

CITY OF LOS ANGELES  
CALIFORNIA

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

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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

November 07, 2016

Council District: # 8

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

**JOB ADDRESS: 2125 WEST 80TH STREET, LOS ANGELES, CA**  
**ASSESSORS PARCEL NO. (APN): 6035-004-023**

On April 29, 2015, pursuant to the authority granted by Section 91.103 of the Los Angeles Municipal Code, the Department of Building and Safety (the "Department") investigated and identified code violations at: **2125 West 80th Street, Los Angeles California** (the "Property"). A copy of the title report which includes a full legal description of the property is attached as Exhibit A.

Following the Department's investigation an order or orders to comply were issued to the property owner and all interested parties. Pursuant to Section 98.0411(a) the order warned that "a proposed noncompliance fee may be imposed for failure to comply with the order within 15 days after the compliance date specified in the order or unless an appeal or slight modification is filed within 15 days after the compliance date." The owners failed to comply within the time prescribed by ordinance.


In addition, pursuant to Section 98.0421, the property owner was issued an order March 30, 2015 to pay a code violation inspection fee after violations were identified and verified upon inspection. The non-compliance and code violation inspection fees imposed by the Department are as follows:

<u>Description</u>	<u>Amount</u>
Non-Compliance Code Enforcement fee	\$ 660.00
Late Charge/Collection fee (250%)	2,490.00
Code Violation Investigation fee	336.00
System Development Surcharge	20.16
System Development Surcharge late fee	50.40
Accumulated Interest (1%/month)	335.16
Title Report fee	42.00
<b>Grand Total</b>	<b>\$ 3,933.72</b>

Pursuant to the authority granted by Section 7.35.3 of the Los Angeles Administrative Code, it is proposed a lien for a total sum of **\$3,933.72** recorded against the property. It is requested that the Honorable City Council of the City of Los Angeles (the "City Council") designate the time and place protest can be heard concerning this matter, as set forth in Sections 7.35.3 and 7.35.5 of the Los Angeles Administrative Code.

It is further requested that the City Council instruct the Department to deposit to Dept 08, Fund 48R, Balance Sheet Account 2200, any payment received against this lien in the amount of **\$3,933.72** 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 Ogele  
Chief, Resource Management Bureau

ATTEST: HOLLY WOLCOTT, CITY CLERK

Lien confirmed by  
City Council on:

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



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

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## ***Property Title Report***

**Work Order No. T13725**  
**Dated as of: 08/31/2016**

**Prepared for: City of Los Angeles**

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### ***SCHEDULE A***

**(Reported Property Information)**

**APN #: 6035-004-023**

**Property Address: 2125 W 80TH ST**

✓ **City: Los Angeles**

**County: Los Angeles**

### **VESTING INFORMATION**

**Type of Document: GRANT DEED**

**Grantee : LESLIE HOLLIS**

**Grantor : COLEMAN J HOLLIS JR,**

**Deed Date : 08/07/2007**

**Recorded : 08/08/2007**

**Instr No. : 07-1866059**

**MAILING ADDRESS: LESLIE HOLLIS**

**2930 W IMPERIAL HWY STE 200U INGLEWOOD CA 90303**

### ***SCHEDULE B***

### **LEGAL DESCRIPTION**

**Lot: 23 Block: 1 Tract No: 7520 Abbreviated Description: LOT:23 BLK:1**

**CITY:REGION/CLUSTER: 09/09136 TR#:7520 TRACT # 7520 LOT 23 BLK 1 City/Muni/Twp:**

**REGION/CLUSTER: 09/09136**

### **MORTGAGES/LIENS**

**Type of Document: DEED OF TRUST**

**Recording Date: 10/12/2006**

**Document #: 06-2268761**

**Loan Amount: \$305,000**

**Lender Name: WORLD SAVINGS BANK FSB**

**MAILING ADDRESS: WORLD SAVINGS BANK FSB**

**P.O. BOX 659548 SAN ANTONIO, TX 78265**

**Type of Document: Notice Of Rescission**

**Recording Date: 06/15/2016**

**Document #: 16-0686993**

**MAILING ADDRESS: QUALITY LOAN SERVICE CORPORATION**

**411 IVY ST. SAN DIEGO, CA 92101**

Recording requested by

Leslie Hollis

and when recorded mail

this deed and tax statements to

Leslie Hollis

2930 W. Imperial Hwy. 200-U

Inglewood, CA 90303

APN: 6035-004-023

08/08/07



20071866059

For recorder's use

### Grant Deed

☒ This transfer is exempt from the documentary transfer tax.

☒ The documentary transfer tax is \$ 0 and is computed on:

☐ the full value of the interest or property conveyed.

"This is a bonafide gift and the grantor received nothing in return, R & T 11911."

☐ the full value less the value of liens or encumbrances remaining thereon at the time of sale.

The property is located in ☐ an unincorporated area. ☒ the city of Los Angeles

For a valuable consideration, receipt of which is hereby acknowledged, Coleman J. Hollis, Jr.

hereby grant(s) to Leslie Hollis  
a single woman

the following real property in the City of Los Angeles, County of Los Angeles California

Lot 23 in Block 1 of Tract 7520 in the City of Los Angeles, County of Los Angeles State of California, as per map recorded in Book 84, Page 29 thru 31 of Maps in the office of the County Recorder of said County.

