

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

VAN AMBATIELOS
PRESIDENT

E. FELICIA BRANNON
VICE PRESIDENT

JOSELYN GEAGA-ROSENTHAL
GEORGE HOVAGUIMIAN
JAVIER NUNEZ

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

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

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

FRANK BUSH
EXECUTIVE OFFICER

June 18, 2015

Council District: # 10

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

JOB ADDRESS: **4836 WEST PICKFORD STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5067-010-030**

On August 26, 2011, 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: **4836 West Pickford Street, Los Angeles, California** (the "Property"). A copy of the title report which includes a full legal description of the property is attached as Exhibit A.

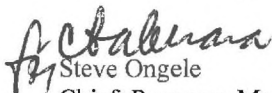
Pursuant to Section 98.0421, the property owner was issued an order on August 26, 2011, to pay a code violation inspection fee after violations were identified and verified upon inspection. The code violation inspection fees imposed by the Department are as follows:

<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
Accumulated Interest (1%/month)	541.61
Title Report fee	42.00
Grand Total	\$ 1,830.17

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 **\$1,830.17** 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 **\$1,830.17** on the referenced property. A copy of the title report which includes a full legal description of the property is attached as Exhibit A. A list of all the names and addresses of owners and all interested parties entitled to notice is included (Exhibit B). Also attached is a report which includes the current fair market value of the property including all encumbrances of record on the property as of the date of the report (Exhibit C).

DEPARTMENT OF BUILDING AND SAFETY


Steve Ongele

Chief, Resource Management Bureau

ATTEST: HOLLY L. WOLCOTT, CITY CLERK

Lien confirmed by
City Council on:

BY: _____
DEPUTY



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

Property Title Report

Work Order No. T11447
Dated as of: 05/08/2015

Prepared for: City of Los Angeles

SCHEDULE A
(Reported Property Information)

APN # 5067-010-030

Property Address: 4836 W PICKFORD ST ✓ **City: Los Angeles** **County: Los Angeles**

VESTING INFORMATION

Type of Document: Grant Deed

Grantee : Joseph Valencia and Claudette M. Valencia, Husband and Wife as Joint Tenants

Grantor : Joseph Valencia, a Married Man as his Sole and Separate Property

Deed Date : 8/9/2004

Recorded : 8/27/2004

Instr No. : 04 2217384

Mailing Address: Joseph Valencia and Claudette M. Valencia
4836 Pickford St Los Angeles, CA 90019

SCHEDULE B

LEGAL DESCRIPTION

The following described property:

Lot(s) 20 of Tract No. 633, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 15 Page(s) 100 of Maps, in the office of the County recorder of said County.

Assessor's Parcel No: 5067-010-030

MORTGAGES/LIENS

Type of Document: A deed of trust to secure an indebtedness in the amount shown below, and any other obligations secured thereby

Amount : \$429,000.00

Dated : 4/29/2005

Trustor : Joseph Valencia and Claudette M. Valencia

Trustee : Old Republic Title Company

Beneficiary : MERS, Inc., as nominee for MIT Lending

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

Work Order No. T11447

SCHEDULE B (Continued)

Loan No. : MIN 100112065696264940

Recorded : 5/11/2005

Instr No. : 05 1111155

Maturity Date is: 6/1/2035

Mailing Address : Old Republic Title Company, None Shown

Mailing Address : MERS, Inc, P.O. Box 2026, Flint MI 48501-2026

Mailing Address : MIT Lending 1350 Deming Way, 3rd Floor Middleton, WI 53562

Assignment of the above referenced security instrument is as follows:

Assignee : U.S. Bank National Association, Trustee for Citigroup Global Markets Realty Corp.

Securitization Name - CMLTI 2005-HE3Y

Recorded : 10/4/2007

Instr No. : 20072281641

Mailing Address : U.S. Bank National Association, Trustee for Citigroup Global Markets Realty Corp.

Securitization Name - CMLTI 2005-HE3Y, None Shown

A Substitution of Trustee under said deed of trust which names as the substituted trustee, the following:

Trustee : NDEx West, L.L.C.

Recorded : 10/9/2007

Instr No. : 20072298912

Mailing Address : NDEx West, L.L.C., 15000 Surveyor Boulevard, Suite 500 Addison, Texas 75001-9013

A Notice of Default under the terms of said Deed of Trust

Executed by : Northwest Trustee Services, Inc.

