

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

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CITY OF LOS ANGELES  
CALIFORNIA



ERIC GARCETTI  
MAYOR

DEPARTMENT OF  
BUILDING AND SAFETY  
501 NORTH FIGUEROA STREET  
LOS ANGELES, CA 90015

FRANK M. BUSH  
GENERAL MANAGER

OSAMA YOUNAN, P.E.  
EXECUTIVE OFFICER

October 3, 2017

Council District: # 5

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

JOB ADDRESS: **1303 NORTH BEVERLY GLEN BLVD., LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **4371-016-004**  
RE: Invoice # 678571-0

On February 17, 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 **1303 North Beverly Glen Blvd., Los Angeles, California**, (the "Property"). A copy of the title report which includes a full legal description of the property is attached as Exhibit A.

Pursuant to Section 98.0451, the property owner was issued an order on February 17, 2016 to pay a code violation inspection fee after violations were identified and verified upon inspection. The code violation inspection fees imposed by the Department are as follows:

<u>Description</u>	<u>Amount</u>
Code Violation Investigation Fee	\$ 336.00
System Development Surcharge	20.16
System Development Surcharge late Fee	50.40
Late Charge/Collection Fee (250%)	840.00
Title Report Fee	42.00
<b>Grand Total</b>	<b>\$ 1,288.56</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 **\$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 Ongele  
Chief, Resource Management Bureau

Lien confirmed by  
City Council on:

ATTEST: HOLLY L. WOLCOTT, CITY CLERK

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



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

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**Property Title Report**

**Work Order No. T14655**  
**Dated as of: 09/13/2017**

**Prepared for: City of Los Angeles**

**SCHEDULE A**

(Reported Property Information)

**APN #: 4371-016-004**

**Property Address: 1303 N BEVERLY GLEN BLVD** ✓ **City: Los Angeles** **County: Los Angeles**

**VESTING INFORMATION**

**Type of Document: GRANT DEED**

**Grantee : JAMES W NEFF TRUSTEE OF THE TALGOY LIVING TRUST**

**Grantor : JAMES W NEFF**

**Deed Date : 04/29/2009**

**Recorded : 04/29/2009**

**Instr No. : 09-0628497**

**MAILING ADDRESS: JAMES W NEFF TRUSTEE OF THE TALGOY LIVING TRUST**  
**1048 IRVINE AVE # 102 NEWPORT BEACH CA 92660**

**SCHEDULE B**

**LEGAL DESCRIPTION**

**Lot: 9,10 Block: 167 Tract No: 1788 Abbreviated Description: LOT:9,10 BLK:167**

**CITY:REGION/CLUSTER: 07/07150 TR#:1788 TRACT # 1788 EX OF ST LOTS 9 AND LOT 10 BLK 167 City/Muni/Twp: REGION/CLUSTER: 07/07150**

**MORTGAGES/LIENS**

**Type of Document: ASSIGNMENT OF DEED OF TRUST**

**Recording Date: 06/11/2012**

**Document #: 12-0867109**

**Loan Amount: \$412,000**

**Lender Name: JAMES W NEFF**

**Borrowers Name: CHARLES SCHWAB BANK NA**

**MAILING ADDRESS: PHH MORTGAGE CORPORATION**  
**1 MORTGAGE WAY, MT LAUREL, NJ 08054**

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20090628497



Recorded/Filed in Official Records  
Recorder's Office, Los Angeles County,  
California

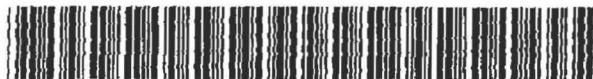
04/29/09 AT 03:24PM

Pages:  
0002

FEES:	9.00
TAXES:	0.00
OTHER:	0.00
PAID:	9.00



LEADSHEET



200904290010068

00000442628



002084511

SEQ:  
01

DAR - Counter (Hard Copy)



THIS FORM IS NOT TO BE DUPLICATED

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL THIS DEED AND, UNLESS OTHERWISE SHOWN BELOW, MAIL TAX STATEMENT TO



Name James W Neff
Street Address 1048 Irvine Ave #102
City & State Newport Beach, CA 92660
Zip

Title Order No Escrow No

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Grant Deed

THE UNDERSIGNED GRANTOR (S) DECLARE (S)

DOCUMENTARY TRANSFER TAX IS \$ -0-

unincorporated area City of Los Angeles

Parcel No. 4371-016-004

computed on full value of interest or property conveyed, or

computed on full value less value of liens or encumbrances remaining at time of sale, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

JAMES W. NEFF

Conveyances transferring Interests into or out of a Living Trust

hereby GRANT(S) to

JAMES W. NEFF, Trustee of the TALGOY LIVING TRUST, dated April 28, 2009, and his/her/their successor trustee(s) in interest,

the following described real property in the

county of Los Angeles, state of California

LOTS 9 AND 10 IN BLOCK 167 OF TRACT NO. 1788, IN THE CITY OF LOS ANGELES, AS PER MAP RECORDED IN BOOK 22 PAGES 186 AND 187 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

Dated 4/29/09

STATE OF CALIFORNIA COUNTY OF Los Angeles

On 29th April 2009 before me,

STASHA A. RECZEK, NOTARY PUBLIC

personally appeared James W Neff

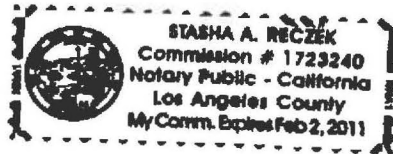
Handwritten signature of James W Neff

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 Stasha A. Reczek



(This area for official notarial seal)

MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE, IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE

Name

Street Address

City & State

This page is part of your document - DO NOT DISCARD



20120867109



Pages:  
0002

Recorded/Filed In Official Records  
Recorder's Office, Los Angeles County,  
California

06/11/12 AT 12:44PM

FEES:	18.00
TAXES:	0.00
OTHER:	0.00
PAID:	18.00



LEADSHEET



201206110840099

00005921374



004045905

SEQ:  
02

DAR - Mail (Hard Copy)



THIS FORM IS NOT TO BE DUPLICATED

2



Recording Requested By/Return To:  
Prepared by Judy Gomolson:  
P: 877-766-8244  
PHH Mortgage Corporation  
1 Mortgage Way, Mt. Laurel, NJ 08054