Date: 8/7/07

Date: \_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_

Leslie Hollis  
LESLIE HOLLIS

State of California

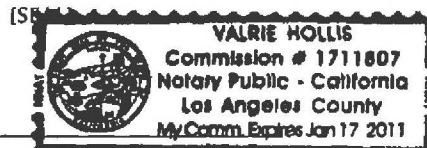
County of Los Angeles }

On August 7, 2007, before me, Valrie Hollis

a notary public in and for said state, personally appeared Leslie Hollis

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 entity upon behalf of which the person(s) acted, executed the instrument

Signature of Notary Valrie Hollis



RECORDING REQUESTED BY:  
WORLD SAVINGS BANK

WHEN RECORDED MAIL TO:  
WORLD SAVINGS BANK  
FINAL DOCUMENTATION  
CLOSING DEPARTMENT  
P.O. BOX 659548  
SAN ANTONIO, TX 78265-9548

06 2268761

LOAN NUMBER: 0042975870

NOTE AMOUNT: \$305,000.00

ASSESSOR'S IDENTIFICATION #:

FOR RECORDER'S USE ONLY

### DEED OF TRUST

THIS IS A FIRST DEED OF TRUST WHICH SECURES A NOTE WHICH CONTAINS PROVISIONS ALLOWING FOR CHANGES IN MY INTEREST RATE, FREQUENCY AND AMOUNT OF PAYMENTS AND PRINCIPAL BALANCE (INCLUDING FUTURE ADVANCES AND DEFERRED INTEREST). AT LENDER'S OPTION THE SECURED NOTE MAY BE RENEWED OR RENEGOTIATED. THE SECURED NOTE PROVIDES FOR MONTHLY PAYMENTS OF PRINCIPAL AND INTEREST.

THE MAXIMUM AGGREGATE PRINCIPAL BALANCE SECURED BY THIS DEED OF TRUST IS \$381,250.00 WHICH IS 125% OF THE ORIGINAL PRINCIPAL NOTE AMOUNT.

#### I. DEFINITIONS OF WORDS USED IN THIS DEED OF TRUST

(A) **Security Instrument.** This Deed of Trust, which is dated May 25, 2006, will be called the "Security Instrument"

(B) **Borrower** COLEMAN JOSEPH HOLLIS JR., A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY sometimes will be called "Borrower" and sometimes simply "I" or "me"

(C) **Lender.** WORLD SAVINGS BANK, FSB, ITS SUCCESSORS AND/OR ASSIGNEES, will be called "Lender." Lender is a FEDERAL SAVINGS BANK, which is organized and exists under the laws of the United States. Lender's address is 1901 Harrison Street, Oakland, CA 94612.





(D) **Note.** The note signed by Borrower and having the same date as this Security Instrument, including all extensions, renewals, substitutions and modifications thereof, will be called the "Note." The Note shows that I owe Lender the original principal amount of U S \$305,000.00, plus accrued and deferred interest and such other amounts as stated in the Note. I have promised to pay this debt in regularly scheduled periodic payments as provided in the Note and to pay the debt in full by June 15, 2036 ("Maturity Date").

(E) **Property.** The property that is described below in Section III entitled "Description of the Property" will be called the "Property."

(F) **Sums Secured.** The amounts described below in Section II entitled "Borrower's Transfer of Rights in the Property" sometimes will be called the "Sums Secured."

(G) **Person.** Any person, organization, governmental authority or other party will be called "Person."

(H) **Trustor, Beneficiary, Trustee.** Borrower is the "Trustor," Lender is the "Beneficiary" and Golden West Savings Association Service Co., A California Corporation is the "Trustee."

## II. BORROWER'S TRANSFER OF RIGHTS IN THE PROPERTY

I irrevocably grant and convey the Property to the Trustee, in trust for Lender, with a power of sale subject to the terms of this Security Instrument. This means that, by signing this Security Instrument, I am giving Lender and Trustee those rights that are stated in this Security Instrument and also those rights that the law gives to lenders who are beneficiaries of a deed of trust and to trustees of a deed of trust. I am giving Lender and Trustee these rights to protect Lender from possible losses that might result if I fail to

(i) pay all amounts owed to Lender under the Note and all other notes secured by this Security Instrument, called the "Secured Notes," including future advances made by Lender and any changes to the Secured Notes made with the written consent of Lender,

(ii) pay, with interest, any amounts that Lender spends under Paragraphs 2 and 7 below to protect the value of the Property and Lender's rights in the Property, and

(iii) keep all of my other promises and agreements under this Security Instrument, the Secured Notes and any changes to the Secured Notes made with the written consent of Lender.

## III. DESCRIPTION OF THE PROPERTY

I give Trustee rights in the Property described below

(i) The Property which is located at 2125 W 80TH ST, LOS ANGELES, CA 90047-2613. The legal description of the Property is attached as Exhibit "A" which is made a part of this Security Instrument. This Property is called the "Described Property."

(ii) All buildings and other improvements that are located on the Described Property.

16

BY SIGNING BELOW, I accept and agree to the promises and agreements contained in this Security Instrument and in any rider(s) signed by me and recorded in proper official records.

(PLEASE SIGN YOUR NAME EXACTLY AS IT APPEARS BELOW)

BORROWER(S):

Coleman, J. Hollis Jr. sup (Seal)

~~XXXXXXXXXXXXXXXXXXXX~~ COLEMAN JOSEPH HOLLIS JR.

Joseph Hollis as his attorney  
In fact (Seal)

COLEMAN JOSEPH HOLLIS JR BY  
VESTIVE HOLLIS AS ATTORNEY IN FACT. (Seal)

(Seal)

ATTACH INDIVIDUAL NOTARY ACKNOWLEDGEMENT

06 2268761

10.12.06

# California All-Purpose Acknowledgement

State of CALIFORNIA

County of LOS ANGELES

SS.