Recorded : 11/10/2009

Instr No. : 20091688798

Type of Document: A deed of trust to secure the payment of the amount of \$0.00 under that certain bond and any other obligations secured thereby.

Dated : 5/24/2007

Trustor : Claudette M. Valencia

Trustee : Central Jail Bail Bonds

Recorded : 6/6/2007

Instr No. : 20071367423

Mailing Address : Associated Bond and Insurance Agency
23901 Calabasas Road, Suite 2072 Calabasas, CA 91302-3303

Mailing address : Central Jail Bail Bonds None Shown

Type of Document: A claim of lien for the amount shown and any other amounts due.

Claimant : Department of Building and Safety Code Enforcement Bureau

Recorded : 6/20/2014

Instr No. : 20140643063

MAILING ADDRESS: Joseph Valencia and Claudette M Valencia,
4836 W Pickford St, Los Angeles CA, 90019

MAILING ADDRESS: Department of Building and Safety Code Enforcement Bureau,
3550 Wilshire Blvd., Suite 1800, Los Angeles, CA 90010

RECORDING REQUESTED BY
BENEFIT LAND TITLE CO.

01 1510668 2

AND WHEN RECORDED MAIL TO:
JOSEPH VALENCIA
CLAUDETTE M. VALENCIA
4836 PICKFORD STREET
LOS ANGELES, CA 90019

914315514

Space Above This Line for Recorder's Use Only
A.P.N: 5067-010-030 Order No: 9143155.14 Escrow No: 39219-HES

GRANT DEED *NO Consideration

THE UNDERSIGNED GRANTOR(s) DECLARE(s) THAT DOCUMENTARY TRANSFER TAX IS: COUNTY LA
[] 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; [X] City of LOS ANGELES, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
JOSEPH VALENCIA AND CLAUDETTE M. VALENCIA

hereby GRANT(s) to **JOSEPH VALENCIA and CLAUDETTE M. VALENCIA**, husband and wife as joint tenants,
the following described property in the City of **LOS ANGELES**, County of **LOS ANGELES** State of California;
**Lot 20 of Tract 633, in the City of LOS ANGELES, County of LOS ANGELES, State of California, as per
map recorded in Book 15, Page(s) 100, of Maps in the Office of the County Recorder of said County except
the southerly 30 feet thereof.**

Document Date: August 10, 2001

Joseph Valencia
JOSEPH VALENCIA

Claudette M. Valencia
CLAUDETTE M. VALENCIA

STATE OF CALIFORNIA)
COUNTY OF Los Angeles)

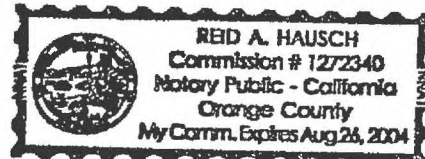
On August 10, 2001 before me, Reid A. HAUSCH, Notary Public
personally appeared Joseph Valencia / CLAUDETTE M. VALENCIA

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 Reid A. Hausch

The area below is for official notarial seal.



"This conveyance changes the manner in which title is held, grantor(s) and grantee(s) remain
the same and continue to hold the same proportionate interest, R & T 11911."

7/12/04

SOUTHLANDTITLE

2

Escrow No.: 04-055
Title Order No.: 14043254

04 1762133

WHEN RECORDED MAIL TO:
JOSEPH VALENCIA
4836 PICKFORD STREET
LOS ANGELES, CA ~~90035~~ 90019

Space above this line for recorder's use

MAIL TAX STATEMENTS TO:

JOSEPH VALENCIA
4836 PICKFORD STREET
LOS ANGELES, CA 90035

DOCUMENT TRANSFER TAX IS: NO-CONSIDERATION

computed on the 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.

OR transfer is EXEMPT from tax for the following reason: INTERSPOUSAL TRANSFER

apn: 5067-010-030

THE UNDERSIGNED DECLARANT

INTERSPOUSAL GRANT DEED

(Excluded from reappraisal under California Constitution Article 13A * 1 et seq.)

This is an interspousal transfer and not a change in ownership under *63 of the Revenue and Taxation Code.

