

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

HELENA JUBANY  
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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.  
SUPERINTENDENT OF BUILDING  
INTERIM GENERAL MANAGER

December 16, 2013

Council District: # 7

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

JOB ADDRESS: **13074 WEST SHENLEY STREET, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **2511-030-008**

On February 18, 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: **13074 West Shenley 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 Code Enforcement fee	\$ 100.00
Late Charge/Collection fee (250%)	250.00
Accumulated interest (1%/month)	226.53
Title Report fee	<u>48.00</u>
<b>Grand Total</b>	<b>\$ <u>624.53</u></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 **\$624.53** 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 **\$624.53** on the referenced property. A copy of the title report which includes a full legal description of the property is attached as Exhibit A. A list of all the names and addresses of owners and all interested parties entitled to notice is included (Exhibit B). Also attached is a report which includes the current fair market value of the property including all encumbrances of record on the property as of the date of the report (Exhibit C).

**DEPARTMENT OF BUILDING AND SAFETY**

  
Steve Ongele  
Chief, Resource Management Bureau

ATTEST: HOLLY WOLCOTT, CITY CLERK

Lien confirmed by  
City Council on:

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

**Westcoast Title**



**& Abstract Company, Inc.**

400 S. Alhambra Ave. Ste B  
Monterey Park, Ca. 91755  
Phone 626-548-2479 818-337-0474 fax

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Work Order No. T9675  
Type of Report: GAP Report  
Order Date: 08-22-2013

Prepared for: City of Los Angeles  
Dated as of: 08-16-2013

Fee: \$48.00

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

**For Assessors Parcel Number: 2511-030-008**

**Situs Address: 13074 W Shenley St.      City: Los Angeles      County: Los Angeles**

**-VESTING INFORMATION (Ownership)**

The last Recorded Document Transferring Fee Title Recorded on: 11-06-2003  
As Document Number: 03-3337549  
Documentary Transfer Tax: \$1,462.50  
In Favor of: **Fernando Gutierrez, an Unmarried Man**

**Mailing Address: Fernando Gutierrez  
13074 Shenley  
Los Angeles, CA 91342**

**-SCHEDULE B-**

**-The Property Reported Herein is Described as follows:**

**Lot 23 of Tract No. 20836, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 609, Page(s) 10 to 12 Inclusive of Maps, in the office of the County Recorder of said County.**

**Westcoast Title & Abstract Company, Inc.**

400 S. Alhambra Ave. Ste B  
Monterey Park, Ca. 91755  
Phone 626-548-2479 818-337-0474 fax

Page 2  
Order Number: T9675

**-Schedule B Continued-**

1. A Deed of Trust Recorded on 10-02-2006  
as Document Number 06-2186032  
Amount: \$329,000.00  
Trustor: Fernando Gutierrez, an Unmarried man  
Trustee: First American Title Insurance Co.  
Beneficiary: Metrocities Mortgage, LLC, a Limited Liability Company

Mailing Address: Metrocities Mortgage, LLC  
Attn: Document Control ✓  
15301 Ventura Blvd. Suite D300  
Sherman Oaks, CA 91403

Mailing Address: Mortgage Electronic Registration Systems, Inc. (MERS)  
P.O. Box 2026 ✓  
Flint, MI 48501-2026

2. A Deed of Trust Recorded on 09-19-2007  
as Document Number 07-2148575  
Amount: \$65,000.00  
Trustor: Maria Arechiga  
Trustee: PRLAP, Inc.  
Beneficiary: Bank of America, N.A.

Mailing Address: United General Title Ins ✓  
Fiserv-27 Inwood Road  
Rocky Hill, CT 06067

3. A Notice of Pending Lien Recorded 06-26-2009  
as Document Number 09-0966492  
Filed by the City of Los Angeles Dept. of Building and Safety

*A Statement of information may be required to provide further information on the owners listed below:*

No Statement of information is required.

End of Report

APN: 2511-030-008  
 Described As: LOT 23 TRACT # 20836  
 Address: 13074 SHENLEY ST LOS ANGELES CA 91342  
 City: LOS ANGELES CITY-44  
 Billing Address: 13074 SHENLEY ST SYLMAR CA 91342  
 Assessed Owner(s): GUTIERREZ,FERNANDO

Tax Rate Area:	0000016	Value	Conveyance Date:	05/27/1988
Use Code:	0100	Land:	Conveying Instrument:	852873
Single residence		Improvements:	Date Transfer Acquired:	
Region Code:	B1	Personal Property:	Vesting:	
Flood Zone:		Fixtures:	Year Built:	1957
Zoning Code:	LARS	Inventory:	Year Last Modified:	1957
Taxability Code:		Exemptions	Square Footage	
Tax Rate:		Homeowner:	Land:	
Bill #:		Inventory:	Improvements:	1147
Issue Date:	10/15/2012	Personal Property:	Tax Defaulted:	
		Religious:	Total Tax:	3,701.39
		All Other:		
		Net Taxable Value:		
		273,000.00		

Installment	Amount	Penalty	Due Date	Status	Payment Date	Balance
1st	1,850.70	185.07	12/10/2012	PAID	12/10/2012	0.00
2nd	1,850.69	195.07	04/10/2013	PAID	04/08/2013	0.00
<b>Total Balance:</b>						<b>0.00</b>

Account	Special Lien Description	Amount
30.71	L.A. COUNTY FLOOD CONTROL	35.90
36.92	LA CO PARK DISTRICTS	20.85
1.70	L.A. CITY TRAUMA/EMERGENCY SERV.	48.63
61.81	SOUTHEAST MOSQ ABATE	7.74
188.50	L.A. CITY LDSCP & LIGHT DIST 96-1	19.46
188.51	LOS ANGELES LIGHT MAINT	83.85
188.71	L.A. POLICE/911 BOND TAX	1.39
188.69	L.A. STORMWATER POLL ABATE	28.62

Open Orders with same APN			
Company	Department	Title Unit	Order #
FID		49	9488485

THIS INFORMATION IS PROVIDED FOR CUSTOMER SERVICE PURPOSES ONLY. PROPERTY INSIGHT DOES NOT WARRANT, NOR GUARANTEE THE ACCURACY NOR COMPLETENESS OF THE INFORMATION SHOWN ON THIS REPORT

\*\*\* END OF REPORT \*\*\*

This page is part of your document - DO NOT DISCARD

03 3337549

RECORDED/FILED IN OFFICIAL RECORDS  
RECORDER'S OFFICE  
LOS ANGELES COUNTY  
CALIFORNIA  
NOV 06 2003 AT 8 AM.