On MAY 26, 2006 before me, B. Y. HENDERSON, NOTARY PUBLIC  
Name of Notary Public

personally appeared COLMAN CATHOLIS JR by Leslie Hollie as his attorney in fact

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



WITNESS my hand and official seal.

[Signature]  
Signature of Notary Public



My commission expires on: 12-05-2009

Phone No. 310-990-3994

## Optional

Though the information in this section is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document

## Description of Attached Document

Title or Type of Document: \_\_\_\_\_

Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_

Signer(s) other than named above: \_\_\_\_\_

06 2268761

10.12.06

Recording requested by:

**Title365**

When recorded mail to:

Quality Loan Service Corporation  
411 Ivy Street  
San Diego, CA 92101



TS No.: CA-15-698139-BF  
Order No.: 730-1510365-70

Space above this line for recorders use

### **Rescission of Notice of Default and Election to Sell Under Deed of Trust**

**NOTICE IS HEREBY GIVEN:** That **QUALITY LOAN SERVICE CORPORATION** is duly appointed Trustee under a Deed of Trust dated **2/8/2007**, executed by **Coleman J Hollis Jr, an unmarried man**, as Trustor, to secure certain obligations in favor of **World Savings Bank, FSB, a Federal Savings Bank, its successors and/or assignees**, as Beneficiary, recorded **3/5/2007**, as **Instrument No. 20070473092** of Official Records in the Office of the Recorder of **LOS ANGELES County, California** describing land therein as more fully described on the above referenced deed of trust.

Said obligations including one note for the sum of \$50,000.00.

Whereas, the present beneficiary under that certain Deed of Trust herein above described, heretofore delivered to the Trustee thereunder written Declaration of Default and Demand for Sale; and Whereas, Notice was heretofore given of breach of obligations for which said Deed of Trust is security and of election to cause to be sold the property therein described; and Whereas, a Notice of Default was recorded on the day and in the book and page set forth below:

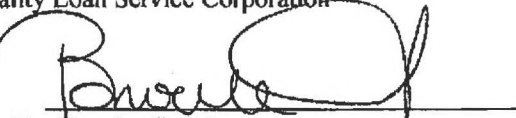
Notice was recorded on **1/15/2016** in the office of the Recorder of **LOS ANGELES County, California**, Instrument No. **20160053101**, in Book , Page , of Official Records.

3  
TS No.: CA-15-698139-BF

**NOW; THEREFORE, NOTICE IS HEREBY GIVEN** that the present Beneficiary and/or the Trustee, does hereby rescind, cancel and withdraw said Declaration of Default and Demand for Sale and said Notice of Breach and Election to Cause Sale; it being understood, however, that this rescission shall not in any manner be construed as waiving or affecting any breach or default past, present or future under said Deed of Trust, or as impairing any right or remedy thereunder, but is, and shall be deemed to be, only an election, without prejudice, not to cause a sale to be made pursuant to said Declaration and Notice, and shall no way jeopardize or impair any right, remedy or privilege secured to the Beneficiary and/or the Trustee, under said Deed of Trust, nor modify nor alter in any respect any of the terms, covenants, conditions or obligations thereof, and said Deed of Trust and all obligations secured thereby shall be and remain in force and effect the same as if said Declaration of Default and Notice of Breach had not been made and given.

Dated: 4/13/2016

Quality Loan Service Corporation

A handwritten signature in black ink, appearing to read "Brooke Frank", is written over a horizontal line.

By: Brooke Frank

Its: Assistant Vice President



# EXHIBIT B

ASSIGNED INSPECTOR: **DALE SCHWARTZ**  
JOB ADDRESS: **2125 WEST 80TH STREET, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **6035-004-023**

**Date: November 7, 2016**

Last Full Title: **08/31/2016**

Last Update to Title:

.....

## LIST OF OWNERS AND INTERESTED PARTIES

- |     |  |                              |
|-----|--|------------------------------|
| 1). | LESLIE HOLLIS<br>2930 W IMPERIAL HWY STE 200U<br>INGLEWOOD, CA 90303   | CAPACITY: OWNER              |
| 2). | WORLD SAVINGS BANK FSB<br>P.O. BOX 659548<br>SAN ANTONIO, TX 78265     | CAPACITY: INTERESTED PARTIES |
| 3). | QUALITY LOAN SERVICE CORPORATION<br>411 IVY ST.<br>SAN DIEGO, CA 92101 | CAPACITY: INTERESTED PARTIES |

## Property Detail Report

For Property Located At :  
**2125 W 80TH ST, LOS ANGELES, CA 90047-2613**



CoreLogic

RealQuest Professional

### Owner Information

Owner Name: **HOLLIS LESLIE**  
 Mailing Address: **2930 W IMPERIAL HWY #200U, INGLEWOOD CA 90303-3142 C001**  
 Vesting Codes: **SW / /**

### Location Information

Legal Description:	<b>TRACT # 7520 LOT 23</b>	APN:	<b>6035-004-023</b>
County:	<b>LOS ANGELES, CA</b>	Alternate APN:	
Census Tract / Block:	<b>2381.00 / 4</b>	Subdivision:	<b>7520</b>
Township-Range-Sect:		Map Reference:	<b>57-D1 /</b>
Legal Book/Page:	<b>84-29</b>	Tract #:	<b>7520</b>
Legal Lot:	<b>23</b>	School District:	<b>LOS ANGELES</b>
Legal Block:	<b>1</b>	School District Name:	
Market Area:	<b>C36</b>	Munic/Township:	
Neighbor Code:			