On June 28, 2004, FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **CLAUDETTE M. VALENCIA, spouse of grantee**

hereby GRANT(S) to JOSEPH VALENCIA , A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY.

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

"This conveyance established sole and separate property of a spouse, R & T 11911."

LOT(S) 20 OF TRACT NO. 633, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 15 PAGE(S) 100 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THE SOUTHERLY 30 FEET THEREOF.

Claudette M. Valencia
CLAUDETTE M. VALENCIA, Grantor

5067-10-30

14043254

(notary acknowledgement attached to Interspousal Grant Deed, Escrow No. 04-055)

STATE OF CALIFORNIA)
COUNTY OF Los Angeles

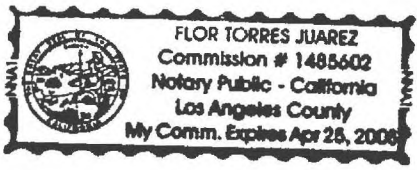
ON June 28, 2004 before me, the undersigned Notary Public, personally appeared

CLAUDETTE M. VALENCIA

_____ personally known to me, or
I 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 by hand and official seal.

Flor Torres Juarez



04 1762133

RECORDING REQUESTED BY:

04 2217384

2

AND WHEN RECORDED, MAIL TO:
JOSEPH VALENCIA
4836 PICKFORD ST
LOS ANGELES, CA 90019

THIS SPACE FOR RECORDER'S USE ONLY

GRANT DEED

ASSESSOR'S PARCEL NO.: 5067-010-030
TITLE ORDER NO.:
ESCROW NO.: 04-055-FL

The undersigned Grantor(s) declare that the DOCUMENT TRANSFER TAX IS: \emptyset

___ computed on the 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.

OR transfer is EXEMPT from tax for the following reason: -

"This is a bona fide gift and the grantor received nothing in return, R & T 11911 FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, JOSEPH VALENCIA, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY.

hereby GRANT(S) to JOSEPH VALENCIA AND CLAUDETTE M. VALENCIA, HUSBAND AND WIFE AS JOINT TENANTS.

all that real property situated in the city of LOS ANGELES, County of, State of CA, described as:

LOT(S) 20 OF TRACT NO. 633, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 15 PAGE(S) 100 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THE SOUTHERLY 30 FEET THEREOF.

Dated August 9, 2004

State of California

County of LOS ANGELES

On 08/09/04, Before me Flor Torres Juarez

Personally appeared

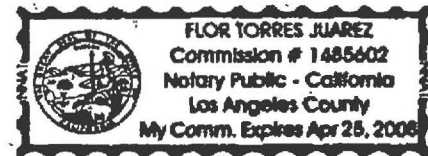
JOSEPH VALENCIA

Personally known to me (or provided 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.

Joseph Valencia
JOSEPH VALENCIA

WITNESS my hand and official seal

Flor Torres Juarez
Signature



MAIL TAX STATEMENTS TO:
JOSEPH VALENCIA
4836 PICKFORD ST
LOS ANGELES, CA 90019

(This area for official notary seal)

5/11/05

05 111155

2

Old Republic

Recording Requested By:
MIT LENDING

Return To:
MIT LENDING

1350 DEMING WAY, 3RD FLOOR
MIDDLETON, WI 53582

Prepared By:

2667036921-37

[Space Above This Line For Recording Data]

DEED OF TRUST

LOAN NO.: 40298488
ESCROW NO.: A3W1002-ERE1

MIN 100112065898264949
MERS Phone: 1-888-679-8377

5067-10-30

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 **APRIL 29, 2005** together with all Riders to this document.

(B) "Borrower" is **JOSEPH VALENCIA AND CLAUDETTE M. VALENCIA, HUSBAND AND WIFE AS JOINT TENANTS**

Borrower's address is **4836 PICKFORD STREET, LOS ANGELES, CALIFORNIA 90019**
Borrower is the trustor under this Security Instrument.

(C) "Lender" is **MIT LENDING**

Lender is a **CORPORATION**
organized and existing under the laws of **NEW YORK**

FD 90

2

Recording requested by:
STEWART TITLE OF CALIFORNIA, INC.

