

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

VAN AMBATIELOS  
PRESIDENT

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CITY OF LOS ANGELES  
CALIFORNIA



ERIC GARCETTI  
MAYOR

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

FRANK M. BUSH  
GENERAL MANAGER

OSAMA YOUNAN, P.E.  
EXECUTIVE OFFICER

September 28, 2017

Council District: # 15

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

JOB ADDRESS: **1525 WEST 221ST ST, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **7346-012-023**  
Re: Invoice #675109-2

On January 4, 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: **1525 West 221st St, Los Angeles, California**, (the "Property"). A copy of the title report which includes a full legal description of the property is attached as Exhibit A.

Pursuant to Section 98.0421, the property owner was issued an order on January 4, 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

# EXHIBIT A



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. T14606  
Dated as of: 08/22/2017

Prepared for: City of Los Angeles

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### SCHEDULE A

(Reported Property Information)

APN #: 7346-012-023

Property Address: 1525 W 221ST ST ✓ City: Los Angeles County: Los Angeles

### VESTING INFORMATION

Type of Document: QUITCLAIM DEED

Grantee : MY CHAU NGUYEN

Grantor : OANH H NGUYEN

Deed Date : 03/05/1997

Recorded : 04/11/1997

Instr No. : 97-0552273

MAILING ADDRESS: MY CHAU NGUYEN  
1525 W 221ST ST TORRANCE CA 90501

### SCHEDULE B

### LEGAL DESCRIPTION

Lot: 42 Tract No: 4529 Abbreviated Description: LOT:42 CITY:REGION/CLUSTER: 14/14178  
TR#:4529 TRACT NO 4529 LOT 42 City/Muni/Twp: REGION/CLUSTER: 14/14178

### MORTGAGES/LIENS

Type of Document: SHORT FORM OPEN END DEE OF TRUST

Recording Date: 04/04/2017

Document #: 17-0370794

Loan Amount: \$120,000

Lender Name: WELLS FARGO BANK NA

Borrowers Name: MY CHAU NGUYEN AND NHIEM THI NGUYEN

MAILING ADDRESS: WELLS FARGO BANK NA  
7711 PLANTATION ROAD ROANOKE, VA 24019



97- 552273

RECORDING REQUESTED BY:

When Recorded Mail Document  
and Tax Statement To:

MY CHAU NGUYEN  
1525 W. 221st St.  
Torrance, CA 90501

RECORDED/FILED IN OFFICIAL RECORDS  
RECORDER'S OFFICE  
LOS ANGELES COUNTY  
CALIFORNIA  
9:41 AM APR 11 1997

Escrow No.  
Title Order No.  
APN: 7346-012-023

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

FEE  
\$7  
V

The undersigned grantor(s) declare(s)  
Documentary transfer tax is \$ -0- City tax \$ -0-  
| | computed on full value of property conveyed, or  
| | computed on full value less value of liens or encumbrances remaining at time of sale,  
| | Unincorporated Area City of Los Angeles

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
DANH HOANG NGUYEN, an unmarried woman, former spouse of the grantee  
hereby remises, releases and quitclaims to MY CHAU NGUYEN, an unmarried man

the following described real property in the City of Los Angeles  
County of Los Angeles State of California:  
Lot 42 of Tract No. 4529, in the city of Los Angeles, County of Los Angeles, State of  
California, as per map recorded in Book 50 page(s) 64, 65 and 66 of Maps, in the office  
of the County Recorder of said County.

"THIS RECONVEYANCE IS IN DISSOLUTION OF MARRIAGE BY ONE SPOUSE TO THE OTHER, R&T 11921."

DATED: March 5, 1997

Danh H. Nguyen  
DANH HOANG NGUYEN

STATE OF CALIFORNIA  
COUNTY OF Los Angeles  
ON March 5, 1997 before me,  
PHUC THI NGUYEN personally appeared  
Danh Hoang Nguyen

personally known to me (or proved to me on the  
basis of satisfactory evidence) to be the person(s)  
whose name(s) is/are subscribed to the within  
instrument and acknowledged to me that he/she/they  
executed the same in his/her/their authorized  
capacity(ies), and that by his/her/their signature(s) on  
the instrument the person(s), or the entity upon  
behalf of which the person(s) acted, executed the  
instrument.

PHUC THI NGUYEN  
COMM # 1006392  
Notary Public - California  
LOS ANGELES COUNTY  
My Comm. Expires OCT 29 1997

Witness my hand and official seal.

Signature [Signature]

MAIL TAX STATEMENT AS DIRECTED ABOVE

QUITCLAIM DEED



This page is part of your document - DO NOT DISCARD



20170370794

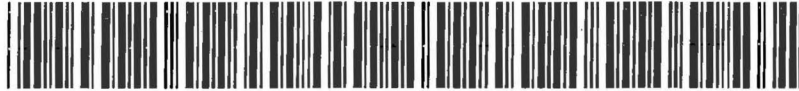


Pages:  
0006

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

04/04/17 AT 02:39PM

FEES:	37.00
TAXES:	0.00
OTHER:	0.00
PAID:	37.00



LEADSHEET



201704040200026

00013518942



008228576

SEQ:  
01

SECURE - Daily



THIS FORM IS NOT TO BE DUPLICATED

201703090337 ROBYEN

Recording Requested By and  
After Recording Return To:  
**American Title, Inc.**  
**PO Box 641010**  
**Omaha, NE 68164-1010**

This Instrument Prepared by:  
Wells Fargo Bank, N.A.  
MAUREEN COUSLEY  
DOCUMENT PREPARATION  
7711 PLANTATION ROAD  
ROANOKE, VA 24019  
866-537-8489

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[Space Above This Line For Recording Data]

**SHORT FORM OPEN-END DEED OF TRUST**

REFERENCE #: 20163527100007

ACCOUNT #: XXX-XXX-XXX1200-1998

DEFINITIONS

Words used in multiple sections of this document are defined below. The Fictitious Deed of Trust includes other defined words and rules regarding the usage of words used in this document.

(A) **"Security Instrument"** means this document, which is dated March 18, 2017, together with all Riders to this document.

(B) **"Borrower"** is MY CHAU NGUYEN AND NHIEM THI NGUYEN, NON VESTED SPOUSE, MARRIED TO EACH OTHER, whose address is 9876 DEBIOIS AVE FOUNTAIN VALLEY, CA 92708. Borrower is the trustor under this Security Instrument.