### Owner Transfer Information

Recording/Sale Date:	<b>08/08/2007 / 08/07/2007</b>	Deed Type:	<b>GRANT DEED</b>
Sale Price:		1st Mtg Document #:	
Document #:	<b>1866059</b>		

### Last Market Sale Information

Recording/Sale Date:	<b>07/27/1989 / 05/1989</b>	1st Mtg Amount/Type:	<b>\$130,290 / VA</b>
Sale Price:	<b>\$129,000</b>	1st Mtg Int. Rate/Type:	<b>/</b>
Sale Type:	<b>FULL</b>	1st Mtg Document #:	<b>1203178</b>
Document #:	<b>1203177</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>\$92.81</b>
New Construction:		Multi/Split Sale:	
Title Company:	<b>LAND TITLE INSURANCE CO.</b>		
Lender:	<b>FAMILY S&amp;L</b>		
Seller Name:	<b>BROADWAY HAWTHORNE L</b>		

### Prior Sale Information

Prior Rec/Sale Date:	<b>12/18/1973 /</b>	Prior Lender:	
Prior Sale Price:	<b>\$28,000</b>	Prior 1st Mtg Amt/Type:	<b>\$28,000 / CONV</b>
Prior Doc Number:		Prior 1st Mtg Rate/Type:	<b>/</b>
Prior Deed Type:	<b>DEED (REG)</b>		

### Property Characteristics

Gross Area:		Parking Type:	<b>PARKING AVAIL</b>	Construction:	
Living Area:	<b>1,390</b>	Garage Area:		Heat Type:	<b>HEATED</b>
Tot Adj Area:		Garage Capacity:	<b>1</b>	Exterior wall:	<b>STUCCO</b>
Above Grade:		Parking Spaces:	<b>1</b>	Porch Type:	
Total Rooms:	<b>5</b>	Basement Area:		Patio Type:	
Bedrooms:	<b>2</b>	Finish Bsmnt Area:		Pool:	
Bath(F/H):	<b>1 /</b>	Basement Type:		Air Cond:	
Year Built / Eff:	<b>1929 / 1929</b>	Roof Type:		Style:	<b>SPANISH</b>
Fireplace:	<b>Y / 1</b>	Foundation:	<b>RAISED</b>	Quality:	
# of Stories:	<b>1.00</b>	Roof Material:	<b>ROLL COMPOSITION</b>	Condition:	
Other Improvements:	<b>FENCE</b>				

### Site Information

Zoning:	<b>LAR1</b>	Acres:	<b>0.13</b>	County Use:	<b>SINGLE FAMILY RESID (0100)</b>
Lot Area:	<b>5,461</b>	Lot Width/Depth:	<b>42 x 130</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>\$200,459</b>	Assessed Year:	<b>2016</b>	Property Tax:	<b>\$2,534.43</b>
Land Value:	<b>\$123,852</b>	Improved %:	<b>38%</b>	Tax Area:	<b>212</b>
Improvement Value:	<b>\$76,607</b>	Tax Year:	<b>2015</b>	Tax Exemption:	
Total Taxable Value:	<b>\$200,459</b>				

**Comparable Summary**

For Property Located At



CoreLogic

RealQuest Professional

**2125 W 80TH ST, LOS ANGELES, CA 90047-2613****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	\$129,000	\$275,000	\$545,000	\$445,805
Bldg/Living Area	1,390	1,204	1,596	1,465
Price/Sqft	\$92.81	\$193.53	\$387.72	\$305.68
Year Built	1929	1925	1949	1931
Lot Area	5,461	5,386	8,070	6,338
Bedrooms	2	2	3	3
Bathrooms/Restrooms	1	1	2	1
Stories	1.00	1.00	1.00	1.00
Total Value	\$200,459	\$47,991	\$399,000	\$256,527
Distance From Subject	0.00	0.02	0.40	0.24

\* = 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>											
			2125 W 80TH ST	\$129,000	1929	2	1	07/27/1989	1,390	5,461	0.0
<b>Comparables</b>											
<input checked="" type="checkbox"/>	1		2137 W 80TH ST	\$405,000	1930	3	1	09/09/2016	1,204	5,461	0.02
<input checked="" type="checkbox"/>	2		2106 W 80TH ST	\$440,000	1928	3	1	03/08/2016	1,541	5,672	0.05
<input checked="" type="checkbox"/>	3		2040 W 79TH ST	\$477,000	1937	3	2	02/05/2016	1,596	5,386	0.09
<input checked="" type="checkbox"/>	4		2100 W 78TH PL	\$495,000	1926	2	1	06/02/2016	1,587	6,706	0.1
<input checked="" type="checkbox"/>	5		2311 W 79TH ST	\$490,000	1929	3	1	05/06/2016	1,323	6,740	0.17
<input checked="" type="checkbox"/>	6		2158 W 82ND ST	\$355,000	1936	2	1	05/13/2016	1,382	5,789	0.17
<input checked="" type="checkbox"/>	7		2008 W 78TH PL	\$400,000	1925	3	1	06/15/2016	1,386	6,708	0.18
<input checked="" type="checkbox"/>	8		1960 W 79TH ST	\$516,000	1930	3	2	08/30/2016	1,432	5,646	0.19
<input checked="" type="checkbox"/>	9		2202 W 77TH ST	\$415,000	1927	2	1	02/29/2016	1,524	6,844	0.23
<input checked="" type="checkbox"/>	10		1943 W 82ND ST	\$468,000	1929	3	1	09/27/2016	1,521	5,940	0.25
<input checked="" type="checkbox"/>	11		2407 W 78TH PL	\$400,000	1929	3	2	10/19/2016	1,498	6,705	0.25
<input checked="" type="checkbox"/>	12		2041 W 84TH ST	\$480,000	1937	2	1	07/21/2016	1,238	6,058	0.27
<input checked="" type="checkbox"/>	13		2026 W 76TH ST	\$509,100	1925	2	1	08/16/2016	1,546	7,380	0.3
<input checked="" type="checkbox"/>	14		2407 W 77TH ST	\$545,000	1937	2	2	09/13/2016	1,463	6,701	0.33
<input checked="" type="checkbox"/>	15		2019 W 84TH PL	\$470,000	1937	3	2	08/22/2016	1,590	5,835	0.34
<input checked="" type="checkbox"/>	16		1850 W 82ND ST	\$425,000	1927	2	1	06/22/2016	1,528	8,070	0.36
<input checked="" type="checkbox"/>	17		1836 W 78TH ST	\$492,000	1927	3	2	09/08/2016	1,519	6,700	0.38
<input checked="" type="checkbox"/>	18		2006 W 84TH PL	\$380,000	1935	2	2	09/30/2016	1,590	5,740	0.39
<input checked="" type="checkbox"/>	19		1832 W 78TH ST	\$275,000	1949	3	2	03/22/2016	1,421	6,700	0.39
<input checked="" type="checkbox"/>	20		1927 W 84TH PL	\$479,000	1938	2	1	04/29/2016	1,417	5,973	0.4