When Recorded Mail To:
NDEx West, L.L.C.
15000 Surveyor Boulevard, Suite 500
Addison, Texas 75001-9013

10/04/07



20072281641

205929-15

ASSG20070161904276

Space above this line for Recorder's use only

Trustee Sale No. : 20070161904276 Title Order No 00697011

ASSIGNMENT OF DEED OF TRUST

FOR VALUE RECEIVED, the undersigned hereby grants, assigns and transfers to U.S. BANK NATIONAL ASSOCIATION, TRUSTEE FOR CITIGROUP GLOBAL MARKETS REALTY CORP. SECURITIZATION NAME - CMLTI 2005-HE3Y all beneficial interest under that certain Deed of Trust dated 04/29/2005, executed by JOSEPH VALENCIA AND CLAUDETTE M VALENCIA HUSBAND AND WIFE AS JOINT TENANTS, as Trustor to OLD REPUBLIC TITLE, Trustee, and Recorded on 05/11/2005 as Instrument No. 05 1111155 of Official Records in the County Recorder's office of LOS ANGELES County, California. Describing land therein as: AS DESCRIBED IN DEED OF TRUST MENTIONED ABOVE

Together with the note or notes therein described or referred to, the money due and to become due thereon with interest, and all rights accrued or to accrue under said Deed of Trust

Dated **SEP 25 2007**

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR LENDER AND LENDERS SUCCESSORS AND ASSIGNS

Annie Rodriguez

Vice President

State of _____ }
County of California }
 San Diego }

SEP 25 2007

On _____ before me, Karen Tucker Notary Public, personally appeared

Annie Rodriguez

_____ 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 Karen Tucker (Seal)

My commission expires: June 15, 2011



Recording requested by:
STEWART TITLE OF CALIFORNIA, INC.

When Recorded Mail To:
NDEx West, L.L.C.
15000 Surveyor Boulevard, Suite 500
Addison, Texas 75001-9013

10/09/07



20072298912



SUB20070161904276

Space above this line for Recorder's use only

Trustee Sale No 20070161904276

Title Order No 00697011

SUBSTITUTION OF TRUSTEE

WHEREAS, JOSEPH VALENCIA AND CLAUDETTE M VALENCIA HUSBAND AND WIFE AS JOINT TENANTS was the original Trustor. OLD REPUBLIC TITLE was the original Trustee, and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC. (MERS) was the original Beneficiary Recorded on 05/11/2005 as Instrument No. 051111155 of official records in the Office of the Recorder of LOS ANGELES County, California, as more fully described on said Deed of Trust , and

WHEREAS, the undersigned is the present Beneficiary under said Deed of Trust, and

WHEREAS, the undersigned desires to substitute a new Trustee under said Deed of Trust in place and instead of said original Trustee, or Successor Trustee, thereunder, in the manner in said Deed of Trust provided,

NOW, THEREFORE, the undersigned hereby substitutes, NDEx West, L.L.C., WHOSE ADDRESS IS: 15000 Surveyor Boulevard, Suite 500, Addison, Texas 75001-9013, as Trustee under said Deed of Trust

Whenever the context hereof so requires, the masculine gender includes the feminine and/or neuter, and the singular number includes the plural

DATED

BY CHASE HOME FINANCE, LLC
AS ATTORNEY-IN-FACT

See Affidavit Attached
U S BANK NATIONAL ASSOCIATION, TRUSTEE FOR
CITIGROUP GLOBAL MARKETS REALTY CORP
SECURITIZATION NAME - CMLTI 2005-HE3

Lauren Przybylek
Lauren Przybylek Vice President

SEP 20 2007

State of CALIFORNIA)
County of SAN DIEGO)

On SEP 20 2007 before me, WANE A. WEEGER Notary Public, personally appeared Lauren Przybylek

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 *Lauren Przybylek* (Seal)

My commission expires APR 26 2011

20592945



EXHIBIT B

ASSIGNED INSPECTOR: LEO MILBAUER

Date: June 18, 2015

JOB ADDRESS: 4836 WEST PICKFORD STREET, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 5067-010-030

Last Full Title: 05/08/2015

Last Update to Title:

LIST OF OWNERS AND INTERESTED PARTIES

- 1). JOSEPH VALENCIA AND CLAUDETTE M. VALENCIA
4836 W. PICKFORD STREET
LOS ANGELES, CA 90019
CAPACITY: OWNERS

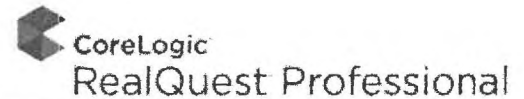
- 2). MIT LENDING
1350 DEMING WAY, 3RD FLOOR
MIDDLETON, WI 53562
CAPACITY: INTERESTED PARTIES

- 3). NDEX WEST. LLC
15000 SURVEYOR BLVD., SUITE 500
ADDISON, TX 75001-9013
CAPACITY: INTERESTED PARTIES

- 4). ASSOCIATED BOND AND INSURANCE AGENCY
23901 CALABASAS ROAD, SUITE 2072
CALABASAS, CA 91302-3303
CAPACITY: INTERESTED PARTIES

Property Detail Report

For Property Located At:
4836 PICKFORD ST, LOS ANGELES, CA 90019-5524

**Owner Information**

Owner Name: **VALENCIA JOSEPH & CLAUDETTE M**
 Mailing Address: **4836 PICKFORD ST, LOS ANGELES CA 90019-5524 C043**
 Vesting Codes: **HW//JT**

Location Information

Legal Description:	TRACT NO 633 NE 120 FT OF LOT 20		
County:	LOS ANGELES, CA	APN:	5067-010-030
Census Tract / Block:	2182.10 / 2	Alternate APN:	
Township-Range-Sect:		Subdivision:	633
Legal Book/Page:	15-100	Map Reference:	43-B4 /
Legal Lot:	20	Tract #:	633
Legal Block:		School District:	LOS ANGELES
Market Area:	C16	School District Name:	
Neighbor Code:		Munic/Township:	

Owner Transfer Information

Recording/Sale Date:	08/27/2004 / 08/09/2004	Deed Type:	GRANT DEED
Sale Price:		1st Mtg Document #:	
Document #:	2217384		

Last Market Sale Information

Recording/Sale Date:	11/03/1987 / 10/1987	1st Mtg Amount/Type:	/
Sale Price:		1st Mtg Int. Rate/Type:	/
Sale Type:		1st Mtg Document #:	
Document #:	1760654	2nd Mtg Amount/Type:	/
Deed Type:	QUIT CLAIM DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	
New Construction:		Multi/Split Sale:	MULTIPLE
Title Company:			
Lender:			
Seller Name:	SANPAOLO SALVATORE		

Prior Sale Information

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

Property Characteristics

Gross Area:		Parking Type:	ATTACHED GARAGE	Construction:	
Living Area:	1,368	Garage Area:		Heat Type:	HEATED
Tot Adj Area:		Garage Capacity:	2	Exterior wall:	
Above Grade:		Parking Spaces:	2	Porch Type:	
Total Rooms:	6	Basement Area:		Patio Type:	
Bedrooms:	3	Finish Bsmnt Area:		Pool:	
Bath(F/H):	2 /	Basement Type:		Air Cond:	YES
Year Built / Eff:	1919 / 1940	Roof Type:		Style:	
Fireplace:	/	Foundation:		Quality:	AVERAGE
# of Stories:	1.00	Roof Material:		Condition:	AVERAGE
Other Improvements:					

Site Information

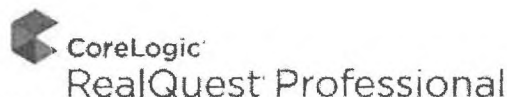
Zoning:	LARD1.5	Acres:	0.11	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	4,799	Lot Width/Depth:	40 x 120	State Use:	
Land Use:	SFR	Res/Comm Units:	/	Water Type:	
Site Influence:	CORNER			Sewer Type:	

Tax Information

Total Value:	\$213,893	Assessed Year:	2014	Property Tax:	\$2,777.54
Land Value:	\$149,196	Improved %:	30%	Tax Area:	67
Improvement Value:	\$64,697	Tax Year:	2014	Tax Exemption:	
Total Taxable Value:	\$213,893				

