

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

VAN AMBATIELOS  
PRESIDENT

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CITY OF LOS ANGELES

CALIFORNIA



ERIC GARCETTI  
MAYOR

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

FRANK BUSH  
GENERAL MANAGER

November 9, 2017

Council District: # 9

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

JOB ADDRESS: **6401 SOUTH AVALON BLVD., LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **6006-018-001**  
RE: INVOICE # 688410-1

On November 14, 2015 and 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: **6401 South Avalon Blvd., 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	\$ 660.00
Late Charge/Collection Fee (250%)	1,650.00
Accumulated Interest (1%/month)	317.66
Title Report Fee	42.00
<b>Grand Total</b>	<b>\$ 2,669.66</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 **\$2,669.66** 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 **\$2,669.66** 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



P.O. BOX 5152  
CULVER CITY, CA 90231  
Phone 310-943-9235 [latitle@in2-res.com](mailto:latitle@in2-res.com)

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**Property Title Report**

**Work Order No. T14833**  
Dated as of: 10/18/2017

**Prepared for: City of Los Angeles**

**SCHEDULE A**

(Reported Property Information)

**APN #: 6006-018-001**

**Property Address: 6401 S AVALON BLVD** ✓ **City: Los Angeles** **County: Los Angeles**

**VESTING INFORMATION**

**Type of Document: GRANT DEED**

**Grantee : SOUTHERN TRINITY CHURCH OF GOD IN CHRIST**

**Grantor : JOEL MAURICE GOLDSTEIN; EDWARD DANIEL GOLDSTEIN**

**Deed Date : 12/22/2000**

**Recorded : 10/01/2001**

**Instr No. : 01-1854506**

**MAILING ADDRESS: SOUTHERN TRINITY CHURCH OF GOD IN CHRIST  
PO BOX 32156 LOS ANGELES CA 90032**

**SCHEDULE B**

**LEGAL DESCRIPTION**

**Lot: 1 Block: 9 Abbreviated Description: LOT:1 BLK:9 CITY:REGION/CLUSTER: 26/26604 THE MCCARTHY COMPANY'S GREATER LOS ANGELES TRACT LOT 1 BLK 9  
IMP1=COM,3092SF,YB:1904,1STY;IMP2=COM,720SF,YB:1939,1STY.City/Muni/Twp:  
REGION/CLUSTER: 26/26604**

**MORTGAGES/LIENS**

**Type of Document: DEED OF TRUST**

**Recording Date: 10/01/2001**

**Document #: 01-1854507**

**Loan Amount: \$95,000**

**Lender Name: COMMUNITY COMMERCE BANK**

**Borrowers Name: SOUTHERN TRINITY CHURCH OF GOD IN CHRIST**

**MAILING ADDRESS: COMMUNITY COMMERCE BANK  
5444 E. OLYMPIC BLVD LOS ANGELES, CA 90022**



LEAD SHEET

01 1854506

RECORDED/FILED IN OFFICIAL RECORDS  
RECORDER'S OFFICE  
LOS ANGELES COUNTY  
CALIFORNIA  
OCT 01 2001  
AT 8 A.M.

SPACE ABOVE THIS LINE FOR RECORDERS USE

TITLE(S)

DEED

FEE

FEE \$13 E  
3

D.T.T.

165-  
075-

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 Parcels Shown

6006 018 001

001

THIS FORM IS NOT TO BE DUPLICATED

RECORDING REQUESTED BY

GRANT DEED #1

2

NORTH AMERICAN TITLE COMPANY  
AND WHEN RECORDED MAIL THIS DEED TO

01-1854506

NAME: SOUTHERN TRINITY CHURCH OF  
GOD IN CHRIST, INC.  
STREET ADDRESS: 6401-6403 AVALON BLVD.  
CITY: LOS ANGELES, CA. 90003  
STATE: CA  
ZIP: 90003

TITLE ORDER NO. 6106462-63 ESCROW NO. 20-1581

SPACE ABOVE THIS LINE FOR RECORDER'S USE

A.P.N. 6006-018-001

GRANT DEED

80

44

THE UNDERSIGNED GRANTOR(S) DECLARE(S)  
DOCUMENTARY TRANSFER TAX is \$ 165.00 County \$ 675.00 City  
 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, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged.  
SELLERS VESTING DESCRIBED AS PER EXHIBIT "I" ATTACHED HERewith AND MADE A PART HEREOF.  
hereby GRANT(S) to

SOUTHERN TRINITY CHURCH OF GOD IN CHRIST, INC., A NONPROFIT CORPORATION

the following described real property in the CITY OF LOS ANGELES  
County of LOS ANGELES State of California:

LOT 1 IN BLOCK 9 OF MCCARTHY COMPANY'S GREATER LOS ANGELES TRACT, IN THE  
CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER  
MAP RECORDED IN BOOK 9, PAGE 134 OF MAPS, IN THE OFFICE OF THE COUNTY  
RECORDER OF SAID COUNTY.

Dated DECEMBER 22, 2000  
STATE OF ~~CALIFORNIA~~ NEW YORK }  
COUNTY OF NEW YORK } SS  
On December 22, 2000 before me  
Andrew Jay Rotter a Notary Public  
personally appeared  
JOEL MAURICE GOLDSTEIN

*Joel Maurice Goldstein*  
JOEL MAURICE GOLDSTEIN

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

ANDREW JAY ROTTER  
Notary Public  
State of New York  
No. 81-5030734  
Qualified in New York County  
Commission Expires 7/18/2002

WITNESS my hand and official seal  
Signature *Andrew Jay Rotter*  
Mail Tax Statements to.

(This area for official notarial seal)

NAME STREET ADDRESS CITY STATE & ZIP



RECORDING REQUESTED BY  
NORTH AMERICAN TITLE COMPANY  
AND WHEN RECORDED MAIL THIS DEED TO

GRANT DEED =2

3

NAME  
STREET ADDRESS  
CITY  
STATE  
ZIP  
SOUTHERN TRINITY CHURCH OF  
GOD IN CHRIST, INC.  
6401-6403 AVALON BLVD.  
LOS ANGELES, CA. 90003  
TITLE ORDER NO. 6106462-63 ESCROW NO. 20-1581

SPACE ABOVE THIS LINE FOR RECORDER'S USE

A.P.N. 6006-018-001

### GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)  
DOCUMENTARY TRANSFER TAX is \$ SEE GRANT DEED #1 County \$ SEE GRANT DEED #1 City  
 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 and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged.  
SELLERS VESTING DESCRIBED AS PER EXHIBIT "I" ATTACHED HERewith AND MADE A PART HEREOF.  
hereby GRANT(S) to  
SOUTHERN TRINITY CHURCH OF GOD IN CHRIST, INC., A NONPROFIT CORPORATION  
the following described real property in the CITY OF LOS ANGELES  
County of LOS ANGELES State of California:

LOT 1 IN BLOCK 9 OF MCCARTHY COMPANY'S GREATER LOS ANGELES TRACT, IN THE  
CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER  
MAP RECORDED IN BOOK 9, PAGE 134 OF MAPS, IN THE OFFICE OF THE COUNTY  
RECORDER OF SAID COUNTY.

