

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

VAN AMBATIELOS  
PRESIDENT

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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

February 18, 2016

Council District: # 12

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

JOB ADDRESS: **9525 NORTH TEXHOMA AVENUE, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **2755-009-027**

On April 15, 2014, 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: **9525 North Texhoma Avenue, 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 April 15, 2014, 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

Lien confirmed by  
City Council on:

ATTEST: HOLLY L. WOLCOTT, CITY CLERK

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



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

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## ***Property Title Report***

**Work Order No. T12614**  
**Dated as of: 09/23/2015**

**Prepared for: City of Los Angeles**

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### ***SCHEDULE A*** ***(Reported Property Information)***

**APN #: 2755-009-027**

**Property Address: 9525 N TEXHOMA AVE** ✓ **City: Los Angeles** **County: Los Angeles**

### **VESTING INFORMATION**

**Type of Document: GRANT DEED**

**Grantee : AWANIS A. OHANS AND MARIE MARGOSSIAN**

**Grantor : MARIE MARGOSSIAN AND AWANIS A. OHANS**

**Deed Date : 10/13/1998**

**Recorded : 10/22/1998**

**Instr No. : 98-1931985**

**MAILING ADDRESS: AWANIS A. OHANS AND MARIE MARGOSSIAN**  
**9525 TEXHOMA AVE NORTHRIDGE CA 91325**

### ***SCHEDULE B***

#### **LEGAL DESCRIPTION**

**Lot: 19 Tract No: 22283 Abbreviated Description: LOT:19 CITY:REGION/CLUSTER: 02/02115 TR#:22283**  
**TRACT NO 22283 LOT 19 City/Muni/Twp: REGION/CLUSTER: 02/02115**

#### **MORTGAGES/LIENS**

**Type of Document: ASSIGNMENT OF DEED OF TRUST**

**Recording Date: 10/13/2011**

**Document #: 11-1389865**

**Loan Amount: \$900,000**

**Lender Name: SEA BREEZE FINANCIAL SERVICES INC**

**Borrowers Name: AWANIS A OHANS**

**MAILING ADDRESS: SEA BREEZE FINANCIAL SERVICES INC**  
**450 E. BOUNDARY ST. CHAPIN, SC 29036**

**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. T12614**

**SCHEDULE B (Continued)**

**Type of Document:** Notice Of Default

**Recording Date:** 01/13/2014

**Document #:** 14-0033441

**MAILING ADDRESS:** NATIONAL DEFAULT SERVICING CORPORATION  
7720 N 16TH ST# 300, PHOENIX, AZ 85020

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

**Recording Date:** 04/29/2014

**Document #:** 14-0438715

**MAILING ADDRESS:** NATIONAL DEFAULT SERVICING CORPORATION  
7720 N 16TH ST# 300, PHOENIX, AZ 85020

GATEWAY TITLE COMPANY

Recording Requested by

and when recorded mail this deed  
and mail tax statement to:

Awanis A. Ohans  
Marie Margossian  
9525 Texhoma Avenue  
Northridge, Ca 91325

Assessors Parcel No. 275-004-027

98 1931985

SPACE ABOVE THIS LINE FOR RECORDER'S USE

275 907

GRANT DEED

The undersigned grantor(s) declare(s):  
Documentary transfer tax is \$ 0.00  
( ) computed on full value of the interest of property conveyed, or  
( ) computed on the full value less the value of liens or encumbrances  
remaining thereon at the time of sale.  
( ) Unincorporated area (X) City of Los Angeles

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

MARIE MARGOSSIAN, WHO ACQUIRED TITLE AS A MARRIED WOMAN AS HER SOLE AND SEPARATE  
PROPERTY AND AWANIS A. OHANS, HUSBAND

hereby GRANTS(S) TO AWANIS A. OHANS AND MARIE MARGOSSIAN, HUSBAND AND WIFE AS  
JOINT TENANTS

the following described real property in the City of , County of Los Angeles,  
State of California:

Lot 19 of Tract No. 22283, in the County of Los Angeles, State of California, as  
per map recorded in Book 698, Page(s) 12 & 13 of Maps, in the office of the County  
Recorder of said county.

Dated October 13, 1998

State of California

County of Los Angeles ) SS

On October 13, 1998 before me,

ERIC KEHELA  
a Notary Public in and for said county and  
state personally appeared AWANIS A. OHANS  
AND MARIE MARGOSSIAN

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.

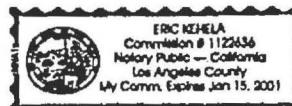
WITNESS my hand and official seal

Signature Eric Kehela (This area for official notarial seal)

Title Order No. 1829700-14 Escrow Number 21514

AWANIS A. OHANS

MARIE MARGOSSIAN



GATEWAY

OCT 22 1998

182970014



Recording Requested By:  
Bank of America  
Prepared By: Rozan Conteras  
450 E. Boundary St.  
Chapin, SC 29036  
888-603-9011  
When recorded mail to:  
CoreLogic  
450 E. Boundary St.  
Attn: Release Dept.  
Chapin, SC 29036



DocID# 84614733097385934

Property Address:

9525 Texhoma Ave

Northridge, CA 91325-2046

CA0-ADT 14426104

9/13/2011

This space for Recorder's use

MIN #: 1000916-2002006458-3

MERS Phone #: 888-679-6377

### ASSIGNMENT OF DEED OF TRUST

For Value Received, the undersigned holder of a Deed of Trust (herein "Assignor") whose address is 3300 S.W. 34th Avenue, Suite 101 Ocala, FL 34474 does hereby grant, sell, assign, transfer and convey unto THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWALT, INC., ALTERNATIVE LOAN TRUST 2006-OA21, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-OA21 whose address is 101 BARCLAY ST - 4W, NEW YORK, NY 10286 all beneficial interest under that certain Deed of Trust described below together with the note(s) and obligations therein described and the money due and to become due thereon with interest and all rights accrued or to accrue under said Deed of Trust


Original Lender:	SEA BREEZE FINANCIAL SERVICES, INC.
Original Borrower(s)	AWANIS A. OHANS AND MARIE MARCOSSIAN, HUSBAND AND WIFE AS JOINT TENANTS
Original Trustee:	INVESTORS TITLE
Date of Deed of Trust:	11/22/2006
Original Loan Amount:	\$900,000.00

Recorded in Los Angeles County, CA on. 11/30/2006. book N/A, page N/A and instrument number 20062651628

IN WITNESS WHEREOF, the undersigned has caused this Assignment of Deed of Trust to be executed on

9-15-11

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,  
INC.

By   
Christine Daymude, Assistant Secretary

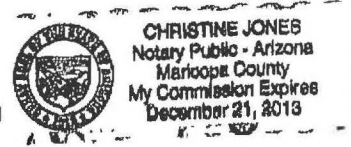
State of Arizona  
County of Maricopa

## Acknowledgement

On 9-15-11, before me, Christine Jones, Notary Public, personally appeared Christine Daymude of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., whose identity was proven to me on the basis of satisfactory evidence to be the person who he or she claims to be and whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year last written.

