

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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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

FRANK M. BUSH
GENERAL MANAGER

OSAMA YOUNAN, P.E.
EXECUTIVE OFFICER

October 26, 2017

Council District: # 2

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

JOB ADDRESS: **10327 WEST LORNE STREET, LOS ANGELES, CA**
(AKA: 10325 WEST LORNE STREET, LOS ANGELES, CA)

ASSESSORS PARCEL NO. (APN): **2407-017-014**
Re: Invoice #478074-2

On November 1, 2009, 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: **10327 West Lorne Street, (Aka: 10325 West Lorne 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.

Following the Department's investigation an order or orders to comply were issued to the property owner and all interested parties. Pursuant to Section 98.0411(a) the order warned that "a proposed noncompliance fee 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 slight modification is filed within 15 days after the compliance date." The owners failed to comply within the time prescribed by ordinance. The Department imposed non-compliance fee as follows:

<u>Description</u>	<u>Amount</u>
Non-Compliance Fee	\$ 100.00
Late Charge/Collection Fee (250%)	250.00
Accumulated Interest (1%/month)	324.68
Title Report Fee	42.00
Grand Total	\$ 716.68

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 **\$716.68** 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 **\$716.68** 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 WOLCOTT, CITY CLERK

BY: _____
DEPUTY

EXHIBIT A



P.O. BOX 5152
CULVER CITY, CA 90231
Phone 310-943-9235 latitle@in2-res.com

Property Title Report

Work Order No. T14442
Dated as of: 06/28/2017

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 2407-017-014

Property Address: 10327 W LORNE ST ✓ City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : JULIO S ALEMAN AND CARMEN ALEMAN

Grantor : PATRICIA J POLLARD; BUSTER BROWN REVOCABLE TRUST

Deed Date : 02/21/2006

Recorded : 03/30/2006

Instr No. : 06-0677568

MAILING ADDRESS: JULIO S ALEMAN AND CARMEN ALEMAN
10325 LORNE ST SUN VALLEY CA 91352

SCHEDULE B

LEGAL DESCRIPTION

Lot: 5 Tract No: 7217 Abbreviated Description: LOT:5 CITY:REGION/CLUSTER:
03/03133 TR#:7217 TRACT # 7217 W 46 FT OF LOT 5 City/Muni/Twp: REGION/CLUSTER:
03/03133

MORTGAGES/LIENS

Type of Document: DEED OF TRUST

Recording Date: 03/30/2006

Document #: 06-0677569

Loan Amount: \$356,000

Lender Name: AMERICAS WHOLESale LENDER

Borrowers Name: JULIO S ALEMAN AND CARMEN ALEMAN

MAILING ADDRESS: COUNTRY HOME LOANS INC.
P.O. BOX 10423 VAN NUYS, CA 91410

This page is part of your document - DO NOT DISCARD

06 0677568

RECORDED/FILED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA
03/30/06 AT 08:00am

TITLE(S) :

DEED



LEAD SHEET

FEE

FEE \$10	JJ
2	

D.T.T.

489.50
2002.50

CODE
20

CODE
19

CODE
9

NOTIFICATION SENT-\$4

Assessor's Identification Number (AIN)

To be completed by Examiner OR Title Company in black ink.

Number of AIN's Shown

2407 - 017 - 014

001

THIS FORM IS NOT TO BE DUPLICATED

3/30/06

RECORDING REQUESTED BY:
First Southwestern Title Company

AND WHEN RECORDED MAIL TO:

Julio S. Aleman and Carmen Aleman
10325 Lorne Street
Sun Valley, CA 91352

Order No.: 77194
Escrow No.: OR0611979-DR
A.P.N.: 2407-017-014

06 0677568

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE
GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)
DOCUMENTARY TRANSFER TAX IS \$489.50 CTT \$2002.50

- ☒ computed on full value of property conveyed, or
☐ computed on full value less value of liens or encumbrances remaining at time of sale.
☐ unincorporated area ☐ City of **Los Angeles**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
Patricia J. Pollard, Trustee of the Buster Brown Revocable Trust dated December 8, 1994

Successor

hereby GRANT(S) to **Julio S. Aleman and Carmen Aleman**, husband and wife as joint tenants

the following described real property in the County of **Los Angeles**, State of California
See Exhibit "A" attached hereto and made a part hereof.

Dated: **February 21, 2006**

STATE OF CALIFORNIA
COUNTY OF **Los Angeles**

On **February 23, 2006** before me
TERRI JOHNSON, Notary Public
a Notary Public in and for said County and State, personally
appeared **Patricia J. Pollard**

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.

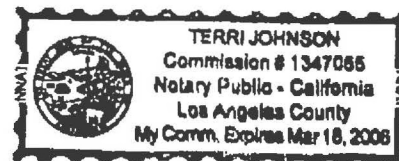
WITNESS my hand and official seal.

Signature **Julio Aleman**
Signature of Notary

SS.

**Patricia J. Pollard, Trustee of the Buster Brown
Revocable Trust dated December 8, 1994**

By: **Patricia J. Pollard, Trustee**
Successor



(This area for official notary seal)

MAIL TAX STATEMENTS AS DIRECTED ABOVE

3/30/06

FILE NO.: 00077194-61

EXHIBIT "A"

THE WEST 46 FEET OF LOT 5 OF TRACT NO. 7217, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 81 PAGES 10 AND 11 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

A.P.N. 2407-017-014

06 0677568

This page is part of your document - DO NOT DISCARD

06 0677569

RECORDED/FILED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA
03/30/06 AT 08:00am

TITLE(S) : _____



FEE

FEE \$ 70 ⁰⁰ JJ
DAF \$ 20
C-20

22

D.T.T.

CODE
20

CODE
19

CODE
9

NOTIFICATION SENT-\$4 ©

Assessor's Identification Number (AIN)

To be completed by Examiner OR Title Company in black ink.