Dated DECEMBER 22, 2000  
STATE OF CALIFORNIA }  
COUNTY OF LOS ANGELES } SS  
On February 5, 2001 before me,  
Elvia Marina Malvido a Notary Public  
personally appeared  
EDWARD DANIEL GOLDSTEIN

*Edward Daniel Goldstein*  
EDWARD DANIEL GOLDSTEIN

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 *Elvia Marina Malvido*  
Mail Tax Statements to

(This area for official notary seal)

NAME STREET ADDRESS CITY STATE & ZIP

SELLERS VESTING....

EXHIBIT "I"

JOEL MAURICE GOLDSTEIN, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY AS TO AN UNDIVIDED ONE-HALF ( $\frac{1}{2}$ ) INTEREST AND EDWARD DANIEL GOLDSTEIN, AN UNMARRIED MAN AS TO AN UNDIVIDED ONE-HALF ( $\frac{1}{2}$ ) INTEREST AS TENANTS IN COMMON WHO ACQUIRED TITLE AS JOEL MAURICE GOLDSTEIN AND EDWARD DANIEL GOLDSTEIN, AS TENANTS IN COMMON AS TO AN UNDIVIDED  $\frac{115}{204}$ TH INTEREST AND JOEL MAURICE GOLDSTEIN AND EDWARD DANIEL GOLDSTEIN, SUCCESSOR TRUSTEES OF THE LIVING TRUST OF HERMAN L. GOLDSTEIN, DATED 1/16/91, AS TO AN UNDIVIDED  $\frac{89}{204}$ TH INTEREST

01-1854506

# EXHIBIT B

ASSIGNED INSPECTOR: **ULRIC CARPENTER**  
JOB ADDRESS: **6401 SOUTH AVALON BLVD., LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **6006-018-001**

Date: **November 9, 2017**

Last Full Title: **10/18/2017**

Last Update to Title:

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## LIST OF OWNERS AND INTERESTED PARTIES

- 1). SOUTHERN TRINITY CHURCH OF GOD IN CHRIST  
C/O MARSHA RENEE McCREADY ELLIS  
PO BOX 32156  
LOS ANGELES, CA. 90032  
CAPACITY: OWNER
  
- 2). MARSHA ELLIS  
4755 TEMPLETON STREET UNIT 2219  
LOS ANGELES, CA 90032  
CAPACITY: AGENT OF SERVICE
  
- 3). COMMUNITY COMMERCE BANK  
5444 E OLYMPIC BLVD  
LOS ANGELES, CA 90022  
CAPACITY: INTERESTED PARTY

**Property Detail Report**

For Property Located At :  
**6401 AVALON BLVD, LOS ANGELES, CA 90003-1607**



Bldg Card: 000 of 002

**Owner Information**

Owner Name: SOUTHERN TRINITY CHURCH OF GOD/IN CHRIST INC  
 Mailing Address: PO BOX 32156, LOS ANGELES CA 90032-0156 B003 C/O MARSHA RENEE MCCREADY ELLIS  
 Vesting Codes: // CO

**Location Information**

Legal Description: THE MCCARTHY COMPANY'S GREATER LOS ANGELES TRACT LOT 1  
 County: LOS ANGELES, CA APN: 6006-018-001  
 Census Tract / Block: 2393.30 / 1 Alternate APN:  
 Township-Range-Sect: Subdivision: MCCARTHY COS GREATER LOS ANGELES  
 Legal Book/Page: Map Reference: 52-C5 /  
 Legal Lot: 1 Tract #:  
 Legal Block: 9 School District: LOS ANGELES  
 Market Area: C42 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: 10/01/2001 / 12/22/2000 1st Mtg Amount/Type: \$95,000 / CONV  
 Sale Price: \$150,000 1st Mtg Int. Rate/Type: / ADJ  
 Sale Type: FULL 1st Mtg Document #: 1854507  
 Document #: 1854506 2nd Mtg Amount/Type: /  
 Deed Type: GRANT DEED 2nd Mtg Int. Rate/Type: /  
 Transfer Document #: Price Per SqFt: \$39.35  
 New Construction: Multi/Split Sale:  
 Title Company: NORTH AMERICAN TITLE  
 Lender: COMMUNITY COMMERCE BK  
 Seller Name: GOLDSTEIN JOEL M

**Prior Sale Information**

Prior Rec/Sale Date: 08/13/1999 / Prior Lender:  
 Prior Sale Price: Prior 1st Mtg Amt/Type: /  
 Prior Doc Number: 1526966 Prior 1st Mtg Rate/Type: /  
 Prior Deed Type: QUIT CLAIM DEED

**Property Characteristics**

Gross Area: 3,812	Parking Type:	Construction:
Living Area: 3,812	Garage Area:	Heat Type:
Tot Adj Area:	Garage Capacity:	Exterior wall:
Above Grade:	Parking Spaces:	Porch Type:
Total Rooms:	Basement Area:	Patio Type:
Bedrooms:	Finish Bsmnt Area:	Pool:
Bath(F/H): /	Basement Type:	Air Cond: YES
Year Built / Eff: 1939 /	Roof Type:	Style:
Fireplace: /	Foundation:	Quality:
# of Stories:	Roof Material:	Condition:

**Site Information**

Zoning: LAC2 Acres: 0.16 County Use: STORE & RESID (1210)  
 Lot Area: 7,150 Lot Width/Depth: x State Use:  
 Land Use: STORES & RESIDENTIAL Res/Comm Units: / Water Type:  
 Site Influence: Sewer Type:

**Tax Information**

Total Value: \$190,921	Assessed Year: 2017	Property Tax: \$2,702.20
Land Value: \$101,824	Improved %: 47%	Tax Area: 6659
Improvement Value: \$89,097	Tax Year: 2016	Tax Exemption:
Total Taxable Value: \$190,921		