TITLE(S) :

Deed



FEE

FEE \$10 RR  
2

D.T.T

151

NOTIFICATION SENT SA ©

CODE

20

CODE

19

CODE

9

Assessor's Identification Number (AIN)

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

Number of AIN's Shown

2511-030-008

001

THIS FORM NOT TO BE DUPLICATED

11/8/03 Southland Title Corporation

RECORDING REQUESTED BY:  
Southland Title

AND WHEN RECORDED MAIL TO:

Fernando Gutierrez  
13074 Shenley  
Los Angeles, CA 91342

A.P.N.: 2511-030-008  
Order No.: 13096092  
Escrow No.: 11560-NO

03 3337549 <sup>2</sup>

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE

**GRANT DEED**

THE UNDERSIGNED GRANTOR(S) DECLARE(S) <sup>(S)</sup> DOCUMENTARY TRANSFER TAX IS \$357.50 CITY TAX IS \$1,462.50 <sup>(4)</sup>

- (XX) Computed on full value of property conveyed, or
- (n/a) Computed on full value less value of liens or encumbrances remaining at time of sale
- (n/a) Unincorporated area: (XX) City of Los Angeles

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged

Scott P. Hughes and Jo A. Hughes, husband and wife as joint tenants

hereby GRANT(S) to

Fernando Gutierrez, an unmarried man

the following described property, in the County of Los Angeles, State of California.

Lot 23 of Tract No. 20836, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 609, Page(s) 10-12 of Maps, in the office of the County Recorder of said County.

*See Exhibit A Attached*

(commonly known as: 13074 Shenley, (Sylmar Area) Los Angeles, CA 91342)

Dated: September 26, 2003

STATE OF CALIFORNIA  
COUNTY OF LOS ANGELES } SS.

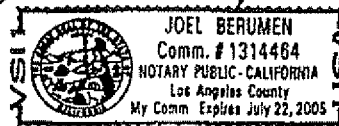
On October 13, 2003 before me

Joel Berumen  
a Notary Public in and for said County and State, personally appeared

Scott P. Hughes & Jo A. Hughes

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) 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.

*Scott P. Hughes*  
Scott P. Hughes  
*Jo A. Hughes*  
Jo A. Hughes



(This Area for Notary Seal Only)

WITNESS my hand and official seal.

Signature Joel Berumen  
Signature of Notary

MAIL TAX STATEMENTS AS DIRECTED ABOVE

*2511-030-008*

*13096092*

11/6/03

3

EXHIBIT "A"

X Lot(s) 23 of Tract No. 20836, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 609 Page(s) 10 to 12 inclusive of Maps, in the office of the County Recorder of said County. X

Except therefrom all oil, gas and other hydrocarbon substances in and under said real property together with the right to explore, develop, extract and remove the same therefrom by slant drilling or the "whipstock" method of operation, with derricks or drill rigs located outside of the boundaries of said land, provided however, that the foregoing exception and reservation does not include a right of entry on the surface of said land, as reserved in the Deed from Mollin Investment Co., a Corporation recorded February 18, 1953 in Book 41007 Page 183, as Instrument No. 3536, Official Records.

All rights, title and interest of Mollin Investment Co., a Corporation, in and to all oil, gas, minerals and other hydrocarbon substances lying above 500 feet from the surface of said land, together with all right of entry in the area above 500 feet from the surface, was relinquished by Quitclaim Deeds recorded January 30, 1957 in Book 53502 Page 380, Official Records.

03 3337549

This page is part of your document - DO NOT DISCARD

06 2186032

RECORDED/FILED IN OFFICIAL RECORDS  
RECORDER'S OFFICE  
LOS ANGELES COUNTY  
CALIFORNIA  
10/02/06 AT 08:00am

TITLE(S) :



FEE

D.T.T.

FEE \$	49 AA
DAF \$	2
C-20	13

CODE  
20

CODE  
19

CODE  
9

NOTIFICATION SENT 04 ©

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



FIDELITY-VAN NUYS

06 2186032

2

WHEN RECORDED RETURN TO:  
METROCITIES MORTGAGE, LLC  
ATTN: DOCUMENT CONTROL  
15301 VENTURA BLVD. SUITE D300  
SHERMAN OAKS, CALIFORNIA 91403

MERS MIN NO. 100034200057368312

[Space Above This Line For Recording Data]

LOAN NO. 21071749

DEED OF TRUST

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 SEPTEMBER 25, 2006, together with all Riders to this document.
- (B) "Borrower" is FERNANDO GUTIERREZ, AN UNMARRIED MAN

Borrower is the trustor under this Security Instrument.

(C) "Lender" is

METROCITIES MORTGAGE, LLC

Lender is a LIMITED LIABILITY COMPANY

organized and existing under the laws of DELAWARE

Lender's address is 15301 VENTURA BLVD. SUITE D300, SHERMAN OAKS, CA 91403

Lender is the beneficiary under this Security Instrument.

(D) "Trustee" is FIRST AMERICAN TITLE INSURANCE CO.

(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, Michigan 48501-2026, tel. (888)679-MERS.

(F) "Note" means the promissory note signed by Borrower and dated SEPTEMBER 25, 2006

The Note states that Borrower owes Lender

THREE HUNDRED TWENTY-NINE THOUSAND AND 00/100

Dollars. (U.S. \$ 329,000.00) plus interest. Borrower has promised to pay this debt in regular

Periodic Payments and to pay the debt in full no later than OCTOBER 1, 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, and 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]:

- Adjustable Rate Rider
- Condominium Rider
- Second Home Rider
- Balloon Rider
- Planned Unit Development Rider
- Biweekly Payment Rider
- Other(s) [specify] LEGAL DESCRIPTION ATTACHED
- 1-4 Family Rider
- Prepayment Penalty Rider

19488485

2511-030-008

10/02/06

12

Loan Number 21071749

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument and in any Rider executed by Borrower and recorded with it.

Witnesses:

<u>Fernando Gutierrez</u> (Seal)	_____ (Seal)
FERNANDO GUTIERREZ Borrower	Borrower
_____ (Seal)	_____ (Seal)
_____ Borrower	Borrower
_____ (Seal)	_____ (Seal)
_____ Borrower	Borrower
_____ (Seal)	_____ (Seal)
_____ Borrower	Borrower

[Space Below This Line Reserved For Acknowledgement]

STATE OF California )  
COUNTY OF Los Angeles ) SS

On Sep. 25, 2006, before me, Iris Villatoro, Notary Public  
Date Year Name, Title of Officer

personally appeared Fernando Gutierrez  
NAME(S) OF SIGNER(S)

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.