Christine Jones  
Notary Public: Christine Jones  
My Commission Expires: 12-21-13



Attached to Assignment of Deed of  
Trust

Dated: 9-15-11

Ref: Ohans

2 pages including this page

2



**RECORDING REQUESTED BY:**  
National Default Servicing Corporation  
**WHEN RECORDED MAIL TO:**  
National Default Servicing Corporation  
7720 N. 16<sup>th</sup> Street, Suite 300  
Phoenix, AZ 85020

NDSC File No. : 12-20996-SP-CA  
Title Order No. : 120402132-CA-MAI

APN: 2755-009-027

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

**ATTENTION RECORDER:** THE FOLLOWING REFERENCE TO AN ATTACHED SUMMARY IS  
APPLICABLE TO THE NOTICE PROVIDED TO THE TRUSTOR ONLY PURSUANT TO CIVIL CODE  
2923.3

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

**IF YOUR PROPERTY IS IN FORECLOSURE BECAUSE YOU ARE BEHIND IN YOUR PAYMENTS, IT MAY BE SOLD WITHOUT ANY COURT ACTION,** and you may have the legal right to bring your account in good standing by paying all of your past due payments plus permitted costs and expenses within the time permitted by law for reinstatement of your account, which is normally five business days prior to the date set for the sale of your property. No sale date may be set until approximately 90 days from the date this notice of default may be recorded (which date of recordation appears on this notice).

This amount is \$269,407.60, as of 01/09/2014 and will increase until your account becomes current.

While your property is in foreclosure, you still must pay other obligations (such as insurance and taxes) required by your Note and Deed of Trust or Mortgage. If you fail to make future payments on the loan, pay taxes on the property, provide insurance on the property, or pay other obligations as required by the Note and Deed of Trust or Mortgage, the beneficiary or mortgagee may insist that you do so in order to reinstate your account in good standing. In addition, the beneficiary or mortgagee may require as a condition to reinstatement that you provide reliable written evidence that you paid all senior liens, property taxes, and hazard insurance premiums.

Upon your written request, the beneficiary or mortgagee will give you a written itemization of the entire amount you must pay. You may not have to pay the entire unpaid portion of your account, even though full payment was demanded, but you must pay all amounts in default at the

18

NDSC File No. : 12-20996-SP-CA

time payment is made. However, you and your beneficiary or mortgagee may mutually agree in writing prior to the time the notice of sale is posted (which may not be earlier than three months

after this notice of default is recorded) to, among other things, (1) provide additional time in which to cure the default by the transfer of the property or otherwise; or (2) establish a schedule of payments in order to cure your default; or both (1) and (2).

Following the expiration of the time period referred to in the first paragraph of this notice, unless the obligation being foreclosed upon or a separate written agreement between you and your creditor permits a longer period, you have only the legal right to stop the sale of your property by paying the entire amount demanded by your creditor.

To find out the amount you must pay, or to arrange for payment to stop the foreclosure, or if your property is in foreclosure for any other reason, contact:

Select Portfolio Servicing, Inc.  
c/o National Default Servicing Corporation  
7720 N. 16<sup>th</sup> Street, Suite 300  
Phoenix, AZ 85020 Phone 602-264-6101 Sales Website: [www.ndscorp.com/sales/](http://www.ndscorp.com/sales/)

If you have any questions, you should contact a lawyer or the governmental agency which may have insured your loan. Notwithstanding the fact that your property is in foreclosure, you may offer your property for sale, provided the sale is concluded prior to the conclusion of the foreclosure. Remember, YOU MAY LOSE LEGAL RIGHTS IF YOU DO NOT TAKE PROMPT ACTION.

This is an attempt to collect a debt and any information obtained will be used for that purpose.

NOTICE IS HEREBY GIVEN THAT : NATIONAL DEFAULT SERVICING CORPORATION is either the original Trustee, the duly appointed substituted Trustee or acting as agent for the Trustee or Beneficiary under a Deed of Trust dated 11/22/2006, executed by AWANIS A. OHANS AND MARIE MARGOSSIAN, HUSBAND AND WIFE AS JOINT TENANTS, as Trustor, to secure certain obligations in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR SEA BREEZE FINANCIAL SERVICES, INC., ITS SUCCESSORS AND ASSIGNS as beneficiary recorded 11/30/2006 as Instrument No. 06 2651628 (or Book, Page) of the Official Records of LOS ANGELES County, CA. Said obligations including ONE NOTE FOR THE ORIGINAL sum of \$900,000.00.

That a breach of, and default in, the obligations for which such Deed of Trust is security has occurred in that payment has not been made of : FAILURE TO PAY THE INSTALLMENT OF PRINCIPAL, INTEREST AND IMPOUNDS WHICH BECAME DUE ON 01/01/2009 AND ALL SUBSEQUENT INSTALLMENTS OF PRINCIPAL, INTEREST AND IMPOUNDS, TOGETHER WITH ALL LATE CHARGES; PLUS ADVANCES MADE AND COSTS INCURRED BY THE BENEFICIARY INCLUDING FORECLOSURE FEES AND COSTS AND/OR ATTORNEY'S FEES.



4

NDSC File No. : 12-20996-SP-CA

That by reason thereof, the present beneficiary under such Deed of Trust has executed and delivered to duly appointed Trustee a written Declaration of Default and Demand for Sale, and has deposited with said duly appointed Trustee such Deed of Trust and all documents evidencing obligations secured thereby, and has declared and does hereby declare all sums secured thereby immediately due and payable and has elected and does hereby elect to cause the trust property to be sold to satisfy the obligations secured thereby.

The undersigned mortgagee, beneficiary or authorized agent for the mortgagee or beneficiary pursuant to California Civil Code § 2923.55 declares that the mortgagee, beneficiary or the mortgagee's or beneficiary's authorized agent has either contacted the borrower or tried with due diligence to contact the borrower as required by California Civil Code 2923.55.

Dated : 1-9, 2014

National Default Servicing Corporation, as Trustee for Select Portfolio Servicing Inc., as servicing agent for Bank of New York Mellon, f/k/a The Bank of New York, as trustee, on behalf of the holders of the Alternative Loan Trust 2006-OA21, Mortgage Pass Through Certificates Series 2006-OA21

  
By: Helen Rayburn, Trustee Sales Processor

RECORDING REQUESTED BY:  
National Default Servicing Corporation  
WHEN RECORDED MAIL TO:  
NATIONAL DEFAULT SERVICING CORPORATION  
7720 N. 16<sup>th</sup> Street, Suite 300  
Phoenix, AZ 85020

T.S. No. 12-20996-SP-CA  
Title No. 120402132-CA-MAI



## NOTICE OF TRUSTEE'S SALE

**ATTENTION RECORDER:** THE FOLLOWING REFERENCE TO AN ATTACHED SUMMARY IS APPLICABLE TO THE NOTICE PROVIDED TO THE TRUSTOR ONLY PURSUANT TO CIVIL CODE 2923.3

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

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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 11/22/2006. 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.

A public auction sale to the highest bidder for cash, (cashier's check(s) must be made payable to National Default Servicing Corporation), drawn on a state or national bank, a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state; will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described below. The sale will be made in an "as is" condition, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale.

Trustor: AWANIS A. OHANS AND MARIE MARGOSSIAN, HUSBAND AND WIFE AS JOINT TENANTS  
Duly Appointed Trustee: NATIONAL DEFAULT SERVICING CORPORATION  
Recorded 11/30/2006 as Instrument No. 06 2651628 (or Book, Page) of the Official Records of LOS ANGELES County, California.