Comparable Sales Report

For Property Located At

4836 PICKFORD ST, LOS ANGELES, CA 90019-5524

10 Comparable(s) Selected.

Report Date: 06/11/2015

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$0	\$425,000	\$638,000	\$519,400
Bldg/Living Area	1,368	1,209	1,567	1,376
Price/Sqft	\$0.00	\$274.41	\$522.95	\$382.06
Year Built	1919	1912	1931	1920
Lot Area	4,799	3,250	7,000	5,661
Bedrooms	3	2	4	3
Bathrooms/Restrooms	2	1	2	2
Stories	1.00	1.00	2.00	1.20
Total Value	\$213,893	\$33,746	\$388,550	\$217,172
Distance From Subject	0.00	0.07	0.48	0.31

* = user supplied for search only

Comp #:	1	Distance From Subject:	0.07 (miles)
Address:	4834 MASCOT ST, LOS ANGELES, CA 90019-5529		
Owner Name:	TRUST PROPERTY EXPERTS LLC		
Seller Name:	GROVE REDEVELOPMENT GROUP INC		
APN:	5067-012-028	Map Reference:	43-B4 /
County:	LOS ANGELES, CA	Census Tract:	2182.10
Subdivision:	633	Zoning:	LARD1.5
Rec Date:	11/26/2014	Prior Rec Date:	11/26/2014
Sale Date:	11/11/2014	Prior Sale Date:	10/20/2014
Sale Price:	\$425,000	Prior Sale Price:	\$310,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1277713	Acres:	0.14
1st Mtg Amt:	\$474,300	Lot Area:	6,021
Total Value:	\$33,746	# of Stories:	
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	1,372
		Total Rooms:	
		Bedrooms:	4
		Bath(F/H):	2 /
		Yr Built/Eff:	1923 / 1924
		Air Cond:	YES
		Style:	
		Fireplace:	/
		Pool:	
		Roof Mat:	
		Parking:	

Comp #:	2	Distance From Subject:	0.1 (miles)
Address:	1760 S HIGHLAND AVE, LOS ANGELES, CA 90019-5507		
Owner Name:	DINH THINH T		
Seller Name:	LUDWIG AMY		
APN:	5067-011-042	Map Reference:	43-B4 /
County:	LOS ANGELES, CA	Census Tract:	2182.10
Subdivision:	5870	Zoning:	LARD1.5
Rec Date:	11/26/2014	Prior Rec Date:	01/19/2011
Sale Date:	10/20/2014	Prior Sale Date:	01/03/2011
Sale Price:	\$562,000	Prior Sale Price:	\$324,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1280299	Acres:	0.07
1st Mtg Amt:	\$423,000	Lot Area:	3,250
Total Value:	\$338,513	# of Stories:	2.00
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	1,367
		Total Rooms:	5
		Bedrooms:	2
		Bath(F/H):	1 /
		Yr Built/Eff:	1931 / 1931
		Air Cond:	YES
		Style:	CONVENTIONAL
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	TILE
		Parking:	DETACHED GARAGE

Comp #:	3	Distance From Subject:	0.12 (miles)
Address:	4700 MASCOT ST, LOS ANGELES, CA 90019-5707		
Owner Name:	HOWLEY LAUREN		
Seller Name:	DAHL DAVID P		
APN:	5071-025-013	Map Reference:	43-B4 /
County:	LOS ANGELES, CA	Census Tract:	2182.10
Subdivision:	ARLINGTON HEIGHTS TERRACE SUB 1	Zoning:	LARD1.5
Rec Date:	01/27/2015	Prior Rec Date:	
Sale Date:	01/22/2015	Prior Sale Date:	
Sale Price:	\$470,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	92022	Acres:	0.16
1st Mtg Amt:	\$335,000	Lot Area:	6,924
Total Value:	\$205,610	# of Stories:	
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	1,364
		Total Rooms:	
		Bedrooms:	2
		Bath(F/H):	1 /
		Yr Built/Eff:	1923 / 1923
		Air Cond:	
		Style:	
		Fireplace:	/
		Pool:	
		Roof Mat:	
		Parking:	

Comp #:	4	Distance From Subject:	0.36 (miles)
Address:	1502 S MANSFIELD AVE, LOS ANGELES, CA 90019-4119		
Owner Name:	BUSTAMANTE PEGGY L		