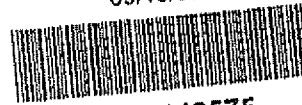
WITNESS my hand and official seal  
Iris Villatoro  
Signature of Notary

10/02/06

06 2186032

Recording Requested By  
Bank of America, NA

09/19/07



20072148575



ng Return To  
NA

osing Review EIR-700-04-21

Gubierrez, Fernando Blvd 700

Record and Return To:  
United General Title Ins  
Fiserv - 27 Inwood Road  
ROCKY HILL, CT 06067

[Space Above This Line For Recording Data]

**SHORT FORM DEED OF TRUST**  
(EQUITY MAXIMIZER ACCOUNT)

This Deed of Trust is made on AUGUST 16, 2007 by FERNANDO GUTIERREZ,  
MARIA ARECHIGA

(collectively and individually "Trustor"), PRLAP, INC ("Trustee"); and the beneficiary, Bank of America, N.A. ("Bank") Trustee is a subsidiary of Bank. Any non-titleholder signs below as Trustor solely for the purpose of subjecting any community property interest in the property described below to this Deed of Trust. The words "I," "me," and "my" in this Deed of Trust refer to the Trustor, whether one or more

**BANK AND I AGREE:**

1. **Property Security.** For the purpose of securing the obligations described below, I irrevocably grant, convey, transfer and assign to Trustee, in trust with power of sale, the property located in LOS ANGELES County, California described as follows:

SCHEDULE A ATTACHED HERETO AND MADE A PART OF.

with the street address 13074 SHENLEY STREET, SYLMAR, CALIFORNIA 91342 and with Parcel No. 2511-030-008 and including all improvements and fixtures now or later erected on the property, and all easements, rights, appurtenances and fixtures now or later a part of or related to the above described property (collectively the "Property")

**2. This Deed of Trust secures:**

- All of the obligations of the borrowers under the Disclosure and Loan Agreement dated AUGUST 16, 2007, and naming FERNANDO GUTIERREZ, MARIA ARECHIGA

FERNANDO GUTIERREZ/995072271958110

CALIFORNIA SHORT FORM DEED OF TRUST  
(EQUITY MAXIMIZER ACCOUNT)  
CAHESISF BOA 02/0207

DocMagic eRecords 800-44-1362  
www.docmagic.com

3

as borrowers, for a revolving line of credit account (the "Agreement"), as well as any modifications and renewals of the Agreement. The Agreement provides for a Total Credit Commitment (as defined in the Agreement) of \$ 65,000.00, allows for repeated credit advances drawn against the Total Credit Commitment, and provides for a variable interest rate. By mutual agreement, Bank may increase the Total Credit Commitment ("Increased Credit Commitment"); and

- Trustor's performance of each obligation in this Deed of Trust

This Deed of Trust will not secure borrowers' obligations under the Agreement in excess of the Total Credit Commitment or Increased Credit Commitment, except for any amounts due to (a) unpaid interest, or (b) expenses that Bank incurs because obligations of a borrower under the Agreement are not fulfilled (including without limitation, any advances that Bank makes to perform borrowers' duties to pay taxes, insurance, etc.)

To Protect the Security of this Deed of Trust, I Agree: By the execution and delivery of this Deed of Trust and the Equity Maximizer Agreement and Disclosure secured hereby, that provisions (3) to (20), inclusive of the fictitious deed of trust recorded in LOS ANGELES County JULY 19, 1999 as Instrument No 99-1334924 in Book and at Page of the Official Records of the County Recorder of that county, (which provisions, identical in all counties, are printed on the following pages) hereby are adopted and incorporated herein and made a part hereof as though set forth at length, and I will observe and perform such provisions, and that the reference to Property, obligations, and parties in such provisions shall be construed to refer to the Property, obligations, and parties set forth in this Deed of Trust.

Trustor requests that a copy of ANY NOTICE OF DEFAULT AND ANY NOTICE OF SALE under this Deed of Trust be mailed to Trustor at the Trustor's address shown below, or if no address is shown, then at the address of the Property

Mailing Address for Notices: 13074 SHENLEY STREET, SYLMAR, CALIFORNIA 91342

BY SIGNING BELOW, Trustor accepts and agrees to the terms and covenants contained in this Security Instrument and in any Rider executed by Trustor and recorded with it.

Fernando Gutierrez (Seal)  
FERNANDO GUTIERREZ -Trustor

Maria Arechiga (Seal)  
MARIA ARECHIGA -Trustor

\_\_\_\_ (Seal)  
-Trustor

\_\_\_\_ (Seal)  
-Trustor

\_\_\_\_ (Seal)  
-Trustor

\_\_\_\_ (Seal)  
-Trustor

RECORDING REQUESTED BY:  
CITY OF LOS ANGELES

WHEN RECORDED MAIL TO:

Department of Building and Safety  
Financial Services Division  
201 N. Figueroa St., 9th Floor  
Los Angeles, CA 90012

06/25/2009



\*20090966492\*

SPACE ABOVE THIS LINE FOR RECORDER'S USE

NOTICE OF PENDING LIEN

Notice is hereby given that, pursuant to the provisions of Section 98.0402 of Division 4 of Article 8 of Chapter IX of the Los Angeles Municipal Code (LAMC), the City of Los Angeles has incurred the cost of inspections of the property described below. The City of Los Angeles intends to impose a lien against the property described below to recover the cost of such inspections, plus appropriate fees and fines, as authorized by LAMC Section 98.0402 and Section 7.35.5 of Article 4.6 of Chapter I of Division 7 of the Los Angeles Administrative Code, upon confirmation of the City Council.

For further information regarding this notice and the status of Department proceedings, please contact Nancy Truong of the Department of Building and Safety between 9:00 a.m. and 11:00 a.m., Monday through Friday. (Invoice No. 4621544)

Telephone Number: (213) 482-6890

Office Location: 201 N. Figueroa St., Suite 940

The property subject to this Notice of Pending Lien is that certain real property in the City of Los Angeles, County of Los Angeles, State of California, described as follows:

TR 20836 23 M B 609-10/12

THIS NOTICE WILL CONTINUE IN FULL FORCE AND EFFECT UNTIL THE CITY OF LOS ANGELES RECORDS A SUBSEQUENT NOTICE OF TERMINATION OF PENDING LIEN OR A NOTICE OF LIEN.

APN 2511-030-008

AKA 13074 W SHENLEY ST  
LOS ANGELES

Owner:

GUTIERREZ FERNANDO  
13074 SHENLEY ST  
SYLMAR CA, 91342

DATED: This 23rd Day of June, 2009

CITY OF LOS ANGELES  
ANDREW A. ADELMAN, P.E.  
General Manager, Department of Building and Safety

By

Karen Penner, Bureau Chief  
Resource Management Bureau

# EXHIBIT B

ASSIGNED INSPECTOR: JOHN HAMILTON

Date: December 16, 2013

JOB ADDRESS: 13074 WEST SHENLEY STREET, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 2511-030-008

Last Full Title: 8/16/2013

Last Update to Title:

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## LIST OF OWNERS AND INTERESTED PARTIES