## Comparable Summary

For Property Located At



**6401 AVALON BLVD, LOS ANGELES, CA 90003-1607**

**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	\$150,000	\$247,000	\$6,625,000	\$1,494,305
Bldg/Living Area	3,812	3,427	4,370	3,907
Price/Sqft	\$39.35	\$71.53	\$1,642.70	\$375.26
Year Built	1939	1905	1962	1935
Lot Area	7,150	2,270	17,992	5,773
Bedrooms	0	2	5	3
Bathrooms/Restrooms	0	1	7	3
Stories	0.00	1.00	2.00	1.78
Total Value	\$190,921	\$103,468	\$1,346,221	\$401,037
Distance From Subject	0.00	0.93	49.61	10.34

\*= 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>										
		6401 AVALON BLVD	\$150,000	1939			10/01/2001	3,812	7,150	0.0
<b>Comparables</b>										
<input checked="" type="checkbox"/>	1	4101 S SAN PEDRO ST	\$650,000	1910			04/26/2017	3,500	6,679	1.93
<input checked="" type="checkbox"/>	2	5755 TUJUNGA AVE	\$1,599,000	1945			06/16/2017	4,370	7,275	14.91
<input checked="" type="checkbox"/>	3	1847 ARAPAHOE ST	\$1,055,000	1925			06/20/2017	4,320	9,410	4.23
<input checked="" type="checkbox"/>	4	44544 10TH ST W	\$247,000	1962	3	1	02/15/2017	3,453	5,555	49.61
<input checked="" type="checkbox"/>	5	3201 W FLORENCE AVE	\$450,000	1939			08/22/2017	3,467	2,270	3.62
<input checked="" type="checkbox"/>	6	5516 S CENTRAL AVE	\$650,000	1907			05/16/2017	4,086	4,546	0.93
<input checked="" type="checkbox"/>	7	1214 S LORENA ST	\$545,000	1947			04/28/2017	3,808	4,469	4.42
<input checked="" type="checkbox"/>	8	713 W ROSECRANS AVE	\$1,350,000	1947			09/15/2017	3,940	3,674	5.62
<input checked="" type="checkbox"/>	9	4717 VALLEY BLVD	\$1,185,100	1947	5	7	09/21/2017	4,226	4,797	7.43
<input checked="" type="checkbox"/>	10	3926 CITY TERRACE DR	\$710,000	1948			03/06/2017	4,231	5,091	7.09
<input checked="" type="checkbox"/>	11	209 RICHMOND ST	\$3,750,000	1920			10/20/2017	4,300	3,501	9.74
<input checked="" type="checkbox"/>	12	2137 PACIFIC AVE	\$890,000	1953	4	4	07/14/2017	3,880	4,701	13.44
<input checked="" type="checkbox"/>	13	145 N GLENDORA AVE	\$1,215,000	1924			09/29/2017	3,540	4,472	25.28
<input checked="" type="checkbox"/>	14	4874 W ADAMS BLVD	\$770,000	1923	4	2	03/01/2017	3,427	2,500	5.84
<input checked="" type="checkbox"/>	15	1011 S BALDWIN AVE	\$1,930,000	1953			02/23/2017	3,499	7,010	15.76
<input checked="" type="checkbox"/>	16	3026 E 4TH ST	\$620,000	1905			08/25/2017	3,762	5,894	5.23
<input checked="" type="checkbox"/>	17	1413 MICHIGAN AVE	\$6,625,000	1905	2	1	10/19/2017	4,033	17,992	12.5
<input checked="" type="checkbox"/>	18	7415 MELROSE AVE	\$2,845,000	1924			06/01/2017	4,194	4,401	8.63
<input checked="" type="checkbox"/>	19	11609 1/2 WASHINGTON PL	\$2,175,000	1959	2	2	06/16/2017	3,881	4,989	9.05
	20	5111 LONG BEACH AVE	\$625,000	1959	4	5	08/02/2017	4,232	6,242	1.61



**Comparable Sales Report**

For Property Located At



RealQuest Professional

**6401 AVALON BLVD, LOS ANGELES, CA 90003-1607****20 Comparable(s) Selected.**

Report Date: 11/08/2017

**Summary Statistics:**

	<b>Subject</b>	<b>Low</b>	<b>High</b>	<b>Average</b>
Sale Price	\$150,000	\$247,000	\$6,625,000	\$1,494,305
Bldg/Living Area	3,812	3,427	4,370	3,907
Price/Sqft	\$39.35	\$71.53	\$1,642.70	\$375.26
Year Built	1939	1905	1962	1935
Lot Area	7,150	2,270	17,992	5,773
Bedrooms	0	2	5	3
Bathrooms/Restrooms	0	1	7	3
Stories	0.00	1.00	2.00	1.78
Total Value	\$190,921	\$103,468	\$1,346,221	\$401,037
Distance From Subject	0.00	0.93	49.61	10.34

\* = user supplied for search only

Comp #:	1	Distance From Subject:	1.93 (miles)
Address:	<b>4101 S SAN PEDRO ST, LOS ANGELES, CA 90011-2914</b>		
Owner Name:	<b>CHOI GERALD</b>		
Seller Name:	<b>JUNG FAMILY TRUST</b>		
APN:	<b>5113-024-006</b>	Map Reference:	<b>52-B2 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>2284.20</b>
Subdivision:	<b>SOUTH WOODLAWN</b>	Zoning:	<b>LAR4</b>
Rec Date:	<b>04/26/2017</b>	Prior Rec Date:	<b>06/02/1998</b>
Sale Date:	<b>04/20/2017</b>	Prior Sale Date:	<b>05/15/1998</b>
Sale Price:	<b>\$650,000</b>	Prior Sale Price:	<b>\$160,000</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>460693</b>	Acres:	<b>0.15</b>
1st Mtg Amt:	<b>\$565,000</b>	Lot Area:	<b>6,679</b>
Total Value:	<b>\$220,112</b>	# of Stories:	<b>2.00</b>
Land Use:	<b>STORES &amp; RESIDENTIAL</b>	Park Area/Cap#:	<b>384 /</b>
		Living Area:	<b>3,500</b>
		Total Rooms:	
		Bedrooms:	
		Bath(F/H):	<b>/</b>
		Yr Built/Eff:	<b>1910 / 1918</b>
		Air Cond:	<b>YES</b>
		Style:	
		Fireplace:	<b>/</b>
		Pool:	
		Roof Mat:	<b>COMPOSITION SHINGLE</b>
		Parking:	<b>PARKING AVAIL</b>

