1st Mtg Amt:	\$805,000	Lot Area:	7,390
Total Value:	\$930,514	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 2
		Living Area:	1,515
		Total Rooms:	6
		Bedrooms:	3
		Bath (F/H):	2 /
		Yr Built/Eff:	1950 / 1955
		Air Cond:	
		Style:	CONVENTIONAL
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	WOOD SHAKE
		Parking:	PARKING AVAIL

Comp #:3		Distance From Subject:0.15 (miles)	
Address:	7807 HENEFER AVE, LOS ANGELES, CA 90045-1142		
Owner Name:	GRODT LLC		
Seller Name:	JONKEY ERIC & DIANE M		
APN:	4109-018-010	Map Reference:	50-B6 /
County:	LOS ANGELES, CA	Census Tract:	2770.00
Subdivision:	1384	Zoning:	LAR1
Rec Date:	06/15/2015	Prior Rec Date:	08/06/1998
Sale Date:	04/22/2015	Prior Sale Date:	07/10/1998
Sale Price:	\$990,000	Prior Sale Price:	\$1,024,780
Sale Type:	FULL	Prior Sale Type:	
Document #:	705197	Acres:	0.17
1st Mtg Amt:		Lot Area:	7,374
Total Value:	\$456,540	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 2
		Living Area:	1,445
		Total Rooms:	5
		Bedrooms:	3
		Bath (F/H):	2 /
		Yr Built/Eff:	1950 / 1950
		Air Cond:	
		Style:	CONVENTIONAL
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	GRAVEL & ROCK
		Parking:	ATTACHED GARAGE

Comp #:4		Distance From Subject:0.16 (miles)	
Address:	7447 HENEFER AVE, LOS ANGELES, CA 90045-1245		
Owner Name:	GIRARDI KENNETH		

Seller Name:	<b>GIRARDI ROBERT</b>	Map Reference:	<b>50-B5 /</b>	Living Area:	<b>1,388</b>
APN:	<b>4110-002-048</b>	Census Tract:	<b>2770.00</b>	Total Rooms:	<b>5</b>
County:	<b>LOS ANGELES, CA</b>	Zoning:	<b>LAR1</b>	Bedrooms:	<b>3</b>
Subdivision:	<b>15389</b>	Prior Rec Date:	<b>04/09/1991</b>	Bath(F/H):	<b>2 /</b>
Rec Date:	<b>04/23/2015</b>	Prior Sale Price:		Yr Built/Eff:	<b>1951 / 1951</b>
Sale Date:	<b>04/10/2015</b>	Prior Sale Type:		Air Cond:	
Sale Price:	<b>\$625,000</b>	Acres:	<b>0.14</b>	Style:	<b>CONVENTIONAL</b>
Sale Type:	<b>FULL</b>	Lot Area:	<b>5,887</b>	Fireplace:	<b>Y / 1</b>
Document #:	<b>456541</b>	# of Stories:	<b>1.00</b>	Pool:	
1st Mtg Amt:		Park Area/Cap#:	<b>/ 2</b>	Roof Mat:	<b>GRAVEL &amp; ROCK</b>
Total Value:	<b>\$145,803</b>			Parking:	<b>PARKING AVAIL</b>
Land Use:	<b>SFR</b>				

Comp #:5		Distance From Subject:	<b>0.17 (miles)</b>
Address:	<b>7835 HENEFER AVE, LOS ANGELES, CA 90045-1142</b>		
Owner Name:	<b>ROTHSCHILD MARGARET L</b>		
Seller Name:	<b>SIBECK LOIS R TRUST</b>		
APN:	<b>4109-018-015</b>	Map Reference:	<b>50-B6 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>2770.00</b>
Subdivision:	<b>1384</b>	Zoning:	<b>LAR1</b>
Rec Date:	<b>07/16/2015</b>	Prior Rec Date:	
Sale Date:	<b>06/15/2015</b>	Prior Sale Price:	
Sale Price:	<b>\$1,230,000</b>	Prior Sale Type:	
Sale Type:	<b>FULL</b>	Acres:	<b>0.21</b>
Document #:	<b>859592</b>	Lot Area:	<b>9,198</b>
1st Mtg Amt:	<b>\$799,500</b>	# of Stories:	<b>1.00</b>
Total Value:	<b>\$543,217</b>	Park Area/Cap#:	<b>/ 2</b>
Land Use:	<b>SFR</b>		
		Living Area:	<b>1,763</b>
		Total Rooms:	<b>6</b>
		Bedrooms:	<b>3</b>
		Bath(F/H):	<b>2 /</b>
		Yr Built/Eff:	<b>1950 / 1950</b>
		Air Cond:	
		Style:	<b>CONVENTIONAL</b>
		Fireplace:	<b>Y / 1</b>
		Pool:	
		Roof Mat:	<b>WOOD SHAKE</b>
		Parking:	<b>PARKING AVAIL</b>

