

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

VAN AMBATIELOS  
PRESIDENT

E. FELICIA BRANNON  
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CITY OF LOS ANGELES  
CALIFORNIA



ERIC GARCETTI  
MAYOR

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

FRANK M. BUSH  
GENERAL MANAGER

OSAMA YOUNAN, P.E.  
EXECUTIVE OFFICER

May 24, 2017

Council District: # 6

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

JOB ADDRESS: **9256 NORTH ONEIDA AVENUE, LOS ANGELES, CA**  
**(AKA: 9287 NORTH KEWEN AVENUE, LOS ANGELES, CA)**  
ASSESSORS PARCEL NO. (APN): **2629-033-001**

On April 23, 2016 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: **9256 North Oneida Avenue, (Aka: 9287 North Kewen 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.

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.

In addition, pursuant to Section 98.0421, the property owner was issued an order April 8, 2016 to pay a code violation inspection fee after violations were identified and verified upon inspection. The non-compliance and code violation inspection fees imposed by the Department are as follows:

<u>Description</u>	<u>Amount</u>
Non-Compliance Code Enforcement Fee	\$ 660.00
Late Charge/Collection Fee (250%)	2,490.00
Code Violation Investigation Fee	336.00
System Development Surcharge	20.16
System Development Surcharge late Fee	50.40
Accumulated Interest (1%/month)	237.88
Title Report Fee	42.00
<b>Grand Total</b>	<b>\$ 3,836.44</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 **\$3,836.44** 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 **\$3,836.44** on the referenced property. A copy of the title report which includes a full legal description of the property is attached as Exhibit A. A list of all the names and addresses of owners and all interested parties entitled to notice is included (Exhibit B). Also attached is a report which includes the current fair market value of the property including all encumbrances of record on the property as of the date of the report (Exhibit C).

DEPARTMENT OF BUILDING AND SAFETY

  
Steve Ongele  
Chief, Resource Management Bureau

Lien confirmed by  
City Council on:

ATTEST: HOLLY WOLCOTT, CITY CLERK

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



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

**Property Title Report**

**Work Order No. T14153**  
 Dated as of: 04/13/2017

**Prepared for: City of Los Angeles**

**SCHEDULE A**  
 (Reported Property Information)

**APN #: 2629-033-001**

**Property Address:** 9256 N ONEIDA AVE ✓ **City:** Los Angeles **County:** Los Angeles

**VESTING INFORMATION**

**Type of Document:** GRANT DEED  
**Grantee :** DOVER MANAGEMENT LLC  
**Grantor :** RICHARD D VICKERS; OLIVIA H VICKERS TRUST  
**Deed Date :** 08/08/2014 **Recorded :** 02/17/2015  
**Instr No. :** 15-0170234

**MAILING ADDRESS:** DOVER MANAGEMENT LLC  
 14169 TYLER ST SYLMAR CA 91342

**SCHEDULE B**

**LEGAL DESCRIPTION**

**Lot:** 37 **Tract No:** 13885 **Abbreviated Description:** LOT:37 CITY:REGION/CLUSTER:  
 03/03402 TR#:13885 TRACT # 13885 EX OF ST LOT 37 IMP1=DUP, 1  
 UNIT,1500SF,YB:1955,03BD/02BA;IMP2=DUP, 1 UNIT,1434SF,YB:1948,02BD/01BA.City  
 /Muni/Twp: REGION/CLUSTER: 03/03402

**MORTGAGES/LIENS**

**Type of Document:** DEED OF TRUST AND ASSIGNMENT OF RENTS  
**Recording Date:** 02/17/2015 **Document #:** 15-0170235  
**Loan Amount:** \$250,000  
**Lender Name:** THE HENRY ARKLIN FAMILY TRUST  
**Borrowers Name:** DOVER MANAGEMENT LLC

**MAILING ADDRESS:** THE HENRY ARKLIN FAMILY TRUST  
 26000 SPRINGBOOK AVE #215 SAUGUS, CA 91350

RECORDING REQUESTED BY:  
Fidelity National Title Company

WHEN RECORDED MAIL DOCUMENT AND  
TAX STATEMENT TO:

Dover Management LLC  
14169 Tyler Street  
Sylmar, Ca. 91342



APN: 2629-033-001  
TITLE ORDER NO.: 0005752-994-VNO-JC1  
ESCROW NO.: 2329-AG

4

THIS SPACE FOR RECORDER'S USE ONLY

GRANT DEED

80

44

The undersigned Grantor(s) declare that the DOCUMENTARY TRANSFER TAX IS:  
\$ 489.60 County *Calif: 2002.50*  
 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

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Richard D. Vickers, Successors  
Trustee for the Olivia H. Vickers Trust Dated February 4, 2004

HEREBY GRANT(S) to Dover Management LLC

All that real property situated in the Unincorporated area of Sun Valley, County of Los Angeles, State of California, described  
as:  
Lot 37 of Tract 13685 in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book  
300, Pages 4 and 5, in the office of the County Recorder of said County.

Commonly Known As: 9287 Kewen Avenue, Sun Valley, CA 91352

Dated: September 8, 2014

STATE OF CALIFORNIA *AZ*  
COUNTY OF *MARICOPA*

On *9/13/14* before me,  
*Shalyn Croce* Notary Public  
personally appeared *Richard D. Vickers*

Richard D. Vickers, Successors Trustee for the Olivia H.  
Vickers Trust Dated February 4, 2004

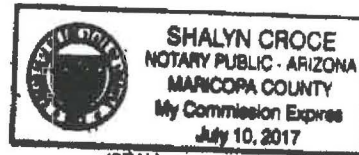
By: *Richard D. Vickers*  
Richard D. Vickers

who 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.

I certify under PENALTY OF PERJURY under the laws of the  
State of California that the foregoing paragraph is true and  
correct.

WITNESS my hand and official seal.

Signature *Shalyn Croce*



(SEAL)

MAIL TAX STATEMENTS AS DIRECTED ABOVE

**RECORDING REQUESTED BY:**  
Fidelity National Title Company

**WHEN RECORDED MAIL DOCUMENT AND TAX STATEMENT TO:**

Dover Management LLC  
14169 Tyler Street  
Sylmar, Ca. 91342

APN: 2629-033-001  
TITLE ORDER NO.: 00055752-994-VNO-JC1  
ESCROW NO.: 2329-AG

THIS SPACE FOR RECORDER'S USE ONLY

**GRANT DEED**

The undersigned Grantor(s) declare that the **DOCUMENTARY TRANSFER TAX IS:**

\$ \_\_\_\_\_ County

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

**FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Richard D. Vickers, Successors Trustee for the Olivia H. Vickers Trust Dated February 4, 2004**

**HEREBY GRANT(S) to Dover Management, LLC**

All that real property situated in the Unincorporated area of Sun Valley, County of Los Angeles, State of California, described as:

Lot 37 of Tract 13885 in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 300, Pages 4 and 5, in the office of the County Recorder of said County.

