## BOARD OF BUILDING AND SAFETY COMMISSIONERS

## CITY OF LOS ANGELES

VAN AMBATIELOS PRESIDENT

E. FELICIA BRANNON VICE PRESIDENT

JOSELYN GEAGA-ROSENTHAL GEORGE HOVAGUIMIAN JAVIER NUNEZ



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

> FRANK M. BUSH GENERAL MANAGER

OSAMA YOUNAN, P.E. EXECUTIVE OFFICER

Council District: #2

February 2, 2017

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

JOB ADDRESS: **5653 NORTH VANTAGE AVENUE, LOS ANGELES, CA** ASSESSORS PARCEL NO. (APN): **2340-025-007** 

On July 24, 2015, 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: 5653 North Vantage Avenue, Los Angeles, California, (the "Property"). A copy of the title report which includes a full legal description of the property is attached as Exhibit A.

Pursuant to Section 98.0421, the property owner was issued an order on July 24, 2015, 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:

Description	Amount
Code Violation Investigation Fee	\$ 336.00
System Development Surcharge	20.16
System Development Surcharge Late Fee	50.40
Late Charge/Collection Fee (250%)	840.00
Title Report Fee	42.00
Grand Total	\$ 1,288.56

Pursuant to the authority granted by Section 7.35.3 of the Los Angeles Administrative Code, it is proposed a lien for a total sum of \$1,288.56 recorded against the property. It is requested that the Honorable City Council of the City of Los Angeles (the "City Council") designate the time and place protest can be heard concerning this matter, as set forth in Sections 7.35.3 and 7.35.5 of the Los Angeles Administrative Code.

It is further requested that the City Council instruct the Department to deposit to Dept 08, Fund 48R, Balance Sheet Account 2200, any payment received against this lien in the amount of \$1,288.56 on the referenced property. A copy of the title report which includes a full legal description of the property is attached as Exhibit A. A list of all the names and addresses of owners and all interested parties entitled to notice is included (Exhibit B). Also attached is a report which includes the current fair market value of the property including all encumbrances of record on the property as of the date of the report (Exhibit C).

#### DEPARTMENT OF BUILDING AND SAFETY

Steve Ingele Mar	
Chief, Resource Management Bureau	ATTEGET HOLLY I WOLCOTT GITTY OF EDIT
	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. T13883

Prepared for: City of Los Angeles

Dated as of: 12/19/2016

SCHEDULE A
(Reported Property Information)

APN #: 2340-025-007

Property Address: 5653 N VANTAGE AVE

City: Los Angeles

County: Los Angeles

#### **VESTING INFORMATION**

Type of Document: GRANT DEED

Grantee: SHALOM AMAR AS TRUSTEE OF THE SHALOM AMAR REVOCABLE 2000 TRUST Granter: RICHARD PELLEGRINI AND ROGER PELLEGRINI TRUSTEE OF THE PELLEGRINI TRUST

**Deed Date**:10/15/2003

Recorded: 11/14/2003

Instr No.: 03-3435188

 $\textbf{\textit{MAILING ADDRESS:}} \ \textit{SHALOM AMAR AS TRUSTEE} \ \textit{OF THE SHALOM AMAR REVOCABLE 2000 TRUST}$ 

5653 VANTAGE AVE VALLEY VILLAGE CA 91607

#### SCHEDULE B

### **LEGAL DESCRIPTION**

Lot: 2 Tract No: 12080 Abbreviated Description: LOT:2 CITY:REGION/CLUSTER:

03/03154 TR#:12080 TRACT # 12080 W 135.52 FT OF E 165.52 FT OF LOT 2 City/Muni/Twp:

REGION/CLUSTER: 03/03154

#### MORTGAGES/LIENS

Type of Document: SHORT FORM DEED OF TRUST

**Recording Date:** 07/16/2004

Document #: 04-1818609

Loan Amount: \$305,000

Lender Name: BANK OF AMERICA NA

Borrowers Name: SHALOM AMAR AS TRUSTEE OF THE SHALOM AMAR REVOCABLE 2000 TRUST

MAILING ADDRESS: BANK OF AMERICA NA

9000 SOUTHSIDE BLVD BLDG 700 JACKSONVILLE, FL 32256

RECORDING REQUESTED BY: Fidelity National Title Company

AND WHEN RECORDED MAIL TO:

Shalom Amar 5653 Vantage Avenue Los Angeles, CA 91607

2340-025-007 Order No.: 19306469 Escrow No.: 11565-DS

03 3435188

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE

40

## **GRANT DEED**

THE UNDERSIGNED GRANTOR(S) DECLÀRE(S) DOCUMENTARY TRANSFER TAX IS \$418.00 CITY TAX IS \$1710.00

- Computed on full value of property conveyed, or (X)
- Computed on full value less value of liens or encumbrances remaining at time of sale ()

() Unincorporated area: (X) City of Los Angeles

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged

Richard Pellegrini and Roger Pellegrini Co-Trustees of The Pellegrini Trust of April 6, 1988

hereby GRANT(S) to SHALOM AMAR, TRUSTEE OF THE SHALOM AMAR REVOCABLE TRUST 2000 Trust Dated 5/18/2000

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

The East 165.52 feet of Lot 2 of Tract No. 12080, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 286, Page(s) 34 of Maps, in the office of the County Recorder of said County.

**EXCEPT** the Easterly 1 foot thereof

(commonly known as: 5653 Vantage Avenue, Los Angeles, CA 91607)

Dated: October 15, 2003

STATE OF CALIFORNIA

COUNTY OF LOS

500 Z On <u>Oc でるそ</u>る

a Notary Public in and for said County and State, personally

appeared

Signature

PEUFGZINI

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 of Notary

SS. The Pellegrini Trust of April 6, 1988

Roger Pellegrini, Trustee

Richard Pellegrini, Trustee

DON E. SMITH Commission # 1275618 Notary Public - California Los Angeles County

My Comm. Expires Sep 1, 2004

(This Area for Notary Seal Only)