Comp #:	2	Distance From Subject:	14.91 (miles)
Address:	<b>5755 TUJUNGA AVE, NORTH HOLLYWOOD, CA 91601-1839</b>		
Owner Name:	<b>5755 TUJUNGA LLC</b>		
Seller Name:	<b>MUNGLE &amp; JACKSON ENTS</b>		
APN:	<b>2338-024-040</b>	Map Reference:	<b>16-D6 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>1241.02</b>
Subdivision:	<b>9214</b>	Zoning:	<b>LAC2</b>
Rec Date:	<b>06/16/2017</b>	Prior Rec Date:	<b>06/16/1995</b>
Sale Date:	<b>05/26/2017</b>	Prior Sale Date:	
Sale Price:	<b>\$1,599,000</b>	Prior Sale Price:	<b>\$289,000</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>668701</b>	Acres:	<b>0.17</b>
1st Mtg Amt:		Lot Area:	<b>7,275</b>
Total Value:	<b>\$418,250</b>	# of Stories:	
Land Use:	<b>STORES &amp; RESIDENTIAL</b>	Park Area/Cap#:	<b>/</b>
		Living Area:	<b>4,370</b>
		Total Rooms:	
		Bedrooms:	
		Bath(F/H):	<b>/</b>
		Yr Built/Eff:	<b>1945 / 1952</b>
		Air Cond:	<b>YES</b>
		Style:	
		Fireplace:	<b>/</b>
		Pool:	
		Roof Mat:	
		Parking:	

Comp #:3 Distance From Subject:4.23 (miles)  
 Address: **1847 ARAPAHOE ST, LOS ANGELES, CA 90006-4815**  
 Owner Name: **WASHINGTON & ARAPAHOE LLC**  
 Seller Name: **NIELSEN PROPERTIES LLC**  
 APN: **5056-012-017** Map Reference: **44-A4 /** Living Area: **4,320**  
 County: **LOS ANGELES, CA** Census Tract: **2211.20** Total Rooms:  
 Subdivision: **CORRECTED MAP OF THE SUB** Zoning: **LAC2** Bedrooms:  
 Rec Date: **06/20/2017** Prior Rec Date: **03/03/1986** Bath(F/H): **/**  
 Sale Date: **06/15/2017** Prior Sale Date: Yr Built/Eff: **1925 /**  
 Sale Price: **\$1,055,000** Prior Sale Price: Air Cond:  
 Sale Type: **FULL** Prior Sale Type: Style:  
 Document #: **682788** Acres: **0.22** Fireplace: **/**  
 1st Mtg Amt: Lot Area: **9,410** Pool:  
 Total Value: **\$267,748** # of Stories: Roof Mat:  
 Land Use: **STORES & RESIDENTIAL** Park Area/Cap#: **/** Parking:

Comp #:4 Distance From Subject:49.61 (miles)  
 Address: **44544 10TH ST W, LANCASTER, CA 93534-3333**  
 Owner Name: **TRAN THAO P**  
 Seller Name: **LEE DAVID**  
 APN: **3133-013-009** Map Reference: **160-A4 /** Living Area: **3,453**  
 County: **LOS ANGELES, CA** Census Tract: **9008.06** Total Rooms:  
 Subdivision: **LANCASTER** Zoning: **LRC2\*** Bedrooms: **3**  
 Rec Date: **02/15/2017** Prior Rec Date: **11/27/1991** Bath(F/H): **1 /**  
 Sale Date: **01/27/2017** Prior Sale Date: **11/1991** Yr Built/Eff: **1962 / 1971**  
 Sale Price: **\$247,000** Prior Sale Price: **\$145,000** Air Cond: **YES**  
 Sale Type: **FULL** Prior Sale Type: **FULL** Style:  
 Document #: **185905** Acres: **0.13** Fireplace: **/**  
 1st Mtg Amt: Lot Area: **5,555** Pool:  
 Total Value: **\$209,767** # of Stories: **1.00** Roof Mat: **COMPOSITION SHINGLE**  
 Land Use: **STORES & RESIDENTIAL** Park Area/Cap#: **/** Parking: **PAVED**

Comp #:5 Distance From Subject:3.62 (miles)  
 Address: **3201 W FLORENCE AVE, LOS ANGELES, CA 90043-4703**  
 Owner Name: **TEKLU MARTHA**  
 Seller Name: **NEWTON MARGARINE TRUST**  
 APN: **4006-031-012** Map Reference: **51-C5 /** Living Area: **3,467**  
 County: **LOS ANGELES, CA** Census Tract: **2352.02** Total Rooms:  
 Subdivision: **HYDE PARK** Zoning: **LAC2** Bedrooms:  
 Rec Date: **08/22/2017** Prior Rec Date: **04/30/1985** Bath(F/H): **/**  
 Sale Date: **07/31/2017** Prior Sale Date: Yr Built/Eff: **1939 / 1946**  
 Sale Price: **\$450,000** Prior Sale Price: **\$55,000** Air Cond: **YES**  
 Sale Type: **FULL** Prior Sale Type: **FULL** Style:  
 Document #: **950589** Acres: **0.05** Fireplace: **/**  
 1st Mtg Amt: Lot Area: **2,270** Pool:  
 Total Value: **\$152,232** # of Stories: **2.00** Roof Mat: **ROLL COMPOSITION**  
 Land Use: **STORES & RESIDENTIAL** Park Area/Cap#: **/** Parking:

Comp #:6 Distance From Subject:0.93 (miles)  
 Address: **5516 S CENTRAL AVE, LOS ANGELES, CA 90011-4730**  
 Owner Name: **HERNANDEZ JOSE L L**  
 Seller Name: **PHILLIPS VICKY**  
 APN: **5104-017-002** Map Reference: **52-C3 /** Living Area: **4,086**  
 County: **LOS ANGELES, CA** Census Tract: **2291.00** Total Rooms:  
 Subdivision: **M RIEDER & CCC TATUM CENTRAL** Zoning: **LAC2** Bedrooms:  
 Rec Date: **05/16/2017** Prior Rec Date: **05/30/2002** Bath(F/H): **/**  
 Sale Date: **04/20/2017** Prior Sale Date: **04/29/2002** Yr Built/Eff: **1907 / 1945**  
 Sale Price: **\$650,000** Prior Sale Price: **\$1,000** Air Cond: **YES**  
 Sale Type: **FULL** Prior Sale Type: **FULL** Style:  
 Document #: **539935** Acres: **0.10** Fireplace: **/**  
 1st Mtg Amt: Lot Area: **4,546** Pool:  
 Total Value: **\$185,922** # of Stories: Roof Mat:  
 Land Use: **STORES & RESIDENTIAL** Park Area/Cap#: **/** Parking:

Comp #:7 Distance From Subject:4.42 (miles)  
 Address: **1214 S LORENA ST, LOS ANGELES, CA 90023-3508**



Owner Name:	<b>RAEBURN INVESTMENTS LLC</b>			
Seller Name:	<b>ARCHITECTURAL METAL CLADDING I</b>			
APN:	<b>5190-017-038</b>	Map Reference:	<b>45-B6 /</b>	Living Area: <b>3,808</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>2051.20</b>	Total Rooms:
Subdivision:	<b>4838</b>	Zoning:	<b>LAC2</b>	Bedrooms:
Rec Date:	<b>04/28/2017</b>	Prior Rec Date:	<b>04/17/2017</b>	Bath(F/H): <b>/</b>
Sale Date:	<b>04/24/2017</b>	Prior Sale Date:	<b>04/05/2017</b>	Yr Built/Eff: <b>1947 / 1949</b>
Sale Price:	<b>\$545,000</b>	Prior Sale Price:	<b>\$475,000</b>	Air Cond: <b>YES</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Style:
Document #:	<b>475009</b>	Acres:	<b>0.10</b>	Fireplace: <b>/</b>
1st Mtg Amt:	<b>\$430,000</b>	Lot Area:	<b>4,469</b>	Pool:
Total Value:	<b>\$484,500</b>	# of Stories:	<b>2.00</b>	Roof Mat: <b>ROLL COMPOSITION</b>
Land Use:	<b>STORES &amp; RESIDENTIAL</b>	Park Area/Cap#:	<b>/</b>	Parking:

Comp #:	<b>8</b>	Distance From Subject:	<b>5.62 (miles)</b>
Address:	<b>713 W ROSECRANS AVE, COMPTON, CA 90222-3947</b>		
Owner Name:	<b>4019 MEDFORD ST LLC</b>		
Seller Name:	<b>ROSENFELD SCHNEUR Z G</b>		
APN:	<b>6153-004-014</b>	Map Reference:	<b>64-E2 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>5427.00</b>
Subdivision:	<b>5113</b>	Zoning:	<b>COCM*</b>
Rec Date:	<b>09/15/2017</b>	Prior Rec Date:	<b>01/12/2017</b>
Sale Date:	<b>08/29/2017</b>	Prior Sale Date:	<b>01/10/2017</b>
Sale Price:	<b>\$1,350,000</b>	Prior Sale Price:	<b>\$1,250,000</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>1053689</b>	Acres:	<b>0.08</b>
1st Mtg Amt:		Lot Area:	<b>3,674</b>
Total Value:	<b>\$380,000</b>	# of Stories:	
Land Use:	<b>STORES &amp; RESIDENTIAL</b>	Park Area/Cap#:	<b>/</b>

Comp #:	<b>9</b>	Distance From Subject:	<b>7.43 (miles)</b>
Address:	<b>4717 VALLEY BLVD, LOS ANGELES, CA 90032-3850</b>		
Owner Name:	<b>TUNG AARON</b>		
Seller Name:	<b>ACEVES EVA</b>		
APN:	<b>5215-028-015</b>	Map Reference:	<b>45-D2 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>2014.02</b>
Subdivision:	<b>6837</b>	Zoning:	<b>LAC2</b>
Rec Date:	<b>09/21/2017</b>	Prior Rec Date:	<b>12/24/1992</b>
Sale Date:	<b>09/20/2017</b>	Prior Sale Date:	
Sale Price:	<b>\$1,185,100</b>	Prior Sale Price:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	
Document #:	<b>1081369</b>	Acres:	<b>0.11</b>
1st Mtg Amt:		Lot Area:	<b>4,797</b>
Total Value:	<b>\$345,045</b>	# of Stories:	<b>2.00</b>
Land Use:	<b>STORES &amp; RESIDENTIAL</b>	Park Area/Cap#:	<b>/</b>

Comp #:	<b>10</b>	Distance From Subject:	<b>7.09 (miles)</b>
Address:	<b>3926 CITY TERRACE DR, LOS ANGELES, CA 90063-1241</b>		
Owner Name:	<b>SILVA MARTHA A</b>		
Seller Name:	<b>DIAZ MIGUEL SR</b>		
APN:	<b>5228-004-008</b>	Map Reference:	<b>45-D2 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>5308.02</b>
Subdivision:	<b>648</b>	Zoning:	<b>LCC3*</b>
Rec Date:	<b>03/06/2017</b>	Prior Rec Date:	<b>12/29/1995</b>
Sale Date:	<b>12/23/2016</b>	Prior Sale Date:	
Sale Price:	<b>\$710,000</b>	Prior Sale Price:	<b>\$90,000</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>257425</b>	Acres:	<b>0.12</b>
1st Mtg Amt:	<b>\$476,000</b>	Lot Area:	<b>5,091</b>
Total Value:	<b>\$243,324</b>	# of Stories:	<b>1.00</b>
Land Use:	<b>STORES &amp; RESIDENTIAL</b>	Park Area/Cap#:	<b>/</b>

Comp #:	<b>11</b>	Distance From Subject:	<b>9.74 (miles)</b>
Address:	<b>209 RICHMOND ST, EL SEGUNDO, CA 90245-5110</b>		
Owner Name:	<b>203-209 RICHMOND STREET LLC</b>		
Seller Name:	<b>ASHLEY MARY L TRUST</b>		
APN:	<b>4136-024-008</b>	Map Reference:	<b>56-A6 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>6201.02</b>
			Living Area: <b>4,300</b>
			Total Rooms:

Subdivision:	<b>EL SEGUNDO</b>	Zoning:	<b>ESCRS*</b>	Bedrooms:	
Rec Date:	<b>10/20/2017</b>	Prior Rec Date:		Bath(F/H):	<b>/</b>
Sale Date:	<b>02/02/2017</b>	Prior Sale Date:		Yr Built/Eff:	<b>1920 /</b>
Sale Price:	<b>\$3,750,000</b>	Prior Sale Price:		Air Cond:	<b>YES</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:		Style:	
Document #:	<b>1203948</b>	Acres:	<b>0.08</b>	Fireplace:	<b>/</b>
1st Mtg Amt:		Lot Area:	<b>3,501</b>	Pool:	
Total Value:	<b>\$103,468</b>	# of Stories:		Roof Mat:	
Land Use:	<b>STORES &amp; RESIDENTIAL</b>	Park Area/Cap#:	<b>/</b>	Parking:	

Comp #:12 Distance From Subject:13.44 (miles)