Min #: 100020000273695035  
Mers Phone: 1-888-679-6377

Lender #: 0027369503

**ASSIGNMENT OF DEED OF TRUST**

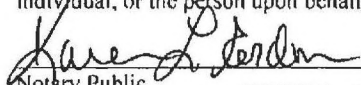
For Value Received, Mortgage Electronic Registration Systems, Inc. ("MERS") as nominee for Charles Schwab Bank, N.A., its successors and assigns whose address is 3300 SW 34<sup>th</sup> Avenue, Suite 101, Ocala, FL 34474, and transfer to Charles Schwab Bank, its successors and assigns, whose address is 5190 Neil Road, Suite 300 Reno, NV 89502, all its right, title and interest in and to a certain Deed of Trust executed by JAMES W NEFF, and bearing the date of 04/01/2004, and recorded on 04/07/2004 in the office of the recorder of LOS ANGELES County, State of CA, in Book, Volume, or Liber No. , at page or as No. 04 0831569 in the amount of \$412000.00  
Property Address: 1303 Beverly Glen, LOS ANGELES CA 90077

Signed on 05/02/2012

**MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS)**

By:   
Andrea Kanopka - Assistant Secretary

State of New Jersey, County of Burlington,  
On 05/02/2012, before me, Karen Gordon , a notary public in and for said State, personally appeared Andrea Kanopka Assistant Secretary, of Mortgage Electronic Registration Systems, Inc personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her capacity, and that by her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

  
Notary Public  
**KAREN L. GORDON**  
**NOTARY PUBLIC OF NEW JERSEY**  
**My Commission Expires 3/22/2017**

Karen Gordon  
Notary Public of New Jersey  
My Commission Expires: 03/22/2017

# EXHIBIT B

ASSIGNED INSPECTOR: **HAGOP BADOSSIAN**

Date: **October 3, 2017**

JOB ADDRESS: **1303 NORTH BEVERLY GLEN BLVD., LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **4371-016-004**

Last Full Title: **09/13/2017**

Last Update to Title:

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## LIST OF OWNERS AND INTERESTED PARTIES

- 1). JAMES W NEFF TRUSTEE OF  
TALGOY LIVING TRUST  
1048 IRVINE AVENUE # 102  
NEWPORT BEACH, CA 92660  
CAPACITY: OWNER
  
- 2). PHH MORTGAGE CORPORTATION  
1 MORTGAGE WAY  
MT LAUREL, NJ 08054  
CAPACITY: INTERESTED PARTY

**Property Detail Report**

For Property Located At :  
**1303 N BEVERLY GLEN BLVD, LOS ANGELES, CA 90077-3125**



**Owner Information**

Owner Name: **NEFF JAMES W/TALGOY TRUST**  
 Mailing Address: **1048 IRVINE AVE #102, NEWPORT BEACH CA 92660-4602 C050**  
 Vesting Codes: **// TR**

**Location Information**

Legal Description: **TRACT # 1788 EX OF ST LOTS 9 AND LOT 10**  
 County: **LOS ANGELES, CA** APN: **4371-016-004**  
 Census Tract / Block: **2621.00 / 1** Alternate APN:  
 Township-Range-Sect: **22-186** Subdivision: **1788**  
 Legal Book/Page: **10** Map Reference: **32-E4 /**  
 Legal Lot: **10** Tract #: **1788**  
 Legal Block: **167** School District: **LOS ANGELES**  
 Market Area: **C04** School District Name:  
 Neighbor Code: **C04** Munic/Township:

**Owner Transfer Information**

Recording/Sale Date: **04/29/2009 / 04/29/2009** Deed Type: **GRANT DEED**  
 Sale Price:  
 Document #: **628497** 1st Mtg Document #:

**Last Market Sale Information**

Recording/Sale Date: **04/07/2004 / 03/04/2004** 1st Mtg Amount/Type: **\$412,000 / CONV**  
 Sale Price: **\$515,000** 1st Mtg Int. Rate/Type: **2.88 / ADJ**  
 Sale Type: **FULL** 1st Mtg Document #: **831569**  
 Document #: **831568** 2nd Mtg Amount/Type: **/**  
 Deed Type: **GRANT DEED** 2nd Mtg Int. Rate/Type: **/**  
 Transfer Document #: **Price Per SqFt: \$390.15**  
 New Construction:  
 Title Company: **ALLIANCE TITLE CO** Multi/Split Sale:  
 Lender: **054192**  
 Seller Name: **ARDALAN GENA**

**Prior Sale Information**

Prior Rec/Sale Date: **08/16/2002 / 07/31/2002** Prior Lender:  
 Prior Sale Price: **\$360,000** Prior 1st Mtg Amt/Type: **/**  
 Prior Doc Number: **1928058** Prior 1st Mtg Rate/Type: **/**  
 Prior Deed Type: **GRANT DEED**

**Property Characteristics**

Gross Area: Parking Type: Construction:  
 Living Area: **1,320** Garage Area: Heat Type: **HEATED**  
 Tot Adj Area: Garage Capacity: Exterior wall: **STUCCO**  
 Above Grade: Parking Spaces: Porch Type:  
 Total Rooms: **4** Basement Area: Patio Type:  
 Bedrooms: **1** Finish Bsmnt Area: Pool:  
 Bath(F/H): **2 /** Basement Type: Air Cond:  
 Year Built / Eff: **1951 / 1951** Roof Type: Style: **CONVENTIONAL**  
 Fireplace: **/** Foundation: **SLAB** Quality:  
 # of Stories: **2.00** Roof Material: **ROLL COMPOSITION** Condition:  
 Other Improvements: **FENCE**

**Site Information**

Zoning: **LARE15** Acres: **0.15** County Use: **SINGLE FAMILY RESID (0100)**  
 Lot Area: **6,550** Lot Width/Depth: **50 x 130** State Use:  
 Land Use: **SFR** Res/Comm Units: **/** Water Type:  
 Site Influence: Sewer Type: **TYPE UNKNOWN**

**Tax Information**

Total Value: **\$630,899** Assessed Year: **2017** Property Tax: **\$7,578.41**  
 Land Value: **\$504,722** Improved %: **20%** Tax Area: **67**  
 Improvement Value: **\$126,177** Tax Year: **2016** Tax Exemption:  
 Total Taxable Value: **\$630,899**



## Comparable Summary

For Property Located At



**1303 N BEVERLY GLEN BLVD, LOS ANGELES, CA 90077-3125**

**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	\$515,000	\$275,000	\$1,355,000	\$555,475
Bldg/Living Area	1,320	1,178	1,471	1,346
Price/Sqft	\$390.15	\$226.90	\$949.54	\$409.82
Year Built	1951	1907	1984	1947
Lot Area	6,550	3,882	12,431	6,604
Bedrooms	1	2	4	3
Bathrooms/Restrooms	2	1	3	2
Stories	2.00	1.00	1.00	1.00
Total Value	\$630,899	\$20,431	\$1,137,427	\$380,762
Distance From Subject	0.00	4.73	43.12	20.43