**Commonly Known As:** 9287 Kewen Avenue, Sun Valley, CA 91352

Dated: September 8, 2014

STATE OF CALIFORNIA )  
COUNTY OF \_\_\_\_\_ )

Richard D. Vickers, Successors Trustee for the Olivia H. Vickers Trust Dated February 4, 2004

On \_\_\_\_\_, before me,  
\_\_\_\_\_, a Notary Public

personally appeared \_\_\_\_\_

By: \_\_\_\_\_  
Richard D. Vickers

who 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature \_\_\_\_\_

(SEAL)

# CERTIFICATION

Under the provision of Government Code 27361.7 I certify under the penalty that the following is a true copy of illegible wording found in the attached document.

(Print or Type the page number(s) and Wording below):

“See Attached Document for Clarity”

DATE: 2 / 13 / 2015

SIGNATURE: 



### ALL PURPOSE ACKNOWLEDGMENT

State of California }SS

County of Los Angeles }SS

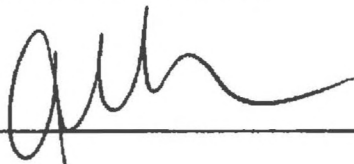
On November 13, 2014 before me, Arcelia A. Gomez, Notary Public

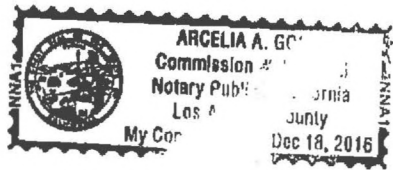
personally appeared, Richard D. Vickers

who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

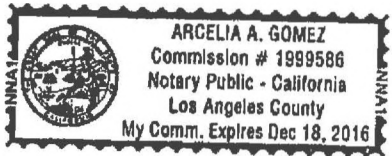
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing is true and correct.

WITNESS my hand and official seal

Signature 



(SEAL)



**Fidelity-Sherman Oaks**

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RECORDING REQUESTED BY:  
SEPULVEDA ESCROW CORPORATION  
Order No. 00055752-994-VNO-JC1  
Escrow No. 15926  
Parcel No. 2629-033-001



AND WHEN RECORDED MAIL TO:

HENRY ARKLIN  
26000 SPRINGBROOK AVE #215  
SAUGUS, CA 91350

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**DEED OF TRUST AND ASSIGNMENT OF RENTS**

THIS DEED OF TRUST, made this 10TH day of FEBRUARY, 2015, between

**DOVER MANAGEMENT LLC., A WYOMING LIMITED LIABILITY COMPANY**

herein called TRUSTOR, whose address is 14169 TYLER STREET SYLMAR, CA 91342 CA 91342

**FIRST AMERICAN TITLE COMPANY**, a California Corporation, herein called TRUSTEE, and

**HENRY ARKLIN AND LOUISE ARKLIN, TRUSTEES OF THE HENRY ARKLIN FAMILY TRUST DATED 5-16-96**

herein called BENEFICIARY,

**Witnesseth:** That Trustor IRREVOCABLY GRANTS, TRANSFERS AND ASSIGNS TO TRUSTEE IN TRUST, WITH POWER OF SALE, that property in LOS ANGELES County, California, described as:

**LOT 37 OF TRACT NO. 13885 IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 300 PAGE(S) 4 AND 5 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.**

**IF THE TRUSTOR NAMED IN THE DEED OF TRUST SECURING THIS NOTE, OR HIS SUCCESSORS IN INTEREST, SHALL SELL, CONVEY OR ALIENATE THE PROPERTY DESCRIBED THEREIN, OR ANY PART THEREOF, OR ANY INTEREST THEREIN, IN ANY MANNER OR WAY, WHETHER VOLUNTARY OR INVOLUNTARY, ANY INDEBTEDNESS OR OBLIGATION SECURED THEREBY, AT THE OPTION OF THE HOLDER HEREOF, AND WITHOUT DEMAND OR NOTICE, SHALL IMMEDIATELY BECOME DUE AND PAYABLE.**

TOGETHER WITH the rents, issues and profits thereof, SUBJECT, HOWEVER, to the right, power and authority given to and conferred upon Beneficiary by paragraph (10) of the provisions incorporated herein by reference to collect and apply such rents, issues and profits.

FOR THE PURPOSE OF SECURING: 1. Performance of each agreement of Trustor incorporated by reference or contained herein. 2. Payment of the indebtedness evidenced by one promissory note of even date herewith, and any extension or renewal thereof, in the principal sum \$250,000.00 executed by Trustor in favor of Beneficiary or order. 3. Payment of such further sums as the then record owner of said property hereafter may borrow from Beneficiary, when evidenced by another note (or notes) reciting it is so secured.

TO PROTECT THE SECURITY OF THIS DEED OF TRUST, TRUSTOR AGREES: By the execution and delivery of this Deed of Trust and the note secured hereby, that provisions (1) to (14), inclusive, of the fictitious deed of trust recorded in Santa Barbara County and Sonoma County October 18, 1961, and in all other counties October 23, 1961, in the book and at the page of Official Records in the office of the county recorder of the county where said property is located, noted below opposite the name of such county, viz.:

6b

Parcel No. 2629-033-001

County	Book	Page	County	Book	Page	County	Book	Page	County	Book	Page	County	Book	Page
Alameda	435	684	Imperial	1091	501	Merced	1547	538	San Benito	271	383	Siskiyou	468	181
Alpine	1	250	Inyo	147	598	Modoc	184	851	San Bernardino	5567	61	Solano	1105	182
Amador	104	348	Kern	3427	60	Mono	52	429	San Francisco	A332	905	Sonoma	1851	689
Butte	1145	1	Kings	792	833	Monterey	2194	538	San Joaquin	2470	311	Stanislaus	1715	456
Calaveras	145	152	Lake	362	39	Napa	639	86	San Luis Obispo	1151	12	Sutter	572	297
Colusa	296	617	Lassen	171	471	Nevada	305	320	San Mateo	4078	420	Tehama	401	289
Contra Costa	3978	47	Los Angeles	T2055	899	Orange	5889	611	Santa Barbara	1878	860	Trinity	93	366
Del Norte	78	414	Madera	810	170	Placer	895	301	Santa Clara	5336	01	Tulare	2294	275
El Dorado	568	456	Marin	1508	339	Plumas	151	5	Santa Cruz	1431	494	Tuolumne	135	47
Fresno	4626	572	Mariposa	77	292	Riverside	3005	523	Shasta	684	528	Ventura	2062	386
Glenn	422	184	Mendocino	579	530	Sacramento	4331	62	Sierra	29	335	Yolo	653	245
Humbolt	657	527				San Diego Series 2 Book 1961		Page 183887				Yuba	334	486

(which provisions, identical in all counties, are printed on page 3 of this document) hereby are adopted and incorporated herein and made a part hereof as fully as though set forth herein at length; that he will observe and perform said provisions; and that the references to property, obligations, and parties in said provisions shall be construed to refer to the property, obligations, and parties set forth in this Deed of Trust.