Address: **2137 PACIFIC AVE, LONG BEACH, CA 90806-4513**

Owner Name: **PACIFIC AVENUE ABUNDANCE LLC**

Seller Name: **LOPEZ RUBEN & VERONICA J**

APN:	<b>7205-028-025</b>	Map Reference:	<b>75-C2 /</b>	Living Area:	<b>3,880</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>5730.04</b>	Total Rooms:	
Subdivision:	<b>5162</b>	Zoning:	<b>LBCNP</b>	Bedrooms:	<b>4</b>
Rec Date:	<b>07/14/2017</b>	Prior Rec Date:	<b>06/15/2000</b>	Bath(F/H):	<b>4 /</b>
Sale Date:	<b>06/30/2017</b>	Prior Sale Date:	<b>04/05/2000</b>	Yr Built/Eff:	<b>1953 /</b>
Sale Price:	<b>\$890,000</b>	Prior Sale Price:		Air Cond:	<b>YES</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:		Style:	
Document #:	<b>788817</b>	Acres:	<b>0.11</b>	Fireplace:	<b>/</b>
1st Mtg Amt:	<b>\$742,278</b>	Lot Area:	<b>4,701</b>	Pool:	
Total Value:	<b>\$256,905</b>	# of Stories:		Roof Mat:	
Land Use:	<b>STORES &amp; RESIDENTIAL</b>	Park Area/Cap#:	<b>/</b>	Parking:	

Comp #:13 Distance From Subject:25.28 (miles)

Address: **145 N GLENDORA AVE, GLENDORA, CA 91741**

Owner Name: **MCCORMICK-WITKOFSK ANNETTE**

Seller Name: **ERS PARTNERS LP**

APN:	<b>8638-016-006</b>	Map Reference:	<b>87-B5 /</b>	Living Area:	<b>3,540</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>4010.02</b>	Total Rooms:	
Subdivision:	<b>GLENDORA TR</b>	Zoning:	<b>GDCCAP</b>	Bedrooms:	
Rec Date:	<b>09/29/2017</b>	Prior Rec Date:	<b>05/08/1985</b>	Bath(F/H):	<b>/</b>
Sale Date:	<b>08/07/2017</b>	Prior Sale Date:		Yr Built/Eff:	<b>1924 / 1932</b>
Sale Price:	<b>\$1,215,000</b>	Prior Sale Price:	<b>\$230,000</b>	Air Cond:	<b>YES</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Style:	
Document #:	<b>1120721</b>	Acres:	<b>0.10</b>	Fireplace:	<b>/</b>
1st Mtg Amt:	<b>\$668,250</b>	Lot Area:	<b>4,472</b>	Pool:	
Total Value:	<b>\$461,549</b>	# of Stories:	<b>2.00</b>	Roof Mat:	<b>ROLL COMPOSITION</b>
Land Use:	<b>STORES &amp; RESIDENTIAL</b>	Park Area/Cap#:	<b>/</b>	Parking:	

Comp #:14 Distance From Subject:5.84 (miles)

Address: **4874 W ADAMS BLVD, LOS ANGELES, CA 90016-2846**

Owner Name: **FELIX JOEL**

Seller Name: **FELIX JOEL**

APN:	<b>5057-013-010</b>	Map Reference:	<b>43-B5 /</b>	Living Area:	<b>3,427</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>2197.00</b>	Total Rooms:	
Subdivision:	<b>1706</b>	Zoning:	<b>LAC2</b>	Bedrooms:	<b>4</b>
Rec Date:	<b>03/01/2017</b>	Prior Rec Date:	<b>12/20/2006</b>	Bath(F/H):	<b>2 /</b>
Sale Date:	<b>02/17/2017</b>	Prior Sale Date:	<b>11/09/2006</b>	Yr Built/Eff:	<b>1923 / 1927</b>
Sale Price:	<b>\$770,000</b>	Prior Sale Price:	<b>\$355,000</b>	Air Cond:	<b>YES</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Style:	
Document #:	<b>239337</b>	Acres:	<b>0.06</b>	Fireplace:	<b>/</b>
1st Mtg Amt:		Lot Area:	<b>2,500</b>	Pool:	
Total Value:	<b>\$409,806</b>	# of Stories:		Roof Mat:	
Land Use:	<b>STORES &amp; RESIDENTIAL</b>	Park Area/Cap#:	<b>/</b>	Parking:	

Comp #:15 Distance From Subject:15.76 (miles)

Address: **1011 S BALDWIN AVE, ARCADIA, CA 91007-7235**

Owner Name: **DUDU INVESTMENT LLC**

Seller Name: **EXECUTIVE LAW PROP GROUP LLC**

APN:	<b>5783-011-026</b>	Map Reference:	<b>28-C6 /</b>	Living Area:	<b>3,499</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>4307.24</b>	Total Rooms:	
Subdivision:	<b>5220</b>	Zoning:	<b>ARC2H-PR3*</b>	Bedrooms:	
Rec Date:	<b>02/23/2017</b>	Prior Rec Date:	<b>10/14/2015</b>	Bath(F/H):	<b>/</b>
Sale Date:	<b>02/06/2017</b>	Prior Sale Date:	<b>03/13/2015</b>	Yr Built/Eff:	<b>1953 /</b>
Sale Price:	<b>\$1,930,000</b>	Prior Sale Price:	<b>\$1,070,000</b>	Air Cond:	<b>NONE</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Style:	

Document #:	<b>216073</b>	Acres:	<b>0.16</b>	Fireplace:	<b>/</b>
1st Mtg Amt:		Lot Area:	<b>7,010</b>	Pool:	
Total Value:	<b>\$1,091,400</b>	# of Stories:		Roof Mat:	
Land Use:	<b>STORES &amp; RESIDENTIAL</b>	Park Area/Cap#:	<b>/</b>	Parking:	

Comp #:16					Distance From Subject:5.23 (miles)
Address:	<b>3026 E 4TH ST, LOS ANGELES, CA 90063-3102</b>				
Owner Name:	<b>AMAE INVESTMENT LLC</b>				
Seller Name:	<b>PREMIER INVS LLC</b>				
APN:	<b>5186-001-009</b>	Map Reference:	<b>45-B4 /</b>	Living Area:	<b>3,762</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>2041.20</b>	Total Rooms:	
Subdivision:	<b>E A MILLERS</b>	Zoning:	<b>LAC2</b>	Bedrooms:	
Rec Date:	<b>08/25/2017</b>	Prior Rec Date:	<b>01/10/1990</b>	Bath(F/H):	<b>/</b>
Sale Date:	<b>08/15/2017</b>	Prior Sale Date:	<b>12/1989</b>	Yr Built/Eff:	<b>1905 / 1950</b>
Sale Price:	<b>\$620,000</b>	Prior Sale Price:	<b>\$244,000</b>	Air Cond:	<b>YES</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Style:	
Document #:	<b>966857</b>	Acres:	<b>0.14</b>	Fireplace:	<b>/</b>
1st Mtg Amt:		Lot Area:	<b>5,894</b>	Pool:	
Total Value:	<b>\$470,415</b>	# of Stories:	<b>2.00</b>	Roof Mat:	<b>COMPOSITION SHINGLE</b>
Land Use:	<b>STORES &amp; RESIDENTIAL</b>	Park Area/Cap#:	<b>/</b>	Parking:	<b>GARAGE</b>