Comp #:6		Distance From Subject:	<b>0.2 (miles)</b>
Address:	<b>6382 W 77TH ST, LOS ANGELES, CA 90045-1373</b>		
Owner Name:	<b>OLSEN DANIEL E/COPP CHRISTINE D</b>		
Seller Name:	<b>LALLY P D &amp; M E TRUST</b>		
APN:	<b>4109-003-029</b>	Map Reference:	<b>50-C6 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>2770.00</b>
Subdivision:	<b>14245</b>	Zoning:	<b>LAR1</b>
Rec Date:	<b>07/21/2015</b>	Prior Rec Date:	<b>02/08/1994</b>
Sale Date:	<b>06/23/2015</b>	Prior Sale Price:	
Sale Price:	<b>\$1,169,000</b>	Prior Sale Type:	<b>\$295,000</b>
Sale Type:	<b>FULL</b>	Acres:	<b>0.25</b>
Document #:	<b>879074</b>	Lot Area:	<b>11,100</b>
1st Mtg Amt:	<b>\$935,200</b>	# of Stories:	<b>1.00</b>
Total Value:	<b>\$417,176</b>	Park Area/Cap#:	<b>/ 2</b>
Land Use:	<b>SFR</b>		
		Living Area:	<b>1,659</b>
		Total Rooms:	<b>6</b>
		Bedrooms:	<b>2</b>
		Bath(F/H):	<b>2 /</b>
		Yr Built/Eff:	<b>1951 / 1951</b>
		Air Cond:	
		Style:	<b>CONVENTIONAL</b>
		Fireplace:	<b>Y / 1</b>
		Pool:	
		Roof Mat:	<b>GRAVEL &amp; ROCK</b>
		Parking:	<b>PARKING AVAIL</b>

Comp #:7		Distance From Subject:	<b>0.2 (miles)</b>
Address:	<b>7414 KENTWOOD AVE, LOS ANGELES, CA 90045-1226</b>		
Owner Name:	<b>LI LI/SUN SHAOHUA</b>		
Seller Name:	<b>TUMMINELLO BRIAN A &amp; ELIZABETH C</b>		
APN:	<b>4110-021-008</b>	Map Reference:	<b>50-C5 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>2770.00</b>
Subdivision:	<b>16424</b>	Zoning:	<b>LAR1</b>
Rec Date:	<b>07/16/2015</b>	Prior Rec Date:	<b>03/29/2012</b>
Sale Date:	<b>06/26/2015</b>	Prior Sale Price:	<b>\$725,000</b>
Sale Price:	<b>\$1,225,000</b>	Prior Sale Type:	<b>FULL</b>
Sale Type:	<b>FULL</b>	Acres:	<b>0.13</b>
Document #:	<b>859948</b>	Lot Area:	<b>5,476</b>
1st Mtg Amt:		# of Stories:	<b>1.00</b>
Total Value:	<b>\$757,697</b>	Park Area/Cap#:	<b>/ 2</b>
Land Use:	<b>SFR</b>		
		Living Area:	<b>1,736</b>
		Total Rooms:	<b>6</b>
		Bedrooms:	<b>3</b>
		Bath(F/H):	<b>2 /</b>
		Yr Built/Eff:	<b>1951 / 1959</b>
		Air Cond:	
		Style:	<b>CONVENTIONAL</b>
		Fireplace:	<b>Y / 1</b>
		Pool:	
		Roof Mat:	<b>WOOD SHAKE</b>
		Parking:	<b>PARKING AVAIL</b>