\*= user supplied for search only

<input checked="" type="checkbox"/>	#	F Address	Sale Price	Yr	Blt	Bed	Baths/Restrooms(Full)	Last Recording	Bld/Liv	Lot Area	Dist
<b>Subject Property</b>											
		1303 N BEVERLY GLEN BLVD	\$515,000	1951	1	2		04/07/2004	1,320	6,550	0.0
<b>Comparables</b>											
<input checked="" type="checkbox"/>	1	1916 W 133RD ST	\$300,000	1959	4	2		06/23/2017	1,320	5,414	16.71
<input checked="" type="checkbox"/>	2	7235 PICO VISTA RD	\$450,000	1958	3	2		02/28/2017	1,361	5,052	22.01
<input checked="" type="checkbox"/>	3	5207 S WILTON PL	\$465,000	1913	3	2		06/16/2017	1,426	5,598	10.07
<input checked="" type="checkbox"/>	4	1171 N ORANGE AVE	\$460,000	1958	3	2		06/16/2017	1,226	6,609	27.47
<input checked="" type="checkbox"/>	5	324 N MALGREN AVE	\$700,000	1955	3	2		06/27/2017	1,308	7,877	25.23
<input checked="" type="checkbox"/>	6	1166 N ARROYO BLVD	\$732,000	1946	3	2		06/28/2017	1,337	6,353	16.49
<input checked="" type="checkbox"/>	7	12937 ADDISON ST	\$875,000	1925	3	2		06/28/2017	1,471	7,985	4.73
<input checked="" type="checkbox"/>	8	245 E PASADENA ST	\$332,000	1907	2	1		06/02/2017	1,351	7,327	39.78
<input checked="" type="checkbox"/>	9	1725 BLUEHAVEN DR	\$478,000	1973	3	2		06/13/2017	1,178	6,263	33.33
<input checked="" type="checkbox"/>	10	6114 HEREFORD DR	\$440,000	1939	2	2		06/15/2017	1,425	3,882	18.2
<input checked="" type="checkbox"/>	11	605 W 4TH ST	\$460,000	1947	3	1		06/14/2017	1,353	6,862	30.25
<input checked="" type="checkbox"/>	12	16031 SAN FERNANDO MISSION BLVD	\$497,000	1953	4	2		06/14/2017	1,322	7,198	12.35
<input checked="" type="checkbox"/>	13	2116 EDAM ST	\$275,000	1984	3	2		06/08/2017	1,212	6,628	43.12
<input checked="" type="checkbox"/>	14	2127 ROXANNE AVE	\$390,500	1953	4	2		06/16/2017	1,365	5,433	28.72
<input checked="" type="checkbox"/>	15	9713 SALOMA AVE	\$460,000	1956	3	2		06/20/2017	1,355	7,500	10.44
<input checked="" type="checkbox"/>	16	909 N STANLEY AVE	\$1,355,000	1922	2	1		06/20/2017	1,427	5,340	4.88
<input checked="" type="checkbox"/>	17	22036 ANZA AVE	\$760,000	1956	4	3		06/22/2017	1,400	5,500	19.17
<input checked="" type="checkbox"/>	18	6339 SYLVIA AVE	\$520,000	1953	3	2		06/22/2017	1,291	7,270	8.88
<input checked="" type="checkbox"/>	19	3787 OAKDALE ST	\$685,000	1947	3	2		06/23/2017	1,375	12,431	21.4

<input checked="" type="checkbox"/>	20	134 W 121ST ST	\$475,000	1948	4	2	06/14/2017	1,407	5,566	15.32
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# Comparable Sales Report

For Property Located At



CoreLogic

RealQuest Professional

**1303 N BEVERLY GLEN BLVD, LOS ANGELES, CA 90077-3125**

**20 Comparable(s) Selected.**

Report Date: 10/03/2017

**Summary Statistics:**

	Subject	Low	High	Average
Sale Price	\$515,000	\$275,000	\$1,355,000	\$555,475
Bldg/Living Area	1,320	1,178	1,471	1,346
Price/Sqft	\$390.15	\$226.90	\$949.54	\$409.82
Year Built	1951	1907	1984	1947
Lot Area	6,550	3,882	12,431	6,604
Bedrooms	1	2	4	3
Bathrooms/Restrooms	2	1	3	2
Stories	2.00	1.00	1.00	1.00
Total Value	\$630,899	\$20,431	\$1,137,427	\$380,762
Distance From Subject	0.00	4.73	43.12	20.43

\*= user supplied for search only

Comp #:1		Distance From Subject:16.71 (miles)	
Address: <b>1916 W 133RD ST, COMPTON, CA 90222-1622</b>			
Owner Name: <b>ACEVEDO JAVIER/DIXON OSCAR</b>			
Seller Name: <b>NELSON MICHAEL G &amp; ADRENIA D</b>			
APN: <b>6145-002-029</b>	Map Reference: <b>64-C1 /</b>	Living Area: <b>1,320</b>	
County: <b>LOS ANGELES, CA</b>	Census Tract: <b>5412.00</b>	Total Rooms: <b>6</b>	
Subdivision: <b>24754</b>	Zoning: <b>CORL*</b>	Bedrooms: <b>4</b>	
Rec Date: <b>06/23/2017</b>	Prior Rec Date:	Bath(F/H): <b>2 /</b>	
Sale Date: <b>06/01/2017</b>	Prior Sale Date:	Yr Built/Eff: <b>1959 / 1959</b>	
Sale Price: <b>\$300,000</b>	Prior Sale Price:	Air Cond:	
Sale Type: <b>FULL</b>	Prior Sale Type:	Style:	
Document #: <b>702875</b>	Acres: <b>0.12</b>	Fireplace: <b>Y / 1</b>	
1st Mtg Amt: <b>\$150,000</b>	Lot Area: <b>5,414</b>	Pool:	
Total Value: <b>\$126,310</b>	# of Stories: <b>1.00</b>	Roof Mat:	
Land Use: <b>SFR</b>	Park Area/Cap#: <b>/</b>	Parking: <b>ATTACHED GARAGE</b>	