(C) **"Lender"** is Wells Fargo Bank, N.A.. Lender is a National Bank organized and existing under the laws of the United States of America. Lender's address is 101 North Phillips Avenue, Sioux Falls, SD 57104.

(D) **"Trustee"** is American Securities Company P.O. Box 31557, Billings, MT 59107.

(E) **"Debt Instrument"** means the loan agreement or other credit instrument signed by Borrower and dated March 18, 2017. The Debt Instrument states that Borrower owes Lender, or may owe Lender, an amount that may vary from time to time up to a maximum principal sum outstanding at any one time of, ONE HUNDRED TWENTY THOUSAND AND 00/100THS Dollars (U.S. \$120,000.00) plus interest.

Borrower has promised to pay this debt in Periodic Payments and to pay the debt in full not later than seven (7) calendar days after April 18, 2047.

(F) "Property" means the property that is described below under the heading "Transfer of Rights in the Property."

(G) "Loan" means all amounts owed now or hereafter under the Debt Instrument, including without limitation principal, interest, any prepayment charges, late charges and other fees and charges due under the Debt Instrument, and also all sums due under this Security Instrument, plus interest.

(H) "Riders" means all Riders to this Security Instrument that are executed by Borrower. The following Riders are to be executed by Borrower [mark as applicable]:

N/A Leasehold Rider  
N/A Third Party Rider  
N/A Other(s) [specify] N/A

(I) "Fictitious Deed of Trust" means the Fictitious Open-End Deed of Trust dated June 14, 2007, and recorded on December 31, 2007, as Instrument Number 20072857725 in Book n/a at Page n/a of the Official Records in the Office of the Recorder of Los Angeles County, State of California.

#### TRANSFER OF RIGHTS IN THE PROPERTY

This Security Instrument secures to Lender: (i) the repayment of the Loan, and all future advances, renewals, extensions and modifications of the Debt Instrument, including any future advances made at a time when no indebtedness is currently secured by this Security Instrument; and (ii) the performance of Borrower's covenants and agreements under this Security Instrument and the Debt Instrument. For this purpose, Borrower irrevocably grants and conveys to Trustee, in trust, with power of sale, the following described property located in the

County of Los Angeles  
[Type of Recording Jurisdiction] [Name of Recording Jurisdiction]

THE FOLLOWING DESCRIBED REAL PROPERTY IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA: LOT 42 OF TRACT NO. 4529, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 50 PAGE(S) 64, 65 AND 66 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. TAX MAP REFERENCE: 7346-012-023

Assessor's Identification Number: 7346-012-023

which currently has the address of

1525 W 221ST ST

[Street]

LOS ANGELES

[City]

, California

90501

[Zip Code]

("Property Address"):

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property." The Property shall also include any additional property described in Section 20 of the Fictitious Deed of Trust.

BORROWER COVENANTS that Borrower is lawfully seised of the estate hereby conveyed and has the right to grant and convey the Property and that the Property is unencumbered, except for encumbrances of record as of the execution date of this Security Instrument. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

#### FICTITIOUS DEED OF TRUST

By the execution and delivery of this Security Instrument, Borrower agrees that all of the provisions of the Fictitious Deed of Trust are hereby incorporated in their entirety into this Security Instrument. Borrower agrees to be bound by and to perform all of the covenants and agreements in the Fictitious Deed of Trust. A copy of the Fictitious Deed of Trust has been provided to Borrower.

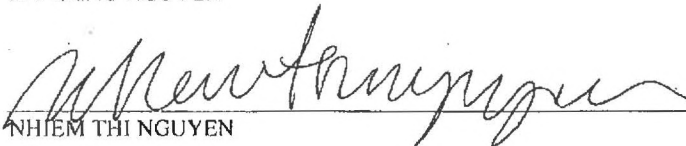
#### CREDIT CARD ACCESS

The Loan secured by this Security Instrument includes a secured credit card obligation.

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument and in any Rider executed by Borrower and recorded with it. Borrower also acknowledges receipt of a copy of this document and a copy of the Fictitious Deed of Trust.

In accordance with California Civil Code Section 2924b, the undersigned Borrower requests that a copy of any Notice of Default and any Notice of Sale under this Security Instrument be mailed to Borrower at the address of the Borrower set forth above. NOTICE: A copy of any Notice of Default and any Notice of Sale will be sent to the address contained in this recorded request. If the Borrower's address changes, a new request must be recorded.

  
\_\_\_\_\_  
MY CHAU NGUYEN -Borrower

  
\_\_\_\_\_  
NHIEM THI NGUYEN -Borrower

Lender Name: Wells Fargo Bank, N.A. NMLSR ID: 399801

Loan Originator's Name: Ashley Nichole Goodpaster  
NMLSR ID: 1045247

CALIFORNIA- SHORT FORM OPEN-END SECURITY INSTRUMENT  
CA107006, HCWF#997v7 (8/15/15) CA-107006-0315

(page 4 of 5 pages)  
Documents Processed 03-17-2017 17:46:30



For An Individual Acting In His/Her Own Right:

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 Orange )

On 03/18/2017 before me, Brenda L. Lopez Notary Public, personally appeared  
My Chau Nguyen and Nhiem Thi Nguyen

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

[NOTARIAL SEAL]

Brenda L. Lopez  
Print Name



My commission expires: 08/20/2019





# EXHIBIT C

## Property Detail Report

For Property Located At :  
**1525 W 221ST ST, TORRANCE, CA 90501-4029**



### Owner Information

Owner Name: **NGUYEN MY CHAU**  
 Mailing Address: **1525 W 221ST ST, TORRANCE CA 90501-4029 C043**  
 Vesting Codes: **UM / /**

### Location Information

Legal Description:	<b>TRACT NO 4529 LOT 42</b>	APN:	<b>7346-012-023</b>
County:	<b>LOS ANGELES, CA</b>	Alternate APN:	
Census Tract / Block:	<b>2932.01 / 2</b>	Subdivision:	<b>4529</b>
Township-Range-Sect:		Map Reference:	<b>68-E5 /</b>
Legal Book/Page:	<b>50-64</b>	Tract #:	<b>4529</b>
Legal Lot:	<b>42</b>	School District:	<b>LOS ANGELES</b>
Legal Block:		School District Name:	
Market Area:	<b>122</b>	Munic/Township:	
Neighbor Code:			