Comp #:8		Distance From Subject:	<b>0.2 (miles)</b>
Address:	<b>7901 COWAN AVE, LOS ANGELES, CA 90045-1138</b>		
Owner Name:	<b>STRAWBRIDGE BENJAMIN L &amp; NATALIE</b>		
Seller Name:	<b>MAIURO EDWARD</b>		
APN:	<b>4109-022-031</b>	Map Reference:	<b>50-B6 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>2770.00</b>
Subdivision:	<b>1384</b>	Zoning:	<b>LAR1</b>
Rec Date:	<b>02/03/2015</b>	Prior Rec Date:	<b>05/29/1969</b>
Sale Date:	<b>12/19/2014</b>	Prior Sale Price:	
Sale Price:	<b>\$1,199,000</b>	Prior Sale Type:	<b>\$51,000</b>
Sale Type:	<b>FULL</b>	Acres:	<b>0.20</b>
Document #:	<b>119175</b>	Lot Area:	<b>8,818</b>
1st Mtg Amt:	<b>\$700,000</b>	# of Stories:	<b>1.00</b>
Total Value:	<b>\$126,846</b>	Park Area/Cap#:	<b>/ 2</b>
Land Use:	<b>SFR</b>		
		Living Area:	<b>1,799</b>
		Total Rooms:	<b>7</b>
		Bedrooms:	<b>3</b>
		Bath(F/H):	<b>2 /</b>
		Yr Built/Eff:	<b>1949 / 1952</b>
		Air Cond:	
		Style:	<b>CONVENTIONAL</b>
		Fireplace:	<b>Y / 1</b>
		Pool:	<b>POOL</b>
		Roof Mat:	<b>WOOD SHAKE</b>
		Parking:	<b>ATTACHED GARAGE</b>

Comp #:9		Distance From Subject:	<b>0.2 (miles)</b>
Address:	<b>7913 KENTWOOD AVE, LOS ANGELES, CA 90045-1152</b>		
Owner Name:	<b>STOTZ ERIC &amp; JESSICA F A</b>		
Seller Name:	<b>FUJII TRUST</b>		

APN:	4109-018-017	Map Reference:	50-C6 /	Living Area:	1,430
County:	LOS ANGELES, CA	Census Tract:	2770.00	Total Rooms:	5
Subdivision:	1384	Zoning:	LAR1	Bedrooms:	2
Rec Date:	04/28/2015	Prior Rec Date:	07/24/1970	Bath(F/H):	2 /
Sale Date:	03/27/2015	Prior Sale Date:		Yr Built/Eff:	1950 / 1950
Sale Price:	\$955,000	Prior Sale Price:	\$38,500	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	478452	Acre:	0.20	Fireplace:	Y / 2
1st Mtg Amt:	\$764,000	Lot Area:	8,693	Pool:	
Total Value:	\$910,000	# of Stories:	1.00	Roof Mat:	GRAVEL & ROCK
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	PARKING AVAIL

Comp #:10		Distance From Subject:	0.22 (miles)
Address:	7409 HENEFER AVE, LOS ANGELES, CA 90045-1216		
Owner Name:	WIESSNER GREG/HAYES CHELSEA		
Seller Name:	CAL OAKS VENTURES LLC		
APN:	4110-002-027	Map Reference:	50-B5 /
County:	LOS ANGELES, CA	Census Tract:	2770.00
Subdivision:	15389	Zoning:	LAR1
Rec Date:	08/12/2015	Prior Rec Date:	06/28/2013
Sale Date:	07/27/2015	Prior Sale Date:	06/25/2013
Sale Price:	\$2,000,000	Prior Sale Price:	\$735,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	985118	Acre:	0.12
1st Mtg Amt:		Lot Area:	5,377
Total Value:	\$895,087	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 2
Living Area:	1,480		
Total Rooms:	5		
Bedrooms:	2		
Bath(F/H):	1 /		
Yr Built/Eff:	1950 / 1950		
Air Cond:			
Style:	CONVENTIONAL		
Fireplace:	Y / 1		
Pool:			
Roof Mat:	WOOD SHAKE		
Parking:	PARKING AVAIL		