Date of Sale: 05/20/2014 at 11:00 AM

Place of Sale: By the fountain located at 400 Civic Center Plaza, Pomona, CA 91766

Estimated amount of unpaid balance and other charges: \$1,256,029.64

Street Address or other common designation of real property: 9525 TEXHOMA AVENUE, NORTHRIDGE, CA 91325

A.P.N.: 2755-009-027

3

Page 2  
Notice of Trustee's Sale  
T.S. No. 12-20996-SP-CA

The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale.

If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse.

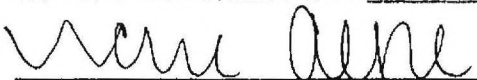
The undersigned mortgagee, beneficiary or authorized agent for the mortgagee or beneficiary pursuant to California Civil Code § 2923.5(b) declares that the mortgagee, beneficiary or the mortgagee's or beneficiary's authorized agent has either contacted the borrower or tried with due diligence to contact the borrower as required by California Civil Code 2923.5.

**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 714-730-2727 or visit this Internet Web site [www.ndscorp.com/sales](http://www.ndscorp.com/sales), using the file number assigned to this case 12-20996-SP-CA. 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.

Date: 04/25/2014

**NATIONAL DEFAULT SERVICING CORPORATION**  
7720 N. 16<sup>th</sup> Street, Suite 300  
Phoenix, AZ 85020 phone 602-264-6101  
Sales Line 714-730-2727; Sales Website: [www.ndscorp.com/sales](http://www.ndscorp.com/sales)

  
Nichole Alford, Trustee Sales Representative

# EXHIBIT B

ASSIGNED INSPECTOR: **STEVE NICKLES**

**Date: February 18, 2016**

JOB ADDRESS: **9525 NORTH TEXHOMA AVENUE, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **2755-009-027**

Last Full Title: **09/23/2015**

Last Update to Title:

.....

## LIST OF OWNERS AND INTERESTED PARTIES

- 1).     AWANIS A. OHANS AND MARIE MARGOSSIAN  
          9525 TEXHOMA AVE  
          NORTHRIDGE, CA. 91325  
CAPACITY: OWNERS
  
- 2).     SEA BREEZE FINANCIAL SERVICES INC  
          450 E. BOUNDARY ST.  
          CHAPIN, SC 29036  
CAPACITY: INTERESTED PARTIES
  
- 3).     NATIONAL DEFAULT SERVICING CORPORATION  
          7720 N 16<sup>TH</sup> ST #300  
          PHOENIX, AZ 85020  
CAPACITY: INTERESTED PARTIES



**Property Detail Report**

For Property Located At :  
**9525 TEXHOMA AVE, NORTHRIDGE, CA 91325-2046**



CoreLogic

RealQuest Professional

**Owner Information**

Owner Name: **OHANS AWANIS A/MARCOSSIAN MARIE**  
 Mailing Address: **9525 TEXHOMA AVE, NORTHRIDGE CA 91325-2046 C059**  
 Vesting Codes: **HW / /**

**Location Information**

Legal Description:	<b>TRACT NO 22283 LOT 19</b>	APN:	<b>2755-009-027</b>
County:	<b>LOS ANGELES, CA</b>	Alternate APN:	
Census Tract / Block:	<b>1151.01 / 1</b>	Subdivision:	<b>22283</b>
Township-Range-Sect:		Map Reference:	<b>7-D4 /</b>
Legal Book/Page:	<b>698-12</b>	Tract #:	<b>22283</b>
Legal Lot:	<b>19</b>	School District:	<b>LOS ANGELES</b>
Legal Block:		School District Name:	
Market Area:	<b>NR</b>	Munic/Township:	
Neighbor Code:			

**Owner Transfer Information**

Recording/Sale Date:	<b>10/22/1998 / 10/13/1998</b>	Deed Type:	<b>GRANT DEED</b>
Sale Price:		1st Mtg Document #:	<b>1931986</b>
Document #:	<b>1931985</b>		

**Last Market Sale Information**

Recording/Sale Date:	<b>10/31/1990 / 10/1990</b>	1st Mtg Amount/Type:	<b>/</b>
Sale Price:	<b>\$207,500</b>	1st Mtg Int. Rate/Type:	<b>/</b>
Sale Type:	<b>FULL</b>	1st Mtg Document #:	<b>/</b>
Document #:	<b>1836264</b>	2nd Mtg Amount/Type:	<b>/</b>
Deed Type:	<b>GRANT DEED</b>	2nd Mtg Int. Rate/Type:	<b>/</b>
Transfer Document #:		Price Per SqFt:	<b>\$49.76</b>
New Construction:		Multi/Split Sale:	

Title Company: **CHICAGO TITLE INSURANCE COMPAN**

Lender:  
 Seller Name: **ST CHARLES MARTHA**

**Prior Sale Information**

Prior Rec/Sale Date:	<b>10/31/1990 / 10/1990</b>	Prior Lender:	
Prior Sale Price:	<b>\$207,500</b>	Prior 1st Mtg Amt/Type:	<b>/</b>
Prior Doc Number:	<b>1836263</b>	Prior 1st Mtg Rate/Type:	<b>/</b>
Prior Deed Type:	<b>GRANT DEED</b>		

**Property Characteristics**

Gross Area:		Parking Type:	<b>ATTACHED GARAGE</b>	Construction:	
Living Area:	<b>4,170</b>	Garage Area:		Heat Type:	<b>CENTRAL</b>
Tot Adj Area:		Garage Capacity:	<b>2</b>	Exterior wall:	<b>STUCCO</b>
Above Grade:		Parking Spaces:		Porch Type:	
Total Rooms:	<b>8</b>	Basement Area:		Patio Type:	
Bedrooms:	<b>6</b>	Finish Bsmnt Area:		Pool:	<b>POOL</b>
Bath(F/H):	<b>5 /</b>	Basement Type:		Air Cond:	<b>CENTRAL</b>
Year Built / Eff:	<b>1963 / 1975</b>	Roof Type:		Style:	<b>CONVENTIONAL</b>
Fireplace:	<b>Y / 1</b>	Foundation:	<b>SLAB</b>	Quality:	
# of Stories:	<b>1.00</b>	Roof Material:	<b>WOOD SHAKE</b>	Condition:	
Other Improvements:	<b>FENCE;SHED</b>				

**Site Information**

Zoning:	<b>LARA</b>	Acres:	<b>0.38</b>	County Use:	<b>SINGLE FAMILY RESID (0101)</b>
Lot Area:	<b>16,727</b>	Lot Width/Depth:	<b>121 x 138</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>\$865,792</b>	Assessed Year:	<b>2015</b>	Property Tax:	<b>\$10,697.57</b>
Land Value:	<b>\$538,483</b>	Improved %:	<b>38%</b>	Tax Area:	<b>16</b>
Improvement Value:	<b>\$327,309</b>	Tax Year:	<b>2015</b>	Tax Exemption:	<b>HOMEOWNER</b>
Total Taxable Value:	<b>\$858,792</b>				

**Comparable Summary**

For Property Located At



CoreLogic

RealQuest Professional

**9525 TEXHOMA AVE, NORTHRIDGE, CA 91325-2046****20 Comparable(s) found.** (Click on the address to view more property information)[View Report](#)[Configure Display Fields](#)[Modify Comparable Search Criteria](#)**Summary Statistics For Selected Properties: 20**