**Comparable Sales Report**

For Property Located At



CoreLogic

RealQuest Professional

**2125 W 80TH ST, LOS ANGELES, CA 90047-2613****20 Comparable(s) Selected.**

Report Date: 11/03/2016

**Summary Statistics:**

	<b>Subject</b>	<b>Low</b>	<b>High</b>	<b>Average</b>
Sale Price	\$129,000	\$275,000	\$545,000	\$445,805
Bldg/Living Area	1,390	1,204	1,596	1,465
Price/Sqft	\$92.81	\$193.53	\$387.72	\$305.68
Year Built	1929	1925	1949	1931
Lot Area	5,461	5,386	8,070	6,338
Bedrooms	2	2	3	3
Bathrooms/Restrooms	1	1	2	1
Stories	1.00	1.00	1.00	1.00
Total Value	\$200,459	\$47,991	\$399,000	\$256,527
Distance From Subject	0.00	0.02	0.40	0.24

\*= user supplied for search only

Comp #:1 Distance From Subject:0.02 (miles)  
 Address: 2137 W 80TH ST, LOS ANGELES, CA 90047-2613  
 Owner Name: COCHRAN TRACEE/CLARK CHRISTOPHER  
 Seller Name: ALDANA CARLOS F  
 APN: 6035-004-020 Map Reference: 57-D1 / Living Area: 1,204  
 County: LOS ANGELES, CA Census Tract: 2381.00 Total Rooms: 6  
 Subdivision: 7520 Zoning: LAR1 Bedrooms: 3  
 Rec Date: 09/09/2016 Prior Rec Date: 08/10/2012 Bath(F/H): 1 /  
 Sale Date: 07/30/2016 Prior Sale Date: 06/14/2012 Yr Built/Eff: 1930 / 1930  
 Sale Price: \$405,000 Prior Sale Price: \$250,000 Air Cond:  
 Sale Type: FULL Prior Sale Type: FULL Style: TUDOR  
 Document #: 1084635 Acres: 0.13 Fireplace: Y / 1  
 1st Mtg Amt: \$397,664 Lot Area: 5,461 Pool:  
 Total Value: \$260,055 # of Stories: 1.00 Roof Mat: WOOD SHAKE  
 Land Use: SFR Park Area/Cap#: / 1 Parking: PARKING AVAIL

Comp #:2 Distance From Subject:0.05 (miles)  
 Address: 2106 W 80TH ST, LOS ANGELES, CA 90047-2612  
 Owner Name: HAYES DONALD L & MARILYN M  
 Seller Name: MOORE JOHN H JR & BRIDGETT R  
 APN: 6035-005-013 Map Reference: 57-D1 / Living Area: 1,541  
 County: LOS ANGELES, CA Census Tract: 2381.00 Total Rooms: 6  
 Subdivision: 7520 Zoning: LAR1 Bedrooms: 3  
 Rec Date: 03/08/2016 Prior Rec Date: 07/24/1998 Bath(F/H): 1 /  
 Sale Date: 12/31/2015 Prior Sale Date: 06/16/1998 Yr Built/Eff: 1928 / 1934  
 Sale Price: \$440,000 Prior Sale Price: \$150,000 Air Cond:  
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL  
 Document #: 249600 Acres: 0.13 Fireplace: Y / 1  
 1st Mtg Amt: \$426,332 Lot Area: 5,672 Pool:  
 Total Value: \$198,630 # of Stories: 1.00 Roof Mat: COMPOSITION  
 Land Use: SFR Park Area/Cap#: / 2 Parking: SHINGLE  
 PARKING AVAIL