Seller Name:	KB REALTY LLC	Map Reference:	43-B3 /	Living Area:	1,220
APN:	5070-019-014	Census Tract:	2172.00	Total Rooms:	
County:	LOS ANGELES, CA	Zoning:	LARD1.5	Bedrooms:	2
Subdivision:	1740	Prior Rec Date:		Bath(F/H):	1 /
Rec Date:	09/18/2014	Prior Sale Date:		Yr Built/Eff:	1914 / 1916
Sale Date:	08/20/2014	Prior Sale Price:		Air Cond:	YES
Sale Price:	\$638,000	Prior Sale Type:		Style:	
Sale Type:	FULL	Acres:	0.14	Fireplace:	/
Document #:	989057	Lot Area:	6,166	Pool:	
1st Mtg Amt:	\$497,640	# of Stories:		Roof Mat:	
Total Value:	\$245,911	Park Area/Cap#:	/	Parking:	
Land Use:	SFR				

Comp #:5		Distance From Subject:	0.37 (miles)
Address:	4612 W 17TH ST, LOS ANGELES, CA 90019-5716		
Owner Name:	KUNG ADRIENNE D/KIM ALEX J		
Seller Name:	SABAL-BLADES JEANNETTE H		
APN:	5071-020-037	Map Reference:	43-B4 /
County:	LOS ANGELES, CA	Census Tract:	2182.10
Subdivision:	ARLINGTON HEIGHTS TERRACE SUB 1	Zoning:	LARD2
Rec Date:	04/10/2015	Prior Rec Date:	10/21/1993
Sale Date:	03/23/2015	Prior Sale Date:	
Sale Price:	\$490,000	Prior Sale Price:	\$128,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	398937	Acres:	0.10
1st Mtg Amt:	\$441,000	Lot Area:	4,503
Total Value:	\$176,071	# of Stories:	
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	1,209
		Total Rooms:	
		Bedrooms:	3
		Bath(F/H):	2 /
		Yr Built/Eff:	1920 / 1920
		Air Cond:	
		Style:	
		Fireplace:	/
		Pool:	
		Roof Mat:	
		Parking:	

Comp #:6		Distance From Subject:	0.38 (miles)
Address:	4609 W 17TH ST, LOS ANGELES, CA 90019-5717		
Owner Name:	THINK UP PROPERTY A INC		
Seller Name:	KIM CHUL-IN & MYUNG J		
APN:	5071-019-017	Map Reference:	43-B4 /
County:	LOS ANGELES, CA	Census Tract:	2182.20
Subdivision:	ARLINGTON HEIGHTS TERRACE SUB 1	Zoning:	LARD1.5
Rec Date:	03/11/2015	Prior Rec Date:	04/12/1979
Sale Date:	02/19/2015	Prior Sale Date:	
Sale Price:	\$530,000	Prior Sale Price:	\$55,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	260678	Acres:	0.16
1st Mtg Amt:	\$200,000	Lot Area:	7,000
Total Value:	\$94,517	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 1
		Living Area:	1,466
		Total Rooms:	7
		Bedrooms:	4
		Bath(F/H):	2 /
		Yr Built/Eff:	1913 / 1914
		Air Cond:	
		Style:	BUNGALOW
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	COMPOSITION SHINGLE DETACHED GARAGE
		Parking:	

Comp #:7		Distance From Subject:	0.4 (miles)
Address:	2208 S PALM GROVE AVE, LOS ANGELES, CA 90016-2320		
Owner Name:	GURUNG LEKH B/GURUNG JIT B & BABITA		
Seller Name:	MARAVILLA 2014 TRUST		
APN:	5061-025-005	Map Reference:	43-B4 /
County:	LOS ANGELES, CA	Census Tract:	2186.00
Subdivision:	4416	Zoning:	LARD2
Rec Date:	03/11/2015	Prior Rec Date:	05/20/2010
Sale Date:	03/03/2015	Prior Sale Date:	05/19/2010
Sale Price:	\$430,000	Prior Sale Price:	\$315,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	263398	Acres:	0.11
1st Mtg Amt:	\$322,500	Lot Area:	4,677
Total Value:	\$331,888	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 2
		Living Area:	1,567
		Total Rooms:	6
		Bedrooms:	3
		Bath(F/H):	2 /
		Yr Built/Eff:	1925 / 1930
		Air Cond:	
		Style:	
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	
		Parking:	DETACHED GARAGE