### Owner Transfer Information

Recording/Sale Date:	<b>04/11/1997 /</b>	Deed Type:	<b>QUIT CLAIM DEED</b>
Sale Price:		1st Mtg Document #:	
Document #:	<b>552273</b>		

### Last Market Sale Information

Recording/Sale Date:	<b>08/23/1994 /</b>	1st Mtg Amount/Type:	<b>\$107,000 / CONV</b>
Sale Price:	<b>\$157,500</b>	1st Mtg Int. Rate/Type:	<b>/ FIXED</b>
Sale Type:	<b>FULL</b>	1st Mtg Document #:	
Document #:	<b>1556069</b>	2nd Mtg Amount/Type:	<b>/</b>
Deed Type:	<b>GRANT DEED</b>	2nd Mtg Int. Rate/Type:	<b>/</b>
Transfer Document #:		Price Per SqFt:	<b>\$119.05</b>
New Construction:		Multi/Split Sale:	
Title Company:	<b>SOUTH COAST TITLE</b>		
Lender:	<b>NORTH AMERICAN CO</b>		
Seller Name:	<b>GOLD HILDA M 1987 TRUST</b>		

### Prior Sale Information

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

### Property Characteristics

Gross Area:		Parking Type:	<b>PARKING AVAIL</b>	Construction:	
Living Area:	<b>1,323</b>	Garage Area:		Heat Type:	<b>CENTRAL</b>
Tot Adj Area:		Garage Capacity:	<b>2</b>	Exterior wall:	<b>STUCCO</b>
Above Grade:		Parking Spaces:	<b>2</b>	Porch Type:	
Total Rooms:	<b>6</b>	Basement Area:		Patio Type:	
Bedrooms:	<b>3</b>	Finish Bsmnt Area:		Pool:	
Bath(F/H):	<b>2 /</b>	Basement Type:		Air Cond:	
Year Built / Eff:	<b>1959 / 1959</b>	Roof Type:		Style:	<b>CONVENTIONAL</b>
Fireplace:	<b>Y / 1</b>	Foundation:	<b>RAISED</b>	Quality:	
# of Stories:	<b>1.00</b>	Roof Material:	<b>COMPOSITION SHINGLE</b>	Condition:	

Other Improvements: **FENCE**

### Site Information

Zoning:	<b>LAR1</b>	Acres:	<b>0.17</b>	County Use:	<b>SINGLE FAMILY RESID (0100)</b>
Lot Area:	<b>7,200</b>	Lot Width/Depth:	<b>40 x 180</b>	State Use:	
Land Use:	<b>SFR</b>	Res/Comm Units:	<b>/</b>	Water Type:	
Site Influence:				Sewer Type:	<b>TYPE UNKNOWN</b>

### Tax Information

Total Value:	<b>\$227,929</b>	Assessed Year:	<b>2017</b>	Property Tax:	<b>\$2,961.07</b>
Land Value:	<b>\$153,837</b>	Improved %:	<b>33%</b>	Tax Area:	<b>19</b>
Improvement Value:	<b>\$74,092</b>	Tax Year:	<b>2016</b>	Tax Exemption:	
Total Taxable Value:	<b>\$227,929</b>				

## Comparable Summary

For Property Located At



CoreLogic

RealQuest Professional

**1525 W 221ST ST, TORRANCE, CA 90501-4029**

**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	\$157,500	\$255,500	\$840,000	\$516,825
Bldg/Living Area	1,323	1,144	1,520	1,343
Price/Sqft	\$119.05	\$184.74	\$731.71	\$387.85
Year Built	1959	1923	1989	1950
Lot Area	7,200	3,414	20,721	7,821
Bedrooms	3	2	4	3
Bathrooms/Restrooms	2	1	2	2
Stories	1.00	1.00	2.00	1.05
Total Value	\$227,929	\$44,105	\$1,245,420	\$377,373
Distance From Subject	0.00	6.93	52.31	26.21

\*= user supplied for search only

<input checked="" type="checkbox"/>	#	F Address	Sale Price	Yr	Bit	Bed	Baths/Restrooms(Full)	Last Recording	Bld/Liv	Lot Area	Dist
<b>Subject Property</b>											
		1525 W 221ST ST	\$157,500	1959	3	2		08/23/1994	1,323	7,200	0.0
<b>Comparables</b>											
<input checked="" type="checkbox"/>	1	1924 N KENWOOD ST	\$635,000	1940	2	2		03/01/2017	1,332	6,750	24.79
<input checked="" type="checkbox"/>	2	11848 CEDARVALE ST	\$455,000	1967	3	2		02/14/2017	1,472	4,873	13.4
<input checked="" type="checkbox"/>	3	14758 FRIAR ST	\$515,000	1925	3	2		02/15/2017	1,312	6,250	26.2
<input checked="" type="checkbox"/>	4	14148 COMMUNITY ST	\$282,000	1949	3	2		02/15/2017	1,374	7,438	28.4
<input checked="" type="checkbox"/>	5	530 S PROSPERO DR	\$570,000	1955	4	2		02/02/2017	1,453	6,852	30.04
<input checked="" type="checkbox"/>	6	12139 CLARKSON RD	\$840,000	1950	3	1		02/10/2017	1,148	6,617	15.63
<input checked="" type="checkbox"/>	7	1001 N HOWARD ST	\$770,000	1926	3	1		02/16/2017	1,520	7,040	23.23
<input checked="" type="checkbox"/>	8	12441 VAN NUYS BLVD	\$280,000	1939	2	1		02/17/2017	1,308	7,200	31.74
<input checked="" type="checkbox"/>	9	11610 WILKIE AVE	\$545,000	1954	3	2		02/21/2017	1,512	5,809	7.07
<input checked="" type="checkbox"/>	10	15519 SYLVAN ST	\$529,000	1950	3	1		02/24/2017	1,177	6,288	26.53
<input checked="" type="checkbox"/>	11	15921 SIERRA VISTA CT	\$530,000	1950	3	1		03/01/2017	1,380	20,721	24.97
<input checked="" type="checkbox"/>	12	8439 TOPANGA CANYON BLVD	\$489,000	1959	3	2		03/01/2017	1,144	7,391	32.35
<input checked="" type="checkbox"/>	13	315 S HEPNER AVE	\$500,000	1954	3	2		02/14/2017	1,391	7,650	29.31
<input checked="" type="checkbox"/>	14	17452 MAYALL ST	\$645,000	1958	4	2		02/16/2017	1,488	11,372	31.83
<input checked="" type="checkbox"/>	15	37208 WATERMAN AVE	\$255,500	1989	3	2		02/17/2017	1,383	10,205	52.31
<input checked="" type="checkbox"/>	16	1908 N RAYMOND AVE	\$700,000	1923	2	1		02/17/2017	1,380	8,387	25.87
<input checked="" type="checkbox"/>	17	3712 E IVA ST	\$345,000	1940	2	1		02/17/2017	1,191	3,414	6.93
<input checked="" type="checkbox"/>	18	19634 CRYSTAL SPRINGS CT	\$455,000	1968	3	2		02/17/2017	1,349	10,066	40.32
<input checked="" type="checkbox"/>	19	1522 PILGRIM WAY	\$546,000	1954	3	2		02/22/2017	1,157	6,014	26.99