Comp #:17					Distance From Subject:12.5 (miles)
Address:	<b>1413 MICHIGAN AVE, SANTA MONICA, CA 90404-4303</b>				
Owner Name:	<b>ATLANTIC MICROSCOPE LLC</b>				
Seller Name:	<b>NIKKEI HALL</b>				
APN:	<b>4283-013-024</b>	Map Reference:	<b>41-B6 /</b>	Living Area:	<b>4,033</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>7018.02</b>	Total Rooms:	
Subdivision:	<b>ERKENBRECHER SYNDICATE SANTA MONICA TR</b>	Zoning:	<b>SMC4*</b>	Bedrooms:	<b>2</b>
Rec Date:	<b>10/19/2017</b>	Prior Rec Date:		Bath(F/H):	<b>1 /</b>
Sale Date:	<b>10/13/2017</b>	Prior Sale Date:		Yr Built/Eff:	<b>1905 /</b>
Sale Price:	<b>\$6,625,000</b>	Prior Sale Price:		Air Cond:	<b>YES</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:		Style:	
Document #:	<b>1198219</b>	Acres:	<b>0.41</b>	Fireplace:	<b>/</b>
1st Mtg Amt:		Lot Area:	<b>17,992</b>	Pool:	
Total Value:	<b>\$237,386</b>	# of Stories:		Roof Mat:	
Land Use:	<b>STORES &amp; RESIDENTIAL</b>	Park Area/Cap#:	<b>/</b>	Parking:	

Comp #:18					Distance From Subject:8.63 (miles)
Address:	<b>7415 MELROSE AVE, LOS ANGELES, CA 90046-7514</b>				
Owner Name:	<b>ROSENTHAL FAMILY TRUST</b>				
Seller Name:	<b>SUNDAY PROPERTIES LLC</b>				
APN:	<b>5526-010-024</b>	Map Reference:	<b>34-A5 /</b>	Living Area:	<b>4,194</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>1920.02</b>	Total Rooms:	
Subdivision:	<b>5665</b>	Zoning:	<b>LAC4</b>	Bedrooms:	
Rec Date:	<b>06/01/2017</b>	Prior Rec Date:	<b>11/12/1982</b>	Bath(F/H):	<b>/</b>
Sale Date:	<b>06/01/2017</b>	Prior Sale Date:		Yr Built/Eff:	<b>1924 / 1948</b>
Sale Price:	<b>\$2,845,000</b>	Prior Sale Price:		Air Cond:	<b>YES</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:		Style:	
Document #:	<b>604397</b>	Acres:	<b>0.10</b>	Fireplace:	<b>/</b>
1st Mtg Amt:		Lot Area:	<b>4,401</b>	Pool:	
Total Value:	<b>\$232,018</b>	# of Stories:		Roof Mat:	
Land Use:	<b>STORES &amp; RESIDENTIAL</b>	Park Area/Cap#:	<b>/</b>	Parking:	

Comp #:19					Distance From Subject:9.05 (miles)
Address:	<b>11609 1/2 WASHINGTON PL, LOS ANGELES, CA 90066-5087</b>				
Owner Name:	<b>8717 VENICE BLVD LLC</b>				
Seller Name:	<b>SCHICK BENJAMIN</b>				
APN:	<b>4214-014-002</b>	Map Reference:	<b>50-A2 /</b>	Living Area:	<b>3,881</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>2723.01</b>	Total Rooms:	
Subdivision:	<b>7668</b>	Zoning:	<b>LAC1</b>	Bedrooms:	<b>2</b>
Rec Date:	<b>06/16/2017</b>	Prior Rec Date:	<b>07/21/2014</b>	Bath(F/H):	<b>2 /</b>
Sale Date:	<b>03/08/2017</b>	Prior Sale Date:	<b>07/08/2014</b>	Yr Built/Eff:	<b>1959 /</b>
Sale Price:	<b>\$2,175,000</b>	Prior Sale Price:	<b>\$1,300,000</b>	Air Cond:	<b>YES</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Style:	
Document #:	<b>669131</b>	Acres:	<b>0.11</b>	Fireplace:	<b>/</b>
1st Mtg Amt:	<b>\$750,000</b>	Lot Area:	<b>4,989</b>	Pool:	
Total Value:	<b>\$1,346,221</b>	# of Stories:		Roof Mat:	

Land Use: **STORES & RESIDENTIAL** Park Area/Cap#: **/** Parking:

Comp #: <b>20</b>			Distance From Subject: <b>1.61 (miles)</b>
Address: <b>5111 LONG BEACH AVE, LOS ANGELES, CA 90058-1955</b>			
Owner Name: <b>PICO PLACE LLC</b>			
Seller Name: <b>HERNANDEZ LUZ A</b>			
APN: <b>5106-026-032</b>	Map Reference: <b>52-D3 /</b>	Living Area: <b>4,232</b>	
County: <b>LOS ANGELES, CA</b>	Census Tract: <b>2288.00</b>	Total Rooms: <b>4</b>	
Subdivision: <b>STUKEY RUFUS J TR</b>	Zoning: <b>LAR2</b>	Bedrooms: <b>4</b>	
Rec Date: <b>08/02/2017</b>	Prior Rec Date: <b>12/14/2004</b>	Bath(F/H): <b>5 /</b>	
Sale Date: <b>07/27/2017</b>	Prior Sale Date: <b>11/23/2004</b>	Yr Built/Eff: <b>1959 /</b>	
Sale Price: <b>\$625,000</b>	Prior Sale Price: <b>\$360,000</b>	Air Cond: <b>YES</b>	
Sale Type: <b>FULL</b>	Prior Sale Type: <b>FULL</b>	Style: <b>/</b>	
Document #: <b>869631</b>	Acres: <b>0.14</b>	Fireplace: <b>/</b>	
1st Mtg Amt: <b>\$504,663</b>	Lot Area: <b>6,242</b>	Pool: <b>/</b>	
Total Value: <b>\$504,663</b>	# of Stories: <b>2.00</b>	Roof Mat: <b>TAR &amp; GRAVEL</b>	
Land Use: <b>STORES &amp; RESIDENTIAL</b>	Park Area/Cap#: <b>/</b>	Parking: <b>/</b>	