Comp #:2		Distance From Subject:22.01 (miles)	
Address: <b>7235 PICO VISTA RD, PICO RIVERA, CA 90660-3946</b>			
Owner Name: <b>HIM LINDY K</b>			
Seller Name: <b>LAHERRAN LUKAS A</b>			
APN: <b>6383-010-034</b>	Map Reference: <b>54-F6 /</b>	Living Area: <b>1,361</b>	
County: <b>LOS ANGELES, CA</b>	Census Tract: <b>5024.02</b>	Total Rooms: <b>5</b>	
Subdivision: <b>22232</b>	Zoning: <b>PRSF*</b>	Bedrooms: <b>3</b>	
Rec Date: <b>02/28/2017</b>	Prior Rec Date: <b>09/01/2015</b>	Bath(F/H): <b>2 /</b>	
Sale Date: <b>02/06/2017</b>	Prior Sale Date: <b>08/26/2015</b>	Yr Built/Eff: <b>1958 / 1958</b>	
Sale Price: <b>\$450,000</b>	Prior Sale Price: <b>\$385,000</b>	Air Cond:	
Sale Type: <b>FULL</b>	Prior Sale Type: <b>FULL</b>	Style: <b>CONVENTIONAL</b>	
Document #: <b>236442</b>	Acres: <b>0.12</b>	Fireplace: <b>Y / 1</b>	
1st Mtg Amt: <b>\$360,000</b>	Lot Area: <b>5,052</b>	Pool:	
Total Value: <b>\$392,700</b>	# of Stories: <b>1.00</b>	Roof Mat: <b>WOOD SHAKE</b>	
Land Use: <b>SFR</b>	Park Area/Cap#: <b>/ 2</b>	Parking: <b>PARKING AVAIL</b>	

Comp #:**3** Distance From Subject:**10.07 (miles)**  
 Address: **5207 S WILTON PL, LOS ANGELES, CA 90062-2116**  
 Owner Name: **RIDDLE QUINN/ORTIZ JORGE A**  
 Seller Name: **BERRIOS PETER A**  
 APN: **5005-014-002** Map Reference: **51-D3 /** Living Area: **1,426**  
 County: **LOS ANGELES, CA** Census Tract: **2325.00** Total Rooms: **6**  
 Subdivision: **CHESTERFIELD SQUARE** Zoning: **LAR1** Bedrooms: **3**  
 Rec Date: **06/16/2017** Prior Rec Date: **09/17/2015** Bath(F/H): **2 /**  
 Sale Date: **05/11/2017** Prior Sale Date: **09/15/2015** Yr Built/Eff: **1913 / 1913**  
 Sale Price: **\$465,000** Prior Sale Price: **\$395,000** Air Cond:  
 Sale Type: **FULL** Prior Sale Type: **FULL** Style:  
 Document #: **670585** Acres: **0.13** Fireplace: **Y / 1**  
 1st Mtg Amt: **\$456,577** Lot Area: **5,598** Pool:  
 Total Value: **\$402,900** # of Stories: **1.00** Roof Mat:  
 Land Use: **SFR** Park Area/Cap#: **/ 2** Parking: **ATTACHED GARAGE**

Comp #:**4** Distance From Subject:**27.47 (miles)**  
 Address: **1171 N ORANGE AVE, LA PUENTE, CA 91744-1736**  
 Owner Name: **ALVAREZ ALEXANDER C/AMOR ERIKA**  
 Seller Name: **GLOBAL HOPE INVESTMENTS LLC**  
 APN: **8465-022-019** Map Reference: **48-E3 /** Living Area: **1,226**  
 County: **LOS ANGELES, CA** Census Tract: **4069.02** Total Rooms: **5**  
 Subdivision: **24198** Zoning: **LCA106** Bedrooms: **3**  
 Rec Date: **06/16/2017** Prior Rec Date: **03/01/2017** Bath(F/H): **2 /**  
 Sale Date: **06/05/2017** Prior Sale Date: **12/06/2016** Yr Built/Eff: **1958 / 1958**  
 Sale Price: **\$460,000** Prior Sale Price: **\$350,000** Air Cond:  
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **RANCH**  
 Document #: **670651** Acres: **0.15** Fireplace: **/**  
 1st Mtg Amt: **\$180,000** Lot Area: **6,609** Pool:  
 Total Value: **\$393,000** # of Stories: **1.00** Roof Mat: **COMPOSITION SHINGLE**  
 Land Use: **SFR** Park Area/Cap#: **/ 2** Parking: **PARKING AVAIL**

Comp #:**5** Distance From Subject:**25.23 (miles)**  
 Address: **324 N MALGREN AVE, SAN PEDRO, CA 90732-2716**  
 Owner Name: **LARIOS FRANK**  
 Seller Name: **LARIOS JOSE F & SANDRA L**  
 APN: **7559-007-022** Map Reference: **78-D2 /** Living Area: **1,308**  
 County: **LOS ANGELES, CA** Census Tract: **2964.01** Total Rooms: **5**  
 Subdivision: **20319** Zoning: **LAR1** Bedrooms: **3**  
 Rec Date: **06/27/2017** Prior Rec Date: **09/11/1985** Bath(F/H): **2 /**  
 Sale Date: **06/05/2017** Prior Sale Date: **08/1985** Yr Built/Eff: **1955 / 1955**  
 Sale Price: **\$700,000** Prior Sale Price: **\$175,000** Air Cond:  
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**  
 Document #: **711947** Acres: **0.18** Fireplace: **Y / 1**  
 1st Mtg Amt: **\$630,000** Lot Area: **7,877** Pool:  
 Total Value: **\$300,253** # of Stories: **1.00** Roof Mat: **H**  
 Land Use: **SFR** Park Area/Cap#: **/ 2** Parking: **PARKING AVAIL**

Comp #:**6** Distance From Subject:**16.49 (miles)**  
 Address: **1166 N ARROYO BLVD, PASADENA, CA 91103-2406**  
 Owner Name: **RIVAS ARMANDO**  
 Seller Name: **ARROYO TRUST**  
 APN: **5702-017-036** Map Reference: **26-E2 /** Living Area: **1,337**  
 County: **LOS ANGELES, CA** Census Tract: **4617.00** Total Rooms: **6**  
 Subdivision: **YOSEMITE PARK TR** Zoning: **PSR4** Bedrooms: **3**  
 Rec Date: **06/28/2017** Prior Rec Date: **05/10/2002** Bath(F/H): **2 /**  
 Sale Date: **05/18/2017** Prior Sale Date: **03/01/2002** Yr Built/Eff: **1946 / 1946**  
 Sale Price: **\$732,000** Prior Sale Price: **\$345,000** Air Cond:  
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**  
 Document #: **721615** Acres: **0.15** Fireplace: **Y / 1**  
 1st Mtg Amt: **\$585,600** Lot Area: **6,353** Pool:  
 Total Value: **\$439,136** # of Stories: **1.00** Roof Mat: **COMPOSITION SHINGLE**  
 Land Use: **SFR** Park Area/Cap#: **/ 2** Parking: **PARKING AVAIL**