<input checked="" type="checkbox"/>	20	19126 CARRETA DR	\$450,000	1962	4	2	02/22/2017	1,391	6,091	26.39
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# Comparable Sales Report

For Property Located At



CoreLogic

RealQuest Professional

**1525 W 221ST ST, TORRANCE, CA 90501-4029**

**20 Comparable(s) Selected.**

Report Date: 09/26/2017

### Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$157,500	\$255,500	\$840,000	\$516,825
Bldg/Living Area	1,323	1,144	1,520	1,343
Price/Sqft	\$119.05	\$184.74	\$731.71	\$387.85
Year Built	1959	1923	1989	1950
Lot Area	7,200	3,414	20,721	7,821
Bedrooms	3	2	4	3
Bathrooms/Restrooms	2	1	2	2
Stories	1.00	1.00	2.00	1.05
Total Value	\$227,929	\$44,105	\$1,245,420	\$377,373
Distance From Subject	0.00	6.93	52.31	26.21

\*= user supplied for search only

Comp #:1				Distance From Subject:24.79 (miles)
Address:	<b>1924 N KENWOOD ST, BURBANK, CA 91505-1419</b>			
Owner Name:	<b>GHARAGHEZ SERGEN N</b>			
Seller Name:	<b>INEIW BUMRONG &amp; USA</b>			
APN:	<b>2436-005-022</b>	Map Reference:	<b>17-A5 /</b>	Living Area: <b>1,332</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>3111.00</b>	Total Rooms: <b>6</b>
Subdivision:	<b>1</b>	Zoning:	<b>BUR1*</b>	Bedrooms: <b>2</b>
Rec Date:	<b>03/01/2017</b>	Prior Rec Date:	<b>04/08/1993</b>	Bath(F/H): <b>2 /</b>
Sale Date:	<b>01/17/2017</b>	Prior Sale Date:		Yr Built/Eff: <b>1940 / 1946</b>
Sale Price:	<b>\$635,000</b>	Prior Sale Price:		Air Cond: <b>CENTRAL</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:		Style: <b>CONVENTIONAL</b>
Document #:	<b>241764</b>	Acres:	<b>0.15</b>	Fireplace: <b>Y / 2</b>
1st Mtg Amt:	<b>\$508,000</b>	Lot Area:	<b>6,750</b>	Pool: <b>SPA</b>
Total Value:	<b>\$228,529</b>	# of Stories:	<b>1.00</b>	Roof Mat: <b>COMPOSITION SHINGLE</b>
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/ 1</b>	Parking: <b>ATTACHED GARAGE</b>

Comp #:2				Distance From Subject:13.4 (miles)
Address:	<b>11848 CEDARVALE ST, NORWALK, CA 90650-7256</b>			
Owner Name:	<b>MANIQUIS JHERICA M</b>			
Seller Name:	<b>WELCH GRETCHEN FAMILY TRUST</b>			
APN:	<b>7011-009-062</b>	Map Reference:	<b>82-A4 /</b>	Living Area: <b>1,472</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>5547.00</b>	Total Rooms: <b>6</b>
Subdivision:	<b>RANCHO LOS COYOTES</b>	Zoning:	<b>NOR1*</b>	Bedrooms: <b>3</b>
Rec Date:	<b>02/14/2017</b>	Prior Rec Date:	<b>03/29/1994</b>	Bath(F/H): <b>2 /</b>
Sale Date:	<b>01/10/2017</b>	Prior Sale Date:		Yr Built/Eff: <b>1967 / 1967</b>
Sale Price:	<b>\$455,000</b>	Prior Sale Price:	<b>\$145,000</b>	Air Cond:
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Style: <b>CONVENTIONAL</b>
Document #:	<b>183155</b>	Acres:	<b>0.11</b>	Fireplace: <b>/</b>
1st Mtg Amt:	<b>\$424,000</b>	Lot Area:	<b>4,873</b>	Pool:
Total Value:	<b>\$463,080</b>	# of Stories:	<b>1.00</b>	Roof Mat: <b>COMPOSITION SHINGLE</b>

Land Use: **SFR** Park Area/Cap#: **/ 1** Parking: **PARKING AVAIL**

Comp #:**3** Distance From Subject:**26.2 (miles)**  
 Address: **14758 FRIAR ST, VAN NUYS, CA 91411-2206**  
 Owner Name: **BARANI ZARA**  
 Seller Name: **OROZCO MARIA D**  
 APN: **2241-007-012** Map Reference: **15-D5 /** Living Area: **1,312**  
 County: **LOS ANGELES, CA** Census Tract: **1283.02** Total Rooms: **4**  
 Subdivision: **1200** Zoning: **LAR3** Bedrooms: **3**  
 Rec Date: **02/15/2017** Prior Rec Date: **05/29/2002** Bath(F/H): **2 /**  
 Sale Date: **02/08/2017** Prior Sale Date: **03/26/2002** Yr Built/Eff: **1925 / 1930**  
 Sale Price: **\$515,000** Prior Sale Price: **\$221,000** Air Cond: **YES**  
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**  
 Document #: **186773** Acres: **0.14** Fireplace: **Y / 1**  
 1st Mtg Amt: **\$257,500** Lot Area: **6,250** Pool:  
 Total Value: **\$281,301** # of Stories: **1.00** Roof Mat: **COMPOSITION SHINGLE**  
 Land Use: **SFR** Park Area/Cap#: **/ 1** Parking: **PARKING AVAIL**