Number of AIN's Shown

THIS FORM IS NOT TO BE DUPLICATED

3/30/06

**FIRST SOUTHWESTERN
TITLE COMPANY**

Recording Requested By:
M. HOYT

06 0677569

After Recording Return To:
COUNTRYWIDE HOME LOANS, INC.

MS SV-79 DOCUMENT PROCESSING
P.O.Box 10423
Van Nuys, CA 91410-0423
Prepared By:
STEVE SEREPONGKY

[Space Above This Line For Recording Data]

OR0611979DR
[Escrow/Closing #]

00013328711203006
[Doc ID #]

DEED OF TRUST

MIN1000157-0006543822-4

DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined in Sections 3, 11, 13, 18, 20 and 21. Certain rules regarding the usage of words used in this document are also provided in Section 16.

(A) "Security Instrument" means this document, which is dated MARCH 22, 2006, together with all Riders to this document.

(B) "Borrower" is

JULIO S ALEMAN, AND CARMEN ALEMAN, HUSBAND AND WIFE AS JOINT TENANTS

CALIFORNIA-Single Family-Fannie Mae/Freddie Mac UNIFORM INSTRUMENT WITH MERS

Page 1 of 16

VMP -6A(CA) (0207) CHL (08/05)(d) VMP Mortgage Solutions, Inc. (800)521-7291
CONV/VA

Form 3005 1/01



* 2 3 9 9 1 *



* 1 3 3 2 8 7 1 1 2 0 0 0 0 1 0 0 6 A *

77194-61

2407-017-004

2

3/30/06

3

DOC ID #: 00013328711203006

Borrower's address is

10332 AMBOY AVENUE, PACOIMA, CA 91331

Borrower is the trustor under this Security Instrument.

(C) "Lender" is

AMERICA'S WHOLESALE LENDER

Lender is a CORPORATION

organized and existing under the laws of NEW YORK

Lender's address is

4500 Park Granada MSN# SVB-314, Calabasas, CA 91302-1613

(D) "Trustee" is

ReconTrust Company, N.A

225 West Hillcrest Dr., MSN TO-02, Thousand Oaks 91360

(E) "MERS" is Mortgage Electronic Registration Systems, Inc. MERS is a separate corporation that is acting solely as a nominee for Lender and Lender's successors and assigns. **MERS is the beneficiary under this Security Instrument.** MERS is organized and existing under the laws of Delaware, and has an address and telephone number of P.O. Box 2026, Flint, MI 48501-2026, tel. (888) 679-MERS.

(F) "Note" means the promissory note signed by Borrower and dated MARCH 22, 2006. The Note states that Borrower owes Lender

THREE HUNDRED FIFTY SIX THOUSAND and 00/100

Dollars (U.S. \$ 356,000.00) plus interest. Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than APRIL 01, 2036

(G) "Property" means the property that is described below under the heading "Transfer of Rights in the Property."

(H) "Loan" means the debt evidenced by the Note, plus interest, any prepayment charges and late charges due under the Note, and all sums due under this Security Instrument, plus interest.

(I) "Riders" means all Riders to this Security Instrument that are executed by Borrower. The following Riders are to be executed by Borrower [check box as applicable]:

- | | | |
|-----------------------------------------------------------|---------------------------------------------------------|---------------------------------------------|
| <input checked="" type="checkbox"/> Adjustable Rate Rider | <input type="checkbox"/> Condominium Rider | <input type="checkbox"/> Second Home Rider |
| <input type="checkbox"/> Balloon Rider | <input type="checkbox"/> Planned Unit Development Rider | <input type="checkbox"/> 1-4 Family Rider |
| <input type="checkbox"/> VA Rider | <input type="checkbox"/> Biweekly Payment Rider | <input type="checkbox"/> Other(s) [specify] |

(J) "Applicable Law" means all controlling applicable federal, state and local statutes, regulations, ordinances and administrative rules and orders (that have the effect of law) as well as all applicable final, non-appealable judicial opinions.

(K) "Community Association Dues, Fees, and Assessments" means all dues, fees, assessments and other charges that are imposed on Borrower or the Property by a condominium association, homeowners association or similar organization.

(L) "Electronic Funds Transfer" means any transfer of funds, other than a transaction originated by check, draft, or similar paper instrument, which is initiated through an electronic terminal, telephonic instrument, computer, or magnetic tape so as to order, instruct, or authorize a financial institution to debit or credit an account. Such term includes, but is not limited to, point-of-sale transfers, automated teller machine transactions, transfers initiated by telephone, wire transfers, and automated clearinghouse transfers.

(M) "Escrow Items" means those items that are described in Section 3.

(N) "Miscellaneous Proceeds" means any compensation, settlement, award of damages, or proceeds paid by any third party (other than insurance proceeds paid under the coverages described in Section 5) for: (i) damage to, or destruction of, the Property; (ii) condemnation or other taking of all or any part of the Property; (iii)

06 0677569

conveyance in lieu of condemnation; or (iv) misrepresentations of, or omissions as to, the value and/or condition of the Property.

(O) "Mortgage Insurance" means insurance protecting Lender against the nonpayment of, or default on, the Loan.

(P) "Periodic Payment" means the regularly scheduled amount due for (i) principal and interest under the Note, plus (ii) any amounts under Section 3 of this Security Instrument.

(Q) "RESPA" means the Real Estate Settlement Procedures Act (12 U.S.C. Section 2601 et seq.) and its implementing regulation, Regulation X (24 C.F.R. Part 3500), as they might be amended from time to time, or any additional or successor legislation or regulation that governs the same subject matter. As used in this Security Instrument, "RESPA" refers to all requirements and restrictions that are imposed in regard to a "federally related mortgage loan" even if the Loan does not qualify as a "federally related mortgage loan" under RESPA.