MAIL TAX STATEMENTS AS DIRECTED ABOVE

### CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California	1
county of LOS ANGELES	<b>SS.</b>
On WUEMBER 12 2003 before me,	JOY! L. LAMARCA
personally appeared Roger Pel	lesrini
	Name(s) of Signer(s)
	□ personally known to me □ proved to me on the basis of satisfactor evidence
	to be the person(s) whose name(s) is/ar subscribed to the within instrument an acknowledged to me that he/she/they execute
JERI L. LA MARCA Commission # 1355606 Notary Rubild - California	the same in his/her/their authorizer capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or
Los Angeles County My Comm. Expires May 7, 2006	the entity upon behalf of which the person(s acted, executed the instrument.
	WITNESS my hand and official seal.
	Soli Lla maria
	Signature of Notary Public
OF	PTIONAL
Though the information below is not required by law, it may p	
Though the information below is not required by law, it may particularly fraudulent removal and reattact	prove valuable to persons relying on the document and could prevent
Though the Information below is not required by law, it may provided the Information below is not required by law, it may provided the Information of Attached Document	prove valuable to persons relying on the document and could prevent hment of this form to another document,
Though the Information below is not required by law, it may present the information of Attached Document  Title or Type of Document:	prove valuable to persons relying on the document and could prevent hment of this form to another document.
Though the Information below is not required by law, it may to fraudulent removal and reattack.  Description of Attached Document.  Title or Type of Document:  Document Date:	prove valuable to persons relying on the document and could prevent hment of this form to another document,
Though the Information below is not required by law, it may to fraudulent removal and realtack  Description of Attached Document  Title or Type of Document:  Document Date:  Signer(s) Other Than Named Above:	prove valuable to persons relying on the document and could prevent hment of this form to another document.  Number of Pages:
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Though the Information below is not required by law, it may to fraudulent removal and realtack  Description of Attached Document  Title or Type of Document:  Document Date:  Signer(s) Other Than Named Above:	prove valuable to persons relying on the document and could prevent hment of this form to another document.  Number of Pages:

RECORDING REQUESTED BY OLD REPUBLIC TITLE CO.

Submitted for recordation by, and when recorded,

## Bank of America

Branch Consumer Collateral Tracking
Address 9000 Southside Blyd Blyd Blyd

Address 9000 Southside Blvd., Bldg. 700
City Jacksonville

State FL

ZIP 32256

1693589

Loan # 31868240112805099 Reference # 010106-041421151190 7/16/04

04 1818609

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JRI	<b>FORM</b>	DEED	UF	IKUS							
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This Deed of Trust is made on 7th June, 2004 by
SHALOM AMAR, TRUSTEE OF THE SHALOM AMAR REVOCABLE TRUST 2000 TRUST
DATED 5/18/2000

(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

THE EAST 165 52 FEET OF LOT 2 OF TRACT NO 12080, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 286, PAGE(S) 34 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY EXCEPT THE EASTERLY 1 FOOT THEREOF

OLD REPUBLIC TITLE COMPANY
has requested that this document
be recorded as an ACCOMMODATION ONLY.
It has not been examined for regularity,
sufficiency, or effect on the title to
the property herein described.

with the s	street address:	5653 VANTAGE AVENU	E, NORTH HOLLYWOOD,	CA 91607			
and with	Parcel No.	2340-025-007	and	including all	improvements	and fixtures	now or later
erected on	the property,	and all easements	, rights, appurtenan	ces and fixtu	ires now or la	ater a part of	f or related to
the above	described prop	erty (collectively th	e "Property").				
2. This	Deed of Tru	ist secures :					
• All	obligations of	the borrowers in the	Equity Maximizer	Agreement and	d Disclosure, d	ated06/07/	04
			ng SHALOM AMAR	•			
						as	borrowers, for
a re	volving line of	credit account (the	"Agreement"), as w	ell as any mo	difications and	d renewals of	the Agreement
		ovides for a Total (					
		credit advances dra					
		eement, Bank may ir					
<ul> <li>Trus</li> </ul>	tor's performa	ace of each obligati	on in this Deed of	Trust			
CLS-778-1-C	A/0009 5-04	-	Page 1 of	2			Bank of America

This Deed of Trust will not secure borrowers' obligation Commitment or Increased Credit Commitment, except for that Bank incurs because obligations of a borrower under the any advances that Bank makes to perform borrowers' duties.  To Protect the Security of this Deed of Trust, I Trust and the Equity Maximizer Agreement and Disclosure's fictitious deed of trust recorded in LOS ANGELES.  07/19/99 , as instrument 9913349 at Page/Image of the Official R provisions, identical in all counties, are printed on the folland made a part hereof as though set forth at length; and reference to Property, obligations, and parties in such provisions.	any amounts due to: (a) unpaid interest, or (b) expenses a Agreement are not fulfilled (including without limitation, to pay taxes, insurance, etc.).  Agree: By the execution and delivery of this Deed of ecured hereby, that provisions (3) to (20), inclusive of the County  in Book/Reel and ecords of the County Recorder of that county, (which owing pages) hereby are adopted and incorporated herein I will observe and perform such provisions; and that the
obligations, and parties set forth in this Deed of Trust	to the respective
Trustor requests that a copy of ANY NOTICE OF DEFAULT mailed to Trustor at the Trustor's address shown below, Property.	
Signature	Mailing Address for Notices- Street City and State
- he	
SHALOM AMAR, AS TRUSTEE OF THE SHALOM AMAR TRUST DAT	20944 BANDERA ST WOODLAND HILLS, CA 91364
GENERAL ACKN	OWLEDGMENT
State of California County of los Avgell On Jyre 14, 1004 before me. LON Shalo m Amay	1995 A. Trillo personally appeared
personally known to me (or proved to me on the basis of is/are subscribed to the within instrument and acknowledged authorized capacity(ies), and that by his/her/their signature(s) of which the person(s) acted, executed the instrument	to me that he/she/they executed the same in his/her/their
Signature Au (SEAL)	LOURDES A TRILLO Commission # 1380683 Notary Public - Colifornio Los Angeles County My Comm. Expires Oct 29, 2006

接受文章用意题提出。 (1-1910年1日)

美元 11.

## ILLEGIBLE NOTARY SEAL DECLARATION

## **GOVERNMENT CODE 27362.7**

I certify under penalty of perjury that the notary seal on the document to which this statement is attached reads as follows:

Name of Notary Lourdes A. Trillo
Date Commission Exp Oct 29, 2006
Notary Identification Number / 380683  (For Notaries commissioned after 1/01/1992)  NAAA
Manufacturer/Vender Identification Number
Place of Execution of this Declaration Norwalk .
7 / C / 04
Signature

04 1818609

## **EXHIBIT B**

ASSIGNED INSPECTOR: FELIPE PENICHE Date: February 2, 2017

JOB ADDRESS: 5653 NORTH VANTAGE AVENUE, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 2340-025-007

Last Full Title: 12/19/2016

Last Update to Title:

## LIST OF OWNERS AND INTERESTED PARTIES

.....