	Subject Property	Low	High	Average
Sale Price	\$207,500	\$485,000	\$3,900,000	\$1,887,975
Bldg/Living Area	4,170	3,613	4,769	4,154
Price/Sqft	\$49.76	\$132.37	\$982.56	\$449.59
Year Built	1963	1914	2012	1979
Lot Area	16,727	6,000	31,928	16,706
Bedrooms	6	3	6	5
Bathrooms/Restrooms	5	3	6	4
Stories	1.00	1.00	2.00	1.67
Total Value	\$865,792	\$260,000	\$3,930,000	\$1,347,282
Distance From Subject	0.00	5.30	47.27	20.95

\* = user supplied for search only

<input checked="" type="checkbox"/>	#	F	Address	Sale Price	Yr	Blt	Bed	Baths/Restrooms(Full)	Last Recording	Bld/Liv	Lot Area	Dist
<b>Subject Property</b>												
			9525 TEXHOMA AVE	\$207,500	1963	6		5	10/31/1990	4,170	16,727	0.0
<b>Comparables</b>												
<input checked="" type="checkbox"/>	1		28329 FOOTHILL DR	\$950,000	1977	4		3	11/09/2015	3,858	22,284	14.33
<input checked="" type="checkbox"/>	2		3835 PADDOCK WAY	\$485,000	2005	5		4	01/26/2016	3,664	22,242	32.65
<input checked="" type="checkbox"/>	3		25850 CHALMERS PL	\$2,200,000	1995	5		5	01/22/2016	4,740	15,719	11.15
<input checked="" type="checkbox"/>	4		4624 HAYVENHURST AVE	\$2,200,000	2007	6		6	12/18/2015	4,677	9,743	6.35
<input checked="" type="checkbox"/>	5		11345 BRILL DR	\$2,400,000	1924	4		3	01/14/2016	3,818	15,332	10.81
<input checked="" type="checkbox"/>	6		955 OLYMPIC CT	\$1,425,000	2001	4		4	01/28/2016	3,716	27,900	47.27
<input checked="" type="checkbox"/>	7		1113 AMHERST AVE	\$2,775,000	2010	4		5	07/22/2015	4,691	6,000	14.05
<input checked="" type="checkbox"/>	8		5311 ENCINO AVE	\$2,165,000	1921	5		5	12/16/2015	4,713	19,578	5.3
<input checked="" type="checkbox"/>	9		5693 RIDGEVIEW DR	\$1,204,500	1998	5		3	07/01/2015	4,046	11,624	43.9
<input checked="" type="checkbox"/>	10		6640 WHITLEY TER	\$1,900,000	1958	5		3	12/16/2015	3,698	6,303	14.1
<input checked="" type="checkbox"/>	11		134 FREMONT PL	\$3,900,000	1914	5		3	12/16/2015	4,762	14,302	16.82
<input checked="" type="checkbox"/>	12		30523 PALOS VERDES DR E	\$2,300,000	1972	3		4	12/02/2015	3,655	31,928	36.53
<input checked="" type="checkbox"/>	13		41523 44TH ST W	\$500,000	2006	5		4	12/17/2015	3,664	16,640	32.31
<input checked="" type="checkbox"/>	14		2845 KENNINGTON DR	\$2,100,000	2012	4		5	02/02/2016	4,390	16,591	18.51
<input checked="" type="checkbox"/>	15		14200 MULHOLLAND DR	\$2,260,000	1994	4		4	12/17/2015	4,219	11,430	8.95
<input checked="" type="checkbox"/>	16		22382 TRAILSIDE CT	\$800,000		5		5	05/29/2015	4,232	7,802	12.28
<input checked="" type="checkbox"/>	17		30553 PALOS VERDES DR E	\$3,550,000	1965	4		4	10/02/2015	3,613	30,806	36.53
<input checked="" type="checkbox"/>	18		2669 ROSCOMARE RD	\$2,195,000	1952	5		5	08/28/2015	4,769	18,770	8.71
<input checked="" type="checkbox"/>	19		3338 STEPHENS CIR	\$1,900,000	1996	4		5	05/28/2015	4,488	9,097	15.99
<input checked="" type="checkbox"/>	20		3929 DERBY CIR	\$550,000	2005	5		4	01/28/2016	3,664	20,022	32.48

**Comparable Sales Report**

For Property Located At



CoreLogic

RealQuest Professional

**9525 TEXHOMA AVE, NORTHRIDGE, CA 91325-2046****20 Comparable(s) Selected.**

Report Date: 02/17/2016

**Summary Statistics:**

	<b>Subject</b>	<b>Low</b>	<b>High</b>	<b>Average</b>
Sale Price	\$207,500	\$485,000	\$3,900,000	\$1,887,975
Bldg/Living Area	4,170	3,613	4,769	4,154
Price/Sqft	\$49.76	\$132.37	\$982.56	\$449.59
Year Built	1963	1914	2012	1979
Lot Area	16,727	6,000	31,928	16,706
Bedrooms	6	3	6	5
Bathrooms/Restrooms	5	3	6	4
Stories	1.00	1.00	2.00	1.67
Total Value	\$865,792	\$260,000	\$3,930,000	\$1,347,282
Distance From Subject	0.00	5.30	47.27	20.95

\*= user supplied for search only

Comp #:1 Distance From Subject:14.33 (miles)  
 Address: 28329 FOOTHILL DR, AGOURA HILLS, CA 91301-2239  
 Owner Name: ERWIN JOHN L & CHERYL A  
 Seller Name: STILES OF HANNA-STILES TRUST  
 APN: 2055-020-057 Map Reference: 100A-B3 / Living Area: 3,858  
 County: LOS ANGELES, CA Census Tract: 8003.27 Total Rooms: 9  
 Subdivision: Zoning: AHRA20000\* Bedrooms: 4  
 Rec Date: 11/09/2015 Prior Rec Date: 01/09/1979 Bath(F/H): 3 /  
 Sale Date: 10/01/2015 Prior Sale Date: Yr Built/Eff: 1977 / 1977  
 Sale Price: \$950,000 Prior Sale Price: \$144,500 Air Cond: CENTRAL  
 Sale Type: FULL Prior Sale Type: FULL Style: CONTEMPORARY  
 Document #: 1366603 Acres: 0.51 Fireplace: Y / 2  
 1st Mtg Amt: \$607,000 Lot Area: 22,284 Pool:  
 Total Value: \$431,663 # of Stories: 2.00 Roof Mat: TILE  
 Land Use: SFR Park Area/Cap#: / 4 Parking: PARKING AVAIL

Comp #:2 Distance From Subject:32.65 (miles)  
 Address: 3835 PADDOCK WAY, QUARTZ HILL, CA 93536-2322  
 Owner Name: HIX STEPHANIE R & RYAN P  
 Seller Name: DRI HOLDINGS LLC  
 APN: 3111-027-007 Map Reference: / Living Area: 3,664  
 County: LOS ANGELES, CA Census Tract: 9102.02 Total Rooms: 5  
 Subdivision: 54203 Zoning: LCA22\* Bedrooms: 5  
 Rec Date: 01/26/2016 Prior Rec Date: 09/20/2005 Bath(F/H): 4 /  
 Sale Date: 12/22/2015 Prior Sale Date: 06/30/2005 Yr Built/Eff: 2005 / 2005  
 Sale Price: \$485,000 Prior Sale Price: \$557,000 Air Cond: CENTRAL  
 Sale Type: FULL Prior Sale Type: FULL Style:  
 Document #: 87618 Acres: 0.51 Fireplace: /  
 1st Mtg Amt: \$476,215 Lot Area: 22,242 Pool:  
 Total Value: \$360,094 # of Stories: Roof Mat:  
 Land Use: SFR Park Area/Cap#: / Parking:

Comp #:3 Distance From Subject:11.15 (miles)  
 Address: 25850 CHALMERS PL, CALABASAS, CA 91302-3161  
 Owner Name: FRIEDMAN ROY A & MERYL  
 Seller Name: PARK FAMILY TRUST  
 APN: 2049-032-051 Map Reference: / Living Area: 4,740  
 County: LOS ANGELES, CA Census Tract: 8002.03 Total Rooms: 5  
 Subdivision: 39509 Zoning: LCA21\* Bedrooms: 5  
 Rec Date: 01/22/2016 Prior Rec Date: 10/31/1995 Bath(F/H): 5 /  
 Sale Date: 12/09/2015 Prior Sale Date: Yr Built/Eff: 1995 / 1995  
 Sale Price: \$2,200,000 Prior Sale Price: \$787,000 Air Cond: CENTRAL  
 Sale Type: FULL Prior Sale Type: FULL Style:  
 Document #: 78005 Acres: 0.36 Fireplace: /  
 1st Mtg Amt: \$1,760,000 Lot Area: 15,719 Pool: POOL  
 Total Value: \$1,128,490 # of Stories: Roof Mat:  
 Land Use: SFR Park Area/Cap#: / Parking:

Comp #:4 Distance From Subject:6.35 (miles)  
 Address: 4624 HAYVENHURST AVE, ENCINO, CA 91436-3252  
 Owner Name: GANCMAN-MARTINELLI TRUST  
 Seller Name: LAZAR FAMILY TRUST  
 APN: 2284-002-057 Map Reference: / Living Area: 4,677  
 County: LOS ANGELES, CA Census Tract: 1397.01 Total Rooms: 6  
 Subdivision: 8853 Zoning: LARE9 Bedrooms: 6  
 Rec Date: 12/18/2015 Prior Rec Date: 10/15/2008 Bath(F/H): 6 /  
 Sale Date: 10/26/2015 Prior Sale Date: 09/17/2008 Yr Built/Eff: 2007 / 2007  
 Sale Price: \$2,200,000 Prior Sale Price: \$1,795,000 Air Cond: CENTRAL  
 Sale Type: FULL Prior Sale Type: FULL Style:  
 Document #: 1599172 Acres: 0.22 Fireplace: /  
 1st Mtg Amt: \$1,540,000 Lot Area: 9,743 Pool: POOL  
 Total Value: \$1,211,994 # of Stories: Roof Mat:  
 Land Use: SFR Park Area/Cap#: / Parking:



Comp #5 Distance From Subject: 10.81 (miles)

Address:	<b>11345 BRILL DR, STUDIO CITY, CA 91604-3102</b>	
Owner Name:	<b>GATSIONIS WENDY R &amp; DIMITRI</b>	
Seller Name:	<b>LEFLER ANNA</b>	
APN:	<b>2378-019-029</b>	Map Reference: <b>23-E5 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract: <b>1438.00</b>
Subdivision:	<b>7563</b>	Zoning: <b>LAR1</b>
Rec Date:	<b>01/14/2016</b>	Prior Rec Date: <b>03/03/2014</b>
Sale Date:	<b>01/05/2016</b>	Prior Sale Date: <b>01/28/2014</b>
Sale Price:	<b>\$2,400,000</b>	Prior Sale Price: <b>\$2,400,000</b>
Sale Type:	<b>FULL</b>	Prior Sale Type: <b>FULL</b>
Document #:	<b>47520</b>	Acres: <b>0.35</b>
1st Mtg Amt:		Lot Area: <b>15,332</b>
Total Value:	<b>\$2,447,952</b>	# of Stories: <b></b>
Land Use:	<b>SFR</b>	Park Area/Cap#: <b>/</b>
		Living Area: <b>3,818</b>
		Total Rooms: <b></b>
		Bedrooms: <b>4</b>
		Bath(F/H): <b>3 /</b>
		Yr Built/Eff: <b>1924 / 1930</b>
		Air Cond: <b>CENTRAL</b>
		Style: <b></b>
		Fireplace: <b>/</b>
		Pool: <b></b>
		Roof Mat: <b></b>
		Parking: <b></b>

Comp #6 Distance From Subject: 47.27 (miles)

Address:	<b>955 OLYMPIC CT, CLAREMONT, CA 91711-5808</b>	
Owner Name:	<b>WANG PING S/TAI HONG T</b>	
Seller Name:	<b>HARRINGTON FAMILY TRUST</b>	
APN:	<b>8673-021-015</b>	Map Reference: <b>/</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract: <b>4002.05</b>
Subdivision:	<b>48694</b>	Zoning: <b>CLRA1*</b>
Rec Date:	<b>01/28/2016</b>	Prior Rec Date: <b>11/15/2002</b>
Sale Date:	<b>11/30/2015</b>	Prior Sale Date: <b>08/23/2002</b>
Sale Price:	<b>\$1,425,000</b>	Prior Sale Price: <b>\$820,000</b>
Sale Type:	<b>FULL</b>	Prior Sale Type: <b>UNKNOWN</b>
Document #:	<b>101596</b>	Acres: <b>0.64</b>
1st Mtg Amt:	<b>\$1,140,000</b>	Lot Area: <b>27,900</b>
Total Value:	<b>\$1,020,838</b>	# of Stories: <b></b>
Land Use:	<b>SFR</b>	Park Area/Cap#: <b>/</b>
		Living Area: <b>3,716</b>
		Total Rooms: <b></b>
		Bedrooms: <b>4</b>
		Bath(F/H): <b>4 /</b>
		Yr Built/Eff: <b>2001 / 2001</b>
		Air Cond: <b>CENTRAL</b>
		Style: <b></b>
		Fireplace: <b>/</b>
		Pool: <b>POOL</b>
		Roof Mat: <b></b>
		Parking: <b></b>

Comp #7 Distance From Subject: 14.05 (miles)

Address:	<b>1113 AMHERST AVE, LOS ANGELES, CA 90049-5805</b>	
Owner Name:	<b>BORNA FARSHID &amp; J M 2004 TRUST</b>	
Seller Name:	<b>SHARAF SIMA R</b>	
APN:	<b>4264-022-001</b>	Map Reference: <b>41-C4 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract: <b>2643.02</b>
Subdivision:	<b>5908</b>	Zoning: <b>LAR1</b>
Rec Date:	<b>07/22/2015</b>	Prior Rec Date: <b>02/28/2008</b>
Sale Date:	<b>06/17/2015</b>	Prior Sale Date: <b>01/18/2008</b>
Sale Price:	<b>\$2,775,000</b>	Prior Sale Price: <b>\$1,100,000</b>
Sale Type:	<b>FULL</b>	Prior Sale Type: <b>FULL</b>
Document #:	<b>888244</b>	Acres: <b>0.14</b>
1st Mtg Amt:	<b>\$2,000,000</b>	Lot Area: <b>6,000</b>
Total Value:	<b>\$2,098,216</b>	# of Stories: <b>1.00</b>
Land Use:	<b>SFR</b>	Park Area/Cap#: <b>/ 2</b>
		Living Area: <b>4,691</b>
		Total Rooms: <b>6</b>
		Bedrooms: <b>4</b>
		Bath(F/H): <b>5 /</b>
		Yr Built/Eff: <b>2010 / 2010</b>
		Air Cond: <b>CENTRAL</b>
		Style: <b>SPANISH</b>
		Fireplace: <b>Y / 1</b>
		Pool: <b></b>
		Roof Mat: <b>ROLL COMPOSITION</b>
		Parking: <b>PARKING AVAIL</b>