(R) "Successor in Interest of Borrower" means any party that has taken title to the Property, whether or not that party has assumed Borrower's obligations under the Note and/or this Security Instrument.

TRANSFER OF RIGHTS IN THE PROPERTY

The beneficiary of this Security Instrument is MERS (solely as nominee for Lender and Lender's successors and assigns) and the successors and assigns of MERS. This Security Instrument secures to Lender: (i) the repayment of the Loan, and all renewals, extensions and modifications of the Note; and (ii) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower irrevocably grants and conveys to Trustee, in trust, with power of sale, the following described property located in the

COUNTY of LOS ANGELES :

[Type of Recording Jurisdiction]

[Name of Recording Jurisdiction]

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Parcel ID Number: 2407 017 014 which currently has the address of
10325 LORNE STREET, LOS ANGELES
[Street/City]

California 91352-4145 ("Property Address");
[Zip Code]

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property." Borrower understands and agrees that MERS holds only legal title to the interests granted by Borrower in this Security Instrument, but, if necessary to comply with law or custom, MERS (as nominee for Lender and Lender's successors and assigns) has the right: to exercise any or all of those interests, including,

EXHIBIT B

ASSIGNED INSPECTOR: RUBEN REYES

Date: October 26, 2017

JOB ADDRESS: 10327 WEST LORNE STREET, LOS ANGELES, CA

(AKA: 10325 WEST LORNE STREET, LOS ANGELES, CA)

ASSESSORS PARCEL NO. (APN): 2407-017-014

Last Full Title: 06/28/2017

Last Update to Title:

LIST OF OWNERS AND INTERESTED PARTIES

1). JULIO S AND CARMEN ALEMAN
10325 LORNE ST
SUN VALLEY, CA 91352

CAPACITY: OWNERS

2). COUNTRY HOME LOANS INC
PO BOX 10423
VAN NUYS, CA 91410

CAPACITY: INTERESTED PARTY

Property Detail Report

EXHIBIT C

For Property Located At:
10325 LORNE ST, SUN VALLEY, CA 91352-4145



Owner Information

Owner Name: **ALEMAN JULIO S & CARMEN**
 Mailing Address: **10325 LORNE ST, SUN VALLEY CA 91352-4145 C027**
 Vesting Codes: **HW // JT**

Location Information

Legal Description:	TRACT # 7217 W 46 FT OF LOT 5		
County:	LOS ANGELES, CA	APN:	2407-017-014
Census Tract / Block:	1222.00 / 2	Alternate APN:	
Township-Range-Sect:		Subdivision:	7217
Legal Book/Page:	81-10	Map Reference:	16-F2 /
Legal Lot:	5	Tract #:	7217
Legal Block:		School District:	LOS ANGELES
Market Area:	SUNV	School District Name:	
Neighbor Code:		Munic/Township:	

Owner Transfer Information

Recording/Sale Date:	/	Deed Type:	
Sale Price:		1st Mtg Document #:	
Document #:			

Last Market Sale Information

Recording/Sale Date:	03/30/2006 / 02/21/2006	1st Mtg Amount/Type:	\$356,000 / CONV
Sale Price:	\$445,000	1st Mtg Int. Rate/Type:	6.50 / ADJ
Sale Type:	FULL	1st Mtg Document #:	677569
Document #:	677568	2nd Mtg Amount/Type:	\$22,250 / CONV
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/ ADJ
Transfer Document #:		Price Per SqFt:	\$734.32
New Construction:		Multi/Split Sale:	

Title Company: **FIRST SOUTHWESTERN TITLE**
 Lender: **COMPA**
 Seller Name: **AMERICAS WHOLESALE LENDER**
BROWN BUSTER TRUST

Prior Sale Information

Prior Rec/Sale Date:	01/19/1995 /	Prior Lender:	
Prior Sale Price:		Prior 1st Mtg Amt/Type:	/
Prior Doc Number:	88462	Prior 1st Mtg Rate/Type:	/
Prior Deed Type:	DEED (REG)		

Property Characteristics

Gross Area:		Parking Type:	PARKING AVAIL	Construction:	
Living Area:	606	Garage Area:		Heat Type:	HEATED
Tot Adj Area:		Garage Capacity:	2	Exterior wall:	STUCCO
Above Grade:		Parking Spaces:	2	Porch Type:	
Total Rooms:	4	Basement Area:		Patio Type:	COVERED PATIO
Bedrooms:	2	Finish Bsmnt Area:		Pool:	
Bath(F/H):	1 /	Basement Type:		Air Cond:	
Year Built / Eff:	1947 / 1947	Roof Type:		Style:	CONVENTIONAL
Fireplace:	/	Foundation:	SLAB	Quality:	
# of Stories:	1.00	Roof Material:	COMPOSITION SHINGLE	Condition:	
Other Improvements:	FENCE;FENCED YARD				

Site Information

Zoning:	LAR1	Acres:	0.19	County Use:	SINGLE FAMILY RESID (0108)
Lot Area:	8,220	Lot Width/Depth:	46 x 179	State Use:	
Land Use:	SFR	Res/Comm Units:	/	Water Type:	
Site Influence:				Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$500,000	Assessed Year:	2017	Property Tax:	\$5,190.77
Land Value:	\$334,600	Improved %:	33%	Tax Area:	13
Improvement Value:	\$165,400	Tax Year:	2016	Tax Exemption:	
Total Taxable Value:	\$500,000				