1). SHALOM AMAR TRUSTEE OF SHALOM AMAR REVOCABLE 2000 TRUST 5653 VANTAGE AVE VALLEY VILLAGE, CA 91607-1726

CAPACITY: OWNER

2). BANK OF AMERICA NA 9000 SOUTHSIDE BLVD BLGD 700 JACKSONVILLE, FL 32256

CAPACITY: INTERESTED PARTY

## **Property Detail Report**

For Property Located At: 5653 VANTAGE AVE, VALLEY VILLAGE, CA 91607-1726



Owner Informati	on					
Owner Name: Mailing Address: Vesting Codes:		AMAR SHA 5653 VANTA //TR		LLAGE CA 91607-172	6 C025	
Location Informa	ation					
Legal Description: County: Census Tract / Block Township-Range-Sec Legal Book/Page: Legal Lot: Legal Block:		TRACT # 12 LOS ANGEL 1238.00 / 2 286-34 2	:080 W 135.52 FT OF E LES, CA	E 165.52 FT OF LOT 2 APN: Alternate APN: Subdivision: Map Reference: Tract #: School District:		2340-025-007 12080 23-C1 / 12080 LOS ANGELES
Market Area: Neighbor Code:		VG		School District Name Munic/Township:	e:	ESS ANGELES
Owner Transfer	Information					
Recording/Sale Date: Sale Price: Document #:		1		Deed Type: 1st Mtg Document #	:	
Last Market Sale	Information					
Recording/Sale Date: Sale Price: Sale Type: Document #: Deed Type: Transfer Document #: New Construction:		11/14/2003 / \$380,000 FULL 3435188 GRANT DEE		1st Mtg Amount/Typi 1st Mtg Int. Rate/Typi 1st Mtg Document # 2nd Mtg Amount/Typi 2nd Mtg Int. Rate/Typi Price Per SqFt: Multi/Split Sale:	pe:	\$304,000 / CONV 5.25 / ADJ 3435189 / / \$200.00
Title Company: Lender: Seller Name:		FIDELITY TI BANK OF AI PELLEGRIN	MERICA			
Prior Sale Inform	ation					
Prior Rec/Sale Date: Prior Sale Price: Prior Doc Number: Prior Deed Type:		1		Prior Lender: Prior 1st Mtg Amt/Tyl Prior 1st Mtg Rate/Ty		<i>'</i>
<b>Property Charact</b>	eristics					
Gross Area: Living Area: Tot Adj Area: Above Grade: Total Rooms:	1,900		Parking Type: Garage Area: Garage Capacity: Parking Spaces: Basement Area:	PARKING AVAIL 2 2	Construction: Heat Type: Exterior wall: Porch Type: Patio Type:	HEATED  COVERED PATIO
Bedrooms: Bath(F/H):	1 2/		Finish Bsmnt Area: Basement Type:		Pool: Air Cond:	
Year Built / Eff: Fireplace: # of Stories:	1949 / 1951 Y / 1 1.00 FENCE;ADDI	TION;FENCEI	Roof Type: Foundation: Roof Material:	SLAB ROLL COMPOSITION	Style: Quality: N Condition:	CONVENTIONAL
Other Improvements:	YARD					***************************************
Site Information	LAR1		Agrae	0.46	County Haar	SINGLE FAMILY RESID
Zoning:			Acres:	0.16	County Use:	(0100)
Lot Area: Land Use: Site Influence: Tax Information	6,787 SFR		Lot Width/Depth: Res/Comm Units:	50 x 135 /	State Use: Water Type: Sewer Type:	TYPE UNKNOWN
Total Value: Land Value: Improvement Value: Total Taxable Value:	\$502,028 \$401,625 \$100,403 \$495,028		Assessed Year: Improved %: Tax Year:	2016 20% 2016	Property Tax: Tax Area: Tax Exemption	\$6,067.82 13 n: HOMEOWNER

## **Comparable Summary**

For Property Located At



## 5653 VANTAGE AVE, VALLEY VILLAGE, CA 91607-1726

17 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: 17** 

	Subject Property	Low	High	Average
Sale Price	\$380,000	\$435,000	\$1,391,000	\$808,824
Bldg/Living Area	1,900	1,619	2,162	1,827
Price/Sqft	\$200.00	\$247.44	\$643.39	\$439.73
Year Built	1949	1936	1960	1948
Lot Area	6,787	5,500	16,252	7,935
Bedrooms	1	2	4	3
Bathrooms/Restrooms	2	2	3	2
Stories	1.00	1.00	1.00	1.00
Total Value	\$502,028	\$91,911	\$801,444	\$503,537
Distance From Subject	0.00	0.13	0.47	0.30

<sup>\*=</sup> user supplied for search only

V	# F	Address	Sale Price	Yr Blt	Bed Ba	ths/Restrooms(Full)	Last Recording	Bld/Liv	Lot Area	Dist
Sul	oject	Property	······································	***************************************	**************************************					************
		5653 VANTAGE AVE	\$380,000	1949	1	2	11/14/2003	1,900	6,787	0.0
	npar	ables	4=0 / =00	1051			1011110010			0.40
<b>✓</b>	7	5637 AGNES AVE	\$734,500	1951	2	2	10/14/2016	1,754	5,500	0.13
<b>V</b>	2	5741 AGNES AVE	\$640,000	1960	3	2	07/22/2016	1,687	6,138	0.16
~	3	12256 HATTERAS ST	\$840,000	1948	3	3	12/27/2016	1,961	6,743	0.19
~	4	12305 MIRANDA ST	\$970,000	1948	3	2	09/28/2016	2,102	7,283	0.19
~	5	12037 EMELITA ST	\$695,000	1943	4	2	07/26/2016	1,656	10,990	0.24
~	6	12245 EMELITA ST	\$780,000	1941	3	2	09/09/2016	1,626	7,851	0.24
V	7	5663 CORTEEN PL	\$820,500	1954	4	2	05/09/2016	1,782	7,797	0.25
~	8	12327 HATTERAS ST	\$940,000	1947	3	3	07/08/2016	1,925	7,808	0.26
4	9	5507 HERMITAGE AVE	\$750,000	1955	3	2	05/19/2016	1,684	6,772	0.27
~	10	5666 RHODES AVE	\$725,000	1953	3	2	07/20/2016	1,619	7,922	0.28
~	11	5434 VANTAGE AVE	\$790,000	1950	3	3	10/07/2016	1,881	7,726	0.28
<b>V</b>	12	5425 GENTRY AVE	\$1,000,000	1936	3	2	11/01/2016	1,965	9,452	0.39
~	13	5543 CARPENTER AVE	\$862,000	1941	3	3	05/11/2016	1,929	7,432	0.4
<b>V</b>	14	5778 BUCKNELL AVE	\$735,000	1952	3	2	06/30/2016	1,656	6,050	0.4
<b>V</b>	15	5450 RADFORD AVE	\$1,391,000	1940	4	3	09/30/2016	2,162	16,252	0.43
<b>V</b>	16	11926 OXNARD ST	\$642,000	1952	3	3	11/14/2016	1,912	6,466	0.46
<b>V</b>	17	6015 LAURELGROVE AVE	\$435,000	1959	3	3	07/28/2016	1,758	6,710	0.47