The undersigned Trustor requests that a copy of any Notice of Default and of any Notice of Sales hereunder be mailed to him at his address hereinbefore set forth.

Signature of Trustor

DOVER MANAGEMENT LLC., A WYOMING LIMITED LIABILITY COMPANY

By: LEONARD MENDOZA, Managing Member

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

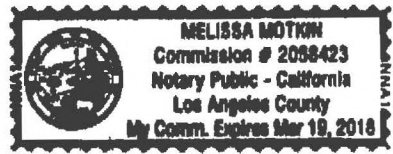
STATE OF CALIFORNIA }SS  
COUNTY OF LOS ANGELES }

On 2-10-15 before me, MELISSA MOTKIN, NOTARY PUBLIC personally appeared LEONARD MENDOZA who 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature \_\_\_\_\_ (Seal)





# EXHIBIT B

ASSIGNED INSPECTOR: JASON SIBLEY

Date: May 24, 2017

JOB ADDRESS: 9256 NORTH ONEIDA AVENUE, LOS ANGELES, CA  
(AKA: 9287 NORTH KEWEN AVENUE, LOS ANGELES, CA)

ASSESSORS PARCEL NO. (APN): 2629-033-001

Last Full Title: 04/13/2017

Last Update to Title:

.....

**LIST OF OWNERS AND INTERESTED PARTIES**

- 1). DOVER MANAGEMENT LLC  
14169 TYLER ST  
SYLMAR, CA. 91342-1514  
CAPACITY: OWNER
  
- 2). THE HENRY ARKIN FAMILY TRUST  
26000 SPRINGBOOK AVE # 215  
SAUGUS, CA 91350  
CAPACITY : INTERESTED PARTY

## Property Detail Report

For Property Located At :  
**9287 KEWEN AVE, SUN VALLEY, CA 91352-1318**



### Owner Information

Bldg Card: 000 of 002

Owner Name: **DOVER MANAGEMENT LLC**  
Mailing Address: **14169 TYLER ST, SYLMAR CA 91342-1514 C012**  
Vesting Codes: **//**

### Location Information

Legal Description: **TRACT # 13885 EX OF ST LOT 37**  
County: **LOS ANGELES, CA** APN: **2629-033-001**  
Census Tract / Block: **1212.10 / 1** Alternate APN:  
Township-Range-Sect: **300-4** Subdivision: **13885**  
Legal Book/Page: **37** Map Reference: **9-B5 /**  
Legal Lot: **37** Tract #: **13885**  
Legal Block: **SUNV** School District: **LOS ANGELES**  
Market Area: **SUNV** School District Name:  
Neighbor Code: **SUNV** Munic/Township:

### Owner Transfer Information

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

### Last Market Sale Information

Recording/Sale Date: **02/17/2015 / 09/08/2014** 1st Mtg Amount/Type: **\$250,000 / PRIVATE PARTY**  
Sale Price: **\$445,000** 1st Mtg Int. Rate/Type: **/**  
Sale Type: **FULL** 1st Mtg Document #: **170235**  
Document #: **170234** 2nd Mtg Amount/Type: **/**  
Deed Type: **GRANT DEED** 2nd Mtg Int. Rate/Type: **/**  
Transfer Document #: **/** Price Per SqFt: **\$151.67**  
New Construction: **/** Multi/Split Sale:  
Title Company: **FIDELITY TITLE**  
Lender: **PRIVATE INDIVIDUAL**  
Seller Name: **VICKERS OLIVIA H TRUST**

### Prior Sale Information

Prior Rec/Sale Date: **01/12/1973 /** Prior Lender:  
Prior Sale Price: **\$35,000** Prior 1st Mtg Amt/Type: **\$28,000 / CONV**  
Prior Doc Number: **/** Prior 1st Mtg Rate/Type: **/**  
Prior Deed Type: **DEED (REG)**

### Property Characteristics

Gross Area:		Parking Type:	<b>ATTACHED GARAGE</b>	Construction:	
Living Area:	<b>2,934</b>	Garage Area:		Heat Type:	<b>HEATED</b>
Tot Adj Area:		Garage Capacity:	<b>2</b>	Exterior wall:	<b>SHINGLE SIDING</b>
Above Grade:		Parking Spaces:	<b>2</b>	Porch Type:	
Total Rooms:	<b>6</b>	Basement Area:		Patio Type:	<b>COVERED PATIO</b>
Bedrooms:	<b>5</b>	Finish Bsmnt Area:		Pool:	<b>POOL</b>
Bath(F/H):	<b>3 /</b>	Basement Type:		Air Cond:	
Year Built / Eff:	<b>1948 /</b>	Roof Type:		Style:	<b>CONVENTIONAL</b>
Fireplace:	<b>Y / 1</b>	Foundation:	<b>RAISED COMPOSITION SHINGLE</b>	Quality:	
# of Stories:	<b>1.00</b>	Roof Material:		Condition:	
Other Improvements:	<b>FENCE;ADDITION;BARN;FENCED YARD</b>				

### Site Information

Zoning:	<b>LARS</b>	Acres:	<b>0.44</b>	County Use:	<b>DUPLEX (0201)</b>
Lot Area:	<b>19,160</b>	Lot Width/Depth:	<b>74 x 250</b>	State Use:	
Land Use:	<b>DUPLEX</b>	Res/Comm Units:	<b>2 /</b>	Water Type:	
Site Influence:	<b>CORNER</b>			Sewer Type:	<b>TYPE UNKNOWN</b>

### Tax Information

Total Value:	<b>\$451,786</b>	Assessed Year:	<b>2016</b>	Property Tax:	<b>\$5,873.47</b>
Land Value:	<b>\$350,261</b>	Improved %:	<b>22%</b>	Tax Area:	<b>13</b>
Improvement Value:	<b>\$101,525</b>	Tax Year:	<b>2016</b>	Tax Exemption:	
Total Taxable Value:	<b>\$451,786</b>				

## Comparable Summary

For Property Located At



**9287 KEWEN AVE, SUN VALLEY, CA 91352-1318**

**20 Comparable(s) found.** (Click on the address to view more property information)

[View Report](#)

[Configure Display Fields](#)

[Modify Comparable Search Criteria](#)