Comp #:**4** Distance From Subject:**28.4 (miles)**  
 Address: **14148 COMMUNITY ST, PANORAMA CITY, CA 91402-3719**  
 Owner Name: **ESPINA MARIA L**  
 Seller Name: **CORDERO HEROMOGENES**  
 APN: **2638-030-012** Map Reference: **15-E1 /** Living Area: **1,374**  
 County: **LOS ANGELES, CA** Census Tract: **1199.00** Total Rooms: **6**  
 Subdivision: **15421** Zoning: **LAR1** Bedrooms: **3**  
 Rec Date: **02/15/2017** Prior Rec Date: **12/02/1998** Bath(F/H): **2 /**  
 Sale Date: **02/10/2017** Prior Sale Date: **03/12/1998** Yr Built/Eff: **1949 / 1953**  
 Sale Price: **\$282,000** Prior Sale Price: **\$160,000** Air Cond:  
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**  
 Document #: **186824** Acres: **0.17** Fireplace: **Y / 1**  
 1st Mtg Amt: Lot Area: **7,438** Pool:  
 Total Value: **\$282,757** # of Stories: **1.00** Roof Mat: **COMPOSITION SHINGLE**  
 Land Use: **SFR** Park Area/Cap#: **/ 2** Parking: **PARKING AVAIL**

Comp #:**5** Distance From Subject:**30.04 (miles)**  
 Address: **530 S PROSPERO DR, COVINA, CA 91723-3248**  
 Owner Name: **TRAN TINA**  
 Seller Name: **PROSPERO TRUST**  
 APN: **8446-019-027** Map Reference: **92-F2 /** Living Area: **1,453**  
 County: **LOS ANGELES, CA** Census Tract: **4036.00** Total Rooms: **6**  
 Subdivision: **19802** Zoning: **CVR17500\*** Bedrooms: **4**  
 Rec Date: **02/02/2017** Prior Rec Date: **09/21/2016** Bath(F/H): **2 /**  
 Sale Date: **01/05/2017** Prior Sale Date: **09/12/2016** Yr Built/Eff: **1955 / 1957**  
 Sale Price: **\$570,000** Prior Sale Price: **\$440,000** Air Cond: **CENTRAL**  
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**  
 Document #: **141374** Acres: **0.16** Fireplace: **Y / 1**  
 1st Mtg Amt: **\$456,000** Lot Area: **6,852** Pool:  
 Total Value: **\$440,000** # of Stories: **1.00** Roof Mat: **WOOD SHAKE**  
 Land Use: **SFR** Park Area/Cap#: **/ 2** Parking: **PARKING AVAIL**

Comp #:**6** Distance From Subject:**15.63 (miles)**  
 Address: **12139 CLARKSON RD, LOS ANGELES, CA 90064-3519**  
 Owner Name: **CHOU HSIU-MEI**  
 Seller Name: **OLNEY JOHN C**  
 APN: **4257-014-050** Map Reference: **41-E6 /** Living Area: **1,148**  
 County: **LOS ANGELES, CA** Census Tract: **2713.00** Total Rooms: **5**  
 Subdivision: **15810** Zoning: **LAR1** Bedrooms: **3**  
 Rec Date: **02/10/2017** Prior Rec Date: **09/30/2011** Bath(F/H): **1 /**  
 Sale Date: **01/10/2017** Prior Sale Date: **09/20/2011** Yr Built/Eff: **1950 / 1954**  
 Sale Price: **\$840,000** Prior Sale Price: **\$498,000** Air Cond:  
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**  
 Document #: **174495** Acres: **0.15** Fireplace: **/**  
 1st Mtg Amt: Lot Area: **6,617** Pool:  
 Total Value: **\$1,245,420** # of Stories: **1.00** Roof Mat: **WOOD SHAKE**  
 Land Use: **SFR** Park Area/Cap#: **/ 1** Parking: **PARKING AVAIL**

Comp #:**7** Distance From Subject:**23.23 (miles)**

Address: **1001 N HOWARD ST, GLENDALE, CA 91207-1720**

Owner Name: **MATEVOSYAN SUREN/AVAKYAN ARMINE**

Seller Name: **DELGADO ESTHER**

APN: **5644-006-008** Map Reference: **25-D2 /** Living Area: **1,520**

County: **LOS ANGELES, CA** Census Tract: **3011.00** Total Rooms: **6**

Subdivision: **BELLEHURST PARK** Zoning: **GLR1YY** Bedrooms: **3**

Rec Date: **02/16/2017** Prior Rec Date: **11/20/1975** Bath(F/H): **1 /**

Sale Date: **01/24/2017** Prior Sale Date:  Yr Built/Eff: **1926 / 1926**

Sale Price: **\$770,000** Prior Sale Price: **\$58,000** Air Cond:

Sale Type: **FULL** Prior Sale Type: **FULL** Style: **SPANISH**

Document #: **192975** Acres: **0.16** Fireplace: **Y / 1**

1st Mtg Amt: **\$616,000** Lot Area: **7,040** Pool:

Total Value: **\$765,000** # of Stories: **1.00** Roof Mat: **TILE**

Land Use: **SFR** Park Area/Cap#: **/ 2** Parking: **ATTACHED GARAGE**

Comp #:**8** Distance From Subject:**31.74 (miles)**

Address: **12441 VAN NUYS BLVD, PACOIMA, CA 91331-1353**

Owner Name: **RAMIREZ RICARDO/PEREZ SANDRA**

Seller Name: **RAMIREZ VICTOR**

APN: **2532-029-030** Map Reference: **3-B6 /** Living Area: **1,308**

County: **LOS ANGELES, CA** Census Tract: **1042.04** Total Rooms: **6**

Subdivision: **23161** Zoning: **LARS** Bedrooms: **2**

Rec Date: **02/17/2017** Prior Rec Date: **07/05/2002** Bath(F/H): **1 /**

Sale Date: **10/03/2016** Prior Sale Date: **05/16/2002** Yr Built/Eff: **1939 / 1940**

Sale Price: **\$280,000** Prior Sale Price: **\$159,000** Air Cond:

Sale Type: **FULL** Prior Sale Type: **UNKNOWN** Style: **CONVENTIONAL**

Document #: **197737** Acres: **0.17** Fireplace: **Y / 1**

1st Mtg Amt: **\$274,928** Lot Area: **7,200** Pool:

Total Value: **\$198,407** # of Stories: **1.00** Roof Mat: **COMPOSITION SHINGLE**