Comp #:3 Distance From Subject:0.09 (miles)  
 Address: 2040 W 79TH ST, LOS ANGELES, CA 90047-2606  
 Owner Name: SANCHEZ MICHELE/ARTEAGA ALBERT  
 Seller Name: CORTES ANDY A  
 APN: 6035-003-005 Map Reference: 57-D1 / Living Area: 1,596  
 County: LOS ANGELES, CA Census Tract: 2381.00 Total Rooms: 7  
 Subdivision: 7520 Zoning: LAR1 Bedrooms: 3  
 Rec Date: 02/05/2016 Prior Rec Date: 08/31/2015 Bath(F/H): 2 /  
 Sale Date: 12/03/2015 Prior Sale Date: 07/20/2015 Yr Built/Eff: 1937 / 1942  
 Sale Price: \$477,000 Prior Sale Price: \$399,000 Air Cond:  
 Sale Type: FULL Prior Sale Type: FULL Style: SPANISH  
 Document #: 136682 Acres: 0.12 Fireplace: Y / 1  
 1st Mtg Amt: \$381,600 Lot Area: 5,386 Pool:  
 Total Value: \$399,000 # of Stories: 1.00 Roof Mat: ROLL  
 Land Use: SFR Park Area/Cap#: / 2 Parking: COMPOSITION  
 PARKING AVAIL

Comp #:4 Distance From Subject:0.1 (miles)  
 Address: 2100 W 78TH PL, LOS ANGELES, CA 90047-2604  
 Owner Name: GURUNG KAMAL B  
 Seller Name: JAC HOMES INC  
 APN: 6017-029-001 Map Reference: 51-D6 / Living Area: 1,587  
 County: LOS ANGELES, CA Census Tract: 2379.00 Total Rooms: 5  
 Subdivision: 5107 Zoning: LAR1 Bedrooms: 2  
 Rec Date: 06/02/2016 Prior Rec Date: 11/02/2015 Bath(F/H): 1 /  
 Sale Date: 04/04/2016 Prior Sale Date: 10/19/2015 Yr Built/Eff: 1926 / 1930  
 Sale Price: \$495,000 Prior Sale Price: \$275,000 Air Cond:  
 Sale Type: FULL Prior Sale Type: FULL Style: TUDOR  
 Document #: 631141 Acres: 0.15 Fireplace: Y / 1  
 1st Mtg Amt: \$447,700 Lot Area: 6,706 Pool:  
 Total Value: \$275,000 # of Stories: 1.00 Roof Mat: COMPOSITION  
 Land Use: SFR Park Area/Cap#: / 2 Parking: SHINGLE  
 PARKING AVAIL



Comp #:5 Distance From Subject:0.17 (miles)  
 Address: 2311 W 79TH ST, INGLEWOOD, CA 90305-1133  
 Owner Name: HAMPTON GAYNELL  
 Seller Name: BURKHALTER P E TRUST I  
 APN: 4009-032-016 Map Reference: 57-D1 / Living Area: 1,323  
 County: LOS ANGELES, CA Census Tract: 6008.01 Total Rooms: 6  
 Subdivision: 1924 Zoning: INR3YY Bedrooms: 3  
 Rec Date: 05/06/2016 Prior Rec Date: 09/01/2015 Bath(F/H): 1 /  
 Sale Date: 03/28/2016 Prior Sale Date: 08/19/2015 Yr Built/Eff: 1929 / 1929  
 Sale Price: \$490,000 Prior Sale Price: \$350,500 Air Cond:  
 Sale Type: FULL Prior Sale Type: FULL Style: SPANISH  
 Document #: 519058 Acres: 0.15 Fireplace: Y / 1  
 1st Mtg Amt: \$481,124 Lot Area: 6,740 Pool:  
 Total Value: \$350,200 # of Stories: 1.00 Roof Mat: ROLL  
 Land Use: SFR Park Area/Cap#: 1 / 1 Parking: COMPOSITION  
 PARKING AVAIL

Comp #:6 Distance From Subject:0.17 (miles)  
 Address: 2168 W 82ND ST, LOS ANGELES, CA 90047-2620  
 Owner Name: BOMO INVESTMENTS LLC  
 Seller Name: DEUTSCHE BANK NAT 2006-AR1  
 APN: 6035-013-001 Map Reference: 57-D1 / Living Area: 1,382  
 County: LOS ANGELES, CA Census Tract: 2381.00 Total Rooms: 5  
 Subdivision: 7520 Zoning: LARD1.5 Bedrooms: 2  
 Rec Date: 05/13/2016 Prior Rec Date: 08/11/1999 Bath(F/H): 1 /  
 Sale Date: 05/06/2016 Prior Sale Date: 12/12/1998 Yr Built/Eff: 1936 / 1936  
 Sale Price: \$355,000 Prior Sale Price: Air Cond:  
 Sale Type: UNKNOWN Prior Sale Type: Style: SPANISH  
 Document #: 552234 Acres: 0.13 Fireplace: Y / 1  
 1st Mtg Amt: Lot Area: 5,789 Pool:  
 Total Value: \$339,093 # of Stories: 1.00 Roof Mat: ROLL  
 Land Use: SFR Park Area/Cap#: 1 / 4 Parking: COMPOSITION  
 PARKING AVAIL