### Summary Statistics For Selected Properties: 20

	Subject Property	Low	High	Average
Sale Price	\$445,000	\$360,000	\$2,525,000	\$1,031,450
Bldg/Living Area	2,934	2,496	3,360	2,854
Price/Sqft	\$151.67	\$131.34	\$965.95	\$360.02
Year Built	1948	1904	1991	1947
Lot Area	19,160	3,047	19,185	6,445
Bedrooms	5	2	7	5
Bathrooms/Restrooms	3	1	5	3
Stories	1.00	1.00	3.00	1.86
Total Value	\$451,786	\$100,864	\$1,435,761	\$528,475
Distance From Subject	0.00	4.12	35.04	17.48

\*= user supplied for search only

<input checked="" type="checkbox"/>	#	F	Address	Sale Price	Yr Bilt	Bed	Baths/Restrooms(Full)	Last Recording	Bld/Liv	Lot Area	Dist
<b>Subject Property</b>											
<input checked="" type="checkbox"/>			9287 KEWEN AVE	\$445,000	1948	5	3	02/17/2015	2,934	19,160	0.0
<b>Comparables</b>											
<input checked="" type="checkbox"/>	1		1737 MANHATTAN AVE	\$2,450,000	1959	5	5	09/09/2016	3,025	3,047	25.67
<input checked="" type="checkbox"/>	2		11 SUNSET AVE	\$2,525,000	1968	4	4	02/01/2017	2,614	3,083	17.49
<input checked="" type="checkbox"/>	3		1335 WOODWORTH ST	\$685,000	1986	4	2	02/02/2017	2,800	4,996	4.12
<input checked="" type="checkbox"/>	4		366 1/2 E HILLSDALE ST	\$655,000	1959	5	3	03/15/2017	2,608	7,158	18.27
<input checked="" type="checkbox"/>	5		3655 PINE AVE	\$720,000	1952	7	4	12/15/2016	3,360	7,709	31
<input checked="" type="checkbox"/>	6		3887 S VAN NESS AVE	\$570,000	1965	5	2	12/15/2016	3,254	5,083	16.16
<input checked="" type="checkbox"/>	7		15077 ORO GRANDE ST	\$480,000	1953	6	3	12/16/2016	2,584	10,855	5.13
<input checked="" type="checkbox"/>	8		1218 E PINE ST	\$360,000	1943	5	3	10/28/2016	2,741	5,648	25.19
<input checked="" type="checkbox"/>	9		513 PARK FRONT WALK	\$360,000	1922	4	2	09/29/2016	2,612	5,080	18.29
<input checked="" type="checkbox"/>	10		125 S RENO ST	\$720,000	1922	2	2	10/26/2016	2,496	4,800	13.45
<input checked="" type="checkbox"/>	11		367 N FLORES ST	\$1,980,000	1933	4	2	10/17/2016	3,072	7,153	11.2
<input checked="" type="checkbox"/>	12		1661 251ST ST A	\$599,000	1979	5	5	09/13/2016	3,048	5,899	30.96
<input checked="" type="checkbox"/>	13		2825 E 5TH ST	\$910,000	1927	4	2	09/20/2016	2,576	5,171	35.04
<input checked="" type="checkbox"/>	14		5101 EDGEWOOD PL	\$945,000	1924	4	2	09/20/2016	2,652	5,029	13.09
<input checked="" type="checkbox"/>	15		2300 LAKE VIEW AVE	\$1,180,000	1991	5	4	09/09/2016	3,030	5,716	12.87
<input checked="" type="checkbox"/>	16		3667 MENTONE AVE	\$1,200,000	1931	4	3	09/27/2016	2,508	7,508	14.89
<input checked="" type="checkbox"/>	17		1857 CAMPUS RD	\$1,550,000	1937	3	2	10/25/2016	3,355	19,185	13.26
<input checked="" type="checkbox"/>	18		15023 MOORPARK ST A	\$1,350,000	1947	5	4	02/08/2017	3,219	5,164	6.69
<input checked="" type="checkbox"/>	19		2622 JAMES M WOOD BLVD	\$930,000	1904	5	1	02/07/2017	2,908	6,770	14.28
<input checked="" type="checkbox"/>	20		1423 E 109TH ST	\$460,000		6	4	02/07/2017	2,612	3,844	22.56

**Comparable Sales Report**

For Property Located At



CoreLogic

RealQuest Professional

**9287 KEWEN AVE, SUN VALLEY, CA 91352-1318****20 Comparable(s) Selected.**

Report Date: 05/22/2017

**Summary Statistics:**

	<b>Subject</b>	<b>Low</b>	<b>High</b>	<b>Average</b>
Sale Price	\$445,000	\$360,000	\$2,525,000	\$1,031,450
Bldg/Living Area	2,934	2,496	3,360	2,854
Price/Sqft	\$151.67	\$131.34	\$965.95	\$360.02
Year Built	1948	1904	1991	1947
Lot Area	19,160	3,047	19,185	6,445
Bedrooms	5	2	7	5
Bathrooms/Restrooms	3	1	5	3
Stories	1.00	1.00	3.00	1.86
Total Value	\$451,786	\$100,864	\$1,435,761	\$528,475
Distance From Subject	0.00	4.12	35.04	17.48

\* = user supplied for search only

Comp #:1 Distance From Subject:25.67 (miles)

Address: 1737 MANHATTAN AVE, HERMOSA BEACH, CA 90254-3456

Owner Name: MILLINGTON SCOTT

Seller Name: CLARIDGE R A JR TRUST

APN: 4183-009-025	Map Reference: 62-C6 /	Living Area: 3,025
County: LOS ANGELES, CA	Census Tract: 6210.04	Total Rooms: 7
Subdivision: 1132	Zoning: HBR3YY	Bedrooms: 5
Rec Date: 09/09/2016	Prior Rec Date: 07/06/1978	Bath(F/H): 5 /
Sale Date: 08/05/2016	Prior Sale Date:	Yr Built/Eff: 1959 /
Sale Price: \$2,450,000	Prior Sale Price: \$185,000	Air Cond:
Sale Type: FULL	Prior Sale Type: FULL	Style: CONVENTIONAL
Document #: 1086575	Acres: 0.07	Fireplace: Y / 1
1st Mtg Amt: \$1,837,500	Lot Area: 3,047	Pool:
Total Value: \$447,480	# of Stories: 3.00	Roof Mat: GRAVEL & ROCK
Land Use: DUPLEX	Park Area/Cap#: / 2	Parking: PARKING AVAIL

Comp #:2 Distance From Subject:17.49 (miles)