Comparable Summary

For Property Located At

**10325 LORNE ST, SUN VALLEY, CA 91352-4145****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	\$445,000	\$145,000	\$1,100,000	\$575,725
Bldg/Living Area	606	520	686	626
Price/Sqft	\$734.32	\$241.67	\$1,896.55	\$920.07
Year Built	1947	1912	2014	1933
Lot Area	8,220	1,469	52,029	7,670
Bedrooms	2	1	2	2
Bathrooms/Restrooms	1	1	2	1
Stories	1.00	1.00	1.00	1.00
Total Value	\$500,000	\$45,154	\$1,180,000	\$285,897
Distance From Subject	0.00	7.20	33.16	18.30

*= 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
Subject Property										
		10325 LORNE ST	\$445,000	1947	2	1	03/30/2006	606	8,220	0.0
Comparables										
<input checked="" type="checkbox"/>	1	42520 5TH ST E	\$145,000	1952	2	1	09/06/2017	600	52,029	33.16
<input checked="" type="checkbox"/>	2	20849 MARGARET ST	\$416,000	1948	2	1	08/31/2017	672	4,103	26.35
<input checked="" type="checkbox"/>	3	4006 OAKFIELD DR	\$750,000	2014	1	1	09/11/2017	678	13,940	7.2
<input checked="" type="checkbox"/>	4	4658 CARNEGIE ST	\$675,000	1926	1	1	09/08/2017	664	5,031	13.01
<input checked="" type="checkbox"/>	5	2377 BEACH AVE	\$1,100,000	1914	1	1	09/13/2017	580	2,821	17.09
<input checked="" type="checkbox"/>	6	6817 FOUNTAIN AVE	\$470,000	1921	1	1	09/12/2017	672	1,469	8.49
<input checked="" type="checkbox"/>	7	1517 KEMPER ST	\$515,000	1924	2	1	09/12/2017	520	5,535	10.87
<input checked="" type="checkbox"/>	8	723 S AVENUE 60	\$500,000	1922	2	2	08/30/2017	666	5,607	12.69
<input checked="" type="checkbox"/>	9	1542 W 59TH PL	\$345,000	1921	2	1	08/31/2017	660	3,363	16.18
<input checked="" type="checkbox"/>	10	201 S JUANITA AVE	\$835,000	1926	2	1	08/31/2017	686	3,560	26.03
<input checked="" type="checkbox"/>	11	12017 3RD AVE	\$227,500	1942	2	1	08/30/2017	588	3,770	22.85
<input checked="" type="checkbox"/>	12	9049 ALGEROMA ST	\$500,000	1946	2	1	08/31/2017	680	5,603	25.6
<input checked="" type="checkbox"/>	13	1004 W 131ST ST	\$285,000	1953	2	1	05/30/2017	562	3,001	21.96
<input checked="" type="checkbox"/>	14	4439 LINDBLADE DR	\$900,000	1921	1	1	08/30/2017	572	6,916	15.79
<input checked="" type="checkbox"/>	15	231 ISABEL ST	\$390,000	1941	1	1	08/14/2017	660	4,533	11.88
<input checked="" type="checkbox"/>	16	3920 EARLE AVE	\$900,000	1920	2	1	08/01/2017	624	6,297	18.2
<input checked="" type="checkbox"/>	17	218 W OAK AVE	\$1,000,000	1923	2	1	08/11/2017	672	6,715	20.4
<input checked="" type="checkbox"/>	18	11644 CEDAR AVE	\$390,000	1925	2	1	08/02/2017	520	3,830	19.93
<input checked="" type="checkbox"/>	19	3037 ATWATER AVE	\$701,000	1926	2	1	08/14/2017	660	7,267	9.54
<input checked="" type="checkbox"/>	20	437 N MINNESOTA AVE	\$470,000	1912	1	1	08/08/2017	584	8,000	28.71

Comparable Sales Report

For Property Located At



CoreLogic®

RealQuest Professional

10325 LORNE ST, SUN VALLEY, CA 91352-4145**20 Comparable(s) Selected.**

Report Date: 10/26/2017

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$445,000	\$145,000	\$1,100,000	\$575,725
Bldg/Living Area	606	520	686	626
Price/Sqft	\$734.32	\$241.67	\$1,896.55	\$920.07
Year Built	1947	1912	2014	1933
Lot Area	8,220	1,469	52,029	7,670
Bedrooms	2	1	2	2
Bathrooms/Restrooms	1	1	2	1
Stories	1.00	1.00	1.00	1.00
Total Value	\$500,000	\$45,154	\$1,180,000	\$285,897
Distance From Subject	0.00	7.20	33.16	18.30

* = user supplied for search only

Comp #: 1		Distance From Subject: 33.16 (miles)	
Address:	42520 5TH ST E, LANCASTER, CA 93535-5162		
Owner Name:	RUIZ ALAN		
Seller Name:	SELF CLINT & JARA TRUST		
APN:	3126-020-039	Map Reference:	160-C9 /
County:	LOS ANGELES, CA	Census Tract:	9005.04
Subdivision:		Zoning:	LRHI
Rec Date:	09/06/2017	Prior Rec Date:	
Sale Date:	08/28/2017	Prior Sale Date:	
Sale Price:	\$145,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	1010927	Acres:	1.19
1st Mtg Amt:	\$120,000	Lot Area:	52,029
Total Value:	\$133,382	# of Stories:	
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	600
		Total Rooms:	
		Bedrooms:	2
		Bath(F/H):	1 /
		Yr Built/Eff:	1952 / 1952
		Air Cond:	YES
		Style:	
		Fireplace:	/
		Pool:	
		Roof Mat:	
		Parking:	