Comp #:11		Distance From Subject:	0.23 (miles)
Address:	6370 W 77TH ST, LOS ANGELES, CA 90045-1373		
Owner Name:	GALVAN EPIGMENIO & JOAN/WALTER CHRISTOPHER		
Seller Name:	MORSE CLARICE E TRUST		
APN:	4109-003-027	Map Reference:	50-C6 /
County:	LOS ANGELES, CA	Census Tract:	2770.00
Subdivision:	14245	Zoning:	LAR1
Rec Date:	02/20/2015	Prior Rec Date:	
Sale Date:	10/07/2014	Prior Sale Date:	
Sale Price:	\$860,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	188139	Acre:	0.25
1st Mtg Amt:	\$625,500	Lot Area:	11,102
Total Value:	\$120,315	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 2
Living Area:	1,623		
Total Rooms:	7		
Bedrooms:	3		
Bath(F/H):	2 /		
Yr Built/Eff:	1951 / 1951		
Air Cond:			
Style:	CONVENTIONAL		
Fireplace:	Y / 1		
Pool:			
Roof Mat:	GRAVEL & ROCK		
Parking:	PARKING AVAIL		

Comp #:12		Distance From Subject:	0.3 (miles)
Address:	7228 KENTWOOD AVE, LOS ANGELES, CA 90045-1222		
Owner Name:	MIERS DARRELL & CLAUDIA		
Seller Name:	FOSTER ADAM & D TRUST		
APN:	4110-018-014	Map Reference:	50-C5 /
County:	LOS ANGELES, CA	Census Tract:	2770.00
Subdivision:	16424	Zoning:	LAR1
Rec Date:	05/19/2015	Prior Rec Date:	04/19/2013
Sale Date:	04/21/2015	Prior Sale Date:	04/17/2013
Sale Price:	\$1,182,000	Prior Sale Price:	\$905,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	583841	Acre:	0.14
1st Mtg Amt:	\$886,500	Lot Area:	6,308
Total Value:	\$927,270	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 2
Living Area:	1,651		
Total Rooms:	6		
Bedrooms:	3		
Bath(F/H):	2 /		
Yr Built/Eff:	1953 / 1953		
Air Cond:			
Style:	CONVENTIONAL		
Fireplace:	Y / 1		
Pool:			
Roof Mat:	GRAVEL & ROCK		
Parking:	PARKING AVAIL		

Comp #:13		Distance From Subject:	0.31 (miles)
Address:	7300 DUNFIELD AVE, LOS ANGELES, CA 90045-1337		
Owner Name:	OSBORN MICHAEL K & KALPANA P		
Seller Name:	TJC REAL ESTATE FUND I LP		
APN:	4110-006-008	Map Reference:	50-C5 /
County:	LOS ANGELES, CA	Census Tract:	2770.00
Subdivision:	16363	Zoning:	LAR1
Rec Date:	04/06/2015	Prior Rec Date:	07/11/2014
Sale Date:	03/09/2015	Prior Sale Date:	06/26/2014
Sale Price:	\$1,120,000	Prior Sale Price:	\$795,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	370506	Acre:	0.14
1st Mtg Amt:		Lot Area:	6,150
Total Value:	\$795,000	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 2
Living Area:	1,547		
Total Rooms:	6		
Bedrooms:	2		
Bath(F/H):	1 /		
Yr Built/Eff:	1950 / 1953		
Air Cond:			
Style:	CONVENTIONAL		
Fireplace:	Y / 1		
Pool:			
Roof Mat:	COMPOSITION SHINGLE		
Parking:	PARKING AVAIL		

Comp #:14		Distance From Subject:	0.34 (miles)
Address:	7313 ALVERSTONE AVE, LOS ANGELES, CA 90045-1307		
Owner Name:	MILOBEDZKI OLGA/FENNEL VINCENT		
Seller Name:	TEAZE DANIEL E & STEPHANIE L		