Address: 11 SUNSET AVE, VENICE, CA 90291-2516

Owner Name: BLANK JEREMY

Seller Name: JONES JANET L

APN: 4286-029-019	Map Reference: 49-B3 /	Living Area: 2,614
County: LOS ANGELES, CA	Census Tract: 2734.02	Total Rooms: 10
Subdivision: GOLDEN BAY TR	Zoning: LAR3	Bedrooms: 4
Rec Date: 02/01/2017	Prior Rec Date: 06/19/1997	Bath(F/H): 4 /
Sale Date: 12/21/2016	Prior Sale Date:	Yr Built/Eff: 1968 / 1980
Sale Price: \$2,525,000	Prior Sale Price: \$452,000	Air Cond:
Sale Type: FULL	Prior Sale Type: FULL	Style:
Document #: 133918	Acres: 0.07	Fireplace: /
1st Mtg Amt: \$1,450,000	Lot Area: 3,083	Pool:
Total Value: \$621,862	# of Stories: 2.00	Roof Mat: COMPOSITION SHINGLE
Land Use: DUPLEX	Park Area/Cap#: /	Parking: PARKING AVAIL

Comp #:3 Distance From Subject:4.12 (miles)

Address: 1335 WOODWORTH ST, SAN FERNANDO, CA 91340-4625

Owner Name: ARAUJO ALEJANDRO & DANIELLE

Seller Name: HARBOR HOLDINGS LP

APN: 2613-010-048	Map Reference: 2-D6 /	Living Area: 2,800
County: LOS ANGELES, CA	Census Tract: 3203.00	Total Rooms:
Subdivision: 8096	Zoning: SFR2*	Bedrooms: 4
Rec Date: 02/02/2017	Prior Rec Date: 06/17/2016	Bath(F/H): 2 /
Sale Date: 12/06/2016	Prior Sale Date: 06/06/2016	Yr Built/Eff: 1986 / 1986
Sale Price: \$685,000	Prior Sale Price: \$487,000	Air Cond: CENTRAL
Sale Type: FULL	Prior Sale Type: FULL	Style:
Document #: 139907	Acres: 0.11	Fireplace: /
1st Mtg Amt: \$672,583	Lot Area: 4,996	Pool:
Total Value: \$530,000	# of Stories:	Roof Mat:
Land Use: DUPLEX	Park Area/Cap#: /	Parking:

Comp #:4 Distance From Subject:18.27 (miles)

Address: 366 1/2 E HILLSDALE ST, INGLEWOOD, CA 90302-1526

Owner Name: TRIPP MICHAEL A & EMILY G

Seller Name: PATIN THERESA V

APN: 4014-031-008	Map Reference: 51-A5 /	Living Area: 2,608
County: LOS ANGELES, CA	Census Tract: 6009.11	Total Rooms:
Subdivision: 7250	Zoning: INR2YY	Bedrooms: 5
Rec Date: 03/15/2017	Prior Rec Date: 01/15/1981	Bath(F/H): 3 /
Sale Date: 01/24/2017	Prior Sale Date:	Yr Built/Eff: 1959 / 1959
Sale Price: \$655,000	Prior Sale Price:	Air Cond:
Sale Type: FULL	Prior Sale Type:	Style:
Document #: 294287	Acres: 0.16	Fireplace: /
1st Mtg Amt: \$599,816	Lot Area: 7,158	Pool:
Total Value: \$100,864	# of Stories:	Roof Mat:
Land Use: DUPLEX	Park Area/Cap#: /	Parking:

Comp #:5 Distance From Subject:31 (miles)  
 Address: **3655 PINE AVE, LONG BEACH, CA 90807-3829**  
 Owner Name: **ELFAR FERAS & YASSMEEN**  
 Seller Name: **LOSCH OTIS H & MARIA K**  
 APN: **7141-011-039** Map Reference: **70-C5 /** Living Area: **3,360**  
 County: **LOS ANGELES, CA** Census Tract: **5720.02** Total Rooms: **7**  
 Subdivision: **LOS CERRITOS** Zoning: **LBR1N** Bedrooms: **7**  
 Rec Date: **12/15/2016** Prior Rec Date: **10/06/2000** Bath(F/H): **4 /**  
 Sale Date: **12/13/2016** Prior Sale Date: **07/20/2000** Yr Built/Eff: **1952 /**  
 Sale Price: **\$720,000** Prior Sale Price: **\$372,000** Air Cond: **CENTRAL**  
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **/**  
 Document #: **1588854** Acres: **0.18** Fireplace: **/**  
 1st Mtg Amt: **\$576,000** Lot Area: **7,709** Pool: **/**  
 Total Value: **\$557,977** # of Stories: **/** Roof Mat: **/**  
 Land Use: **DUPLEX** Park Area/Cap#: **/** Parking: **/**

Comp #:6 Distance From Subject:16.16 (miles)  
 Address: **3887 S VAN NESS AVE, LOS ANGELES, CA 90062-1042**  
 Owner Name: **HESIBEN BRIDGETTE J**  
 Seller Name: **GENTLE STANLEY G & KEMIE S**  
 APN: **5035-002-028** Map Reference: **51-D1 /** Living Area: **3,254**  
 County: **LOS ANGELES, CA** Census Tract: **2340.00** Total Rooms: **5**  
 Subdivision: **972** Zoning: **LAR1** Bedrooms: **5**  
 Rec Date: **12/15/2016** Prior Rec Date: **07/17/1991** Bath(F/H): **2 /**  
 Sale Date: **11/23/2016** Prior Sale Date: **05/1991** Yr Built/Eff: **1965 / 1965**  
 Sale Price: **\$570,000** Prior Sale Price: **/** Air Cond: **/**  
 Sale Type: **FULL** Prior Sale Type: **/** Style: **/**  
 Document #: **1593174** Acres: **0.12** Fireplace: **/**  
 1st Mtg Amt: **\$559,675** Lot Area: **5,083** Pool: **/**  
 Total Value: **\$292,753** # of Stories: **/** Roof Mat: **/**  
 Land Use: **DUPLEX** Park Area/Cap#: **/** Parking: **/**

Comp #:7 Distance From Subject:5.13 (miles)  
 Address: **15077 ORO GRANDE ST, SYLMAR, CA 91342-5065**  
 Owner Name: **MARTINEZ MARIO O**  
 Seller Name: **VASQUEZ-SOLIS SANDRA TRUST**  
 APN: **2604-032-019** Map Reference: **2-C4 /** Living Area: **2,584**  
 County: **LOS ANGELES, CA** Census Tract: **1066.48** Total Rooms: **5**  
 Subdivision: **5813** Zoning: **LAR1** Bedrooms: **6**  
 Rec Date: **12/16/2016** Prior Rec Date: **08/27/1998** Bath(F/H): **3 /**  
 Sale Date: **10/25/2016** Prior Sale Date: **06/02/1998** Yr Built/Eff: **1953 /**  
 Sale Price: **\$480,000** Prior Sale Price: **/** Air Cond: **CENTRAL**  
 Sale Type: **FULL** Prior Sale Type: **/** Style: **CONVENTIONAL**  
 Document #: **1600056** Acres: **0.25** Fireplace: **/**  
 1st Mtg Amt: **\$384,000** Lot Area: **10,855** Pool: **/**  
 Total Value: **\$279,948** # of Stories: **1.00** Roof Mat: **COMPOSITION**  
 Land Use: **DUPLEX** Park Area/Cap#: **1 1** Parking: **SHINGLE**  
**PARKING AVAIL**