Comp #:**7** Distance From Subject:**4.73 (miles)**  
 Address: **12937 ADDISON ST, SHERMAN OAKS, CA 91423-2215**  
 Owner Name: **DICKERSON SARA & ROYCE C**

Seller Name:	<b>ROSS KEVIN D &amp; JANET C</b>	Map Reference:	<b>23-A2 /</b>	Living Area:	<b>1,471</b>
APN:	<b>2358-028-025</b>	Census Tract:	<b>1247.00</b>	Total Rooms:	<b>4</b>
County:	<b>LOS ANGELES, CA</b>	Zoning:	<b>LARE15</b>	Bedrooms:	<b>3</b>
Subdivision:	<b>1337</b>	Prior Rec Date:	<b>06/28/1996</b>	Bath(F/H):	<b>2 /</b>
Rec Date:	<b>06/28/2017</b>	Prior Sale Date:		Yr Built/Eff:	<b>1925 / 1940</b>
Sale Date:	<b>06/01/2017</b>	Prior Sale Price:	<b>\$235,000</b>	Air Cond:	
Sale Price:	<b>\$875,000</b>	Prior Sale Type:	<b>FULL</b>	Style:	<b>CONVENTIONAL</b>
Sale Type:	<b>FULL</b>	Acres:	<b>0.18</b>	Fireplace:	<b>/</b>
Document #:	<b>721619</b>	Lot Area:	<b>7,985</b>	Pool:	
1st Mtg Amt:	<b>\$636,100</b>	# of Stories:	<b>1.00</b>	Roof Mat:	<b>ROLL</b>
Total Value:	<b>\$336,368</b>	Park Area/Cap#:	<b>/ 1</b>	Parking:	<b>COMPOSITION</b>
Land Use:	<b>SFR</b>				<b>PARKING AVAIL</b>

Comp #:**8** Distance From Subject:**39.78 (miles)**

Address: **245 E PASADENA ST, POMONA, CA 91767-4705**

Owner Name: **LINDO EDGARD A**

Seller Name: **SBR EMPIRE LLC**

APN:	<b>8336-018-006</b>	Map Reference:	<b>94-F2 /</b>	Living Area:	<b>1,351</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>4026.00</b>	Total Rooms:	<b>5</b>
Subdivision:	<b>HUGHES &amp; BURRITTS</b>	Zoning:	<b>POR4YY</b>	Bedrooms:	<b>2</b>
Rec Date:	<b>06/02/2017</b>	Prior Rec Date:	<b>06/02/2017</b>	Bath(F/H):	<b>1 /</b>
Sale Date:	<b>05/24/2017</b>	Prior Sale Date:	<b>05/23/2017</b>	Yr Built/Eff:	<b>1907 / 1915</b>
Sale Price:	<b>\$332,000</b>	Prior Sale Price:	<b>\$315,000</b>	Air Cond:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Style:	<b>CONVENTIONAL</b>
Document #:	<b>613286</b>	Acres:	<b>0.17</b>	Fireplace:	<b>/</b>
1st Mtg Amt:	<b>\$265,600</b>	Lot Area:	<b>7,327</b>	Pool:	
Total Value:	<b>\$20,431</b>	# of Stories:	<b>1.00</b>	Roof Mat:	<b>COMPOSITION</b>
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/ 2</b>	Parking:	<b>SHINGLE</b>
					<b>PARKING AVAIL</b>

Comp #:**9** Distance From Subject:**33.33 (miles)**

Address: **1725 BLUEHAVEN DR, ROWLAND HEIGHTS, CA 91748-3115**

Owner Name: **SUN HONG/LI YANYU**

Seller Name: **LY KIM B LIVING TRUST**

APN:	<b>8276-022-032</b>	Map Reference:	<b>97-A4 /</b>	Living Area:	<b>1,178</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>4087.05</b>	Total Rooms:	<b>6</b>
Subdivision:	<b>29966</b>	Zoning:	<b>LCRPD600010U*</b>	Bedrooms:	<b>3</b>
Rec Date:	<b>06/13/2017</b>	Prior Rec Date:	<b>06/09/2015</b>	Bath(F/H):	<b>2 /</b>
Sale Date:	<b>06/09/2017</b>	Prior Sale Date:	<b>06/03/2015</b>	Yr Built/Eff:	<b>1973 / 1973</b>
Sale Price:	<b>\$478,000</b>	Prior Sale Price:	<b>\$462,000</b>	Air Cond:	<b>CENTRAL</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Style:	<b>CONVENTIONAL</b>
Document #:	<b>651284</b>	Acres:	<b>0.14</b>	Fireplace:	<b>Y / 1</b>
1st Mtg Amt:	<b>\$100,000</b>	Lot Area:	<b>6,263</b>	Pool:	
Total Value:	<b>\$478,114</b>	# of Stories:	<b>1.00</b>	Roof Mat:	<b>COMPOSITION</b>
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/ 2</b>	Parking:	<b>SHINGLE</b>
					<b>PARKING AVAIL</b>

Comp #:**10** Distance From Subject:**18.2 (miles)**

Address: **6114 HEREFORD DR, LOS ANGELES, CA 90022-5311**

Owner Name: **VELEZ ARMANDO**

Seller Name: **ESQUIVEL ANITA**

APN:	<b>6338-002-006</b>	Map Reference:	<b>54-B2 /</b>	Living Area:	<b>1,425</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>5319.01</b>	Total Rooms:	<b>5</b>
Subdivision:	<b>9033</b>	Zoning:	<b>LCR1*</b>	Bedrooms:	<b>2</b>
Rec Date:	<b>06/15/2017</b>	Prior Rec Date:		Bath(F/H):	<b>2 /</b>
Sale Date:	<b>05/15/2017</b>	Prior Sale Date:		Yr Built/Eff:	<b>1939 / 1945</b>
Sale Price:	<b>\$440,000</b>	Prior Sale Price:		Air Cond:	
Sale Type:	<b>FULL</b>	Prior Sale Type:		Style:	<b>CONVENTIONAL</b>
Document #:	<b>662653</b>	Acres:	<b>0.09</b>	Fireplace:	<b>Y / 1</b>
1st Mtg Amt:	<b>\$330,000</b>	Lot Area:	<b>3,882</b>	Pool:	
Total Value:	<b>\$46,057</b>	# of Stories:	<b>1.00</b>	Roof Mat:	<b>COMPOSITION</b>
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/ 1</b>	Parking:	<b>SHINGLE</b>
					<b>PARKING AVAIL</b>