# Comparable Sales Report For Property Located At



## 5653 VANTAGE AVE, VALLEY VILLAGE, CA 91607-1726

## 17 Comparable(s) Selected.

Summary Statistics:

Report Date: 02/01/2017

	Subject	Low	High	Average
Sale Price	\$380,000	\$435,000	\$1,391,000	\$808,824
Bldg/Living Area	1,900	1,619	2,162	1,827
Price/Sqft	\$200.00	\$247.44	\$643.39	\$439.73
Year Built	1949	1936	1960	1948
Lot Area	6,787	5,500	16,252	7,935
Bedrooms	1	2	4	3
Bathrooms/Restrooms	2	2	3	2
Stories	1.00	1.00	1.00	1.00
Total Value	\$502,028	\$91,911	\$801,444	\$503,537
Distance From Subject	0.00	0.13	0.47	0.30

<sup>\*=</sup> user supplied for search only

Comp #:1				Distance Fro	m Subject:0.13 (mile
Address:	5637 AGNES AVE, VALI		7-1816		
Owner Name:	VLAHU KALLIOPI/KERF	RUTT PAULA			
Seller Name:	DEVANEY BRIAN	M - D - (	00.047	1111	4
APN:	2340-028-030	Map Reference:	23-C1 /	Living Area:	1,754
County:	LOS ANGELES, CA 15075	Census Tract:	1239.02 LAR1	Total Rooms: Bedrooms:	5 2
Subdivision: Rec Date:	10/14/2016	Zoning: Prior Rec Date:	01/03/2011	Bath(F/H):	21
Sale Date:	10/04/2016	Prior Sale Date:	11/30/2010	Yr Built/Eff:	1951 / 1955
Sale Date:	\$734,500	Prior Sale Price:	\$422,500	Air Cond:	CENTRAL
	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Sale Type: Document #:	1264565	Acres:	0.13	Fireplace:	Y/1
1st Mtg Amt:	\$587,288	Lot Area:	5,500	Pool:	.,,
Total Value:	\$457,251	# of Stories:	1.00	Roof Mat:	COMPOSITION
Land Use:	SFR	Park Area/Cap#:	12	Parking:	SHINGLE PARKING AVAIL
	3.5 × 10 ARROWNESS CONTRACTOR OF THE SECOND CO			D:	
Comp #:2	E741 ACNES AVE VALL	EV VIII AGE CA 0160	7 4244	Distance Fro	m Subject:0.16 (mile:
Address: Owner Name:	5741 AGNES AVE, VALL FIJAL JARRETT D	LI VILLAGE, CA 3160	1-1411		
Seller Name:	MASEDA JOHN F				
APN:	2340-027-028	Map Reference:	16-C6 /	Living Area:	1,687
County:	LOS ANGELES, CA	Census Tract:	1239.02	Total Rooms:	6
Subdivision:	25441	Zoning:	LAR1	Bedrooms:	3
Rec Date:	07/22/2016	Prior Rec Date:	09/08/2008	Bath(F/H):	21
Sale Date:	06/24/2016	Prior Sale Date:	07/17/2008	Yr Built/Eff:	1960 / 1960
Sale Price:	\$640,000	Prior Sale Price:	\$489,000	Air Cond:	EVAP COOLER
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	859554	Acres:	0.14	Fireplace:	Y/1
1st Mtg Amt:	\$592,592	Lot Area:	6,138	Pool:	POOL
Total Value:	\$531,940	# of Stories:	1.00	Roof Mat:	<b>GRAVEL &amp; ROCK</b>
and Use:	SFR	Park Area/Cap#:	12	Parking:	PARKING AVAIL
Comp #:3			8 et 2000 (200 to 200 t	Dietanco Eror	n Subject:0.19 (miles
Address:	12256 HATTERAS ST, VA	ALLEY VILLAGE CA 91	607-1762	Distance Flui	ii Gubject.o. iə (iiiiles
Owner Name:	MILLS PARKER	ALLET VILLAGE, OA VI	1007-1102		
Seller Name:	ADEEB-MARSHALL FAN	AU Y TRUST			
APN:	2340-022-020	Map Reference:	16-C6 /	Living Area:	1,961
County:	LOS ANGELES, CA	Census Tract:	1238.00	Total Rooms:	7
Subdivision:	13708	Zoning:	LAR1	Bedrooms:	3
Rec Date:	12/27/2016	Prior Rec Date:	09/08/1999	Bath(F/H):	3 /
Sale Date:	11/30/2016	Prior Sale Date:	08/04/1999	Yr Built/Eff:	1948 / 1954
Sale Price:	\$840,000	Prior Sale Price:	\$278,000	Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	1641550	Acres:	0.15	Fireplace:	Y/1
st Mtg Amt:		Lot Area:	6,743	Pool:	
		# of Stories:	1.00	Roof Mat:	COMPOSITION SHINGLE
	\$390,942	# Of Stories.			PARKING AVAIL
Total Value:	\$390,942 SFR	Park Area/Cap#:	12	Parking:	TAINING AVAIL
Fotal Value:			12		THE STATE OF THE S
otal Value: and Use: Comp #:4	SFR	Park Area/Cap#:			Subject:0.19 (miles
otal Value: and Use: Comp #:4	SFR 12305 MIRANDA ST, VAL	Park Area/Cap#:			
cotal Value: and Use: Comp #:4 kddress: Owner Name:	12305 MIRANDA ST, VAL OSTRO BRETT/LEVINE S	Park Area/Cap#:  LEY VILLAGE, CA 9166  STACEY			
cotal Value: and Use: comp #:4 address: owner Name: seller Name:	12305 MIRANDA ST, VAL OSTRO BRETT/LEVINE S SHORKAYA GRANTOR T	Park Area/Cap#:  LEY VILLAGE, CA 9160  TACEY  TRUST	07-1722	Distance Fron	n Subject:0.19 (miles
cotal Value: and Use: comp #:4 kddress: cowner Name: seller Name: kPN:	12305 MIRANDA ST, VAL OSTRO BRETT/LEVINE S SHORKAYA GRANTOR T 2340-022-005	Park Area/Cap#:  LEY VILLAGE, CA 9166  TACEY  RUST  Map Reference:		Distance Fron	n Subject:0.19 (miles
Comp #:4 kddress: bwner Name: deller Name: kPN: county:	12305 MIRANDA ST, VAL OSTRO BRETT/LEVINE S SHORKAYA GRANTOR T	Park Area/Cap#:  LEY VILLAGE, CA 9160  TACEY  TRUST	07-1722 16-C6 /	Distance Fron	n Subject:0.19 (miles
Comp #:4 kddress: bwner Name: deller Name: kPN: county: dubdivision:	12305 MIRANDA ST, VAL OSTRO BRETT/LEVINE S SHORKAYA GRANTOR T 2340-022-005 LOS ANGELES, CA	Park Area/Cap#:  LEY VILLAGE, CA 9160  STACEY  RUST  Map Reference: Census Tract:	07-1722 16-C6 / 1238.00	Distance Fron Living Area: Total Rooms:	2,102 6
Comp #:4 kddress: bwner Name: keller Name: kpN: county: kdbdivision: kec Date:	12305 MIRANDA ST, VAL OSTRO BRETT/LEVINE S SHORKAYA GRANTOR T 2340-022-005 LOS ANGELES, CA 14198	Park Area/Cap#:  LEY VILLAGE, CA 9160  STACEY  RUST  Map Reference: Census Tract: Zoning:	07-1722 16-C6 / 1238.00 LAR1	Distance Fron Living Area: Total Rooms: Bedrooms:	2,102 6 3
cotal Value: and Use: and Use: comp #:4 address: cowner Name: ieller Name: ieller Name: county: dubdivision:	12305 MIRANDA ST, VAL OSTRO BRETT/LEVINE S SHORKAYA GRANTOR T 2340-022-005 LOS ANGELES, CA 14198 09/28/2016	Park Area/Cap#:  LEY VILLAGE, CA 9166 STACEY  RUST  Map Reference: Census Tract: Zoning: Prior Rec Date:	07-1722 16-C6 / 1238.00 LAR1 02/18/2010	Distance Fron Living Area: Total Rooms: Bedrooms: Bath(F/H):	2,102 6 3 2 /
Comp #:4 kddress: Dwner Name: seller Name: kPN: County: Subdivision: Rec Date: sale Date: sale Price:	12305 MIRANDA ST, VAL OSTRO BRETT/LEVINE S SHORKAYA GRANTOR T 2340-022-005 LOS ANGELES, CA 14198 09/28/2016 08/30/2016	Park Area/Cap#:  LEY VILLAGE, CA 9160 STACEY  RUST  Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date:	16-C6 / 1238.00 LAR1 02/18/2010 12/30/2009	Distance Fron Living Area: Total Rooms: Bedrooms: Bath(F/H): Yr Built/Eff:	2,102 6 3 2 / 1948 / 1950
Comp #:4 Address: Dwner Name: Seller Name: NPN: County: Subdivision: Sec Date: Sale Date: Sale Price: Sale Type:	12305 MIRANDA ST, VAL OSTRO BRETT/LEVINE S SHORKAYA GRANTOR T 2340-022-005 LOS ANGELES, CA 14198 09/28/2016 08/30/2016 \$970,000	Park Area/Cap#:  LEY VILLAGE, CA 9160 TACEY TRUST  Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price:	16-C6 / 1238.00 LAR1 02/18/2010 12/30/2009 \$735,000	Living Area: Total Rooms: Bedrooms: Bath(F/H): Yr Built/Eff: Air Cond: Style:	2,102 6 3 2 / 1948 / 1950 CENTRAL
otal Value: and Use: Comp #:4	12305 MIRANDA ST, VAL OSTRO BRETT/LEVINE S SHORKAYA GRANTOR T 2340-022-005 LOS ANGELES, CA 14198 09/28/2016 08/30/2016 \$970,000 FULL	Park Area/Cap#:  LEY VILLAGE, CA 9160 STACEY RUST  Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Type:	16-C6 / 1238.00 LAR1 02/18/2010 12/30/2009 \$735,000 FULL	Distance Fron Living Area: Total Rooms: Bedrooms: Bath(F/H): Yr Built/Eff: Air Cond:	2,102 6 3 2 / 1948 / 1950 CENTRAL CONVENTIONAL
comp #:4 address: Dwner Name: Beller Name: PN: County: Bubdivision: Bec Date: Bale Price: Bale Type: Bocument #:	12305 MIRANDA ST, VAL OSTRO BRETT/LEVINE S SHORKAYA GRANTOR I 2340-022-005 LOS ANGELES, CA 14198 09/28/2016 08/30/2016 \$970,000 FULL 1182279	Park Area/Cap#:  LEY VILLAGE, CA 9160 STACEY RUST  Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Type: Acres:	16-C6 / 1238.00 LAR1 02/18/2010 12/30/2009 \$735,000 FULL 0.17	Living Area: Total Rooms: Bedrooms: Bath(F/H): Yr Built/Eff: Air Cond: Style: Fireplace:	2,102 6 3 2 / 1948 / 1950 CENTRAL CONVENTIONAL