- 1). FERNANDO GUTIERREZ  
13074 WEST SHENLEY STREET  
LOS ANGELES, CA 91342  
CAPACITY: OWNER
- 2). METROCITIES MORTGAGE, LLC  
ATTN: DOCUMENT CONTROL  
15301 VENTURA BLVD. SUITE D300  
SHERMAN OAKS, CA 91403  
CAPACITY: INTERESTED PARTIES
- 3). MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS)  
P.O. BOX 2026  
FLINT, MI 48501-2026  
CAPACITY: INTERESTED PARTIES
- 4). UNITED GENERAL TITLE INS  
FISERV-27 INWOOD ROAD  
ROCKY HILL, CT 06067  
CAPACITY: INTERESTED PARTIES

# Property Detail Report

For Property Located At :  
**13074 SHENLEY ST, SYLMAR, CA 91342-2530**



### Owner Information

Owner Name: **GUTIERREZ FERNANDO**  
 Mailing Address: **13074 SHENLEY ST, SYLMAR CA 91342-2530 C008**  
 Vesting Codes: **UM / /**

### Location Information

Legal Description:	<b>TRACT # 20836 LOT 23</b>	APN:	<b>2511-030-008</b>
County:	<b>LOS ANGELES, CA</b>	Alternate APN:	
Census Tract / Block:	<b>1061.12 / 1</b>	Subdivision:	<b>20836</b>
Township-Range-Sect:		Map Reference:	<b>3-A2 / 482-D2</b>
Legal Book/Page:	<b>609-10</b>	Tract #:	<b>20836</b>
Legal Lot:	<b>23</b>	School District:	<b>LOS ANGELES</b>
Legal Block:		School District Name:	
Market Area:	<b>SYL</b>	Munic/Township:	
Neighbor Code:			

### Owner Transfer Information

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

### Last Market Sale Information

Recording/Sale Date:	<b>11/06/2003 / 09/26/2003</b>	1st Mtg Amount/Type:	<b>\$260,000 / CONV</b>
Sale Price:	<b>\$325,000</b>	1st Mtg Int. Rate/Type:	<b>/ ADJ</b>
Sale Type:	<b>FULL</b>	1st Mtg Document #:	<b>3337550</b>
Document #:	<b>3337549</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>\$283.35</b>
New Construction:		Multi/Split Sale:	
Title Company:	<b>SOUTHLAND TITLE CO.</b>		
Lender:	<b>WORLD SVGS BK FSB</b>		
Seller Name:	<b>HUGHES SCOTT P &amp; JO A</b>		

### Prior Sale Information

Prior Rec/Sale Date:	<b>/</b>	Prior Lender:	
Prior Sale Price:		Prior 1st Mtg Amt/Type:	<b>/</b>
Prior Doc Number:		Prior 1st Mtg Rate/Type:	<b>/</b>
Prior Deed Type:			

### Property Characteristics

Gross Area:		Parking Type:	<b>PARKING AVAIL</b>	Construction:	
Living Area:	<b>1,147</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:	<b>2</b>	Porch Type:	
Total Rooms:	<b>5</b>	Basement Area:		Patio Type:	
Bedrooms:	<b>3</b>	Finish Bsmnt Area:		Pool:	
Bath(F/H):	<b>2 /</b>	Basement Type:		Air Cond:	<b>EVAP COOLER</b>
Year Built / Eff:	<b>1957 / 1957</b>	Roof Type:		Style:	<b>CONVENTIONAL</b>
Fireplace:	<b>/</b>	Foundation:	<b>SLAB</b>	Quality:	
# of Stories:	<b>1.00</b>	Roof Material:	<b>WOOD SHAKE</b>	Condition:	
Other Improvements:					

### Site Information

Zoning:	<b>LARS</b>	Acres:	<b>0.19</b>	County Use:	<b>SINGLE FAMILY RESID (0100)</b>
Lot Area:	<b>8,272</b>	Lot Width/Depth:	<b>80 x 103</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>\$327,000</b>	Assessed Year:	<b>2013</b>	Property Tax:	<b>\$3,701.39</b>
Land Value:	<b>\$217,000</b>	Improved %:	<b>34%</b>	Tax Area:	<b>16</b>
Improvement Value:	<b>\$110,000</b>	Tax Year:	<b>2012</b>	Tax Exemption:	
Total Taxable Value:	<b>\$327,000</b>				

## Comparable Summary

For Property Located At



CoreLogic

RealQuest Professional

**13074 SHENLEY ST, SYLMAR, CA 91342-2530**

**13 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: 13

	Subject Property	Low	High	Average
Sale Price	\$325,000	\$275,000	\$402,500	\$337,000
Bldg/Living Area	1,147	978	1,299	1,228
Price/Sqft	\$283.35	\$213.51	\$309.85	\$275.58
Year Built	1957	1947	1960	1954
Lot Area	8,272	5,719	21,437	8,702
Bedrooms	3	2	4	3
Bathrooms/Restrooms	2	1	2	2
Stories	1.00	1.00	1.00	1.00
Total Value	\$327,000	\$174,800	\$345,914	\$265,102
Distance From Subject	0.00	0.06	0.46	0.25

\*= 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>											
			13074 SHENLEY ST	\$325,000	1957	3	2	11/06/2003	1,147	8,272	0.0
<b>Comparables</b>											
<input checked="" type="checkbox"/>	1		13041 SHENLEY ST	\$325,000	1958	3	2	05/09/2013	1,147	8,661	0.06
<input checked="" type="checkbox"/>	2		13038 SHENLEY ST	\$402,500	1957	4	2	09/06/2013	1,299	7,524	0.06
<input checked="" type="checkbox"/>	3		13027 SHENLEY ST	\$345,000	1957	4	2	03/21/2013	1,270	8,783	0.08
<input checked="" type="checkbox"/>	4		13177 HERRON ST	\$334,000	1955	3	2	04/25/2013	1,150	7,507	0.13
<input checked="" type="checkbox"/>	5		13154 AZTEC ST	\$332,500	1947	3	2	05/10/2013	1,291	5,920	0.17
<input checked="" type="checkbox"/>	6		13228 SAYRE ST		1954	4	2	11/08/2013	1,246	7,507	0.19
<input checked="" type="checkbox"/>	7		13176 AZTEC ST	\$300,000	1947	2	1	03/27/2013	978	5,919	0.22
<input checked="" type="checkbox"/>	8		13228 AZTEC ST	\$350,000	1949	2	1	11/05/2013	1,274	21,437	0.32
<input checked="" type="checkbox"/>	9		13686 LINFIELD AVE	\$370,000	1960	3	2	10/31/2013	1,288	10,084	0.35
<input checked="" type="checkbox"/>	10		13328 HERRON ST	\$325,000	1947	4	1	09/20/2013	1,183	5,719	0.35
<input checked="" type="checkbox"/>	11		13456 OSCAR ST	\$335,000	1955	4	2	03/26/2013	1,262	8,355	0.44
<input checked="" type="checkbox"/>	12		12747 RAJAH ST	\$350,000	1960	3	2	11/15/2013	1,288	8,210	0.44
<input checked="" type="checkbox"/>	13		12744 RAJAH ST	\$275,000	1960	3	2	06/06/2013	1,288	7,499	0.46