Comp #:**11** Distance From Subject:**30.25 (miles)**

Address: **605 W 4TH ST, AZUSA, CA 91702-3415**

Owner Name: **CASILLAS JOSE/CORTEZ PEARL**

Seller Name: **ALVAREZ GUADALUPE**

APN:	<b>8616-016-012</b>	Map Reference:	<b>86-C6 /</b>	Living Area:	<b>1,353</b>
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County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>4044.01</b>	Total Rooms:	<b>5</b>
Subdivision:	<b>14638</b>	Zoning:	<b>AZR1CY</b>	Bedrooms:	<b>3</b>
Rec Date:	<b>06/14/2017</b>	Prior Rec Date:	<b>09/22/1999</b>	Bath(F/H):	<b>1 /</b>
Sale Date:	<b>05/05/2017</b>	Prior Sale Date:	<b>09/01/1999</b>	Yr Built/Eff:	<b>1947 / 1953</b>
Sale Price:	<b>\$460,000</b>	Prior Sale Price:	<b>\$33,500</b>	Air Cond:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Style:	<b>CONVENTIONAL</b>
Document #:	<b>653537</b>	Acres:	<b>0.16</b>	Fireplace:	<b>/</b>
1st Mtg Amt:	<b>\$368,000</b>	Lot Area:	<b>6,862</b>	Pool:	
Total Value:	<b>\$366,514</b>	# of Stories:	<b>1.00</b>	Roof Mat:	<b>COMPOSITION SHINGLE</b>
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/ 2</b>	Parking:	<b>PARKING AVAIL</b>

Comp #:12 Distance From Subject:12.35 (miles)

Address: **16031 SAN FERNANDO MISSION BLVD, GRANADA HILLS, CA 91344-3830**

Owner Name: **MOHOTTY JANAKA J/JAYAWARDENE NISHALA M**

Seller Name: **WEERAMAN KUSHAN**

APN:	<b>2666-020-016</b>	Map Reference:	<b>8-B1 /</b>	Living Area:	<b>1,322</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>1093.00</b>	Total Rooms:	<b>6</b>
Subdivision:	<b>18290</b>	Zoning:	<b>LARS</b>	Bedrooms:	<b>4</b>
Rec Date:	<b>06/14/2017</b>	Prior Rec Date:	<b>12/22/2014</b>	Bath(F/H):	<b>2 /</b>
Sale Date:	<b>06/08/2017</b>	Prior Sale Date:	<b>12/01/2014</b>	Yr Built/Eff:	<b>1953 / 1953</b>
Sale Price:	<b>\$497,000</b>	Prior Sale Price:	<b>\$425,000</b>	Air Cond:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Style:	<b>CONVENTIONAL</b>
Document #:	<b>653547</b>	Acres:	<b>0.17</b>	Fireplace:	<b>/</b>
1st Mtg Amt:	<b>\$480,412</b>	Lot Area:	<b>7,198</b>	Pool:	<b>POOL</b>
Total Value:	<b>\$440,109</b>	# of Stories:	<b>1.00</b>	Roof Mat:	<b>H</b>
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/ 2</b>	Parking:	<b>DETACHED GARAGE</b>

Comp #:13 Distance From Subject:43.12 (miles)

Address: **2116 EDAM ST, LANCASTER, CA 93536-5788**

Owner Name: **MCLEOD IAN**

Seller Name: **CINCOTTA D T & T J TRUST**

APN:	<b>3129-025-018</b>	Map Reference:	<b>159-H6 /</b>	Living Area:	<b>1,212</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>9010.09</b>	Total Rooms:	
Subdivision:	<b>39083</b>	Zoning:	<b>LRR7000*</b>	Bedrooms:	<b>3</b>
Rec Date:	<b>06/08/2017</b>	Prior Rec Date:	<b>02/13/2009</b>	Bath(F/H):	<b>2 /</b>
Sale Date:	<b>06/06/2017</b>	Prior Sale Date:	<b>12/31/2008</b>	Yr Built/Eff:	<b>1984 / 1984</b>
Sale Price:	<b>\$275,000</b>	Prior Sale Price:	<b>\$146,000</b>	Air Cond:	<b>CENTRAL</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Style:	
Document #:	<b>633865</b>	Acres:	<b>0.15</b>	Fireplace:	<b>/</b>
1st Mtg Amt:	<b>\$251,831</b>	Lot Area:	<b>6,628</b>	Pool:	<b>POOL</b>
Total Value:	<b>\$161,878</b>	# of Stories:		Roof Mat:	
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/</b>	Parking:	

Comp #:14 Distance From Subject:28.72 (miles)

Address: **2127 ROXANNE AVE, LONG BEACH, CA 90815-3536**

Owner Name: **RAMOS JUAN F/FIGUEROA LITA**

Seller Name: **NIKOLETICH CHAD A & TERESA A**

APN:	<b>7235-016-018</b>	Map Reference:	<b>76-F3 /</b>	Living Area:	<b>1,365</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>5745.00</b>	Total Rooms:	<b>6</b>
Subdivision:	<b>17703</b>	Zoning:	<b>LBR1N</b>	Bedrooms:	<b>4</b>
Rec Date:	<b>06/16/2017</b>	Prior Rec Date:	<b>03/21/2013</b>	Bath(F/H):	<b>2 /</b>
Sale Date:	<b>05/08/2017</b>	Prior Sale Date:	<b>02/22/2013</b>	Yr Built/Eff:	<b>1953 / 1953</b>
Sale Price:	<b>\$390,500</b>	Prior Sale Price:	<b>\$485,000</b>	Air Cond:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Style:	<b>CONVENTIONAL</b>
Document #:	<b>670642</b>	Acres:	<b>0.12</b>	Fireplace:	<b>Y / 1</b>
1st Mtg Amt:	<b>\$347,000</b>	Lot Area:	<b>5,433</b>	Pool:	
Total Value:	<b>\$514,601</b>	# of Stories:	<b>1.00</b>	Roof Mat:	<b>COMPOSITION SHINGLE</b>
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/ 2</b>	Parking:	<b>PARKING AVAIL</b>

Comp #:15 Distance From Subject:10.44 (miles)