Land Use: **SFR** Park Area/Cap#: **/ 2** Parking: **PARKING AVAIL**

Comp #:**9** Distance From Subject:**7.07 (miles)**

Address: **11610 WILKIE AVE, HAWTHORNE, CA 90250-1807**

Owner Name: **PHAN NHAN T/CHAN THOMAS**

Seller Name: **AR VI ASSET HOLDCO LLC**

APN: **4056-018-020** Map Reference: **57-C5 /** Living Area: **1,512**

County: **LOS ANGELES, CA** Census Tract: **6027.00** Total Rooms: **5**

Subdivision: **17995** Zoning: **HAR1YY** Bedrooms: **3**

Rec Date: **02/21/2017** Prior Rec Date: **05/16/1977** Bath(F/H): **2 /**

Sale Date: **02/13/2017** Prior Sale Date:  Yr Built/Eff: **1954 / 1990**

Sale Price: **\$545,000** Prior Sale Price: **\$41,000** Air Cond:

Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**

Document #: **202407** Acres: **0.13** Fireplace: **Y / 1**

1st Mtg Amt: **\$408,750** Lot Area: **5,809** Pool:

Total Value: **\$419,730** # of Stories: **1.00** Roof Mat: **COMPOSITION SHINGLE**

Land Use: **SFR** Park Area/Cap#: **/ 2** Parking: **PARKING AVAIL**

Comp #:**10** Distance From Subject:**26.53 (miles)**

Address: **15519 SYLVAN ST, VAN NUYS, CA 91411-1021**

Owner Name: **GABUCAN XANDRA-MARIE S**

Seller Name: **ELKIN TRUST**

APN: **2242-003-009** Map Reference: **15-B5 /** Living Area: **1,177**

County: **LOS ANGELES, CA** Census Tract: **1277.11** Total Rooms: **6**

Subdivision: **15927** Zoning: **LAR1** Bedrooms: **3**

Rec Date: **02/24/2017** Prior Rec Date: **01/06/1994** Bath(F/H): **1 /**

Sale Date: **01/27/2017** Prior Sale Date:  Yr Built/Eff: **1950 / 1950**

Sale Price: **\$529,000** Prior Sale Price:  Air Cond: **EVAP COOLER**

Sale Type: **FULL** Prior Sale Type:  Style: **CONVENTIONAL**

Document #: **224784** Acres: **0.14** Fireplace: **Y / 1**

1st Mtg Amt: **\$423,200** Lot Area: **6,288** Pool:

Total Value: **\$67,965** # of Stories: **1.00** Roof Mat: **WOOD SHAKE**

Land Use: **SFR** Park Area/Cap#: **/ 2** Parking: **PARKING AVAIL**

Comp #:**11** Distance From Subject:**24.97 (miles)**

Address: **15921 SIERRA VISTA CT, LA PUENTE, CA 91744-4043**

Owner Name: **NGUYEN HUNG Q/HUYNH SU Y**

Seller Name: **BALL LYDELL L**



APN:	<b>8251-002-007</b>	Map Reference:	<b>92-A5 /</b>	Living Area:	<b>1,380</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>4076.02</b>	Total Rooms:	<b>5</b>
Subdivision:	<b>1690</b>	Zoning:	<b>LPR2YY</b>	Bedrooms:	<b>3</b>
Rec Date:	<b>03/01/2017</b>	Prior Rec Date:	<b>07/03/2000</b>	Bath(F/H):	<b>1 /</b>
Sale Date:	<b>12/20/2016</b>	Prior Sale Date:	<b>03/08/2000</b>	Yr Built/Eff:	<b>1950 / 1953</b>
Sale Price:	<b>\$530,000</b>	Prior Sale Price:	<b>\$170,000</b>	Air Cond:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Style:	<b>CONVENTIONAL</b>
Document #:	<b>240002</b>	Acres:	<b>0.48</b>	Fireplace:	<b>Y / 1</b>
1st Mtg Amt:	<b>\$371,000</b>	Lot Area:	<b>20,721</b>	Pool:	
Total Value:	<b>\$220,708</b>	# of Stories:	<b>2.00</b>	Roof Mat:	<b>COMPOSITION SHINGLE</b>
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>1 / 3</b>	Parking:	<b>PARKING AVAIL</b>

Comp #:12 Distance From Subject:32.35 (miles)  
 Address: **8439 TOPANGA CANYON BLVD, CANOGA PARK, CA 91304-2346**  
 Owner Name: **JURADO GLORIA/AMAZAN JUAN J J**  
 Seller Name: **AKOPYAN MERUZHAN & MELINE**  
 APN: **2010-022-016** Map Reference: **12-C1 /** Living Area: **1,144**  
 County: **LOS ANGELES, CA** Census Tract: **1132.32** Total Rooms: **5**  
 Subdivision: **21513** Zoning: **LARS** Bedrooms: **3**  
 Rec Date: **03/01/2017** Prior Rec Date: **05/15/2015** Bath(F/H): **2 /**  
 Sale Date: **01/10/2017** Prior Sale Date: **05/14/2015** Yr Built/Eff: **1959 / 1959**  
 Sale Price: **\$489,000** Prior Sale Price: **\$370,000** Air Cond:  
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**  
 Document #: **241422** Acres: **0.17** Fireplace: **/**  
 1st Mtg Amt: **\$391,200** Lot Area: **7,391** Pool:  
 Total Value: **\$383,154** # of Stories: **1.00** Roof Mat: **GRAVEL & ROCK**  
 Land Use: **SFR** Park Area/Cap#: **1 / 2** Parking: **PARKING AVAIL**

Comp #:13 Distance From Subject:29.31 (miles)  
 Address: **315 S HEPNER AVE, COVINA, CA 91723-2509**  
 Owner Name: **ZAVALA RUDY P/DE LEON NIDIA**  
 Seller Name: **COOPER TIMOTHY C & K L TRUST**  
 APN: **8444-014-008** Map Reference: **88-E5 /** Living Area: **1,391**  
 County: **LOS ANGELES, CA** Census Tract: **4061.02** Total Rooms: **5**  
 Subdivision: **19340** Zoning: **CVR17500\*** Bedrooms: **3**  
 Rec Date: **02/14/2017** Prior Rec Date: **07/28/1994** Bath(F/H): **2 /**  
 Sale Date: **12/28/2016** Prior Sale Date:  
 Sale Price: **\$500,000** Prior Sale Price: **\$190,000** Yr Built/Eff: **1954 / 1955**  
 Sale Type: **FULL** Prior Sale Type: **FULL** Air Cond: **WALL**  
 Document #: **180757** Acres: **0.18** Style: **CONVENTIONAL**  
 1st Mtg Amt: **\$490,943** Lot Area: **7,650** Fireplace: **Y / 1**  
 Total Value: **\$274,963** # of Stories: **1.00** Pool:  
 Land Use: **SFR** Park Area/Cap#: **1 / 2** Roof Mat: **WOOD SHAKE**  
 Parking: **PARKING AVAIL**