**Comparable Sales Report**

For Property Located At



CoreLogic

RealQuest Professional

**13074 SHENLEY ST, SYLMAR, CA 91342-2530****13 Comparable(s) Selected.**

Report Date: 12/09/2013

**Summary Statistics:**

	<b>Subject</b>	<b>Low</b>	<b>High</b>	<b>Average</b>
Sale Price	\$325,000	\$275,000	\$402,500	\$337,000
Bldg/Living Area	1,147	978	1,299	1,228
Price/Sqft	\$283.35	\$213.51	\$309.85	\$275.58
Year Built	1957	1947	1960	1954
Lot Area	8,272	5,719	21,437	8,702
Bedrooms	3	2	4	3
Bathrooms/Restrooms	2	1	2	2
Stories	1.00	1.00	1.00	1.00
Total Value	\$327,000	\$174,800	\$345,914	\$265,102
Distance From Subject	0.00	0.06	0.46	0.25

\* = user supplied for search only

<b>Comp #:1</b>				Distance From Subject:0.06 (miles)
Address:	<b>13041 SHENLEY ST, SYLMAR, CA 91342-2531</b>			
Owner Name:	<b>KIYORK WARANT/KHACHIK VIRA</b>			
Seller Name:	<b>MCB LLC</b>			
APN:	<b>2511-031-009</b>	Map Reference:	<b>3-A2 / 482-D2</b>	Living Area: <b>1,147</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>1061.12</b>	Total Rooms: <b>5</b>
Subdivision:	<b>20836</b>	Zoning:	<b>LARS</b>	Bedrooms: <b>3</b>
Rec Date:	<b>05/09/2013</b>	Prior Rec Date:	<b>11/01/2012</b>	Bath(F/H): <b>2 /</b>
Sale Date:	<b>03/15/2013</b>	Prior Sale Date:	<b>10/16/2012</b>	Yr Built/Eff: <b>1958 / 1958</b>
Sale Price:	<b>\$325,000</b>	Prior Sale Price:	<b>\$260,000</b>	Air Cond: <b>EVAP COOLER</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Style: <b>CONVENTIONAL</b>
Document #:	<b>701153</b>	Acres:	<b>0.20</b>	Fireplace: <b>/</b>
1st Mtg Amt:	<b>\$292,085</b>	Lot Area:	<b>8,661</b>	Pool: <b>POOL</b>
Total Value:	<b>\$260,000</b>	# of Stories:	<b>1.00</b>	Roof Mat: <b>WOOD SHAKE</b>
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/ 2</b>	Parking: <b>ATTACHED GARAGE</b>

<b>Comp #:2</b>				Distance From Subject:0.06 (miles)
Address:	<b>13038 SHENLEY ST, SYLMAR, CA 91342-2530</b>			
Owner Name:	<b>NAVA KYRIE E/GARCIA BELINDA M</b>			
Seller Name:	<b>JOHNDAVID FINANCIAL INC</b>			
APN:	<b>2511-030-003</b>	Map Reference:	<b>3-A2 / 482-D2</b>	Living Area: <b>1,299</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>1061.12</b>	Total Rooms: <b>6</b>
Subdivision:	<b>20836</b>	Zoning:	<b>LARS</b>	Bedrooms: <b>4</b>
Rec Date:	<b>09/06/2013</b>	Prior Rec Date:	<b>06/11/2013</b>	Bath(F/H): <b>2 /</b>
Sale Date:	<b>08/24/2013</b>	Prior Sale Date:	<b>03/25/2013</b>	Yr Built/Eff: <b>1957 / 1957</b>
Sale Price:	<b>\$402,500</b>	Prior Sale Price:	<b>\$238,000</b>	Air Cond: <b>WALL</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Style: <b>CONVENTIONAL</b>
Document #:	<b>1301566</b>	Acres:	<b>0.17</b>	Fireplace: <b>/</b>
1st Mtg Amt:	<b>\$388,000</b>	Lot Area:	<b>7,524</b>	Pool: <b>POOL</b>
Total Value:	<b>\$317,000</b>	# of Stories:	<b>1.00</b>	Roof Mat: <b>WOOD SHAKE</b>
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/ 2</b>	Parking: <b>PARKING AVAIL</b>

<b>Comp #:3</b>				Distance From Subject:0.08 (miles)
Address:	<b>13027 SHENLEY ST, SYLMAR, CA 91342-2531</b>			
Owner Name:	<b>MONICO DEBBIE R/WADA CYNTHIA A</b>			
Seller Name:	<b>APG FUND 1 LLC</b>			
APN:	<b>2511-031-011</b>	Map Reference:	<b>3-A2 / 482-D2</b>	Living Area: <b>1,270</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>1061.12</b>	Total Rooms: <b>6</b>
Subdivision:	<b>20836</b>	Zoning:	<b>LARS</b>	Bedrooms: <b>4</b>
Rec Date:	<b>03/21/2013</b>	Prior Rec Date:	<b>10/01/2012</b>	Bath(F/H): <b>2 /</b>
Sale Date:	<b>03/20/2013</b>	Prior Sale Date:	<b>08/30/2012</b>	Yr Built/Eff: <b>1957 / 1958</b>
Sale Price:	<b>\$345,000</b>	Prior Sale Price:	<b>\$260,500</b>	Air Cond: <b>CENTRAL</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Style: <b>CONVENTIONAL</b>
Document #:	<b>425720</b>	Acres:	<b>0.20</b>	Fireplace: <b>/</b>
1st Mtg Amt:	<b>\$327,650</b>	Lot Area:	<b>8,783</b>	Pool: <b>/</b>
Total Value:	<b>\$260,300</b>	# of Stories:	<b>1.00</b>	Roof Mat: <b>WOOD SHAKE</b>
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/ 2</b>	Parking: <b>PARKING AVAIL</b>

<b>Comp #:4</b>				Distance From Subject:0.13 (miles)
Address:	<b>13177 HERRON ST, SYLMAR, CA 91342-2522</b>			
Owner Name:	<b>DIZON JANELLE</b>			
Seller Name:	<b>RESTORE NEIGHBORHOODS LA INC</b>			
APN:	<b>2511-020-025</b>	Map Reference:	<b>3-A2 / 482-D2</b>	Living Area: <b>1,150</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>1061.12</b>	Total Rooms: <b>5</b>
Subdivision:	<b>18866</b>	Zoning:	<b>LARS</b>	Bedrooms: <b>3</b>
Rec Date:	<b>04/25/2013</b>	Prior Rec Date:	<b>02/07/2012</b>	Bath(F/H): <b>2 /</b>
Sale Date:	<b>02/05/2013</b>	Prior Sale Date:	<b>12/20/2011</b>	Yr Built/Eff: <b>1955 / 1955</b>
Sale Price:	<b>\$334,000</b>	Prior Sale Price:	<b>\$253,500</b>	Air Cond: <b>EVAP COOLER</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Style: <b>BUNGALOW</b>
Document #:	<b>623643</b>	Acres:	<b>0.17</b>	Fireplace: <b>/</b>
1st Mtg Amt:	<b>\$298,636</b>	Lot Area:	<b>7,507</b>	Pool: <b>/</b>
Total Value:	<b>\$258,468</b>	# of Stories:	<b>1.00</b>	Roof Mat: <b>GRAVEL &amp; ROCK</b>
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/ 1</b>	Parking: <b>PARKING AVAIL</b>