Address: **9713 SALOMA AVE, NORTH HILLS, CA 91343-2435**

Owner Name: **YU MICHAEL B & NINA**

Seller Name: **KAM-GORDON DANIEL & SARAH**

APN:	<b>2650-005-006</b>	Map Reference:	<b>8-D4 /</b>	Living Area:	<b>1,355</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>1171.02</b>	Total Rooms:	<b>5</b>
Subdivision:	<b>22878</b>	Zoning:	<b>LARS</b>	Bedrooms:	<b>3</b>
Rec Date:	<b>06/20/2017</b>	Prior Rec Date:	<b>08/08/2013</b>	Bath(F/H):	<b>2 /</b>
Sale Date:	<b>04/20/2017</b>	Prior Sale Date:	<b>07/02/2013</b>	Yr Built/Eff:	<b>1956 / 1956</b>

Sale Price:	<b>\$460,000</b>	Prior Sale Price:	<b>\$275,000</b>	Air Cond:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Style:	<b>CONVENTIONAL</b>
Document #:	<b>682063</b>	Acres:	<b>0.17</b>	Fireplace:	<b>Y / 1</b>
1st Mtg Amt:	<b>\$368,000</b>	Lot Area:	<b>7,500</b>	Pool:	
Total Value:	<b>\$290,464</b>	# of Stories:	<b>1.00</b>	Roof Mat:	<b>COMPOSITION SHINGLE</b>
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/ 2</b>	Parking:	<b>PARKING AVAIL</b>

Comp #:16 Distance From Subject:4.88 (miles)

Address: **909 N STANLEY AVE, WEST HOLLYWOOD, CA 90046-6306**

Owner Name:	<b>JEDS 44 LLC</b>	Map Reference:	<b>33-F4 /</b>	Living Area:	<b>1,427</b>
Seller Name:	<b>WADE ROBERT</b>	Census Tract:	<b>7001.02</b>	Total Rooms:	<b>5</b>
APN:	<b>5530-023-013</b>	Zoning:	<b>WDR3C*</b>	Bedrooms:	<b>2</b>
County:	<b>LOS ANGELES, CA</b>	Prior Rec Date:	<b>09/20/2007</b>	Bath(F/H):	<b>1 /</b>
Subdivision:	<b>MCAIR PLACE</b>	Prior Sale Date:	<b>08/08/2007</b>	Yr Built/Eff:	<b>1922 / 1938</b>
Rec Date:	<b>06/20/2017</b>	Prior Sale Price:	<b>\$1,005,000</b>	Air Cond:	<b>L</b>
Sale Date:	<b>06/16/2017</b>	Prior Sale Type:	<b>FULL</b>	Style:	<b>CONVENTIONAL</b>
Sale Price:	<b>\$1,355,000</b>	Acres:	<b>0.12</b>	Fireplace:	<b>Y / 1</b>
Sale Type:	<b>FULL</b>	Lot Area:	<b>5,340</b>	Pool:	<b>POOL</b>
Document #:	<b>682066</b>	# of Stories:	<b>1.00</b>	Roof Mat:	<b>TILE</b>
1st Mtg Amt:		Park Area/Cap#:	<b>/ 1</b>	Parking:	<b>PARKING AVAIL</b>
Total Value:	<b>\$1,137,427</b>				
Land Use:	<b>SFR</b>				

Comp #:17 Distance From Subject:19.17 (miles)

Address: **22036 ANZA AVE, TORRANCE, CA 90503-6906**

Owner Name:	<b>DEVINE KEVIN T &amp; RACHEL A</b>	Map Reference:	<b>67-F5 /</b>	Living Area:	<b>1,400</b>
Seller Name:	<b>KAWAHARA NOBUO &amp; H TRUST</b>	Census Tract:	<b>6507.01</b>	Total Rooms:	<b>5</b>
APN:	<b>7366-017-013</b>	Zoning:	<b>TORR-LO</b>	Bedrooms:	<b>4</b>
County:	<b>LOS ANGELES, CA</b>	Prior Rec Date:	<b>05/17/2001</b>	Bath(F/H):	<b>3 /</b>
Subdivision:	<b>21676</b>	Prior Sale Date:	<b>03/27/2001</b>	Yr Built/Eff:	<b>1956 / 1961</b>
Rec Date:	<b>06/22/2017</b>	Prior Sale Price:	<b>\$369,500</b>	Air Cond:	
Sale Date:	<b>05/02/2017</b>	Prior Sale Type:	<b>FULL</b>	Style:	<b>CONVENTIONAL</b>
Sale Price:	<b>\$760,000</b>	Acres:	<b>0.13</b>	Fireplace:	<b>Y / 1</b>
Sale Type:	<b>FULL</b>	Lot Area:	<b>5,500</b>	Pool:	<b>S</b>
Document #:	<b>691120</b>	# of Stories:	<b>1.00</b>	Roof Mat:	<b>COMPOSITION SHINGLE</b>
1st Mtg Amt:	<b>\$608,000</b>	Park Area/Cap#:	<b>/ 2</b>	Parking:	<b>DETACHED GARAGE</b>
Total Value:	<b>\$479,728</b>				
Land Use:	<b>SFR</b>				

Comp #:18 Distance From Subject:8.88 (miles)

Address: **6339 SYLVIA AVE, TARZANA, CA 91335-6609**

Owner Name:	<b>WASHINGTON JOSEPH W &amp; SHAYLA R</b>	Map Reference:	<b>14-A5 /</b>	Living Area:	<b>1,291</b>
Seller Name:	<b>MULLER SAMUEL C</b>	Census Tract:	<b>1331.00</b>	Total Rooms:	<b>5</b>
APN:	<b>2128-029-024</b>	Zoning:	<b>LAR1</b>	Bedrooms:	<b>3</b>
County:	<b>LOS ANGELES, CA</b>	Prior Rec Date:	<b>08/24/1999</b>	Bath(F/H):	<b>2 /</b>
Subdivision:	<b>14062</b>	Prior Sale Date:	<b>07/22/1999</b>	Yr Built/Eff:	<b>1953 / 1953</b>
Rec Date:	<b>06/22/2017</b>	Prior Sale Price:	<b>\$181,500</b>	Air Cond:	<b>CENTRAL</b>
Sale Date:	<b>06/14/2017</b>	Prior Sale Type:	<b>FULL</b>	Style:	<b>CONVENTIONAL</b>
Sale Price:	<b>\$520,000</b>	Acres:	<b>0.17</b>	Fireplace:	<b>/</b>
Sale Type:	<b>FULL</b>	Lot Area:	<b>7,270</b>	Pool:	<b>POOL</b>
Document #:	<b>693740</b>	# of Stories:	<b>1.00</b>	Roof Mat:	<b>H</b>
1st Mtg Amt:	<b>\$510,581</b>	Park Area/Cap#:	<b>/ 2</b>	Parking:	<b>DETACHED GARAGE</b>
Total Value:	<b>\$240,354</b>				
Land Use:	<b>SFR</b>				