APN:	<b>4110-006-026</b>	Map Reference:	<b>50-C5 /</b>	Living Area:	<b>1,719</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>2770.00</b>	Total Rooms:	<b>6</b>
Subdivision:	<b>16363</b>	Zoning:	<b>LAR1</b>	Bedrooms:	<b>3</b>
Rec Date:	<b>06/10/2015</b>	Prior Rec Date:	<b>01/13/1998</b>	Bath(F/H):	<b>2 /</b>
Sale Date:	<b>04/29/2015</b>	Prior Sale Date:	<b>12/12/1997</b>	Yr Built/Eff:	<b>1952 / 1955</b>
Sale Price:	<b>\$1,175,000</b>	Prior Sale Price:	<b>\$405,000</b>	Air Cond:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Style:	<b>CONVENTIONAL</b>
Document #:	<b>683677</b>	Acres:	<b>0.14</b>	Fireplace:	<b>Y / 1</b>
1st Mtg Amt:	<b>\$940,000</b>	Lot Area:	<b>6,151</b>	Pool:	
Total Value:	<b>\$547,390</b>	# of Stories:	<b>1.00</b>	Roof Mat:	<b>COMPOSITION SHINGLE ATTACHED GARAGE</b>
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/ 2</b>	Parking:	

Comp #:15				Distance From Subject:0.34 (miles)	
Address:	<b>8024 KENTWOOD AVE, LOS ANGELES, CA 90045-1408</b>				
Owner Name:	<b>LUM STEPHEN K/CARTWRIGHT ELIZABETH P</b>				
Seller Name:	<b>CLARK C B &amp; D H 1988 TRUST</b>				
APN:	<b>4109-012-011</b>	Map Reference:	<b>50-C6 /</b>	Living Area:	<b>1,554</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>2770.00</b>	Total Rooms:	<b>6</b>
Subdivision:	<b>13563</b>	Zoning:	<b>LAR1</b>	Bedrooms:	<b>3</b>
Rec Date:	<b>07/29/2015</b>	Prior Rec Date:	<b>08/15/1973</b>	Bath(F/H):	<b>2 /</b>
Sale Date:	<b>07/07/2015</b>	Prior Sale Date:		Yr Built/Eff:	<b>1949 / 1959</b>
Sale Price:	<b>\$960,000</b>	Prior Sale Price:	<b>\$52,000</b>	Air Cond:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Style:	<b>CONVENTIONAL</b>
Document #:	<b>922785</b>	Acres:	<b>0.16</b>	Fireplace:	<b>Y / 1</b>
1st Mtg Amt:	<b>\$650,000</b>	Lot Area:	<b>6,903</b>	Pool:	<b>POOL</b>
Total Value:	<b>\$112,560</b>	# of Stories:	<b>1.00</b>	Roof Mat:	<b>WOOD SHAKE</b>
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/ 2</b>	Parking:	<b>ATTACHED GARAGE</b>

Comp #:16				Distance From Subject:0.34 (miles)	
Address:	<b>7616 STETSON AVE, LOS ANGELES, CA 90045-1375</b>				
Owner Name:	<b>BRAUNLICH STEFFAN M &amp; CRYSTAL M</b>				
Seller Name:	<b>TAMKIN DOUGALS W</b>				
APN:	<b>4110-004-020</b>	Map Reference:	<b>50-C6 /</b>	Living Area:	<b>1,806</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>2770.00</b>	Total Rooms:	<b>7</b>
Subdivision:	<b>16363</b>	Zoning:	<b>LAR1</b>	Bedrooms:	<b>2</b>
Rec Date:	<b>08/17/2015</b>	Prior Rec Date:		Bath(F/H):	<b>3 /</b>
Sale Date:	<b>05/06/2015</b>	Prior Sale Date:		Yr Built/Eff:	<b>1952 / 1954</b>
Sale Price:	<b>\$825,000</b>	Prior Sale Price:		Air Cond:	
Sale Type:	<b>FULL</b>	Prior Sale Type:		Style:	<b>CONVENTIONAL</b>
Document #:	<b>1003476</b>	Acres:	<b>0.13</b>	Fireplace:	<b>Y / 1</b>
1st Mtg Amt:	<b>\$550,000</b>	Lot Area:	<b>5,803</b>	Pool:	
Total Value:	<b>\$114,393</b>	# of Stories:	<b>1.00</b>	Roof Mat:	<b>GRAVEL &amp; ROCK</b>
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/ 2</b>	Parking:	<b>PARKING AVAIL</b>