Comp #:		Distance From Subject:		26.35 (miles)	
Address:		20849 MARGARET ST, CARSON, CA 90745-1224			
Owner Name:		SERRANO PATRIZIO M/GUERRERO GINA I			
Seller Name:		MORGAN PICKS1 LLC			
APN:	7336-018-014	Map Reference:	69-A3 /	Living Area:	672
County:	LOS ANGELES, CA	Census Tract:	5438.01	Total Rooms:	4
Subdivision:	8245	Zoning:	CARS*	Bedrooms:	2
Rec Date:	08/31/2017	Prior Rec Date:	11/05/2008	Bath(F/H):	1 /
Sale Date:	07/20/2017	Prior Sale Date:	09/10/2008	Yr Built/Eff:	1948 / 1952
Sale Price:	\$416,000	Prior Sale Price:	\$225,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	992046	Acres:	0.09	Fireplace:	/
1st Mtg Amt:	\$406,501	Lot Area:	4,103	Pool:	
Total Value:	\$335,000	# of Stories:	1.00	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	PARKING AVAIL

Comp #:3 Distance From Subject:7.2 (miles)

Address:	4006 OAKFIELD DR, SHERMAN OAKS, CA 91423-4434		
Owner Name:	TGIGCA LLC		
Seller Name:	ZAGHI FARHAD		
APN:	2274-017-030	Map Reference:	/
County:	LOS ANGELES, CA	Census Tract:	1417.00
Subdivision:	9426	Zoning:	LARE15
Rec Date:	09/11/2017	Prior Rec Date:	09/04/2009
Sale Date:	08/31/2017	Prior Sale Date:	08/19/2009
Sale Price:	\$750,000	Prior Sale Price:	\$900,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1025913	Acres:	0.32
1st Mtg Amt:		Lot Area:	13,940
Total Value:	\$1,180,000	# of Stories:	
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	678
		Total Rooms:	
		Bedrooms:	1
		Bath(F/H):	1 /
		Yr Built/Eff:	2014 / 2014
		Air Cond:	CENTRAL
		Style:	
		Fireplace:	/
		Pool:	
		Roof Mat:	
		Parking:	

Comp #:4 Distance From Subject:13.01 (miles)

Address:	4658 CARNEGIE ST, LOS ANGELES, CA 90032-1407		
Owner Name:	EZELL STEVEN/ZONSIUS ALLISON		
Seller Name:	ENRAMADA PROPERTIES LLC		
APN:	5302-023-002	Map Reference:	36-C4 /
County:	LOS ANGELES, CA	Census Tract:	2013.01
Subdivision:	PASADENA VILLA TR	Zoning:	LAR1
Rec Date:	09/08/2017	Prior Rec Date:	02/27/2017
Sale Date:	07/25/2017	Prior Sale Date:	01/13/2017
Sale Price:	\$675,000	Prior Sale Price:	\$365,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1019976	Acres:	0.12
1st Mtg Amt:	\$587,250	Lot Area:	5,031
Total Value:	\$275,000	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 1
		Living Area:	664
		Total Rooms:	3
		Bedrooms:	1
		Bath(F/H):	1 /
		Yr Built/Eff:	1926 / 1926
		Air Cond:	
		Style:	CONVENTIONAL
		Fireplace:	/
		Pool:	
		Roof Mat:	ROLL
		Parking:	COMPOSITION
			PARKING AVAIL

Comp #:5 Distance From Subject:17.09 (miles)

Address:	2377 BEACH AVE, VENICE, CA 90291-4602		
Owner Name:	FERREIRA GILBERT G		
Seller Name:	CLEMENS APRIL LIVING TRUST		
APN:	4228-004-025	Map Reference:	49-C4 /
County:	LOS ANGELES, CA	Census Tract:	2739.02
Subdivision:	3533	Zoning:	LAR1
Rec Date:	09/13/2017	Prior Rec Date:	08/06/1985
Sale Date:	08/08/2017	Prior Sale Date:	07/1985
Sale Price:	\$1,100,000	Prior Sale Price:	\$87,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1041817	Acres:	0.06
1st Mtg Amt:	\$800,000	Lot Area:	2,821
Total Value:	\$149,251	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 1
		Living Area:	580
		Total Rooms:	3
		Bedrooms:	1
		Bath(F/H):	1 /
		Yr Built/Eff:	1914 / 1943
		Air Cond:	
		Style:	CONVENTIONAL
		Fireplace:	/
		Pool:	
		Roof Mat:	ROLL
		Parking:	COMPOSITION
			PARKING AVAIL

Comp #:6 Distance From Subject:8.49 (miles)

Address:	6817 FOUNTAIN AVE, LOS ANGELES, CA 90028-7606		
Owner Name:	BURCHELL BARRY/SCHUTTER-BOSSELAAR MAELLEDE		
Seller Name:	BECERRAL FAMILY TRUST		
APN:	5548-024-033	Map Reference:	34-B4 /
County:	LOS ANGELES, CA	Census Tract:	1901.00
Subdivision:	HOLLYWOOD HIGH SCHO	Zoning:	LAR3
Rec Date:	09/12/2017	Prior Rec Date:	09/08/1989
Sale Date:	07/20/2017	Prior Sale Date:	08/1989
Sale Price:	\$470,000	Prior Sale Price:	\$139,500
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1034219	Acres:	0.03
1st Mtg Amt:	\$320,000	Lot Area:	1,469
Total Value:	\$221,112	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	672
		Total Rooms:	
		Bedrooms:	1
		Bath(F/H):	1 /
		Yr Built/Eff:	1921 / 1921
		Air Cond:	
		Style:	
		Fireplace:	/
		Pool:	
		Roof Mat:	
		Parking:	

Comp #:7 Distance From Subject:10.87 (miles)

Address:	1517 KEMPER ST, LOS ANGELES, CA 90065-1934		
Owner Name:	KWIATKOWSKI MOLLY T		
Seller Name:	KARNATZ SUZANNE		