Comp #:14 Distance From Subject:31.83 (miles)  
 Address: **17452 MAYALL ST, NORTHRIDGE, CA 91325-1528**  
 Owner Name: **THOMAS COLIN J/SON SAMAY T**  
 Seller Name: **JATHAN ALBA**  
 APN: **2734-024-007** Map Reference: **7-E3 /** Living Area: **1,488**  
 County: **LOS ANGELES, CA** Census Tract: **1113.02** Total Rooms: **7**  
 Subdivision: **22837** Zoning: **LARE11** Bedrooms: **4**  
 Rec Date: **02/16/2017** Prior Rec Date: **04/30/2012** Bath(F/H): **2 /**  
 Sale Date: **01/10/2017** Prior Sale Date: **04/18/2012** Yr Built/Eff: **1958 / 1958**  
 Sale Price: **\$645,000** Prior Sale Price: **\$336,000** Air Cond: **CENTRAL**  
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **MODERN**  
 Document #: **192980** Acres: **0.26** Fireplace: **Y / 1**  
 1st Mtg Amt: **\$580,000** Lot Area: **11,372** Pool: **POOL**  
 Total Value: **\$363,635** # of Stories: **1.00** Roof Mat: **GRAVEL & ROCK**  
 Land Use: **SFR** Park Area/Cap#: **1 / 2** Parking: **PARKING AVAIL**

Comp #:15 Distance From Subject:52.31 (miles)  
 Address: **37208 WATERMAN AVE, PALMDALE, CA 93550-2559**  
 Owner Name: **MEISTER KENNETH J II/PEDRAZA ROSANNA A**  
 Seller Name: **ZOTTI PHILIP**  
 APN: **3020-025-053** Map Reference: **183-H1 /** Living Area: **1,383**  
 County: **LOS ANGELES, CA** Census Tract: **9106.06** Total Rooms:  
 Subdivision: **43564** Zoning: **LCRA7000\*** Bedrooms: **3**  
 Rec Date: **02/17/2017** Prior Rec Date: **10/03/2016** Bath(F/H): **2 /**  
 Sale Date: **01/24/2017** Prior Sale Date: **07/21/2016** Yr Built/Eff: **1989 / 1989**

Sale Price:	<b>\$255,500</b>	Prior Sale Price:	<b>\$200,000</b>	Air Cond:	<b>CENTRAL</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Style:	
Document #:	<b>198584</b>	Acres:	<b>0.23</b>	Fireplace:	<b>/</b>
1st Mtg Amt:	<b>\$250,871</b>	Lot Area:	<b>10,205</b>	Pool:	
Total Value:	<b>\$200,000</b>	# of Stories:		Roof Mat:	
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/</b>	Parking:	

Comp #:16 Distance From Subject:25.87 (miles)

Address: **1908 N RAYMOND AVE, PASADENA, CA 91103-1734**

Owner Name: **BAYBAK MAXIM & BRANDI M**

Seller Name: **JUSTIN PETER S**

APN:	<b>5837-004-007</b>	Map Reference:	<b>20-A6 /</b>	Living Area:	<b>1,380</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>4615.02</b>	Total Rooms:	<b>6</b>
Subdivision:	<b>J P NELSONS</b>	Zoning:	<b>PSR1</b>	Bedrooms:	<b>2</b>
Rec Date:	<b>02/17/2017</b>	Prior Rec Date:	<b>03/28/2014</b>	Bath(F/H):	<b>1 /</b>
Sale Date:	<b>02/03/2017</b>	Prior Sale Date:	<b>03/12/2014</b>	Yr Built/Eff:	<b>1923 / 1940</b>
Sale Price:	<b>\$700,000</b>	Prior Sale Price:	<b>\$431,000</b>	Air Cond:	<b>CENTRAL</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Style:	<b>CONVENTIONAL</b>
Document #:	<b>197743</b>	Acres:	<b>0.19</b>	Fireplace:	<b>Y / 1</b>
1st Mtg Amt:	<b>\$560,000</b>	Lot Area:	<b>8,387</b>	Pool:	
Total Value:	<b>\$455,240</b>	# of Stories:	<b>1.00</b>	Roof Mat:	<b>COMPOSITION SHINGLE</b>
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/ 1</b>	Parking:	<b>PARKING AVAIL</b>

Comp #:17 Distance From Subject:6.93 (miles)

Address: **3712 E IVA ST, COMPTON, CA 90221-5129**

Owner Name: **DUPREE LATOYA**

Seller Name: **FUENTES RAUL A**

APN:	<b>7302-025-019</b>	Map Reference:	<b>65-B4 /</b>	Living Area:	<b>1,191</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>5422.00</b>	Total Rooms:	<b>7</b>
Subdivision:	<b>12068</b>	Zoning:	<b>LCA1*</b>	Bedrooms:	<b>2</b>
Rec Date:	<b>02/17/2017</b>	Prior Rec Date:	<b>02/13/2015</b>	Bath(F/H):	<b>1 /</b>
Sale Date:	<b>01/31/2017</b>	Prior Sale Date:	<b>01/02/2015</b>	Yr Built/Eff:	<b>1940 / 1940</b>
Sale Price:	<b>\$345,000</b>	Prior Sale Price:	<b>\$305,000</b>	Air Cond:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Style:	<b>CONVENTIONAL</b>
Document #:	<b>197766</b>	Acres:	<b>0.08</b>	Fireplace:	<b>/</b>
1st Mtg Amt:	<b>\$338,751</b>	Lot Area:	<b>3,414</b>	Pool:	
Total Value:	<b>\$315,842</b>	# of Stories:	<b>1.00</b>	Roof Mat:	<b>WOOD SHAKE</b>
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/ 3</b>	Parking:	<b>PARKING AVAIL</b>

Comp #:18 Distance From Subject:40.32 (miles)