Comp #8 Distance From Subject: 5.3 (miles)

Address:	<b>5311 ENCINO AVE, ENCINO, CA 91316-2527</b>	
Owner Name:	<b>WINEBURGH FAMILY TRUST</b>	
Seller Name:	<b>AHARON-SHORER FAMILY TRUST</b>	
APN:	<b>2257-003-018</b>	Map Reference: <b>21-D1 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract: <b>1396.00</b>
Subdivision:	<b>2955</b>	Zoning: <b>LARA</b>
Rec Date:	<b>12/16/2015</b>	Prior Rec Date: <b>06/30/2009</b>
Sale Date:	<b>10/22/2015</b>	Prior Sale Date: <b>06/04/2009</b>
Sale Price:	<b>\$2,165,000</b>	Prior Sale Price: <b>\$1,095,000</b>
Sale Type:	<b>FULL</b>	Prior Sale Type: <b>FULL</b>
Document #:	<b>1582957</b>	Acres: <b>0.45</b>
1st Mtg Amt:	<b>\$875,000</b>	Lot Area: <b>19,578</b>
Total Value:	<b>\$1,285,288</b>	# of Stories: <b>1.00</b>
Land Use:	<b>SFR</b>	Park Area/Cap#: <b>/ 3</b>
		Living Area: <b>4,713</b>
		Total Rooms: <b>8</b>
		Bedrooms: <b>5</b>
		Bath(F/H): <b>5 /</b>
		Yr Built/Eff: <b>1921 / 1965</b>
		Air Cond: <b>CENTRAL</b>
		Style: <b>CONVENTIONAL</b>
		Fireplace: <b>Y / 2</b>
		Pool: <b>POOL</b>
		Roof Mat: <b>WOOD SHAKE</b>
		Parking: <b>ATTACHED GARAGE</b>

Comp #:9 Distance From Subject:43.9 (miles)

Address:	<b>5693 RIDGEVIEW DR, LA VERNE, CA 91750-1729</b>	
Owner Name:	<b>CHRISTINA J &amp; C FAMILY TRUST</b>	
Seller Name:	<b>GENG GUIYAN</b>	
APN:	<b>8666-059-003</b>	Map Reference: <b>/</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract: <b>4002.04</b>
Subdivision:	<b>45947</b>	Zoning: <b>LVPR2D*</b>
Rec Date:	<b>07/01/2015</b>	Prior Rec Date: <b>10/18/2013</b>
Sale Date:	<b>06/23/2015</b>	Prior Sale Date: <b>08/14/2013</b>
Sale Price:	<b>\$1,204,500</b>	Prior Sale Price: <b>\$1,235,000</b>
Sale Type:	<b>FULL</b>	Prior Sale Type: <b>FULL</b>
Document #:	<b>793536</b>	Acres: <b>0.27</b>
1st Mtg Amt:	<b>\$800,000</b>	Lot Area: <b>11,624</b>
Total Value:	<b>\$1,259,674</b>	# of Stories: <b>/</b>
Land Use:	<b>SFR</b>	Park Area/Cap#: <b>/</b>
		Living Area: <b>4,046</b>
		Total Rooms: <b>5</b>
		Bedrooms: <b>3 /</b>
		Bath(F/H): <b>1998 / 1998</b>
		Yr Built/Eff: <b>CENTRAL</b>
		Air Cond: <b>Style:</b>
		Fireplace: <b>/</b>
		Pool: <b>POOL</b>
		Roof Mat: <b>Parking:</b>

Comp #:10 Distance From Subject:14.1 (miles)

Address:	<b>6640 WHITLEY TER, LOS ANGELES, CA 90068-3221</b>	
Owner Name:	<b>PUTH CHARLES</b>	
Seller Name:	<b>WOOLDRIDGE FREDERICK E &amp; JULIEANN</b>	
APN:	<b>5575-009-002</b>	Map Reference: <b>34-B2 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract: <b>1896.00</b>
Subdivision:	<b>3639</b>	Zoning: <b>LAR1</b>
Rec Date:	<b>12/16/2015</b>	Prior Rec Date: <b>07/11/2012</b>
Sale Date:	<b>11/25/2015</b>	Prior Sale Date: <b>06/14/2012</b>
Sale Price:	<b>\$1,900,000</b>	Prior Sale Price: <b>\$1,875,000</b>
Sale Type:	<b>FULL</b>	Prior Sale Type: <b>FULL</b>
Document #:	<b>1582476</b>	Acres: <b>0.14</b>
1st Mtg Amt:		Lot Area: <b>6,303</b>
Total Value:	<b>\$1,921,144</b>	# of Stories: <b>2.00</b>
Land Use:	<b>SFR</b>	Park Area/Cap#: <b>/ 2</b>
		Living Area: <b>3,698</b>
		Total Rooms: <b>8</b>
		Bedrooms: <b>5</b>
		Bath(F/H): <b>3 /</b>
		Yr Built/Eff: <b>1958 / 1965</b>
		Air Cond: <b>CENTRAL</b>
		Style: <b>CONTEMPORARY</b>
		Fireplace: <b>Y / 1</b>
		Pool: <b>POOL</b>
		Roof Mat: <b>GRAVEL &amp; ROCK</b>
		Parking: <b>PARKING AVAIL</b>

Comp #:11 Distance From Subject:16.82 (miles)

Address:	<b>134 FREMONT PL, LOS ANGELES, CA 90005-3867</b>	
Owner Name:	<b>IMEDRA 841 FAMILY LP</b>	
Seller Name:	<b>KOH S S &amp; J O FAMILY TRUST</b>	
APN:	<b>5090-016-020</b>	Map Reference: <b>43-C2 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract: <b>2127.02</b>
Subdivision:	<b>89</b>	Zoning: <b>LARE11</b>
Rec Date:	<b>12/16/2015</b>	Prior Rec Date: <b>04/29/2015</b>
Sale Date:	<b>10/09/2015</b>	Prior Sale Date: <b>04/09/2015</b>
Sale Price:	<b>\$3,900,000</b>	Prior Sale Price: <b>\$3,760,000</b>
Sale Type:	<b>FULL</b>	Prior Sale Type: <b>FULL</b>
Document #:	<b>1582483</b>	Acres: <b>0.33</b>
1st Mtg Amt:	<b>\$2,730,000</b>	Lot Area: <b>14,302</b>
Total Value:	<b>\$3,930,000</b>	# of Stories: <b>/</b>
Land Use:	<b>SFR</b>	Park Area/Cap#: <b>/</b>
		Living Area: <b>4,762</b>
		Total Rooms: <b>5</b>
		Bedrooms: <b>3 /</b>
		Bath(F/H): <b>1914 / 1920</b>
		Yr Built/Eff: <b>Air Cond:</b>
		Style: <b>/</b>
		Fireplace: <b>POOL</b>
		Pool: <b>POOL</b>
		Roof Mat: <b>Parking:</b>