APN:	5454-005-014	Map Reference:	35-E3 /	Living Area:	520
County:	LOS ANGELES, CA	Census Tract:	1852.04	Total Rooms:	4
Subdivision:	7367	Zoning:	LAR1	Bedrooms:	2
Rec Date:	09/12/2017	Prior Rec Date:	07/27/2015	Bath(F/H):	1 /
Sale Date:	08/15/2017	Prior Sale Date:	06/16/2015	Yr Built/Eff:	1924 / 1929
Sale Price:	\$515,000	Prior Sale Price:	\$375,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	1033150	Acres:	0.13	Fireplace:	/
1st Mtg Amt:	\$489,250	Lot Area:	5,535	Pool:	
Total Value:	\$382,500	# of Stories:	1.00	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:**8** Distance From Subject:**12.69 (miles)**

Address: **723 S AVENUE 60, LOS ANGELES, CA 90042-4306**

Owner Name: **SIGAL PROPERTY LLC**

Seller Name: **CW12 LLC**

APN:	5312-025-023	Map Reference:	36-D3 /	Living Area:	666
County:	LOS ANGELES, CA	Census Tract:	1837.02	Total Rooms:	4
Subdivision:	OAK HILL PARK TR	Zoning:	LAR1	Bedrooms:	2
Rec Date:	08/30/2017	Prior Rec Date:	04/20/2017	Bath(F/H):	2 /
Sale Date:	08/29/2017	Prior Sale Date:	04/10/2017	Yr Built/Eff:	1922 / 1923
Sale Price:	\$500,000	Prior Sale Price:	\$375,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	988829	Acres:	0.13	Fireplace:	/
1st Mtg Amt:		Lot Area:	5,607	Pool:	
Total Value:	\$149,050	# of Stories:	1.00	Roof Mat:	ROLL COMPOSITION
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:**9** Distance From Subject:**16.18 (miles)**

Address: **1542 W 59TH PL, LOS ANGELES, CA 90047-1207**

Owner Name: **URQUIETA RIVAS PABLO S & RIVAS CRISTINA**

Seller Name: **FERNANDEZ FRANCISCO H**

APN:	6002-013-022	Map Reference:	51-E4 /	Living Area:	660
County:	LOS ANGELES, CA	Census Tract:	2372.02	Total Rooms:	4
Subdivision:	4342	Zoning:	LAR1	Bedrooms:	2
Rec Date:	08/31/2017	Prior Rec Date:	09/06/1994	Bath(F/H):	1 /
Sale Date:	06/26/2017	Prior Sale Date:		Yr Built/Eff:	1921 / 1922
Sale Price:	\$345,000	Prior Sale Price:	\$115,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	BUNGALOW
Document #:	994420	Acres:	0.08	Fireplace:	/
1st Mtg Amt:	\$338,751	Lot Area:	3,363	Pool:	
Total Value:	\$220,289	# of Stories:	1.00	Roof Mat:	ROLL COMPOSITION
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	PARKING AVAIL

Comp #:**10** Distance From Subject:**26.03 (miles)**

Address: **201 S JUANITA AVE, REDONDO BEACH, CA 90277-3439**

Owner Name: **KHALFIN LEV**

Seller Name: **ZOSH FAMILY TRUST**

APN:	7506-014-012	Map Reference:	67-D3 /	Living Area:	686
County:	LOS ANGELES, CA	Census Tract:	6213.01	Total Rooms:	4
Subdivision:	REDONDO BEACH	Zoning:	RBR-3	Bedrooms:	2
Rec Date:	08/31/2017	Prior Rec Date:	06/25/1986	Bath(F/H):	1 /
Sale Date:	08/21/2017	Prior Sale Date:	03/1986	Yr Built/Eff:	1926 / 1926
Sale Price:	\$835,000	Prior Sale Price:	\$126,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	991977	Acres:	0.08	Fireplace:	/
1st Mtg Amt:		Lot Area:	3,560	Pool:	
Total Value:	\$216,168	# of Stories:	1.00	Roof Mat:	GRAVEL & ROCK
Land Use:	SFR	Park Area/Cap#:	/ 1	Parking:	PARKING AVAIL

Comp #:**11** Distance From Subject:**22.85 (miles)**

Address: **12017 3RD AVE, LYNWOOD, CA 90262-4514**

Owner Name: **FIRST CHOICE DEV INC**

Seller Name: **HUD-HOUSING OF URBAN DEV**

APN:	6186-004-006	Map Reference:	65-C1 /	Living Area:	588
County:	LOS ANGELES, CA	Census Tract:	5418.01	Total Rooms:	
Subdivision:	8242	Zoning:	LYR1*	Bedrooms:	2

Rec Date:	08/30/2017	Prior Rec Date:	08/06/2008	Bath(F/H):	1 /
Sale Date:	08/23/2017	Prior Sale Date:	06/24/2008	Yr Built/Eff:	1942 / 1943
Sale Price:	\$227,500	Prior Sale Price:	\$169,000	Air Cond:	YES
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	/
Document #:	986329	Acres:	0.09	Fireplace:	/
1st Mtg Amt:		Lot Area:	3,770	Pool:	
Total Value:	\$184,618	# of Stories:		Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:12 Distance From Subject:25.6 (miles)

Address: **9049 ALGEROMA ST, BELLFLOWER, CA 90706-4201**

Owner Name: **VALENZUELA MIGUEL/MARTINEZ ROSA E**

Seller Name: **GIGLIOTTI CHIARA**

APN:	6271-003-010	Map Reference:	66-B3 /	Living Area:	680
County:	LOS ANGELES, CA	Census Tract:	5540.02	Total Rooms:	4
Subdivision:	5599	Zoning:	BFR106	Bedrooms:	2
Rec Date:	08/31/2017	Prior Rec Date:	11/17/1989	Bath(F/H):	1 /
Sale Date:	07/20/2017	Prior Sale Date:	07/1989	Yr Built/Eff:	1946 / 1946
Sale Price:	\$500,000	Prior Sale Price:	\$124,540	Air Cond:	
Sale Type:	FULL	Prior Sale Type:		Style:	CONVENTIONAL
Document #:	991983	Acres:	0.13	Fireplace:	/
1st Mtg Amt:	\$490,943	Lot Area:	5,603	Pool:	
Total Value:	\$198,126	# of Stories:	1.00	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/ 1	Parking:	PARKING AVAIL