Address: **19634 CRYSTAL SPRINGS CT, SANTA CLARITA, CA 91321-2136**

Owner Name: **RICHARDSON LE & JANDYRA**

Seller Name: **TEAGUE ELISA**

APN:	<b>2842-023-023</b>	Map Reference:	<b>127-H2 /</b>	Living Area:	<b>1,349</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>9200.42</b>	Total Rooms:	<b>5</b>
Subdivision:	<b>30396</b>	Zoning:	<b>SCUR2</b>	Bedrooms:	<b>3</b>
Rec Date:	<b>02/17/2017</b>	Prior Rec Date:	<b>11/05/2003</b>	Bath(F/H):	<b>2 /</b>
Sale Date:	<b>01/20/2017</b>	Prior Sale Date:	<b>10/02/2003</b>	Yr Built/Eff:	<b>1968 / 1975</b>
Sale Price:	<b>\$455,000</b>	Prior Sale Price:	<b>\$325,000</b>	Air Cond:	<b>EVAP COOLER</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Style:	<b>CONVENTIONAL</b>
Document #:	<b>197769</b>	Acres:	<b>0.23</b>	Fireplace:	<b>Y / 1</b>
1st Mtg Amt:	<b>\$364,000</b>	Lot Area:	<b>10,066</b>	Pool:	
Total Value:	<b>\$441,878</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>ATTACHED GARAGE</b>

Comp #:19 Distance From Subject:26.99 (miles)

Address: **1522 PILGRIM WAY, MONROVIA, CA 91016-4426**

Owner Name: **FANG TEDDY**

Seller Name: **WALTON JUNE L**

APN:	<b>8507-013-061</b>	Map Reference:	<b>28-F5 /</b>	Living Area:	<b>1,157</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>4309.02</b>	Total Rooms:	<b>6</b>
Subdivision:	<b>18931</b>	Zoning:	<b>MORL*</b>	Bedrooms:	<b>3</b>
Rec Date:	<b>02/22/2017</b>	Prior Rec Date:	<b>08/03/1964</b>	Bath(F/H):	<b>2 /</b>
Sale Date:	<b>02/02/2017</b>	Prior Sale Date:		Yr Built/Eff:	<b>1954 / 1954</b>
Sale Price:	<b>\$546,000</b>	Prior Sale Price:	<b>\$18,000</b>	Air Cond:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Style:	<b>CONVENTIONAL</b>
Document #:	<b>211175</b>	Acres:	<b>0.14</b>	Fireplace:	<b>Y / 1</b>
1st Mtg Amt:	<b>\$424,100</b>	Lot Area:	<b>6,014</b>	Pool:	

Total Value:	<b>\$44,105</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 #:	<b>20</b>	Distance From Subject:				<b>26.39 (miles)</b>
Address:	<b>19126 CARRETA DR, ROWLAND HEIGHTS, CA 91748-3016</b>					
Owner Name:	<b>SHEN ALLISON H J</b>					
Seller Name:	<b>WEI DAN-JEN</b>					
APN:	<b>8272-018-023</b>	Map Reference:	<b>98-F4 /</b>	Living Area:	<b>1,391</b>	
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>4087.05</b>	Total Rooms:	<b>7</b>	
Subdivision:	<b>27097</b>	Zoning:	<b>LCA106</b>	Bedrooms:	<b>4</b>	
Rec Date:	<b>02/22/2017</b>	Prior Rec Date:	<b>01/10/2013</b>	Bath(F/H):	<b>2 /</b>	
Sale Date:	<b>01/18/2017</b>	Prior Sale Date:	<b>01/08/2013</b>	Yr Built/Eff:	<b>1962 / 1962</b>	
Sale Price:	<b>\$450,000</b>	Prior Sale Price:	<b>\$313,000</b>	Air Cond:		
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Style:	<b>CONVENTIONAL</b>	
Document #:	<b>211444</b>	Acres:	<b>0.14</b>	Fireplace:	<b>Y / 1</b>	
1st Mtg Amt:	<b>\$360,000</b>	Lot Area:	<b>6,091</b>	Pool:		
Total Value:	<b>\$455,753</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>	

# EXHIBIT D

ASSIGNED INSPECTOR: **ANDREW BEELI**  
JOB ADDRESS: **1525 WEST 221ST ST, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **7346-012-023**

Date: **September 28, 2017**

CASE#: **685825**  
ORDER NO: **A-3793214**

EFFECTIVE DATE OF ORDER TO COMPLY: **January 4, 2016**  
COMPLIANCE EXPECTED DATE: **February 3, 2016**  
DATE COMPLIANCE OBTAINED: **January 24, 2017**

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

### **VIOLATIONS:**

SEE ATTACHED ORDER # A-3793214

1060623201737578

**BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS**

**VAN AMBATELOS  
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**

**INSPECTOR COPY**

**CASE #: 685825**

**ORDER #: A-3793214**

**EFFECTIVE DATE: January 04, 2016**

**COMPLIANCE DATE: February 03, 2016**

**NGUYEN, MY CHAU  
1525 W 221ST ST  
TORRANCE, CA 90501**

**OWNER OF**

**SITE ADDRESS: 1525 W 221ST ST**

**ASSESSORS PARCEL NO.: 7346-012-023**

**ZONE: R1; One-Family Zone**

**MAILED**  
*[Signature]*

*med. 1/20*

**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 building or premises is Substandard due to illegal occupancy of the garage as a sleeping room.**

**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.**

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

**You are therefore ordered to: Discontinue the use as a sleeping room and restore the garage to its originally permitted**



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**www.ladbs.org**

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.

**3. Electrical work has been done without the required permits and approvals.**

You are therefore ordered to: Obtain all required electrical permits and approvals.

Code Section(s) in Violation: 93.0201, 93.0104, 91.103.1 12.21A.1.(a) of the L.A.M.C.

Location: Electrical work done in the garage.

**4. Failure to provide or maintain the required off street parking.**

You are therefore ordered to: Provide and/or maintain the required off street parking.

Code Section(s) in Violation: 12.21A.1.(a) and 12.21A.4.(m) of the L.A.M.C.

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>



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1060623201737578

If you have any questions or require any additional information please feel free to contact me at (310)732-4532.  
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector: *Hector Rodriguez*

Date: June 11, 2015

HECTOR RODRIGUEZ  
638 S. BEACON ST., ROOM 276  
SAN PEDRO, CA 90731  
(310)732-4532

Hector.Rodriguez@lacity.org

*Mr 12-28-2015*

REVIEWED BY



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