Comp #:17				Distance From Subject:0.34 (miles)	
Address:	<b>7600 STETSON AVE, LOS ANGELES, CA 90045-1375</b>				
Owner Name:	<b>ABROMS DAVID &amp; MARGARET</b>				
Seller Name:	<b>GARIPAY R &amp; N FAMILY TRUST</b>				
APN:	<b>4110-004-023</b>	Map Reference:	<b>50-C6 /</b>	Living Area:	<b>1,803</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>2770.00</b>	Total Rooms:	<b>7</b>
Subdivision:	<b>16363</b>	Zoning:	<b>LAR1</b>	Bedrooms:	<b>4</b>
Rec Date:	<b>12/23/2014</b>	Prior Rec Date:		Bath(F/H):	<b>2 /</b>
Sale Date:	<b>10/06/2014</b>	Prior Sale Date:		Yr Built/Eff:	<b>1952 / 1952</b>
Sale Price:	<b>\$930,000</b>	Prior Sale Price:		Air Cond:	
Sale Type:	<b>FULL</b>	Prior Sale Type:		Style:	<b>CONVENTIONAL</b>
Document #:	<b>1395734</b>	Acres:	<b>0.17</b>	Fireplace:	<b>Y / 1</b>
1st Mtg Amt:	<b>\$500,000</b>	Lot Area:	<b>7,473</b>	Pool:	<b>POOL</b>
Total Value:	<b>\$930,000</b>	# of Stories:	<b>1.00</b>	Roof Mat:	<b>GRAVEL &amp; ROCK</b>
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/ 2</b>	Parking:	<b>PARKING AVAIL</b>

Comp #:18				Distance From Subject:0.38 (miles)	
Address:	<b>7805 DENROCK AVE, LOS ANGELES, CA 90045-1111</b>				
Owner Name:	<b>PORTER ARAM S/HERRERA MARIA F</b>				
Seller Name:	<b>HEMKIN JAMES G &amp; ASHLEY</b>				
APN:	<b>4109-029-024</b>	Map Reference:	<b>50-B6 /</b>	Living Area:	<b>1,483</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>2764.00</b>	Total Rooms:	<b>6</b>
Subdivision:	<b>1384</b>	Zoning:	<b>LAR1</b>	Bedrooms:	<b>3</b>
Rec Date:	<b>08/18/2015</b>	Prior Rec Date:	<b>05/29/2009</b>	Bath(F/H):	<b>2 /</b>
Sale Date:	<b>07/21/2015</b>	Prior Sale Date:	<b>04/22/2009</b>	Yr Built/Eff:	<b>1948 / 1956</b>
Sale Price:	<b>\$1,070,000</b>	Prior Sale Price:	<b>\$650,000</b>	Air Cond:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Style:	<b>CONVENTIONAL</b>
Document #:	<b>1013645</b>	Acres:	<b>0.13</b>	Fireplace:	<b>Y / 1</b>
1st Mtg Amt:	<b>\$626,000</b>	Lot Area:	<b>5,784</b>	Pool:	<b>POOL</b>
Total Value:	<b>\$696,460</b>	# of Stories:	<b>1.00</b>	Roof Mat:	<b>COMPOSITION SHINGLE</b>
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/ 2</b>	Parking:	<b>PARKING AVAIL</b>

Comp #:19				Distance From Subject:0.42 (miles)
Address:	<b>7832 AGNEW AVE, LOS ANGELES, CA 90045-1011</b>			