Comp #:5	COMMANDS COME TO THE THEORY OF THE COMMENTS OF THE COMMENT OF THE	and a set on the extension and a set of the entire sections and the entire sections of the entire sections and the entire sections are sections and the entire sections and the entire sections are sections and the entire sections are sections and the entire sections and the entire sections are sections are sections and the entire sections are sections and the entire sections are sections are sections and the entire sections are	the gree his reprised to a self-phononic substitution between	Distance Fro	m Subject:0.24 (mile
Address:	12037 EMELITA ST, VAI	LLEY VILLAGE, CA 916	07-1215	2.30.100110	200,000,000, (11110
Owner Name:	YEGHIAZARYAN MIHRA				
Seller Name:	<b>BIANCO VINCENZA LIV</b>	ING TRUST			
APN:	2340-010-015	Map Reference:	16-C6 /	Living Area:	1,656
County:	LOS ANGELES, CA	Census Tract:	1239.02	Total Rooms:	6
Subdivision:	11168	Zoning:	LAR1	Bedrooms:	4
Rec Date:	07/26/2016	Prior Rec Date:	09/30/1977	Bath(F/H):	21
Sale Date:	06/06/2016	Prior Sale Date:		Yr Built/Eff:	1943 / 1946
Sale Price:	\$695,000	Prior Sale Price:	\$30,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	874698	Acres:	0.25	Fireplace:	1
1st Mtg Amt:	\$485,000	Lot Area:	10,990	Pool:	
Total Value:	\$199,249	# of Stories:	1.00	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	12	Parking:	ATTACHED GARAGE
Secretary than because the second control control		**************************************	Committee and the second distribution of the second		
Comp #:6				Distance From	n Subject:0.24 (mile
Address:	12245 EMELITA ST, VAL	LEY VILLAGE, CA 916	07-1163		
Owner Name:	GAL AVI	The second secon			
Seller Name:	<b>BARANES VICTOR</b>				
APN:	2340-008-019	Map Reference:	16-B6 /	Living Area:	1,626
County:	LOS ANGELES, CA	Census Tract:	1238.00	Total Rooms:	5
Subdivision:	7175	Zoning:	LAR1	Bedrooms:	3
Rec Date:	09/09/2016	Prior Rec Date:	09/26/2003	Bath(F/H):	21
Sale Date:	08/10/2016	Prior Sale Date:	09/08/2003	Yr Built/Eff:	1941 / 1965
Sale Price:	\$780,000	Prior Sale Price:	\$325,000	Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	1086069	Acres:	0.18	Fireplace:	Y/1
1st Mtg Amt:	\$624,000	Lot Area:	7,851	Pool:	
Total Value:	\$478,787	# of Stories:	1.00	Roof Mat:	WOOD SHAKE
Land Use:	SFR	Park Area/Cap#:	12	Parking:	<b>PARKING AVAIL</b>
Comp #:7 Address:	5663 CORTEEN PL, VAL	LEV VILLAGE CA 0466	77 4620	Distance Fron	n Subject:0.25 (mile
Owner Name: Seller Name:	BALVANZ STEVEN C & I NOVALIS LESLIE A TRU	LISA M	77-1020		
APN:	2340-018-001	Map Reference:	16-B6 /	Living Area:	1,782
County:	LOS ANGELES, CA	Census Tract:	1238.00	Total Rooms:	7
Subdivision:	19427	Zoning:	LAR1	Bedrooms:	4
Rec Date:	05/09/2016	Prior Rec Date:	12/14/2001	Bath(F/H):	21
Sale Date:	03/29/2016	Prior Sale Date:	11/17/2001	Yr Built/Eff:	1954 / 1955
Sale Price:	\$820,500	Prior Sale Price:	\$397,500	Air Cond:	CENTRAL
	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Sale Type:	526380		0.18	Fireplace:	Y/1
Document #:		Acres: Lot Area:	7,797	Pool:	POOL
Ist Mtg Amt: Fotal Value:	\$656,160 \$496,041	# of Stories:	1.00	Roof Mat:	WOOD SHAKE
					ATTACHED
and Use:	SFR	Park Area/Cap#:	12	Parking:	GARAGE
		- 100 (100 (100 (100 (100 (100 (100 (100			***************************************
Comp #:8	40007 HATTED 40 07 1/4	EV.///	CO7 47CF	Distance From	Subject:0.26 (miles
Address:	12327 HATTERAS ST, VA		0U/-1/65		
Owner Name:	VELASCO ALONSO M III	& ALEXANDRA B			
Seller Name:	HAMI ABRAHAM & LEE				
APN:	2340-013-016	Map Reference:	16-B6 /	Living Area:	1,925
County:	LOS ANGELES, CA	Census Tract:	1238.00	Total Rooms:	6
Subdivision:	13708	Zoning:	LAR1	Bedrooms:	3
Rec Date:	07/08/2016	Prior Rec Date:	01/23/2014	Bath(F/H):	3/
Sale Date:	06/06/2016	Prior Sale Date:	12/23/2013	Yr Built/Eff:	1947 / 1985
Sale Price:	\$940,000	Prior Sale Price:	\$610,000	Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	798482	Acres:	0.18	Fireplace:	Y/1
st Mtg Amt:	\$799,000	Lot Area:	7,808	Pool:	
ot iving / wine.					
	\$716 935	# of Stories	1.00	Roof Mat-	COMPOSITION
otal Value:	\$716,935 SFR	# of Stories: Park Area/Cap#:	1.00 /	Roof Mat: Parking:	SHINGLE PARKING AVAIL