<b>Comp #:</b> 5		Distance From Subject: <b>0.17 (miles)</b>	
<b>Address:</b> 13154 AZTEC ST, SYLMAR, CA 91342-2505			
<b>Owner Name:</b> FREQ CALIFORNIA LLC			
<b>Seller Name:</b> SAMANTHAS PROPERTIES INV LLC			
<b>APN:</b> 2511-025-009	<b>Map Reference:</b> 3-A2 / 482-D2	<b>Living Area:</b> 1,291	
<b>County:</b> LOS ANGELES, CA	<b>Census Tract:</b> 1061.12	<b>Total Rooms:</b> 4	
<b>Subdivision:</b> 9293	<b>Zoning:</b> LARA	<b>Bedrooms:</b> 3	
<b>Rec Date:</b> 05/10/2013	<b>Prior Rec Date:</b> 02/27/2013	<b>Bath(F/H):</b> 2 /	
<b>Sale Date:</b> 04/26/2013	<b>Prior Sale Date:</b> 02/20/2013	<b>Yr Built/Eff:</b> 1947 / 1971	
<b>Sale Price:</b> \$332,500	<b>Prior Sale Price:</b> \$258,500	<b>Air Cond:</b>	
<b>Sale Type:</b> FULL	<b>Prior Sale Type:</b> FULL	<b>Style:</b> CONVENTIONAL	
<b>Document #:</b> 704153	<b>Acres:</b> 0.14	<b>Fireplace:</b> /	
<b>1st Mtg Amt:</b>	<b>Lot Area:</b> 5,920	<b>Pool:</b>	
<b>Total Value:</b> \$302,940	<b># of Stories:</b> 1.00	<b>Roof Mat:</b> COMPOSITION SHINGLE	
<b>Land Use:</b> SFR	<b>Park Area/Cap#:</b> / 1	<b>Parking:</b> PARKING AVAIL	

<b>Comp #:</b> 6		Distance From Subject: <b>0.19 (miles)</b>	
<b>Address:</b> 13228 SAYRE ST, SYLMAR, CA 91342-2536			
<b>Owner Name:</b> NIKRAVESH MICHAEL 2009 TRUST			
<b>Seller Name:</b> KANE PAUL M			
<b>APN:</b> 2511-020-012	<b>Map Reference:</b> 3-A2 / 482-D2	<b>Living Area:</b> 1,246	
<b>County:</b> LOS ANGELES, CA	<b>Census Tract:</b> 1061.12	<b>Total Rooms:</b> 6	
<b>Subdivision:</b> 18866	<b>Zoning:</b> LARS	<b>Bedrooms:</b> 4	
<b>Rec Date:</b> 11/08/2013	<b>Prior Rec Date:</b> 11/14/2000	<b>Bath(F/H):</b> 2 /	
<b>Sale Date:</b> 10/25/2013	<b>Prior Sale Date:</b> 10/06/2000	<b>Yr Built/Eff:</b> 1954 / 1954	
<b>Sale Price:</b>	<b>Prior Sale Price:</b> \$162,000	<b>Air Cond:</b>	
<b>Sale Type:</b> N	<b>Prior Sale Type:</b> FULL	<b>Style:</b> CONVENTIONAL	
<b>Document #:</b> 1593091	<b>Acres:</b> 0.17	<b>Fireplace:</b> Y / 1	
<b>1st Mtg Amt:</b>	<b>Lot Area:</b> 7,507	<b>Pool:</b>	
<b>Total Value:</b> \$197,734	<b># of Stories:</b> 1.00	<b>Roof Mat:</b> GRAVEL & ROCK	
<b>Land Use:</b> SFR	<b>Park Area/Cap#:</b> / 2	<b>Parking:</b> PARKING AVAIL	

<b>Comp #:</b> 7		Distance From Subject: <b>0.22 (miles)</b>	
<b>Address:</b> 13176 AZTEC ST, SYLMAR, CA 91342-2505			
<b>Owner Name:</b> ORTEGA DAVID			
<b>Seller Name:</b> FRANKLIN ROAD INVESTMENT CORP			
<b>APN:</b> 2511-025-017	<b>Map Reference:</b> 3-A2 / 482-D2	<b>Living Area:</b> 978	
<b>County:</b> LOS ANGELES, CA	<b>Census Tract:</b> 1061.12	<b>Total Rooms:</b> 4	
<b>Subdivision:</b> 9293	<b>Zoning:</b> LARA	<b>Bedrooms:</b> 2	
<b>Rec Date:</b> 03/27/2013	<b>Prior Rec Date:</b> 11/21/2012	<b>Bath(F/H):</b> 1 /	
<b>Sale Date:</b> 02/01/2013	<b>Prior Sale Date:</b> 10/17/2012	<b>Yr Built/Eff:</b> 1947 / 1961	
<b>Sale Price:</b> \$300,000	<b>Prior Sale Price:</b> \$210,500	<b>Air Cond:</b> WALL	
<b>Sale Type:</b> FULL	<b>Prior Sale Type:</b> FULL	<b>Style:</b> CONVENTIONAL	
<b>Document #:</b> 459271	<b>Acres:</b> 0.14	<b>Fireplace:</b> /	
<b>1st Mtg Amt:</b> \$294,566	<b>Lot Area:</b> 5,919	<b>Pool:</b>	
<b>Total Value:</b> \$210,500	<b># of Stories:</b> 1.00	<b>Roof Mat:</b> COMPOSITION SHINGLE	
<b>Land Use:</b> SFR	<b>Park Area/Cap#:</b> / 4	<b>Parking:</b> DETACHED GARAGE	