Owner Name:	<b>HOPKINS ANDREW S &amp; JESSICA R</b>		
Seller Name:	<b>COX NATHAN R</b>		
APN:	<b>4109-028-012</b>	Map Reference:	<b>50-B6 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>2764.00</b>
Subdivision:	<b>1384</b>	Zoning:	<b>LAR1</b>
Rec Date:	<b>04/28/2015</b>	Prior Rec Date:	<b>06/26/2012</b>
Sale Date:	<b>04/17/2015</b>	Prior Sale Date:	<b>05/25/2012</b>
Sale Price:	<b>\$1,150,000</b>	Prior Sale Price:	<b>\$850,000</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>480793</b>	Acres:	<b>0.13</b>
1st Mtg Amt:	<b>\$575,000</b>	Lot Area:	<b>5,775</b>
Total Value:	<b>\$888,335</b>	# of Stories:	<b>1.00</b>
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/ 2</b>
		Living Area:	<b>1,774</b>
		Total Rooms:	<b>6</b>
		Bedrooms:	<b>4</b>
		Bath(F/H):	<b>2 /</b>
		Yr Built/Eff:	<b>1948 / 1965</b>
		Air Cond:	
		Style:	<b>CONVENTIONAL</b>
		Fireplace:	<b>Y / 1</b>
		Pool:	
		Roof Mat:	<b>COMPOSITION SHINGLE</b>
		Parking:	<b>PARKING AVAIL</b>

Comp #:20		Distance From Subject:0.42 (miles)
Address:	<b>8056 KENTWOOD AVE, LOS ANGELES, CA 90045-1408</b>	
Owner Name:	<b>TJC REAL ESTATE FUND I LP</b>	
Seller Name:	<b>HOBDY MARIE C TRUST</b>	
APN:	<b>4109-011-017</b>	Map Reference:
County:	<b>LOS ANGELES, CA</b>	Census Tract:
Subdivision:	<b>13563</b>	Zoning:
Rec Date:	<b>03/19/2015</b>	Prior Rec Date:
Sale Date:	<b>03/12/2015</b>	Prior Sale Date:
Sale Price:	<b>\$816,000</b>	Prior Sale Price:
Sale Type:	<b>FULL</b>	Prior Sale Type:
Document #:	<b>297645</b>	Acres:
1st Mtg Amt:		Lot Area:
Total Value:	<b>\$100,114</b>	# of Stories:
Land Use:	<b>SFR</b>	Park Area/Cap#:
		Living Area:
		Total Rooms:
		Bedrooms:
		Bath(F/H):
		Yr Built/Eff:
		Air Cond:
		Style:
		Fireplace:
		Pool:
		Roof Mat:
		Parking:

# EXHIBIT D

ASSIGNED INSPECTOR: **ROBERT GARTH**  
JOB ADDRESS: **6481 WEST 77<sup>TH</sup> STREET, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **4110-024-011**

Date: **September 24, 2015**

CASE#: **440226**  
ORDER NO: **A-2960284**

EFFECTIVE DATE OF ORDER TO COMPLY: **March 9, 2012**  
COMPLIANCE EXPECTED DATE: **April 8, 2012**  
DATE COMPLIANCE OBTAINED: **March 6, 2012**

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## LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

### VIOLATIONS:

SEE ATTACHED ORDER # A-2960284

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

VAN AMBATIELOS  
PRESIDENT

E. FELICIA BRANNON  
VICE-PRESIDENT

JOSELYN GEAGA-ROSENTHAL

GEORGE HOVAGUIMIAN

JAVIER NUNEZ

CITY OF LOS ANGELES  
CALIFORNIA



ERIC GARCETTI  
MAYOR

DEPARTMENT OF  
BUILDING AND SAFETY  
201 NORTH FIGUEROA STREET  
LOS ANGELES, CA 90012

RAYMOND S. CHAN, C.E., S.E.  
GENERAL MANAGER

FRANK BUSH  
EXECUTIVE OFFICER

**ORDER TO COMPLY AND NOTICE OF FEE**

JOHNSON,ALMA  
6481 W 77TH ST  
LOS ANGELES, CA 90045

**CASE #: 440226**  
ORDER #: A-2960284  
EFFECTIVE DATE: March 09, 2012  
COMPLIANCE DATE: **April 08, 2012**

OWNER OF

SITE ADDRESS: **6481 W 77TH ST**

ASSESSORS PARCEL NO.: 4110-024-011

ZONE: R1; One-Family Zone

**An inspection has revealed that the property (Site Address) listed above is in violation of the Los Angeles Municipal Code (L.A.M.C.) sections listed below. You are hereby ordered to correct the violation(s) and contact the inspector listed in the signature block at the end of this document for a compliance inspection by the compliance date listed above**

**FURTHER, THE CODE VIOLATION INSPECTION FEE (C.V.I.F) OF \$ 356.16 (\$336 fee plus a six percent Systems Development Surcharge of \$20.16) WILL BE BILLED TO THE PROPERTY OWNER.** The invoice/notice will be sent to the owner as it appears on the last equalized assessment roll. Section 98.0421 L.A.M.C.