Comp #:7 Distance From Subject:0.18 (miles)  
 Address: 2008 W 78TH PL, LOS ANGELES, CA 90047-2602  
 Owner Name: HUNTER REGINA N & MARSHALL JR/HILL FINELLE V  
 Seller Name: MCQUILLER DIANN  
 APN: 6017-030-002 Map Reference: 51-D6 / Living Area: 1,386  
 County: LOS ANGELES, CA Census Tract: 2379.00 Total Rooms: 6  
 Subdivision: 5107 Zoning: LAR1 Bedrooms: 3  
 Rec Date: 06/15/2016 Prior Rec Date: 08/28/1996 Bath(F/H): 1 /  
 Sale Date: 06/13/2016 Prior Sale Date: Yr Built/Eff: 1925 / 1926  
 Sale Price: \$400,000 Prior Sale Price: \$160,000 Air Cond:  
 Sale Type: FULL Prior Sale Type: FULL Style: MEDITERRANEAN  
 Document #: 691771 Acres: 0.15 Fireplace: Y / 1  
 1st Mtg Amt: \$320,000 Lot Area: 6,708 Pool: POOL  
 Total Value: \$220,114 # of Stories: 1.00 Roof Mat: ROLL  
 Land Use: SFR Park Area/Cap#: 1 / 2 Parking: COMPOSITION  
 PARKING AVAIL

Comp #:8 Distance From Subject:0.19 (miles)  
 Address: 1960 W 79TH ST, LOS ANGELES, CA 90047-2632  
 Owner Name: BARTO ANGELA M/WOO ADAM H  
 Seller Name: OMARA CORP  
 APN: 6035-002-001 Map Reference: 57-D1 / Living Area: 1,432  
 County: LOS ANGELES, CA Census Tract: 2381.00 Total Rooms: 6  
 Subdivision: 7520 Zoning: LAR1 Bedrooms: 3  
 Rec Date: 08/30/2016 Prior Rec Date: 04/01/2016 Bath(F/H): 2 /  
 Sale Date: 08/09/2016 Prior Sale Date: 03/15/2016 Yr Built/Eff: 1930 / 1930  
 Sale Price: \$516,000 Prior Sale Price: \$370,000 Air Cond:  
 Sale Type: FULL Prior Sale Type: FULL Style: SPANISH  
 Document #: 1039342 Acres: 0.13 Fireplace: Y / 1  
 1st Mtg Amt: \$465,500 Lot Area: 5,646 Pool:  
 Total Value: \$47,991 # of Stories: 1.00 Roof Mat: ROLL  
 Land Use: SFR Park Area/Cap#: 1 / 1 Parking: COMPOSITION  
 PARKING AVAIL

Comp #:9 Distance From Subject:0.23 (miles)  
 Address: 2202 W 77TH ST, INGLEWOOD, CA 90305-1108  
 Owner Name: BRASSARD ISHMAEL & PATRICIA  
 Seller Name: MCNEELY-DIXON EDNA R  
 APN: 4009-024-001 Map Reference: 51-D6 / Living Area: 1,524  
 County: LOS ANGELES, CA Census Tract: 6008.01 Total Rooms: 6  
 Subdivision: 1924 Zoning: INR1YY Bedrooms: 2  
 Rec Date: 02/29/2016 Prior Rec Date: 09/27/1989 Bath(F/H): 1 /  
 Sale Date: 02/04/2016 Prior Sale Date: 01/1989 Yr Built/Eff: 1927 / 1929  
 Sale Price: \$415,000 Prior Sale Price: \$126,000 Air Cond:  
 Sale Type: FULL Prior Sale Type: FULL Style: SPANISH  
 Document #: 217414 Acres: 0.16 Fireplace: Y / 1  
 1st Mtg Amt: \$407,483 Lot Area: 6,844 Pool:  
 Total Value: \$195,799 # of Stories: 1.00 Roof Mat: ROLL  
 Land Use: SFR Park Area/Cap#: / 2 Parking: COMPOSITION  
 PARKING AVAIL

Comp #:10 Distance From Subject:0.25 (miles)  
 Address: 1943 W 82ND ST, LOS ANGELES, CA 90047-2645  
 Owner Name: RAMIREZ OSCAR D & ANGELICA  
 Seller Name: WILLIAMS GERTRUDE R  
 APN: 6035-010-016 Map Reference: 57-D1 / Living Area: 1,521  
 County: LOS ANGELES, CA Census Tract: 2381.00 Total Rooms: 6  
 Subdivision: 7520 Zoning: LAR1 Bedrooms: 3  
 Rec Date: 09/27/2016 Prior Rec Date: 06/22/2011 Bath(F/H): 1 /  
 Sale Date: 09/13/2016 Prior Sale Date: 05/04/2011 Yr Built/Eff: 1929 / 1929  
 Sale Price: \$468,000 Prior Sale Price: \$290,000 Air Cond:  
 Sale Type: FULL Prior Sale Type: FULL Style: SPANISH  
 Document #: 1170865 Acres: 0.14 Fireplace: Y / 1  
 1st Mtg Amt: \$459,523 Lot Area: 5,940 Pool:  
 Total Value: \$313,852 # of Stories: 1.00 Roof Mat: ROLL  
 Land Use: SFR Park Area/Cap#: / 2 Parking: COMPOSITION  
 PARKING AVAIL

Comp #:11 Distance From Subject:0.25 (miles)  
 Address: 2407 W 78TH PL, INGLEWOOD, CA 90305-1127  
 Owner Name: DWYER MARC T & HEATHER K  
 Seller Name: TSEGA DANIEL  
 APN: 4009-026-023 Map Reference: 51-D6 / Living Area: 1,498  
 County: LOS ANGELES, CA Census Tract: 6008.01 Total Rooms: 6  
 Subdivision: 1924 Zoning: INR1YY Bedrooms: 3  
 Rec Date: 10/19/2016 Prior Rec Date: 09/26/2001 Bath(F/H): 2 /  
 Sale Date: 10/06/2016 Prior Sale Date: 09/20/2001 Yr Built/Eff: 1929 / 1929  
 Sale Price: \$400,000 Prior Sale Price: \$233,000 Air Cond: CENTRAL  
 Sale Type: FULL Prior Sale Type: FULL Style: SPANISH  
 Document #: 1281844 Acres: 0.15 Fireplace: Y / 1  
 1st Mtg Amt: \$380,000 Lot Area: 6,705 Pool:  
 Total Value: \$301,328 # of Stories: 1.00 Roof Mat: ROLL  
 Land Use: SFR Park Area/Cap#: / 2 Parking: COMPOSITION  
 PARKING AVAIL