<b>Comp #:</b> 8		Distance From Subject: <b>0.32 (miles)</b>	
<b>Address:</b> 13228 AZTEC ST, SYLMAR, CA 91342-2507			
<b>Owner Name:</b> VALENZUELA CHRISTINE			
<b>Seller Name:</b> CHICANA SERVICE ACTION CENTER			
<b>APN:</b> 2511-026-004	<b>Map Reference:</b> 3-A2 / 482-D2	<b>Living Area:</b> 1,274	
<b>County:</b> LOS ANGELES, CA	<b>Census Tract:</b> 1061.12	<b>Total Rooms:</b> 6	
<b>Subdivision:</b> MACLAY	<b>Zoning:</b> LARA	<b>Bedrooms:</b> 2	
<b>Rec Date:</b> 11/05/2013	<b>Prior Rec Date:</b> 06/16/2010	<b>Bath(F/H):</b> 1 /	
<b>Sale Date:</b> 10/30/2013	<b>Prior Sale Date:</b> 04/19/2010	<b>Yr Built/Eff:</b> 1949 / 1949	
<b>Sale Price:</b> \$350,000	<b>Prior Sale Price:</b> \$330,000	<b>Air Cond:</b>	
<b>Sale Type:</b> FULL	<b>Prior Sale Type:</b> FULL	<b>Style:</b> CONVENTIONAL	
<b>Document #:</b> 1569794	<b>Acres:</b> 0.49	<b>Fireplace:</b> Y / 1	
<b>1st Mtg Amt:</b>	<b>Lot Area:</b> 21,437	<b>Pool:</b>	
<b>Total Value:</b> \$345,914	<b># of Stories:</b> 1.00	<b>Roof Mat:</b> COMPOSITION SHINGLE	
<b>Land Use:</b> SFR	<b>Park Area/Cap#:</b> / 2	<b>Parking:</b> PARKING AVAIL	

<b>Comp #:</b> 9		Distance From Subject: 0.35 (miles)	
<b>Address:</b> 13686 LINFIELD AVE, SYLMAR, CA 91342-3310			
<b>Owner Name:</b> GONZALEZ EMANUEL/GONZALEZ MARIO			
<b>Seller Name:</b> BENCOR INVESTMENTS LLC			
<b>APN:</b> 2580-009-027	<b>Map Reference:</b> 3-B2 / 482-E2	<b>Living Area:</b> 1,288	
<b>County:</b> LOS ANGELES, CA	<b>Census Tract:</b> 1061.11	<b>Total Rooms:</b> 6	
<b>Subdivision:</b> 25726	<b>Zoning:</b> LARS	<b>Bedrooms:</b> 3	
<b>Rec Date:</b> 10/31/2013	<b>Prior Rec Date:</b> 05/24/2013	<b>Bath(F/H):</b> 2 /	
<b>Sale Date:</b> 10/23/2013	<b>Prior Sale Date:</b> 03/22/2013	<b>Yr Built/Eff:</b> 1960 / 1960	
<b>Sale Price:</b> \$370,000	<b>Prior Sale Price:</b> \$291,000	<b>Air Cond:</b> EVAP COOLER	
<b>Sale Type:</b> FULL	<b>Prior Sale Type:</b> FULL	<b>Style:</b> CONVENTIONAL	
<b>Document #:</b> 1555799	<b>Acres:</b> 0.23	<b>Fireplace:</b> Y / 1	
<b>1st Mtg Amt:</b>	<b>Lot Area:</b> 10,084	<b>Pool:</b>	
<b>Total Value:</b> \$282,000	<b># of Stories:</b> 1.00	<b>Roof Mat:</b> COMPOSITION SHINGLE	
<b>Land Use:</b> SFR	<b>Park Area/Cap#:</b> / 2	<b>Parking:</b> ATTACHED GARAGE	

<b>Comp #:</b> 10		Distance From Subject: 0.35 (miles)	
<b>Address:</b> 13328 HERRON ST, SYLMAR, CA 91342-2525			
<b>Owner Name:</b> MENA SONIA M/ARISTA MAYRA I			
<b>Seller Name:</b> OLIVAS ANDY F			
<b>APN:</b> 2511-028-008	<b>Map Reference:</b> 3-A2 / 482-C2	<b>Living Area:</b> 1,183	
<b>County:</b> LOS ANGELES, CA	<b>Census Tract:</b> 1061.12	<b>Total Rooms:</b> 4	
<b>Subdivision:</b> 9291	<b>Zoning:</b> LARA	<b>Bedrooms:</b> 4	
<b>Rec Date:</b> 09/20/2013	<b>Prior Rec Date:</b> 06/04/2012	<b>Bath(F/H):</b> 1 /	
<b>Sale Date:</b> 06/28/2013	<b>Prior Sale Date:</b> 05/29/2012	<b>Yr Built/Eff:</b> 1947 / 1970	
<b>Sale Price:</b> \$325,000	<b>Prior Sale Price:</b> \$288,000	<b>Air Cond:</b>	
<b>Sale Type:</b> FULL	<b>Prior Sale Type:</b> FULL	<b>Style:</b> CONVENTIONAL	
<b>Document #:</b> 1369867	<b>Acres:</b> 0.13	<b>Fireplace:</b> /	
<b>1st Mtg Amt:</b> \$319,113	<b>Lot Area:</b> 5,719	<b>Pool:</b>	
<b>Total Value:</b> \$293,760	<b># of Stories:</b> 1.00	<b>Roof Mat:</b> COMPOSITION SHINGLE	
<b>Land Use:</b> SFR	<b>Park Area/Cap#:</b> / 1	<b>Parking:</b> DETACHED GARAGE	

<b>Comp #:</b> 11		Distance From Subject: 0.44 (miles)	
<b>Address:</b> 13456 OSCAR ST, SYLMAR, CA 91342-2415			
<b>Owner Name:</b> GONZALEZ JOSE L			
<b>Seller Name:</b> ALHAFAR FARMERS MARKET INC			
<b>APN:</b> 2511-005-001	<b>Map Reference:</b> 2-F2 / 482-C2	<b>Living Area:</b> 1,262	
<b>County:</b> LOS ANGELES, CA	<b>Census Tract:</b> 1060.20	<b>Total Rooms:</b> 6	
<b>Subdivision:</b> 13829	<b>Zoning:</b> LAR1	<b>Bedrooms:</b> 4	
<b>Rec Date:</b> 03/26/2013	<b>Prior Rec Date:</b> 04/01/2004	<b>Bath(F/H):</b> 2 /	
<b>Sale Date:</b> 03/06/2013	<b>Prior Sale Date:</b> 02/10/2004	<b>Yr Built/Eff:</b> 1955 / 1955	
<b>Sale Price:</b> \$335,000	<b>Prior Sale Price:</b> \$355,000	<b>Air Cond:</b> CENTRAL	
<b>Sale Type:</b> FULL	<b>Prior Sale Type:</b> FULL	<b>Style:</b> CONVENTIONAL	
<b>Document #:</b> 444970	<b>Acres:</b> 0.19	<b>Fireplace:</b> /	
<b>1st Mtg Amt:</b> \$328,932	<b>Lot Area:</b> 8,355	<b>Pool:</b>	
<b>Total Value:</b> \$174,800	<b># of Stories:</b> 1.00	<b>Roof Mat:</b> GRAVEL & ROCK	
<b>Land Use:</b> SFR	<b>Park Area/Cap#:</b> / 2	<b>Parking:</b> PARKING AVAIL	