Comp #:13 Distance From Subject:21.96 (miles)

Address: **1004 W 131ST ST, COMPTON, CA 90222-1931**

Owner Name: **CUETO HIPOLITO A/RAMIREZ MARIA G**

Seller Name: **JJR INVESTMENTS LLC**

APN:	6146-010-002	Map Reference:	64-D1 /	Living Area:	562
County:	LOS ANGELES, CA	Census Tract:	5413.00	Total Rooms:	
Subdivision:	6507	Zoning:	CORL*	Bedrooms:	2
Rec Date:	05/30/2017	Prior Rec Date:	09/06/2016	Bath(F/H):	1 /
Sale Date:	05/23/2017	Prior Sale Date:	08/26/2016	Yr Built/Eff:	1953 / 1953
Sale Price:	\$285,000	Prior Sale Price:	\$229,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	592339	Acres:	0.07	Fireplace:	/
1st Mtg Amt:	\$279,837	Lot Area:	3,001	Pool:	
Total Value:	\$229,000	# of Stories:	1.00	Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:14 Distance From Subject:15.79 (miles)

Address: **4439 LINDBLADE DR, LOS ANGELES, CA 90066-6242**

Owner Name: **TWD CYPRESS HOLD CO II LP**

Seller Name: **LAUSEVIC ELIJA I TRUST B**

APN:	4232-020-009	Map Reference:	50-A3 /	Living Area:	572
County:	LOS ANGELES, CA	Census Tract:	2752.00	Total Rooms:	3
Subdivision:	CULVER GARDENS	Zoning:	LAR1	Bedrooms:	1
Rec Date:	08/30/2017	Prior Rec Date:	07/08/1987	Bath(F/H):	1 /
Sale Date:	08/15/2017	Prior Sale Date:	07/1987	Yr Built/Eff:	1921 / 1921
Sale Price:	\$900,000	Prior Sale Price:	\$180,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	UNKNOWN
Document #:	986679	Acres:	0.16	Fireplace:	Y / 1
1st Mtg Amt:	\$720,000	Lot Area:	6,916	Pool:	
Total Value:	\$255,610	# of Stories:	1.00	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	PARKING AVAIL

Comp #:15 Distance From Subject:11.88 (miles)

Address: **231 ISABEL ST, LOS ANGELES, CA 90065-2544**

Owner Name: **TORAYA INVESTMENT GROUP LLC**

Seller Name: **MONTES SAMUEL H & ELSIE**

APN:	5451-025-001	Map Reference:	36-A4 /	Living Area:	660
County:	LOS ANGELES, CA	Census Tract:	1852.02	Total Rooms:	3
Subdivision:	NORTON TR	Zoning:	LAR1	Bedrooms:	1
Rec Date:	08/14/2017	Prior Rec Date:		Bath(F/H):	1 /
Sale Date:	08/02/2017	Prior Sale Date:		Yr Built/Eff:	1941 / 1941
Sale Price:	\$390,000	Prior Sale Price:		Air Cond:	
Sale Type:	FULL	Prior Sale Type:		Style:	CONVENTIONAL

Document #:	914516	Acres:	0.10	Fireplace:	/
1st Mtg Amt:	\$275,000	Lot Area:	4,533	Pool:	
Total Value:	\$45,154	# of Stories:	1.00	Roof Mat:	ROLL COMPOSITION
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	PARKING AVAIL

Comp #:16 Distance From Subject:18.2 (miles)

Address: **3920 EARLE AVE, ROSEMEAD, CA 91770-1615**

Owner Name: **NGUYEN THANG D/TRAN KIM T T**

Seller Name: **NGUYEN NHIE**

APN:	5371-009-045	Map Reference:	37-F5 /	Living Area:	624
County:	LOS ANGELES, CA	Census Tract:	4813.00	Total Rooms:	4
Subdivision:	3315	Zoning:	RMR1YY	Bedrooms:	2
Rec Date:	08/01/2017	Prior Rec Date:	08/31/2015	Bath(F/H):	1 /
Sale Date:	07/25/2017	Prior Sale Date:	08/11/2015	Yr Built/Eff:	1920 / 1925
Sale Price:	\$900,000	Prior Sale Price:	\$349,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	866816	Acres:	0.14	Fireplace:	/
1st Mtg Amt:	\$570,000	Lot Area:	6,297	Pool:	
Total Value:	\$355,980	# of Stories:	1.00	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/ 1	Parking:	DETACHED GARAGE

Comp #:17 Distance From Subject:20.4 (miles)

Address: **218 W OAK AVE, EL SEGUNDO, CA 90245-2211**

Owner Name: **AR TRUST**

Seller Name: **LEVEILLE MICHELLE**

APN:	4132-009-007	Map Reference:	56-A5 /	Living Area:	672
County:	LOS ANGELES, CA	Census Tract:	6201.01	Total Rooms:	4
Subdivision:	EL SEGUNDO	Zoning:	ESR1YY	Bedrooms:	2
Rec Date:	08/11/2017	Prior Rec Date:	10/09/1997	Bath(F/H):	1 /
Sale Date:	07/31/2017	Prior Sale Date:		Yr Built/Eff:	1923 / 1937
Sale Price:	\$1,000,000	Prior Sale Price:	\$250,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	909847	Acres:	0.15	Fireplace:	Y / 1
1st Mtg Amt:		Lot Area:	6,715	Pool:	
Total Value:	\$343,941	# of Stories:	1.00	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/ 4	Parking:	PARKING AVAIL