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Comp #:9				Distance Fro	m Subject:0.27 (mile
Address:	5507 HERMITAGE AVE, V	ALLEY VILLAGE, CA	91607-2017		
Owner Name:	MAYES ROBERT C				
Seller Name:	ABRAHIM KAMAL				
APN:	2347-008-033	Map Reference:	23-B1 /	Living Area:	1,684
County:	LOS ANGELES, CA	Census Tract:	1249.02	Total Rooms:	
Subdivision:	20432	Zoning:	LAR1	Bedrooms:	3
Rec Date:	05/19/2016	Prior Rec Date:	12/31/2015	Bath(F/H):	2/
Sale Date:	04/25/2016	Prior Sale Date:	12/15/2015	Yr Built/Eff:	1955 / 1957
Sale Price:	\$750,000	Prior Sale Price:	\$426,000	Air Cond:	EVAP COOLER
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	572749 \$600,000	Acres: Lot Area:	0.16 6,772	Fireplace: Pool:	Y/1 POOL
1st Mtg Amt: Total Value:	\$516,000	# of Stories:	1.00	Roof Mat:	GRAVEL & ROCK
Land Use:	SFR	Park Area/Cap#:	12	Parking:	GARAGE
Comp #:10	#444 BUGBB 414	m././	OT 400C	Distance From	m Subject:0.28 (mile:
Address:	5666 RHODES AVE, VALL	EY VILLAGE, CA 916	07-1626		
Owner Name:	SG EQUITY LLC				
Seller Name:	BAKER LEONARD R TRUS		16 PC I	Liulna Assa	1,619
APN:	2340-018-005	Map Reference: Census Tract:	16-B6 / 1238.00	Living Area: Total Rooms:	1,619 6
County:	LOS ANGELES, CA LANKERSHIM RANCH &				
Subdivision:	WATER CO	Zoning:	LAR1	Bedrooms:	3
Rec Date:	07/20/2016	Prior Rec Date:	06/26/1986	Bath(F/H):	2/
Sale Date:	07/07/2016	Prior Sale Date:		Yr Built/Eff:	1953 / 1953
Sale Price:	\$725,000	Prior Sale Price:		Air Cond:	
Sale Type:	FULL	Prior Sale Type:		Style:	CONVENTIONAL
Document #:	849409	Acres:	0.18	Fireplace:	Y/1
1st Mtg Amt:		Lot Area:	7,922	Pool:	
Total Value:	\$91,911	# of Stories:	1.00	Roof Mat:	WOOD SHAKE
Land Use:	SFR	Park Area/Cap#:	12	Parking:	ATTACHED GARAGE
Comp #:11 Address: Owner Name:	5434 VANTAGE AVE, VALI FREDERICKS DANIELLE	LEY VILLAGE, CA 91	607-2008	Distance Fron	n Subject:0.28 (miles
Seller Name:	BROWN KASI				
APN:	2347-016-014	Map Reference:	23-C1 /	Living Area:	1,881
County:	LOS ANGELES, CA	Census Tract:	1249.02	Total Rooms:	6
Subdivision:	13319	Zoning:	LAR1	Bedrooms:	3
Rec Date:	10/07/2016	Prior Rec Date:	06/28/2011	Bath(F/H):	3 /
Sale Date:	08/24/2016	Prior Sale Date:	05/18/2011	Yr Built/Eff:	1950 / 1971
Sale Price:	\$790,000	Prior Sale Price:	\$462,000	Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	1235187	Acres:	0.18	Fireplace:	1
Ist Mtg Amt:	\$625,500	Lot Area:	7,726	Pool:	COMPOSITION
Total Value:	\$500,000	# of Stories:	1.00	Roof Mat:	COMPOSITION SHINGLE
and Use:	SFR	Park Area/Cap#:	12	Parking:	PARKING AVAIL
Comp #:12			**************************************	Dietanos Eron	Subject:0.20 (mile-
Address:	5425 GENTRY AVE, VALLE	Y VILLAGE CA 9160	7-2112	Distance From	n Subject: <b>0.39 (miles</b>
Owner Name:	KLEINMAN AYAL/ROSENB				
Seller Name:	FYBEL DANIEL R & GARLA				
PN:	2348-011-027	Map Reference:	23-C1 /	Living Area:	1,965
County:	LOS ANGELES, CA	Census Tract:	1251.00	Total Rooms:	7
ubdivision:	11034	Zoning:	LAR1	Bedrooms:	3
Rec Date:	11/01/2016	Prior Rec Date:	10/12/2012	Bath(F/H):	21
sale Date:	09/30/2016	Prior Sale Date:	10/10/2012	Yr Built/Eff:	1936 / 1938
ale Price:	\$1,000,000	Prior Sale Price:	\$575,000	Air Cond:	
ale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
ocument #:	1350108	Acres:	0.22	Fireplace:	Y/1
st Mtg Amt:	\$800,000	Lot Area:	9,452	Pool:	POOL
	\$606,350	# of Stories:	1.00	Roof Mat:	COMPOSITION
otal Value:	3606,330				
otal Value: and Use:	SFR	Park Area/Cap#:	/ 2	Parking:	SHINGLE PARKING AVAIL