Comp #:8 Distance From Subject:25.19 (miles)  
 Address: **1218 E PINE ST, COMPTON, CA 90221-1174**  
 Owner Name: **JMP INVESTMENTS INC**  
 Seller Name: **ZECENA CHRISTOPHER**  
 APN: **6176-016-011** Map Reference: **56-B6 /** Living Area: **2,741**  
 County: **LOS ANGELES, CA** Census Tract: **5416.04** Total Rooms: **5**  
 Subdivision: **4827** Zoning: **CORM\*** Bedrooms: **5**  
 Rec Date: **10/28/2016** Prior Rec Date: **07/27/2016** Bath(F/H): **3 /**  
 Sale Date: **09/21/2016** Prior Sale Date: **07/21/2016** Yr Built/Eff: **1943 /**  
 Sale Price: **\$360,000** Prior Sale Price: **\$280,000** Air Cond: **/**  
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **/**  
 Document #: **1334492** Acres: **0.13** Fireplace: **/**  
 1st Mtg Amt: **\$340,000** Lot Area: **5,648** Pool: **/**  
 Total Value: **\$440,000** # of Stories: **/** Roof Mat: **/**  
 Land Use: **DUPLEX** Park Area/Cap#: **/** Parking: **/**

Comp #:**9** Distance From Subject:**18.29 (miles)**  
 Address: **513 PARK FRONT WALK, LOS ANGELES, CA 90011-3944**  
 Owner Name: **FRIAS FAMILY TRUST**  
 Seller Name: **STOCKPILE PROP VENTURES LLC**  
 APN: **5109-020-016** Map Reference: **52-B3 /** Living Area: **2,612**  
 County: **LOS ANGELES, CA** Census Tract: **2293.00** Total Rooms:   
 Subdivision: **J T BURTONS PARK** Zoning: **LAR2** Bedrooms: **4**  
 FRONT  
 Rec Date: **09/29/2016** Prior Rec Date: **09/29/2016** Bath(F/H): **2 /**  
 Sale Date: **09/20/2016** Prior Sale Date: **09/22/2016** Yr Built/Eff: **1922 /**  
 Sale Price: **\$360,000** Prior Sale Price: **\$290,000** Air Cond: **YES**  
 Sale Type: **FULL** Prior Sale Type: **FULL** Style:   
 Document #: **1190040** Acres: **0.12** Fireplace: **/**  
 1st Mtg Amt:  Lot Area: **5,080** Pool:   
 Total Value: **\$265,258** # of Stories:  Roof Mat:   
 Land Use: **DUPLEX** Park Area/Cap#: **/** Parking:

Comp #:**10** Distance From Subject:**13.45 (miles)**  
 Address: **125 S RENO ST, LOS ANGELES, CA 90057-1109**  
 Owner Name: **STOYNOV STOIAN A**  
 Seller Name: **BAE JUNG S TRUST**  
 APN: **5155-003-003** Map Reference: **35-A6 /** Living Area: **2,496**  
 County: **LOS ANGELES, CA** Census Tract: **2086.10** Total Rooms: **8**  
 Subdivision: **DIAMOND STREET** Zoning: **LARD1.5** Bedrooms: **2**  
 Rec Date: **10/26/2016** Prior Rec Date: **09/09/2014** Bath(F/H): **2 /**  
 Sale Date: **10/13/2016** Prior Sale Date: **09/04/2014** Yr Built/Eff: **1922 / 1922**  
 Sale Price: **\$720,000** Prior Sale Price: **\$630,000** Air Cond: **YES**  
 Sale Type: **FULL** Prior Sale Type: **FULL** Style:   
 Document #: **1318530** Acres: **0.11** Fireplace: **/**  
 1st Mtg Amt:  Lot Area: **4,800** Pool:   
 Total Value: **\$639,607** # of Stories: **2.00** Roof Mat: **COMPOSITION**  
 Land Use: **DUPLEX** Park Area/Cap#: **/** Parking: **SHINGLE**  
**GARAGE**

Comp #:**11** Distance From Subject:**11.2 (miles)**  
 Address: **367 N FLORES ST, LOS ANGELES, CA 90048-2609**  
 Owner Name: **DAHAN VICTOR & NANCY & OLIVIA**  
 Seller Name: **367 FLORES LLC**  
 APN: **5514-010-040** Map Reference: **33-E5 /** Living Area: **3,072**  
 County: **LOS ANGELES, CA** Census Tract: **1945.00** Total Rooms:   
 Subdivision: **4353** Zoning: **LAR1** Bedrooms: **4**  
 Rec Date: **10/17/2016** Prior Rec Date: **06/30/2015** Bath(F/H): **2 /**  
 Sale Date: **10/06/2016** Prior Sale Date: **04/21/2015** Yr Built/Eff: **1933 / 1935**  
 Sale Price: **\$1,980,000** Prior Sale Price: **\$1,414,500** Air Cond: **YES**  
 Sale Type: **FULL** Prior Sale Type: **FULL** Style:   
 Document #: **1267621** Acres: **0.16** Fireplace: **/**  
 1st Mtg Amt: **\$1,782,000** Lot Area: **7,153** Pool:   
 Total Value: **\$1,435,761** # of Stories:  Roof Mat:   
 Land Use: **DUPLEX** Park Area/Cap#: **/** Parking:

Comp #:**12** Distance From Subject:**30.96 (miles)**  
 Address: **1661 251ST ST A, HARBOR CITY, CA 90710-4120**  
 Owner Name: **MCCOY & ESCHELMAN LLC**  
 Seller Name: **GONZALEZ CARRIE**  
 APN: **7410-018-047** Map Reference: **73-E2 /** Living Area: **3,048**  
 County: **LOS ANGELES, CA** Census Tract: **2933.02** Total Rooms:   
 Subdivision:  Zoning: **LAR2** Bedrooms: **5**  
 Rec Date: **09/13/2016** Prior Rec Date: **03/28/2002** Bath(F/H): **5 /**  
 Sale Date: **08/16/2016** Prior Sale Date:  Yr Built/Eff: **1979 / 1979**  
 Sale Price: **\$599,000** Prior Sale Price: **\$300,000** Air Cond:   
 Sale Type: **FULL** Prior Sale Type:  Style:   
 Document #: **1101602** Acres: **0.14** Fireplace: **/**  
 1st Mtg Amt:  Lot Area: **5,899** Pool:   
 Total Value: **\$374,370** # of Stories: **2.00** Roof Mat:   
 Land Use: **DUPLEX** Park Area/Cap#: **/** Parking:

Comp #:13 Distance From Subject:35.04 (miles)  
 Address: 2825 E 5TH ST, LONG BEACH, CA 90814-1303  
 Owner Name: CHU LILLIAN/OKANE JOHN J  
 Seller Name: HERMOSA ASSOCIATES LLC  
 APN: 7257-007-008 Map Reference: 75-F5 / Living Area: 2,576  
 County: LOS ANGELES, CA Census Tract: 5768.02 Total Rooms:  
 Subdivision: DENSMORE VILLA LTS Zoning: LBR2N Bedrooms: 4  
 RESUB  
 Rec Date: 09/20/2016 Prior Rec Date: 02/09/2016 Bath(F/H): 2 /  
 Sale Date: 07/29/2016 Prior Sale Date: 01/07/2016 Yr Built/Eff: 1927 / 1927  
 Sale Price: \$910,000 Prior Sale Price: \$508,000 Air Cond: YES  
 Sale Type: FULL Prior Sale Type: FULL Style:  
 Document #: 1139016 Acres: 0.12 Fireplace: /  
 1st Mtg Amt: \$728,000 Lot Area: 5,171 Pool:  
 Total Value: \$236,313 # of Stories: Roof Mat:  
 Land Use: DUPLEX Park Area/Cap#: / Parking:

Comp #:14 Distance From Subject:13.09 (miles)  
 Address: 5101 EDGEWOOD PL, LOS ANGELES, CA 90019-1618  
 Owner Name: CHANG HELEN H/SHIN DAVID D  
 Seller Name: JUST PROPERTY INVESTMENT LLC  
 APN: 5084-010-014 Map Reference: 43-B2 / Living Area: 2,652  
 County: LOS ANGELES, CA Census Tract: 2161.00 Total Rooms:  
 Subdivision: 5070 Zoning: LAR2 Bedrooms: 4  
 Rec Date: 09/20/2016 Prior Rec Date: Bath(F/H): 2 /  
 Sale Date: 08/02/2016 Prior Sale Date: Yr Built/Eff: 1924 / 1924  
 Sale Price: \$945,000 Prior Sale Price: Air Cond: YES  
 Sale Type: FULL Prior Sale Type: Style:  
 Document #: 1139215 Acres: 0.12 Fireplace: /  
 1st Mtg Amt: \$625,000 Lot Area: 5,029 Pool:  
 Total Value: \$615,401 # of Stories: Roof Mat:  
 Land Use: DUPLEX Park Area/Cap#: / Parking:

Comp #:15 Distance From Subject:12.87 (miles)  
 Address: 2300 LAKE VIEW AVE, LOS ANGELES, CA 90039-3638  
 Owner Name: CHUNG JEY J & KATHY C  
 Seller Name: MACALUSO ABEL & EDITH  
 APN: 5440-020-014 Map Reference: 35-C3 / Living Area: 3,030  
 County: LOS ANGELES, CA Census Tract: 1873.00 Total Rooms:  
 Subdivision: 8131 Zoning: LAR2 Bedrooms: 5  
 Rec Date: 09/09/2016 Prior Rec Date: 08/09/2006 Bath(F/H): 4 /  
 Sale Date: 08/26/2016 Prior Sale Date: 08/01/2006 Yr Built/Eff: 1991 / 1991  
 Sale Price: \$1,180,000 Prior Sale Price: \$880,000 Air Cond: YES  
 Sale Type: FULL Prior Sale Type: FULL Style:  
 Document #: 1086815 Acres: 0.13 Fireplace: /  
 1st Mtg Amt: \$800,000 Lot Area: 5,716 Pool:  
 Total Value: \$1,007,135 # of Stories: Roof Mat:  
 Land Use: DUPLEX Park Area/Cap#: / Parking:

Comp #:16 Distance From Subject:14.89 (miles)  
 Address: 3667 MENTONE AVE, LOS ANGELES, CA 90034-5603  
 Owner Name: PAUL THOMAS C & DOUGLAS C  
 Seller Name: TRAUCHT IVAN W TRUST  
 APN: 4314-009-015 Map Reference: 42-B6 / Living Area: 2,508  
 County: LOS ANGELES, CA Census Tract: 2699.03 Total Rooms:  
 Subdivision: HARRISON CURTIS & Zoning: LAR3 Bedrooms: 4  
 SWEETSERS  
 Rec Date: 09/27/2016 Prior Rec Date: 10/13/1989 Bath(F/H): 3 /  
 Sale Date: 09/22/2016 Prior Sale Date: 10/1989 Yr Built/Eff: 1931 /  
 Sale Price: \$1,200,000 Prior Sale Price: \$210,000 Air Cond:  
 Sale Type: FULL Prior Sale Type: FULL Style:  
 Document #: 1172910 Acres: 0.17 Fireplace: /  
 1st Mtg Amt: Lot Area: 7,508 Pool:  
 Total Value: \$107,858 # of Stories: Roof Mat:  
 Land Use: DUPLEX Park Area/Cap#: / Parking:



Comp #:**17** Distance From Subject:**13.26 (miles)**  
 Address: **1857 CAMPUS RD, LOS ANGELES, CA 90041-3035**  
 Owner Name: **FIRST HOME TRUST**  
 Seller Name: **RYDEN MARK TRUST**  
 APN: **5685-022-023** Map Reference: **26-A6 /** Living Area: **3,355**  
 County: **LOS ANGELES, CA** Census Tract: **1816.00** Total Rooms:   
 Subdivision: **5021** Zoning: **LAR1** Bedrooms: **3**  
 Rec Date: **10/25/2016** Prior Rec Date: **04/26/2005** Bath(F/H): **2 /**  
 Sale Date: **10/18/2016** Prior Sale Date: **03/25/2005** Yr Built/Eff: **1937 /**  
 Sale Price: **\$1,550,000** Prior Sale Price: **\$1,149,000** Air Cond: **YES**  
 Sale Type: **FULL** Prior Sale Type: **FULL** Style:   
 Document #: **1309151** Acres: **0.44** Fireplace: **/**  
 1st Mtg Amt: **\$1,240,000** Lot Area: **19,185** Pool:   
 Total Value: **\$1,150,000** # of Stories:  Roof Mat:   
 Land Use: **DUPLEX** Park Area/Cap#: **/** Parking:

Comp #:**18** Distance From Subject:**6.69 (miles)**  
 Address: **15023 MOORPARK ST A, SHERMAN OAKS, CA 91403-5488**  
 Owner Name: **FAYNSHTEYN ARINA**  
 Seller Name: **GOLDSHMIDT RON**  
 APN: **2264-015-041** Map Reference: **22-C3 /** Living Area: **3,219**  
 County: **LOS ANGELES, CA** Census Tract: **1413.02** Total Rooms: **10**  
 Subdivision: **6836** Zoning: **LARD1.5** Bedrooms: **5**  
 Rec Date: **02/08/2017** Prior Rec Date: **10/26/2012** Bath(F/H): **4 /**  
 Sale Date: **01/09/2017** Prior Sale Date: **06/11/2012** Yr Built/Eff: **1947 / 1990**  
 Sale Price: **\$1,350,000** Prior Sale Price: **\$662,000** Air Cond: **REFRIGERATION**  
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**  
 Document #: **159391** Acres: **0.12** Fireplace: **Y / 1**  
 1st Mtg Amt: **\$543,000** Lot Area: **5,164** Pool:   
 Total Value: **\$688,532** # of Stories: **1.00** Roof Mat: **COMPOSITION**  
 Land Use: **DUPLEX** Park Area/Cap#: **/ 2** Parking: **SHINGLE ATTACHED GARAGE**

Comp #:**19** Distance From Subject:**14.28 (miles)**  
 Address: **2622 JAMES M WOOD BLVD, LOS ANGELES, CA 90006-1706**  
 Owner Name: **BEHJOU BAHRAM & RONIT**  
 Seller Name: **SEOL SANG I**  
 APN: **5077-027-003** Map Reference: **44-A2 /** Living Area: **2,908**  
 County: **LOS ANGELES, CA** Census Tract: **2122.02** Total Rooms:   
 Subdivision: **FINLEY** Zoning: **LAR4** Bedrooms: **5**  
 Rec Date: **02/07/2017** Prior Rec Date: **03/20/1997** Bath(F/H): **1 /**  
 Sale Date: **01/30/2017** Prior Sale Date:  Yr Built/Eff: **1904 / 1904**  
 Sale Price: **\$930,000** Prior Sale Price: **\$140,000** Air Cond: **YES**  
 Sale Type: **FULL** Prior Sale Type: **FULL** Style:   
 Document #: **156872** Acres: **0.16** Fireplace: **/**  
 1st Mtg Amt: **\$543,000** Lot Area: **6,770** Pool:   
 Total Value: **\$245,375** # of Stories: **2.00** Roof Mat: **ROLL**  
 Land Use: **DUPLEX** Park Area/Cap#: **/** Parking: **COMPOSITION**

Comp #:**20** Distance From Subject:**22.56 (miles)**  
 Address: **1423 E 109TH ST, LOS ANGELES, CA 90059-1113**  
 Owner Name: **RICKY MARTINEZ & ASSOCS INVS**  
 Seller Name: **ROUNDPOINT MTG SVCNG CORP**  
 APN: **6070-002-047** Map Reference: **/** Living Area: **2,612**  
 County: **LOS ANGELES, CA** Census Tract: **2420.00** Total Rooms:   
 Subdivision: **ALTON** Zoning: **LAR2** Bedrooms: **6**  
 Rec Date: **02/07/2017** Prior Rec Date:  Bath(F/H): **4 /**  
 Sale Date: **12/29/2016** Prior Sale Date:  Yr Built/Eff: **/**  
 Sale Price: **\$460,000** Prior Sale Price:  Air Cond:   
 Sale Type: **FULL** Prior Sale Type:  Style:   
 Document #: **155196** Acres: **0.09** Fireplace: **/**  
 1st Mtg Amt: **\$410,000** Lot Area: **3,844** Pool:   
 Total Value: **\$533,006** # of Stories:  Roof Mat:   
 Land Use: **DUPLEX** Park Area/Cap#: **/** Parking:

# EXHIBIT D

ASSIGNED INSPECTOR: JASON SIBLEY

Date: May 24, 2017

JOB ADDRESS: 9256 NORTH ONEIDA AVENUE, LOS ANGELES, CA

(AKA: 9287 NORTH KEWEN AVENUE, LOS ANGELES, CA)

ASSESSORS PARCEL NO. (APN): 2629-033-001

CASE#: 715787

ORDER NO: A-4032941

EFFECTIVE DATE OF ORDER TO COMPLY: April 08, 2016

COMPLIANCE EXPECTED DATE: April 23, 2016

DATE COMPLIANCE OBTAINED: No Compliance to Date

---

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

### VIOLATIONS:

SEE ATTACHED ORDER # A-4032941

1050809201614690

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 AND NOTICE OF FEE

DOVER MANAGEMENT LLC ATTN:LEONARD MENDOZA  
14169 TYLER ST  
SYLMAR, CA 91342

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

CASE #: 715787  
ORDER #: A-4032941  
EFFECTIVE DATE: April 08, 2016  
COMPLIANCE DATE: April 23, 2016

APR 04 2016

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

OWNER OF  
SITE ADDRESS: 9256 N ONEIDA AVE  
ASSESSORS PARCEL NO.: 2629-033-001  
ZONE: RS; Suburban 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 correct 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 \$ 356.16 (\$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 C.V.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. Open storage within the required yards.

You are therefore ordered to: Discontinue the open storage of household items, junk and in the required yard(s).

Code Section(s) in Violation: 12.03, 12.21A.1.(a) and 12.21C.1.(g) of the L.A.M.C.

Location: Entire property

2. Rubbish, garbage, trash and debris on the premises.

You are therefore ordered to: 1) Remove the rubbish, garbage, trash and debris from the premises.  
2) Maintain the premises in a clean and sanitary condition

Code Section(s) in Violation: 91.8104, 91.8104.2, 91.103.1, 12.21A.1.(a) of the L.A.M.C.



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

**NON-COMPLIANCE FEE WARNING:**

**YOU ARE IN VIOLATION OF THE L.A.M.C. IT IS YOUR RESPONSIBILITY TO CORRECT THE VIOLATION (S) AND CONTACT THE INSPECTOR LISTED BELOW TO ARRANGE FOR A COMPLIANCE INSPECTION BEFORE THE NON-COMPLIANCE FEE IS IMPOSED. Failure to correct the violations and arrange for the compliance inspection within 15 day from the Compliance Date, will result in imposition of the fee noted below.**

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 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 error 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)374-9827. Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector: 

Date: April 04, 2016

JASON SIBLEY  
14410 SYLVAN STREET SUITE 105  
VAN NUYS, CA 91401  
(818)374-9827  
Jason.Sibley@lacity.org

MB  
REVIEWED BY