**NOTE:** FAILURE TO PAY THE C.V.I.F. WITHIN 30 DAYS OF THE INVOICE DATE OF THE BILL NOTED ABOVE WILL RESULT IN A LATE CHARGE OF TWO (2) TIMES THE C.V.I.F. PLUS A 50 PERCENT COLLECTION FEE FOR A TOTAL OF **\$1,176.00**. Any person who fails to pay the fee, late charge and collection fee, shall also pay interest Interest shall be calculated at the rate of one percent per month.

The inspection has revealed that the property is in violation of the Los Angeles Municipal Code as follows

**VIOLATION(S):**

**1. Open storage of inoperable vehicles.**

You are therefore ordered to: Discontinue the open storage of inoperable vehicle(s).

Code Section(s) in Violation: 12.21A.1.(a), and 12.21A.8.(b) of the L.A.M.C.

**2. Not providing or maintaining the required covered off street parking.**

You are therefore ordered to: Provide/maintain required off-street parking.

Code Section(s) in Violation: 12.21A.4.(m), 12.21A.1.(a) of the L.A.M.C.

Comments: The inoperative vehicle parked in the driveway is blocking access to the garage for parking.

3-6-12

**NON-COMPLIANCE FEE WARNING:**

**YOU ARE IN VIOLATION OF THE L.A.M.C. IT IS YOUR RESPONSIBILITY TO CORRECT THE VIOLATION(S) AND CONTACT THE INSPECTOR LISTED BELOW TO ARRANGE FOR A COMPLIANCE INSPECTION BEFORE THE NON-COMPLIANCE FEE IS IMPOSED. Failure to correct the violations and arrange for the compliance inspection within 15 days from the Compliance Date, will result in imposition of the fee noted below.**

In addition to the C.V.I.F. noted above, a proposed noncompliance fee in the amount of **\$550.00** may be imposed for failure to comply with the order within 15 days after the compliance date specified in the order or unless an appeal or request for slight modification is filed within 15 days of the compliance date.

If an appeal or request for slight modification is not filed within 15 days of the compliance date or extensions granted therefrom, the determination of the department to impose and collect a non-compliance fee shall be final. Section 98.0411 L.A.M.C.

**NOTE: FAILURE TO PAY THE NON-COMPLIANCE FEE WITHIN 30 DAYS AFTER THE DATE OF MAILING THE INVOICE, MAY RESULT IN A LATE CHARGE OF TWO (2) TIMES THE NON-COMPLIANCE FEE PLUS A 50 PERCENT COLLECTION FEE FOR A TOTAL OF \$1,925.00.**

Any person who fails to pay the non-compliance fee, late charge and collection fee shall also pay interest. Interest shall be calculated at the rate of one percent per month.

**PENALTY WARNING:**

Any person who violates or causes or permits another person to violate any provision of the Los Angeles Municipal Code (L.A.M.C.) is guilty of a misdemeanor which is punishable by a fine of not more than \$1000.00 and/or six (6) months imprisonment for each violation. Section 11.00 (m) L.A.M.C.

**APPEAL PROCEDURES:**

There is an appeal procedure established in this city whereby the Department of Building and Safety and the Board of Building and Safety Commissioners have the authority to hear and determine error or abuse of discretion, or requests for slight modification of the requirements contained in this order when appropriate fees have been paid. Section 98.0403.1 and 98.0403.2 L.A.M.C.

If you have any questions or require any additional information please feel free to contact me at (310)417-8665.

Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector : \_\_\_\_\_

Date: February 28, 2012

PEDRO RIVERA  
7166 MANCHESTER AVENUE, #10B  
LOS ANGELES, CA 90045  
(310)417-8665  
Pedro.Rivera@lacity.org

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REVIEWED BY