Comp #:12 Distance From Subject:36.53 (miles)

Address:	<b>30523 PALOS VERDES DR E, RANCHO PALOS VERDES, CA 90275-6351</b>	
Owner Name:	<b>HEMMAT ALLEN</b>	
Seller Name:	<b>SWANTON FAMILY TRUST</b>	
APN:	<b>7566-002-038</b>	Map Reference: <b>/</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract: <b>6707.02</b>
Subdivision:	<b>LOS PALOS VERDES RHO</b>	Zoning: <b>RPRS20000*</b>
Rec Date:	<b>12/02/2015</b>	Prior Rec Date: <b>11/15/2012</b>
Sale Date:	<b>09/28/2015</b>	Prior Sale Date: <b>08/30/2012</b>
Sale Price:	<b>\$2,300,000</b>	Prior Sale Price: <b>\$150,000</b>
Sale Type:	<b>FULL</b>	Prior Sale Type: <b>FULL</b>
Document #:	<b>1511122</b>	Acres: <b>0.73</b>
1st Mtg Amt:	<b>\$1,725,000</b>	Lot Area: <b>31,928</b>
Total Value:	<b>\$2,029,858</b>	# of Stories: <b>/</b>
Land Use:	<b>SFR</b>	Park Area/Cap#: <b>/</b>
		Living Area: <b>3,655</b>
		Total Rooms: <b>3</b>
		Bedrooms: <b>4 /</b>
		Bath(F/H): <b>1972 / 1972</b>
		Yr Built/Eff: <b>CENTRAL</b>
		Air Cond: <b>Style:</b>
		Fireplace: <b>/</b>
		Pool: <b>Parking:</b>

Comp #:13 Distance From Subject:32.31 (miles)  
 Address: 41523 44TH ST W, LANCASTER, CA 93536-2494  
 Owner Name: HENRY LARRY JR & ERIKA J  
 Seller Name: DHINSA FAMILY 2001 TRUST  
 APN: 3111-031-002 Map Reference: / Living Area: 3,664  
 County: LOS ANGELES, CA Census Tract: 9102.02 Total Rooms:  
 Subdivision: 60198 Zoning: LRSRR\* Bedrooms: 5  
 Rec Date: 12/17/2015 Prior Rec Date: 07/30/2013 Bath(F/H): 4 /  
 Sale Date: 12/15/2015 Prior Sale Date: 07/24/2013 Yr Built/Eff: 2006 / 2006  
 Sale Price: \$500,000 Prior Sale Price: \$322,000 Air Cond: CENTRAL  
 Sale Type: FULL Prior Sale Type: FULL Style: /  
 Document #: 1586688 Acres: 0.38 Fireplace: /  
 1st Mtg Amt: \$516,489 Lot Area: 16,640 Pool:  
 Total Value: \$328,432 # of Stories: Roof Mat:  
 Land Use: SFR Park Area/Cap#: / Parking:

Comp #:14 Distance From Subject:18.51 (miles)  
 Address: 2845 KENNINGTON DR, GLENDALE, CA 91206-1847  
 Owner Name: KERMANI MOE & LINA  
 Seller Name: AKOPYAN EDWARD  
 APN: 5663-022-012 Map Reference: 26-B2 / Living Area: 4,390  
 County: LOS ANGELES, CA Census Tract: 3009.01 Total Rooms:  
 Subdivision: S844 Zoning: GLR1RY Bedrooms: 4  
 Rec Date: 02/02/2016 Prior Rec Date: 07/02/2010 Bath(F/H): 5 /  
 Sale Date: 01/06/2016 Prior Sale Date: 06/29/2010 Yr Built/Eff: 2012 / 2012  
 Sale Price: \$2,100,000 Prior Sale Price: \$565,500 Air Cond: CENTRAL  
 Sale Type: FULL Prior Sale Type: FULL Style: /  
 Document #: 120514 Acres: 0.38 Fireplace: /  
 1st Mtg Amt: \$1,470,000 Lot Area: 16,591 Pool: POOL  
 Total Value: \$1,363,232 # of Stories: Roof Mat:  
 Land Use: SFR Park Area/Cap#: / Parking:

Comp #:15 Distance From Subject:8.95 (miles)  
 Address: 14200 MULHOLLAND DR, LOS ANGELES, CA 90077-1708  
 Owner Name: DEMIRJIAN YERVANT  
 Seller Name: KIM TAESHIK  
 APN: 4379-032-011 Map Reference: 22-E5 / Living Area: 4,219  
 County: LOS ANGELES, CA Census Tract: 2612.00 Total Rooms:  
 Subdivision: 1000 Zoning: LARE15 Bedrooms: 4  
 Rec Date: 12/17/2015 Prior Rec Date: 08/17/2011 Bath(F/H): 4 /  
 Sale Date: 12/14/2015 Prior Sale Date: 08/12/2011 Yr Built/Eff: 1994 / 1995  
 Sale Price: \$2,260,000 Prior Sale Price: \$2,590,000 Air Cond: CENTRAL  
 Sale Type: FULL Prior Sale Type: FULL Style: /  
 Document #: 1586257 Acres: 0.26 Fireplace: /  
 1st Mtg Amt: Lot Area: 11,430 Pool: POOL  
 Total Value: \$2,706,815 # of Stories: Roof Mat:  
 Land Use: SFR Park Area/Cap#: / Parking:

Comp #:16 Distance From Subject:12.28 (miles)  
 Address: 22382 TRAILSIDE CT, SANTA CLARITA, CA 91350-8561  
 Owner Name: KAZANJIAN YEZNIK/CHOUCHANIAN CHRISTINE  
 Seller Name: LENNAR HMS OF CA INC  
 APN: 2849-038-026 Map Reference: / Living Area: 4,232  
 County: LOS ANGELES, CA Census Tract: 9200.13 Total Rooms:  
 Subdivision: 53425-03 Zoning: SCUR3 Bedrooms: 5  
 Rec Date: 05/29/2015 Prior Rec Date: 12/12/2007 Bath(F/H): 5 /  
 Sale Date: 01/14/2015 Prior Sale Date: Yr Built/Eff: /  
 Sale Price: \$800,000 Prior Sale Price: \$21,741,000 Air Cond:  
 Sale Type: FULL Prior Sale Type: Style:  
 Document #: 629910 Acres: 0.18 Fireplace: /  
 1st Mtg Amt: \$625,000 Lot Area: 7,802 Pool:  
 Total Value: \$260,000 # of Stories: Roof Mat:  
 Land Use: SFR Park Area/Cap#: / Parking:

Comp #:17 Distance From Subject:36.53 (miles)  
 Address: 30553 PALOS VERDES DR E, RANCHO PALOS VERDES, CA 90275-6351  
 Owner Name: WANG ZHEN/DU SHUNIAN  
 Seller Name: ACCETTA 2007 TRUST  
 APN: 7566-002-031 Map Reference: 78-C3 / Living Area: 3,613  
 County: LOS ANGELES, CA Census Tract: 6707.02 Total Rooms: 8  
 Subdivision: L A CO ASSESSOR MAP 51 Zoning: RPRS20000\* Bedrooms: 4  
 Rec Date: 10/02/2015 Prior Rec Date: 11/12/1997 Bath(F/H): 4 /  
 Sale Date: 07/24/2015 Prior Sale Date: 10/23/1997 Yr Built/Eff: 1965 / 1966  
 Sale Price: \$3,550,000 Prior Sale Price: \$800,000 Air Cond:  
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL  
 Document #: 1226328 Acres: 0.71 Fireplace: Y / 1  
 1st Mtg Amt: \$1,750,000 Lot Area: 30,806 Pool: POOL  
 Total Value: \$1,062,863 # of Stories: 2.00 Roof Mat: WOOD SHAKE  
 Land Use: SFR Park Area/Cap#: / 3 Parking: PARKING AVAIL