Comp #:8		Distance From Subject:	0.41 (miles)
Address:	4553 SATURN ST, LOS ANGELES, CA 90019-5848		
Owner Name:	SCANNELL SEAN P/SCANELL DANIEL		
Seller Name:	G & G INVESTMENTS GROUP LLC		
APN:	5071-013-063	Map Reference:	43-B4 /
County:	LOS ANGELES, CA	Census Tract:	2182.20
Subdivision:	666	Zoning:	LARD1.5
Rec Date:	04/16/2015	Prior Rec Date:	03/21/2014
Sale Date:	04/02/2015	Prior Sale Date:	03/18/2014
Sale Price:	\$575,000	Prior Sale Price:	\$410,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	424801	Acres:	0.16
1st Mtg Amt:	\$564,585	Lot Area:	7,000
Total Value:	\$98,994	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	1,395
		Total Rooms:	6
		Bedrooms:	3
		Bath(F/H):	2 /
		Yr Built/Eff:	1921 / 1930
		Air Cond:	YES
		Style:	CONVENTIONAL
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	COMPOSITION SHINGLE ATTACHED GARAGE
		Parking:	

Comp #:9			Distance From Subject:0.43 (miles)
Address:	1434 S SYCAMORE AVE, LOS ANGELES, CA 90019-4153		
Owner Name:	SYCAMORE HOMES LLC		
Seller Name:	PARIANTE MARIANO J		
APN:	5070-017-011	Map Reference:	43-A3 /
County:	LOS ANGELES, CA	Census Tract:	2172.00
Subdivision:	1740	Zoning:	LARD1.5
Rec Date:	10/20/2014	Prior Rec Date:	12/18/2009
Sale Date:	09/28/2014	Prior Sale Date:	12/02/2009
Sale Price:	\$619,000	Prior Sale Price:	\$369,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1103953	Acres:	0.16
1st Mtg Amt:		Lot Area:	6,849
Total Value:	\$388,550	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 1
		Living Area:	1,302
		Total Rooms:	5
		Bedrooms:	2
		Bath(F/H):	2 /
		Yr Built/Eff:	1925 / 1940
		Air Cond:	
		Style:	CONVENTIONAL
		Fireplace:	/
		Pool:	
		Roof Mat:	COMPOSITION SHINGLE
		Parking:	PARKING AVAIL

Comp #:10			Distance From Subject:0.48 (miles)
Address:	1700 WEST BLVD, LOS ANGELES, CA 90019-5811		
Owner Name:	TOKERAS DANNY		
Seller Name:	LEVER HOWARD S		
APN:	5071-010-055	Map Reference:	43-B4 /
County:	LOS ANGELES, CA	Census Tract:	2182.20
Subdivision:	666	Zoning:	LARD1.5
Rec Date:	11/12/2014	Prior Rec Date:	05/19/1992
Sale Date:	11/06/2014	Prior Sale Date:	
Sale Price:	\$455,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	1204436	Acres:	0.10
1st Mtg Amt:	\$318,500	Lot Area:	4,224
Total Value:	\$258,115	# of Stories:	
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	1,500
		Total Rooms:	
		Bedrooms:	2
		Bath(F/H):	1 /
		Yr Built/Eff:	1912 / 1924
		Air Cond:	
		Style:	
		Fireplace:	/
		Pool:	
		Roof Mat:	
		Parking:	ATTACHED GARAGE

EXHIBIT D

ASSIGNED INSPECTOR: LEO MILBAUER

Date: June 18, 2015

JOB ADDRESS: 4836 WEST PICKFORD STREET, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 5067-010-030

CASE#: 426701

ORDER NO: A-2835189

EFFECTIVE DATE OF ORDER TO COMPLY: August 26, 2011

COMPLIANCE EXPECTED DATE: September 25, 2011

DATE COMPLIANCE OBTAINED: October 18, 2011

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-2835189

NON-COMPLIANCE FEE WARNING:

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

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

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

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

PENALTY WARNING:


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

APPEAL PROCEDURES:

There is an appeal procedure established in this city whereby the Department of Building and Safety and the Board of Building and Safety Commissioners have the authority to hear and determine 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 (213)252-3957.

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

Inspector: 

Date: August 18, 2011

JEFFREY CHRISTIAN
3550 WILSHIRE BLVD. SUITE 1800
LOS ANGELES, CA 90010
(213)252-3957


REVIEWED BY