TOUR AND A COMMON PROPERTY OF THE PARTY OF T	a or with the transfer of the control of the contro				or and the state of the state o
and Use:	SFR	Park Area/Cap#:	/ 2	Parking:	DETACHED GARAGE
Total Value:	\$565,531	# of Stories:	1.00	Roof Mat:	COMPOSITION SHINGLE
st Mtg Amt:	\$541,675	Lot Area:	7,432	Pool:	
Document #:	540605	Acres:	0.17	Fireplace:	Y/1
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Sale Price:	\$862,000	Prior Sale Price:	\$533,000	Air Cond:	CENTRAL
Sale Date:	04/26/2016	Prior Sale Date:	09/19/2011	Yr Built/Eff:	1941 / 1944
Rec Date:	05/11/2016	Prior Rec Date:	10/13/2011	Bath(F/H):	3 /
Subdivision:	12724	Zoning:	LAR1	Bedrooms:	3
County:	LOS ANGELES, CA	Census Tract:	1251.00	Total Rooms:	6
APN:	2348-003-018	Map Reference:	23-C1 /	Living Area:	1,929
Seller Name:	PINKSTON AARON F &	JENNIFER K			
Owner Name:	HARTMAN JOHN L JR 8	FARNAZ L			
Address:	5543 CARPENTER AVE,	NORTH HOLLYWOOD,	CA 91607-2205		
Comp #:13				Distance Fro	m Subject:0.4 (mil

Comp #:14				Distance Fro	om Subject:0.4 (miles)
Address:	5778 BUCKNELL AVE, \	ALLEY VILLAGE, CA 9	1607-1302		
Owner Name:	ARNETT FAMILY TRUST	Г 5778			
Seller Name:	ARNETT FAMILY TRUST	r			
APN:	2339-006-034	Map Reference:	16-C6 /	Living Area:	1,656
County:	LOS ANGELES, CA	Census Tract:	1239.02	Total Rooms:	5
Subdivision:	17243	Zoning:	LAR1	Bedrooms:	3
Rec Date:	06/30/2016	Prior Rec Date:	10/15/2007	Bath(F/H):	21
Sale Date:	06/06/2016	Prior Sale Date:	08/22/2007	Yr Built/Eff:	1952 / 1953
Sale Price:	\$735,000	Prior Sale Price:	\$700,000	Air Cond:	<b>EVAP COOLER</b>
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	763482	Acres:	0.14	Fireplace:	Y/1
1st Mtg Amt:	\$624,750	Lot Area:	6,050	Pool:	POOL
Total Value:	\$657,881	# of Stories:	1.00	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/2	Parking:	DETACHED GARAGE

Comp #:15				Distance Fron	n Subject:0.43 (miles)
Address:	5450 RADFORD AVE, VA	ALLEY VILLAGE, CA 91	607-2214		
Owner Name:	DORE DAVID L				
Seller Name:	TREGUB ELEONOR				
APN:	2348-010-010	Map Reference:	23-C1 /	Living Area:	2,162
County:	LOS ANGELES, CA	Census Tract:	1251.00	Total Rooms:	6
Subdivision:	11816	Zoning:	LAR1	Bedrooms:	4
Rec Date:	09/30/2016	Prior Rec Date:	07/22/2014	Bath(F/H):	3 /
Sale Date:	09/27/2016	Prior Sale Date:	07/14/2014	Yr Built/Eff:	1940 / 1943
Sale Price:	\$1,391,000	Prior Sale Price:	\$760,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	1196429	Acres:	0.37	Fireplace:	Y/1
1st Mtg Amt:	\$1,112,800	Lot Area:	16,252	Pool:	POOL
Total Value:	\$771,590	# of Stories:	1.00	Roof Mat:	WOOD SHAKE
Land Use:	SFR	Park Area/Cap#:	12	Parking:	PARKING AVAIL

Comp #:16				Distance From	n Subject:0.46 (miles)
Address:	11926 OXNARD ST, NOI	RTH HOLLYWOOD, CA	91606-3321		
Owner Name:	UNGOS ELPIDIO B				
Seller Name:	SHEPHERD INVESTMEN	NT PROPS LLC			
APN:	2339-003-020	Map Reference:	16-C6 /	Living Area:	1,912
County:	LOS ANGELES, CA	Census Tract:	1239.02	Total Rooms:	6
Subdivision:	17243	Zoning:	LAR1	Bedrooms:	3
Rec Date:	11/14/2016	Prior Rec Date:	11/17/2015	Bath(F/H):	3/
Sale Date:	10/17/2016	Prior Sale Date:	10/30/2015	Yr Built/Eff:	1952 / 1960
Sale Price:	\$642,000	Prior Sale Price:	\$495,000	Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	1418285	Acres:	0.15	Fireplace:	Y/1
1st Mtg Amt:	\$637,875	Lot Area:	6,466	Pool:	
Total Value:	\$495,000	# of Stories:	1.00	Roof Mat:	WOOD SHAKE
Land Use:	SFR	Park Area/Cap#:	12	Parking:	PARKING AVAIL