<b>Comp #:</b> 12		Distance From Subject: 0.44 (miles)	
<b>Address:</b> 12747 RAJAH ST, SYLMAR, CA 91342-3319			
<b>Owner Name:</b> GARCIA JAVIER			
<b>Seller Name:</b> CROSSLEY VINCENT G & MELODIE A			
<b>APN:</b> 2580-011-013	<b>Map Reference:</b> 3-B2 / 482-E2	<b>Living Area:</b> 1,288	
<b>County:</b> LOS ANGELES, CA	<b>Census Tract:</b> 1061.11	<b>Total Rooms:</b> 6	
<b>Subdivision:</b> 25720	<b>Zoning:</b> LARS	<b>Bedrooms:</b> 3	
<b>Rec Date:</b> 11/15/2013	<b>Prior Rec Date:</b> 11/02/1989	<b>Bath(F/H):</b> 2 /	
<b>Sale Date:</b> 10/17/2013	<b>Prior Sale Date:</b> 08/1989	<b>Yr Built/Eff:</b> 1960 / 1960	
<b>Sale Price:</b> \$350,000	<b>Prior Sale Price:</b> \$180,000	<b>Air Cond:</b> CENTRAL	
<b>Sale Type:</b> FULL	<b>Prior Sale Type:</b> FULL	<b>Style:</b> CONVENTIONAL	
<b>Document #:</b> 1631691	<b>Acres:</b> 0.19	<b>Fireplace:</b> Y / 1	
<b>1st Mtg Amt:</b> \$343,660	<b>Lot Area:</b> 8,210	<b>Pool:</b>	
<b>Total Value:</b> \$268,905	<b># of Stories:</b> 1.00	<b>Roof Mat:</b> COMPOSITION SHINGLE	
<b>Land Use:</b> SFR	<b>Park Area/Cap#:</b> / 2	<b>Parking:</b> PARKING AVAIL	

Comp #:13			Distance From Subject:0.46 (miles)
Address:	12744 RAJAH ST, SYLMAR, CA 91342-3317		
Owner Name:	GILBERT ALLEN		
Seller Name:	SOLIS MARIO		
APN:	2580-008-002	Map Reference:	3-B2 / 482-E2
County:	LOS ANGELES, CA	Census Tract:	1061.11
Subdivision:	25720	Zoning:	LARS
Rec Date:	06/06/2013	Prior Rec Date:	05/14/2004
Sale Date:	04/29/2013	Prior Sale Date:	03/30/2004
Sale Price:	\$275,000	Prior Sale Price:	\$370,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	843703	Acres:	0.17
1st Mtg Amt:		Lot Area:	7,499
Total Value:	\$274,000	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 2
		Living Area:	1,288
		Total Rooms:	6
		Bedrooms:	3
		Bath(F/H):	2 /
		Yr Built/Eff:	1960 / 1960
		Air Cond:	
		Style:	CONVENTIONAL
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	COMPOSITION SHINGLE
		Parking:	PARKING AVAIL

# EXHIBIT D

ASSIGNED INSPECTOR: JOHN HAMILTON

Date: December 16, 2013

JOB ADDRESS: 13074 WEST SHENLEY STREET, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 2511-030-008

CASE#: 244850

ORDER NO: A-2013412

EFFECTIVE DATE OF ORDER TO COMPLY: January 19, 2009

COMPLIANCE EXPECTED DATE: February 18, 2009

DATE COMPLIANCE OBTAINED: October 28, 2010

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

### VIOLATIONS:

SEE ATTACHED ORDER # A-2013412

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

ANDREW A. ADELMAN, P.E.  
GENERAL MANAGER  
RAYMOND CHAN  
EXECUTIVE OFFICER

SUBSTANDARD ORDER

GUTIERREZ, FERNANDO  
13074 SHENLEY ST  
SYLMAR, CA 91342

On 1/13/09 the  
Date  
undersigned mailed this notice by  
regular mail, postage prepaid, to  
the addressee as shown on the last  
equalized assessment roll.  
[Signature]  
Signature

CASE #: 244850  
ORDER #: A-2013412  
EFFECTIVE DATE: January 19, 2009  
COMPLIANCE DATE: February 18, 2009

OWNER OF  
SITE ADDRESS: 13074 W SHENLEY ST  
ASSESSORS PARCEL NO.: 2511-030-008  
ZONE: RS; Suburban Zone

As a result of an inspection of the property (Site Address) listed above, this office has determined the building(s) to be SUBSTANDARD as pursuant to the provisions of Division 89 of Article 1 of Chapter IX of the Los Angeles Municipal Code (L.A.M.C.). You are therefore ordered to secure all required permits and begin the necessary work to eliminate the following code violations within 30 days from the effective date of this order. All necessary work shall be completed within 90 days from the effective date of this order. If the necessary permits are not obtained or the required work is not physically commenced within 45 days from the effective date of this order, the Department of Building and Safety may order the owner to cause the building(s) to be vacated.

VIOLATION(S):

- 1. Not providing or maintaining the required covered off street parking.**  
You are therefore ordered to: 1) Provide/maintain required off-street parking.  
Code Section(s) in Violation: 12.21A.4.(m), 12.21A.1.(a) of the L.A.M.C.
- 2. The garage has been converted to habitable space without the required permits and approvals.**  
You are therefore ordered to: Discontinue the use of the garage as habitable space and restore the garage to its originally permitted use as a garage.  
Code Section(s) in Violation: 12.21A.1.(a), 12.21A4(a), 12.21A4(m), 91.8902.14, 91.8105, 91.103.1 of the L.A.M.C.
- 3. The building or premises is Substandard due to illegal occupancy.**  
You are therefore ordered to: 1) Discontinue the use and occupancy of all buildings or portions thereof occupied for living, sleeping, cooking or dining purposes which were not designed or intended to be used for such occupancies.  
2) Demolish and remove all construction work performed without the required permit(s).  
3) Restore the building(s) or portion(s) thereof to its originally approved condition.  
Code Section(s) in Violation: 91.8902.14, 91.8902, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

NOTE: A certificate has been filed with the County Recorder noting the above substandard condition.



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

**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.

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.

**NOTIFICATION OF THE HOUSING DEPARTMENT:**


The Department of Building and Safety is required by law to refer to the Housing Department any building containing an untenable residential unit. Failure to correct the deficiencies noted on this order will subject this property and units to inclusion in the City of Los Angeles Rent Reduction Program and Rent Escrow Account Program. Section 152.03 and 151.06.5 L.A.M.C.

If you have any questions or require any additional information please feel free to contact me at (818)374-9856. Office hours are 7:00 a.m. to 5:00 p.m. Monday through Friday.

Inspector: 

Date: January 13, 2009

JOHN HAMILTON  
14410 SYLVAN STREET SUITE 105  
VAN NUYS, CA 91401  
(818)374-9856

  
REVIEWED BY