Comp #:18 Distance From Subject:8.71 (miles)  
 Address: 2669 ROSCOMARE RD, LOS ANGELES, CA 90077-1816  
 Owner Name: HILLCREST REAL ESTATE INVESTOR  
 Seller Name: KAPLAN R & B FAMILY TRUST  
 APN: 4378-015-001 Map Reference: 22-C6 / Living Area: 4,769  
 County: LOS ANGELES, CA Census Tract: 2622.00 Total Rooms: 10  
 Subdivision: 16873 Zoning: LARE15 Bedrooms: 5  
 Rec Date: 08/28/2015 Prior Rec Date: Bath(F/H): 5 /  
 Sale Date: 07/23/2015 Prior Sale Date: Yr Built/Eff: 1952 / 1960  
 Sale Price: \$2,195,000 Prior Sale Price: Air Cond:  
 Sale Type: FULL Prior Sale Type: Style: CONVENTIONAL  
 Document #: 1064675 Acres: 0.43 Fireplace: Y / 3  
 1st Mtg Amt: Lot Area: 18,770 Pool: POOL  
 Total Value: \$262,713 # of Stories: 2.00 Roof Mat: WOOD SHAKE  
 Land Use: SFR Park Area/Cap#: / 3 Parking: PARKING AVAIL

Comp #:19 Distance From Subject:15.99 (miles)  
 Address: 3338 STEPHENS CIR, GLENDALE, CA 91208-1169  
 Owner Name: SAFAROV GEORGE/SAROYAN ARTUR  
 Seller Name: ALEKSANYAN ESTER  
 APN: 5616-020-009 Map Reference: 18-D4 / Living Area: 4,488  
 County: LOS ANGELES, CA Census Tract: 3007.01 Total Rooms:  
 Subdivision: 28765 Zoning: GLR1(PRD)\* Bedrooms: 4  
 Rec Date: 05/28/2015 Prior Rec Date: 07/20/2011 Bath(F/H): 5 /  
 Sale Date: 03/30/2015 Prior Sale Date: 07/07/2011 Yr Built/Eff: 1996 / 1999  
 Sale Price: \$1,900,000 Prior Sale Price: \$800,000 Air Cond: CENTRAL  
 Sale Type: FULL Prior Sale Type: FULL Style:  
 Document #: 618035 Acres: 0.21 Fireplace: /  
 1st Mtg Amt: \$1,300,000 Lot Area: 9,097 Pool: POOL  
 Total Value: \$1,422,871 # of Stories: Roof Mat:  
 Land Use: SFR Park Area/Cap#: / Parking:

Comp #:20 Distance From Subject:32.48 (miles)  
 Address: 3929 DERBY CIR, QUARTZ HILL, CA 93536-2327  
 Owner Name: CARTER FRANK D/SAXTON TIFFANY  
 Seller Name: JAYARAMAN-PERUMALSAMY TRUST  
 APN: 3111-027-026 Map Reference: / Living Area: 3,664  
 County: LOS ANGELES, CA Census Tract: 9102.02 Total Rooms:  
 Subdivision: 54203 Zoning: LCA22\* Bedrooms: 5  
 Rec Date: 01/28/2016 Prior Rec Date: 12/18/2009 Bath(F/H): 4 /  
 Sale Date: 12/24/2015 Prior Sale Date: 10/29/2009 Yr Built/Eff: 2005 / 2005  
 Sale Price: \$550,000 Prior Sale Price: \$385,000 Air Cond: CENTRAL  
 Sale Type: FULL Prior Sale Type: FULL Style:  
 Document #: 99182 Acres: 0.46 Fireplace: /  
 1st Mtg Amt: \$370,000 Lot Area: 20,022 Pool:  
 Total Value: \$413,498 # of Stories: Roof Mat:  
 Land Use: SFR Park Area/Cap#: / Parking:



# EXHIBIT D

ASSIGNED INSPECTOR: **STEVE NICKLES**

Date: **April 17, 2015**

JOB ADDRESS: **9525 NORTH TEXHOMA AVENUE, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **2755-009-027**

CASE#: **571517**

ORDER NO: **A-3488140**

EFFECTIVE DATE OF ORDER TO COMPLY: **April 15, 2014**

COMPLIANCE EXPECTED DATE: **May 10, 2014**

DATE COMPLIANCE OBTAINED: **June 04, 2014**

.....

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

### **VIOLATIONS:**

SEE ATTACHED ORDER # A-3488140

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

HELENA JUBANY  
PRESIDENT

VAN AMBATIELOS  
VICE-PRESIDENT

E. FELICIA BRANNON  
VICTOR H. CUEVAS  
GEORGE HOVAGUIMIAN

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.  
SUPERINTENDENT OF BUILDING  
INTERIM GENERAL MANAGER

ORDER TO COMPLY AND NOTICE OF FEE

OHANS, AWANIS A AND MARGOSSIAN, MARIE  
9525 TEXHOMA AVE  
NORTHRIDGE, CA 91325

APR 10 2014

CASE #: 571517  
ORDER #: A-3488140  
EFFECTIVE DATE: April 15, 2014  
COMPLIANCE DATE: May 10, 2014

Date of the  
undersigned mailed this notice by  
regular mail, postage prepaid, to  
the addressee as shown on the last  
equalized assessment roll.

OWNER OF  
SITE ADDRESS: 9525 N TEXHOMA AVE  
ASSESSORS PARCEL NO.: 2755-009-027  
ZONE: RA; Suburban Zone

Signature

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 within the required yards.**

You are therefore ordered to: Discontinue the open storage of cargo containers in the required yard(s).

Code Section(s) in Violation: 12.03, 12.21A.1.(a) and 12.21C.1.(g) of the L.A.M.C.

Comments: Remove open storage of two cargo containers approximate size 8' x 18' on driveway in the required front yard.

**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 day 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.



CODE ENFORCEMENT BUREAU  
For routine City business and non-emergency services: Call 3-1-1  
www.ladbs.org

**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.

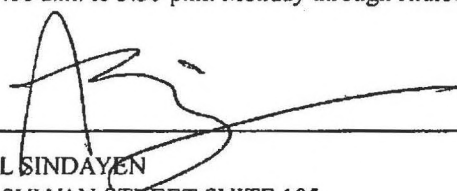
**APPEAL PROCEDURES:**

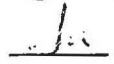
There is an appeal procedure established in this city whereby the Department of Building and Safety and the Board of Building and Safety Commissioners have the authority to hear and determine error or abuse of discretion, or requests for slight modification of the requirements contained in this order 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 (818)374-9842.  
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

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

Date: April 09, 2014

  
ANGEL SINDAYEN  
14410 SYLVAN STREET SUITE 105  
LOS ANGELES, CA 91401  
(818)374-9842  
angel.sindayen@lacity.org

  
REVIEWED BY