Comp #:18 Distance From Subject:19.93 (miles)

Address: [REDACTED]

Owner Name: [REDACTED]

Seller Name: **WEST COAST PRIVATE INVS LLC**

APN:	4047-013-010	Map Reference:	57-A5 /	Living Area:	520
County:	LOS ANGELES, CA	Census Tract:	6021.04	Total Rooms:	4
Subdivision:	FAIRFAX PARK	Zoning:	HAR3YY	Bedrooms:	2
Rec Date:	08/02/2017	Prior Rec Date:	12/01/2016	Bath(F/H):	1 /
Sale Date:	06/22/2017	Prior Sale Date:	11/10/2016	Yr Built/Eff:	1925 / 1925
Sale Price:	\$390,000	Prior Sale Price:	\$225,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	SPANISH
Document #:	870101	Acres:	0.09	Fireplace:	/
1st Mtg Amt:	\$382,936	Lot Area:	3,830	Pool:	
Total Value:	\$321,000	# of Stories:	1.00	Roof Mat:	ROLL COMPOSITION
Land Use:	SFR	Park Area/Cap#:	/ 1	Parking:	PARKING AVAIL

Comp #:19 Distance From Subject:9.54 (miles)

Address: **3037 ATWATER AVE, LOS ANGELES, CA 90039-2401**

Owner Name: **ATWTR8 LLC**

Seller Name: **PUYUELO NANCY E**

APN:	5436-032-035	Map Reference:	35-D2 /	Living Area:	660
County:	LOS ANGELES, CA	Census Tract:	1871.02	Total Rooms:	4
Subdivision:	LINDLEY TR	Zoning:	LARD1.5	Bedrooms:	2
Rec Date:	08/14/2017	Prior Rec Date:	08/31/2010	Bath(F/H):	1 /
Sale Date:	08/03/2017	Prior Sale Date:	08/13/2010	Yr Built/Eff:	1926 / 1926
Sale Price:	\$701,000	Prior Sale Price:	\$285,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	914257	Acres:	0.17	Fireplace:	/
1st Mtg Amt:		Lot Area:	7,267	Pool:	

Total Value:	\$337,036	# of Stories:	1.00	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:20					Distance From Subject:28.71 (miles)
Address:	437 N MINNESOTA AVE, GLENDORA, CA 91741-6921				
Owner Name:	GUSTAFSON MEGAN D				
Seller Name:	WALLACE FAMILY LIVING TRUST				
APN:	8647-009-009	Map Reference:	87-B4 /	Living Area:	584
County:	LOS ANGELES, CA	Census Tract:	4010.02	Total Rooms:	4
Subdivision:	GLENDORA	Zoning:	GDR1	Bedrooms:	1
Rec Date:	08/08/2017	Prior Rec Date:	09/16/1998	Bath(F/H):	1 /
Sale Date:	07/06/2017	Prior Sale Date:	12/29/1997	Yr Built/Eff:	1912 / 1920
Sale Price:	\$470,000	Prior Sale Price:		Air Cond:	
Sale Type:	FULL	Prior Sale Type:		Style:	CONVENTIONAL
Document #:	889909	Acres:	0.18	Fireplace:	/
1st Mtg Amt:	\$320,000	Lot Area:	8,000	Pool:	
Total Value:	\$185,716	# of Stories:	1.00	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

EXHIBIT D

ASSIGNED INSPECTOR: RUBEN REYES

Date: October 26, 2017

JOB ADDRESS: 10327 WEST LORNE STREET, LOS ANGELES, CA

(AKA: 10325 WEST LORNE STREET, LOS ANGELES, CA)

ASSESSORS PARCEL NO. (APN): 2407-017-014

CASE#: 325138

ORDER NO: A-2346645

EFFECTIVE DATE OF ORDER TO COMPLY: October 7, 2009

COMPLIANCE EXPECTED DATE: November 1, 2009

DATE COMPLIANCE OBTAINED: February 26, 2014

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-2346645

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

MARSHA L. BROWN
PRESIDENT

VAN AMBATIELOS
VICE-PRESIDENT

VICTOR H. CUEVAS
HELENA JUBANY
ELENORE A. WILLIAMS

CITY OF LOS ANGELES
CALIFORNIA



ANTONIO R. VILLARAIGOSA
MAYOR

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

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

ORDER TO COMPLY

ALEMAN, JULIO S AND CARMEN
10325 LORNE ST
SUN VALLEY, CA 91352

CASE #: 325138
ORDER #: A-2346645
EFFECTIVE DATE: October 07, 2009
COMPLIANCE DATE: November 01, 2009

OWNER OF

SITE ADDRESS: 10327 W LORNE ST

ASSESSORS PARCEL NO.: 2407-017-014

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.) as follows:

VIOLATION(S):

1. **Parking in the required front yard in a residential zone.**

You are therefore ordered to: 1) Discontinue the parking of vehicles in the required front yard of the R1 zone.

Code Section(s) in Violation: 12.21A.1(a), 12.21A.6(a), and 12.21C.1(g) of the L.A.M.C.

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.

A proposed noncompliance fee in the amount of \$100.00 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 \$350.00.

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.

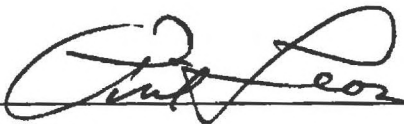
APPEAL PROCEDURES:

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 err 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)374-9847.

Office hours are 7:00 a.m. to 5:00 p.m. Monday through Friday.

Inspector: _____



Date: September 30, 2009

ERNIE LEOS
14410 SYLVAN STREET SUITE 105
VAN NUYS, CA 91401
(818)374-9847

REVIEWED BY