# EXHIBIT D

ASSIGNED INSPECTOR: **ULRIC CARPENTER**  
JOB ADDRESS: **6401 SOUTH AVALON BLVD., LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **6006-018-001**

Date: **November 9, 2017**

CASE#: **78185**  
ORDER NO: **A-3917966**

EFFECTIVE DATE OF ORDER TO COMPLY: **November 9, 2015**  
COMPLIANCE EXPECTED DATE: **November 14, 2015**  
DATE COMPLIANCE OBTAINED: **March 27, 2008**

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

### VIOLATIONS:

SEE ATTACHED ORDER # A-3917966

1060331201607653

**BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS**

VAN AMBATIELOS  
PRESIDENT  
E. FELICIA BRANNON  
VICE-PRESIDENT  
JOSELYN GEAGA-ROSENTHAL  
GEORGE HOVAGUIMIAN  
JAVIER NUNEZ

**CITY OF LOS ANGELES  
CALIFORNIA**



ERIC GARCETTI  
MAYOR

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

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

FRANK BUSH  
EXECUTIVE OFFICER

**ORDER TO COMPLY**

MARSHA ELLIS  
4755 TEMPLETON ST. UNIT 2219  
LOS ANGELES, CA 90032

CASE #: 78185  
ORDER #: A-3917966  
EFFECTIVE DATE: November 09, 2015  
COMPLIANCE DATE: November 14, 2015

OF  
SITE ADDRESS: 6401 S AVALON BLVD  
ASSESSORS PARCEL NO.: 6006-018-001  
ZONE: C2; Commercial Zone  
NAME OF BUSINESS IN VIOLATION: SOUTHERN TRINITY CHURCH

Review of records has revealed that the property at the above listed address is part of the Annual Inspection Maintenance Program with the following use listed below and is in violation of the Los Angeles Municipal Code (LAMC).

Section 12.26 (I) of the Los Angeles Municipal Code, Vehicle Repair and/or Installation Establishments.

**VIOLATION(S):**

**Failure to pay Annual Inspection Fee.**

You are therefore ordered to:

Pay the annual inspection fee and any and all surcharges, penalties, or fines imposed, for an inspection conducted on August 19, 2015 and billed on invoice # 660528.

Failure to pay the above fees within 5 days may result in referral of the case to a collections agency, a negative credit report being made, a lien being assessed against this property, and Revocation of Certificate of Occupancy proceedings initiated for this use.

Code Sections in Violation : 12.26 F 3, 12.26 F 7, or 12.26 I 5, 12.26 I 10, and 98.0402(e), 98.0402(g), 12.21A1(a) of the L.A.M.C.

To verify the current amount due on the invoice referenced by this Order, for questions on how, or where to pay, contact LADBS Financial Services at (213)482-6890

**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.**



**CODE ENFORCEMENT BUREAU**  
For routine City business and non-emergency services: Call 3-1-1  
[www.ladbs.org](http://www.ladbs.org)

1  
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3  
3  
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3

A proposed noncompliance fee in the amount of \$660.00 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 **\$2,310.00.**

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.

**REVOCAION OF CERTIFICATE OF OCCUPANCY and FINE WARNING :**

The failure to correct the violations on or before the compliance date or any authorized extension thereof may result in commencement of proceedings to revoke the Certificate of Occupancy. Such proceedings may involve a Revocation Hearing. A personal appearance at the hearing may only be avoided if the violation is corrected and a fine paid according to the fine schedule in Section 12.26 F 14 or 12.26 I. 16 of this subsection. Sections 12.26 F. 9, 12.26 I. 11, 98.0402(f)2A L.A.M.C.

The compliance date as specified in the notice may be extended for an additional period not to exceed 45 days if the owner or operator of the yard presents satisfactory evidence to the Superintendent that unusual difficulties prevent substantial compliance without such extension.

**APPEAL PROCEDURES:**

Notwithstanding any provisions of the Municipal Code to the contrary, there shall be no appeal to the Board of Building and Safety Commissioners from any notice issued or determination made by the Superintendent pursuant to Subsection 12.26 F. 13, 12.26 I. 15.

and/or

Except for extensions of time granted by the Department of Building and Safety and the Board of Building and Safety Commissioners as authorized in Subdivision 12.26 F. 4(b) and/or 12.26 I. 7(b), and notwithstanding any provisions of this code to the contrary, there shall be no appeal to the Board of Building and Safety Commissioners from any notice issued or determination made by the Department pursuant to Subsection(s) 12.26 F. and/or 12.26 I. Appeals may be made from Department determinations of violations of

Appeal rights for Code Sections other then Sections 12.26 F. and 12.26 I. are as follows.

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.

**REPEAT VIOLATIONS :**

If an Order to Comply is issued pursuant to Sections 12.26 F. or 12.26 K. of the Los Angeles Municipal Code, and after compliance with the Order, a subsequent Order to Comply is issued for violation of the same provisions occurring within one year of the date of the initial Order, the repair/installation facility or storage yard facility operator shall pay a fine as specified in Section 98.0402(f)1 L.A.M.C. as follows:

- A. For each auto dismantling, junk yard, scrap metal or recycling materials processing yards, recycling collection and/or buyback centers, recycling materials sorting facilities and cargo container storage yards....\$200.00
- B. For each vehicle repair garage, installation facility, or used car sales violation....\$200.00

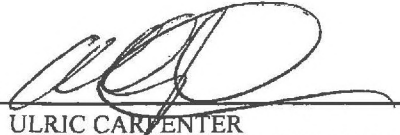
Sections 12.26 F. 15, 12.26 I. 17 L.A.M.C.



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If you have any questions or require any additional information please feel free to contact me at (213)252-3337.  
Office hours are 7:00 a.m. to 4:30 p.m. Monday through Friday.

Inspector:



ULRIC CARPENTER  
3550 WILSHIRE BLVD. SUITE 1800  
LOS ANGELES, CA 90010  
(213)252-3337  
Ulric.Carpenter@lacity.org

Date: November 04, 2015

  
REVIEWED BY

The undersigned mailed this notice  
by regular mail, postage prepaid,  
to the addressee on this day,

**NOV 05 2015**

To the address as shown on the  
last equalized assessment roll.  
Initialed by AK