Comp #:17				Distance From	n Subject:0.47 (miles)
Address:	6015 LAURELGROVE AV	VE, NORTH HOLLYWO	OD, CA 91606-4616		
Owner Name:	NOSU LLC				
Seller Name:	<b>WEINSTEIN ALAN J &amp; D</b>	ORINA E			
APN:	2333-015-024	Map Reference:	16-B6 /	Living Area:	1,758
County:	LOS ANGELES, CA	Census Tract:	1238.00	Total Rooms:	6
Subdivision:	LANKERSHIM RANCH L & WATER CO	AND Zoning:	LAR1	Bedrooms:	3
Rec Date:	07/28/2016	Prior Rec Date:	08/31/2001	Bath(F/H):	3 /
Sale Date:	07/18/2016	Prior Sale Date:	08/03/2001	Yr Built/Eff:	1959 / 1969
Sale Price:	\$435,000	Prior Sale Price:	\$227,000	Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	885854	Acres:	0.15	Fireplace:	Y/1
1st Mtg Amt:	\$435,000	Lot Area:	6,710	Pool:	
Total Value:	\$283,270	# of Stories:	1.00	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	12	Parking:	PARKING AVAIL

## **EXHIBIT D**

ASSIGNED INSPECTOR: FELIPE PENICHE

Date: February 2, 2017

JOB ADDRESS: 5653 NORTH VANTAGE AVENUE, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 2340-025-007

CASE#: 685279

ORDER NO: A-3817462

EFFECTIVE DATE OF ORDER TO COMPLY: July 24, 2015

COMPLIANCE EXPECTED DATE: August 23, 2015
DATE COMPLIANCE OBTAINED: February 8, 2016

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

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**VIOLATIONS:** 

SEE ATTACHED ORDER # A-3817462

(3) 0 0 (4) 0 N (3) hand 0 (1) (1)

(3)

#### BOARD OF **BUILDING AND SAFETY COMMISSIONERS**

**VAN AMBATIELOS** PRESIDENT E. FELICIA BRANNON

VICE-PRESIDENT JOSELYN GEAGA-ROSENTHAL GEORGE HOVAGUIMIAN JAVIER NUNEZ

Cary of Los Angeles



ERIC GARCETTI MAYOR

ORDER TO COMPLY AND NOTICE OF FEE

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

CASE #: 685279

EFFECTIVE DATE: July 24, 2015

COMPLIANCE DATE: August 23, 2015

ORDER #: A-3817462

AMAR, SHALOM TR SHALOM AMAR TRUST 0 PO BOX 791762

PAIA, HI 96779

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

JUL

last equalized ass initialed by

To the address

OWNER OF

SITE ADDRESS: 5653 N VANTAGE AVE

ASSESSORS PARCEL NO .: 2340-025-007

ZONE: R1; One-Family Zone

An inspection has revealed that the property (Site Address) listed above is in violation of the Los Angeles Municipal Code (L.A.M.C.) sections listed below. You are hereby ordered to dorrect, the violation (s) and contact the inspector listed in the signature block at the end of this document for a compliance inspection by the compliance date listed above

FURTHER, THE CODE VIOLATION INSPECTION FEE (C.V.I.F) OF \$\frac{3}{3}56.16 (\$336 fee plus a six percent Systems Development Surcharge of \$20.16) WILL BE BILLED TO THE PROPERTY OWNER. The invoice/notice will be sent to the owner as it appears on the last equalized assessment roll. Section 98.0421/L.A.M.C.

NOTE: FAILURE TO PAY THE C.V.I.F. WITHIN 30 DAYS OF THE INVOICE DATE OF THE BILL NOTED ABOVE WILL RESULT IN A LATE CHARGE OF TWO (2) TIMES THE CV.I.F. PLUS A 50 PERCENT COLLECTION FEE FOR A TOTAL OF \$1,176.00. Any person who fails to pay the fee, late charge and collection fee, shall also pay interest. Interest shall be calculated at the rate of one percent per month.

The inspection has revealed that the property is in violation of the Los Angeles Municipal Code as follows:

### VIOLATION(S):

1. Unapproved occupancy of use of the single family dwelling as duplex.

You are therefore ordered to:

Discontinue the unapproved occupancy or use of the single family dwelling as duplex and remove unapproved 2nd kitchen and plumbing

Code Section(s) in Violation

91.104.2.5, 91.103.1, 12.26E and 12.21A.1.(a) of the L.A.M.C.

2. Unapproved second kitchen/in a Single Family Dwelling.

You are therefore ordered to:

Immediately remove unapproved second kitchen including plumbing in the dwelling and

restore the existing structure(s) to its originally approved condition.

Code Section(s) in Violation:

91.8105, 91.106.1.1, 91.106.1.2, 91.108.4, 91.106.3.2, 91.103.1, 91.5R106.1.1, 91.5R106.1.2,

91.5R108.4, 91.5R106.3.2, 91.5R103.1, 12.21A.1.(a), 93.0201, 94.103.1.1, 95.112.1. of the

L.A.M.C.

Comments:

Once work has been completed, you need to call and schedule a required inspection INSPECTOR COPY



#### 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 <u>BEFORE</u> THE NON-COMPLIANCE FEE IS IMPOSED. Failure to correct the violations and arrange for the compliance inspection within 15 days from the Compliance Date, will result in imposition of the fee noted below.

In addition to the C.V.I.F. noted above, 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 LosAngeles 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.

#### INVESTIGATION FEE REQUIRED:

Whenever any work has been commenced without authorization by a permit or application for inspection and which violates provisions of Articles 1 through 8 of Chapter IX of the Los Angeles Municipal Code (L.A.M.C.), and if no order has been issued by the department or a court of law requiring said work to proceed a special investigation fee which shall be double the amount chaged for an application for inspection, license or permit fee, but not less than \$400.00, shall be collected on each permit, license or application for inspection. Section 98.0402 (a) L.A.M.C.

#### **APPEAL PROCEDURES:**

There is an appeal procedure established in this city whereby the Department of Building and Safety and the Board of Building and Safety Commissioners have the authority to hear and determine err or abuse of discretion or requests for slight modification of the requirements contained in this order when appropriate fees have been paid Section 98.0403.1 and 98.0403.2 L.A.M.C.

If you have any questions or require any additional information please feel free to contact me at (818)374-9851. Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector:	Date: July 15, 2015
FELIPE PENICHE	
14410 SYLVAN STREET SUITE 105	
VAN NUYS, CA 91401	
(818)374-9851	
Felipe.X.Peniche@lacity.org	

REVIEWED BY