Comp #:19 Distance From Subject:21.4 (miles)

Address: **3787 OAKDALE ST, PASADENA, CA 91107-4908**

Owner Name:	<b>LIN ALAN A &amp; FLORENCE L</b>	Map Reference:	<b>28-B4 /</b>	Living Area:	<b>1,375</b>
Seller Name:	<b>HWANG JOY</b>	Census Tract:	<b>4631.01</b>	Total Rooms:	<b>7</b>
APN:	<b>5755-014-023</b>	Zoning:	<b>LCR110</b>	Bedrooms:	<b>3</b>
County:	<b>LOS ANGELES, CA</b>	Prior Rec Date:	<b>09/12/2013</b>	Bath(F/H):	<b>2 /</b>
Subdivision:	<b>3489</b>	Prior Sale Date:	<b>09/05/2013</b>	Yr Built/Eff:	<b>1947 / 1950</b>
Rec Date:	<b>06/23/2017</b>	Prior Sale Price:	<b>\$485,000</b>	Air Cond:	
Sale Date:	<b>05/15/2017</b>	Prior Sale Type:	<b>FULL</b>	Style:	<b>CONVENTIONAL</b>
Sale Price:	<b>\$685,000</b>				
Sale Type:	<b>FULL</b>				

Document #:	<b>700704</b>	Acres:	<b>0.29</b>	Fireplace:	<b>/</b>
1st Mtg Amt:	<b>\$380,000</b>	Lot Area:	<b>12,431</b>	Pool:	
Total Value:	<b>\$692,894</b>	# of Stories:	<b>1.00</b>	Roof Mat:	<b>COMPOSITION SHINGLE</b>
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/ 4</b>	Parking:	<b>PARKING AVAIL</b>

Comp #: <b>20</b>			Distance From Subject: <b>15.32 (miles)</b>		
Address: <b>134 W 121ST ST, LOS ANGELES, CA 90061-1756</b>					
Owner Name: <b>HARRIS NARVELL/WALKER-SANCHEZ MIKIYAA</b>					
Seller Name: <b>RALPH PARTNERS II LLC</b>					
APN:	<b>6132-027-011</b>	Map Reference:	<b>58-B6 /</b>	Living Area:	<b>1,407</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>5409.01</b>	Total Rooms:	
Subdivision:	<b>14076</b>	Zoning:	<b>LCR1*</b>	Bedrooms:	<b>4</b>
Rec Date:	<b>06/14/2017</b>	Prior Rec Date:	<b>07/30/1968</b>	Bath(F/H):	<b>2 /</b>
Sale Date:	<b>06/07/2017</b>	Prior Sale Date:		Yr Built/Eff:	<b>1948 / 1957</b>
Sale Price:	<b>\$475,000</b>	Prior Sale Price:	<b>\$20,000</b>	Air Cond:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Style:	
Document #:	<b>657304</b>	Acres:	<b>0.13</b>	Fireplace:	<b>/</b>
1st Mtg Amt:	<b>\$451,250</b>	Lot Area:	<b>5,566</b>	Pool:	
Total Value:	<b>\$356,000</b>	# of Stories:	<b>1.00</b>	Roof Mat:	
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/</b>	Parking:	



# EXHIBIT D

ASSIGNED INSPECTOR: **HAGOP BADOSSIAN**

Date: **September 27, 2017**

JOB ADDRESS: **1303 NORTH BEVERLY GLEN BLVD., LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **4371-016-004**

CASE#: **710108**

ORDER NO: **A-3988779**

EFFECTIVE DATE OF ORDER TO COMPLY: **February 17, 2016**

COMPLIANCE EXPECTED DATE: **March 18, 2016**

DATE COMPLIANCE OBTAINED: **April 26, 2017**

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

**VIOLATIONS:**

SEE ATTACHED ORDER # **A-3988779**

1050816201615200

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

SUBSTANDARD ORDER AND NOTICE OF FEE

NEFF, JAMES W TR TALGOY TRUST  
1048 N IRVINE AVE NO 102  
NEWPORT BEACH, CA 92660

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

CASE #: 710108

ORDER #: A-3988779

EFFECTIVE DATE: February 17, 2016

COMPLIANCE DATE: March 18, 2016

FEB 12 2016

OWNER OF

SITE ADDRESS: 1303 N BEVERLY GLEN BLVD

To the address as shown on the  
last equalized assessment roll.  
Initiated by NV

ASSESSORS PARCEL NO.: 4371-016-004

ZONE: RE15; Min. Lot 15,000 Sq. Ft.

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:

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

VIOLATION(S):

- 1. The garage has been converted to habitable space without the required permits and approvals.

You are therefore ordered to: Discontinue the use as a dwelling and restore the garage to its originally permitted use as a garage.

Code Section(s) in Violation: 12.21A.1.(a), 12.21A4(a), 12.21A4(m), 91.8902.14, 91.8105, 91.103.1 of the L.A.M.C.

Location: Off Beverly Glen Blvd.

- 2. The building or premises is Substandard due to illegal occupancy of converting the Single Family Dwelling to three (3) units.



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

You are therefore ordered to: Discontinue the use and occupancy of all buildings or portions thereof occupied for living, sleeping, cooking or dining purposes which were not designed or intended to be used for such occupancies.

Code Section(s) in Violation: 91.8902.14, 91.8902, 91.103.1, 91.5R103.1, 12.21A.1(a) of the L.A.M.C.

Location: Complete Building and Garage converted to three units.

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

**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 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 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.

**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 charged 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.

**NOTICE:**

Relocation assistance may be required if a tenant is evicted in order to comply with an order from a governmental agency. (LAMC 151.09.A.11 & 163.00 to 163.07) For information, call the Los Angeles Housing Department (LAHD) at (213) 808-8888 or go to: <http://lahd.lacity.org>



**CODE ENFORCEMENT BUREAU**

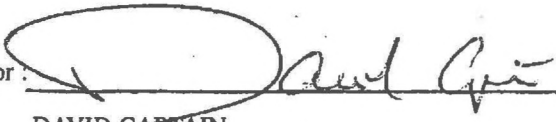
For routine City business and non-emergency services: Call 3-1-1

[www.ladbs.org](http://www.ladbs.org)

1050816201615280

If you have any questions or require any additional information please feel free to contact me at (213)252-3048.  
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector:



Date: February 06, 2016

DAVID CAPTAIN  
3550 WILSHIRE BLVD. SUITE 1800  
LOS ANGELES, CA 90010  
(213)252-3048

David.Captain@lacity.org

PC

REVIEWED BY