Comp #:12 Distance From Subject:0.27 (miles)  
 Address: 2041 W 84TH ST, LOS ANGELES, CA 90047-2910  
 Owner Name: HALL MICHELLE E  
 Seller Name: HAMILTON KEITH & SAHIRAH A  
 APN: 6035-019-016 Map Reference: 57-D1 / Living Area: 1,238  
 County: LOS ANGELES, CA Census Tract: 2381.00 Total Rooms: 5  
 Subdivision: 7520 Zoning: LAR1 Bedrooms: 2  
 Rec Date: 07/21/2016 Prior Rec Date: 01/25/2007 Bath(F/H): 1 /  
 Sale Date: 06/30/2016 Prior Sale Date: 01/03/2007 Yr Built/Eff: 1937 / 1937  
 Sale Price: \$480,000 Prior Sale Price: \$395,000 Air Cond:  
 Sale Type: FULL Prior Sale Type: FULL Style: SPANISH  
 Document #: 855028 Acres: 0.14 Fireplace: Y / 1  
 1st Mtg Amt: \$471,306 Lot Area: 6,058 Pool:  
 Total Value: \$395,900 # of Stories: 1.00 Roof Mat: ROLL  
 Land Use: SFR Park Area/Cap#: / 2 Parking: COMPOSITION  
 PARKING AVAIL

Comp #:13 Distance From Subject:0.3 (miles)  
 Address: 2026 W 76TH ST, LOS ANGELES, CA 90047-2305  
 Owner Name: HANSON EMILY  
 Seller Name: URBAN STREET PROPERTIES INC  
 APN: 6017-019-005 Map Reference: 51-D6 / Living Area: 1,546  
 County: LOS ANGELES, CA Census Tract: 2379.00 Total Rooms: 5  
 Subdivision: 5107 Zoning: LAR1 Bedrooms: 2  
 Rec Date: 08/16/2016 Prior Rec Date: Bath(F/H): 1 /  
 Sale Date: 07/14/2016 Prior Sale Date: Yr Built/Eff: 1925 / 1925  
 Sale Price: \$509,100 Prior Sale Price: Air Cond:  
 Sale Type: FULL Prior Sale Type: Style: SPANISH  
 Document #: 967166 Acres: 0.17 Fireplace: Y / 1  
 1st Mtg Amt: \$458,100 Lot Area: 7,380 Pool:  
 Total Value: \$253,922 # of Stories: 1.00 Roof Mat: ROLL  
 Land Use: SFR Park Area/Cap#: / 2 Parking: COMPOSITION  
 PARKING AVAIL

Comp #:14 Distance From Subject:0.33 (miles)  
 Address: 2407 W 77TH ST, INGLEWOOD, CA 90305-1111  
 Owner Name: BARAJAS CUAUHEMOC/VALENCIA ALICIA E  
 Seller Name: KING KAMIKA J  
 APN: 4009-018-020 Map Reference: 51-D6 / Living Area: 1,463  
 County: LOS ANGELES, CA Census Tract: 6008.01 Total Rooms: 5  
 Subdivision: 1924 Zoning: INR1YY Bedrooms: 2  
 Rec Date: 09/13/2016 Prior Rec Date: 11/07/2012 Bath(F/H): 2 /  
 Sale Date: 08/08/2016 Prior Sale Date: 10/10/2012 Yr Built/Eff: 1937 / 1937  
 Sale Price: \$545,000 Prior Sale Price: \$329,000 Air Cond:  
 Sale Type: FULL Prior Sale Type: FULL Style: SPANISH  
 Document #: 1100448 Acres: 0.15 Fireplace: Y / 1  
 1st Mtg Amt: \$535,128 Lot Area: 6,701 Pool:  
 Total Value: \$342,234 # of Stories: 1.00 Roof Mat: ROLL  
 Land Use: SFR Park Area/Cap#: / 2 Parking: COMPOSITION  
 PARKING AVAIL

Comp #:15 Distance From Subject:0.34 (miles)  
 Address: 2019 W 84TH PL, LOS ANGELES, CA 90047-2904  
 Owner Name: GOMEZ GERALDINE K/PENA JOHN H  
 Seller Name: SCHWARTZ MICHELLE C  
 APN: 6035-022-024 Map Reference: 57-D1 / Living Area: 1,590  
 County: LOS ANGELES, CA Census Tract: 2381.00 Total Rooms: 6  
 Subdivision: 7520 Zoning: LAR1 Bedrooms: 3  
 Rec Date: 08/22/2016 Prior Rec Date: 07/19/2000 Bath(F/H): 2 /  
 Sale Date: 07/29/2016 Prior Sale Date: 07/18/2000 Yr Built/Eff: 1937 / 1948  
 Sale Price: \$470,000 Prior Sale Price: Air Cond:  
 Sale Type: FULL Prior Sale Type: Style: SPANISH  
 Document #: 996883 Acres: 0.13 Fireplace: Y / 1  
 1st Mtg Amt: \$430,402 Lot Area: 5,835 Pool:  
 Total Value: \$50,691 # of Stories: 1.00 Roof Mat: ROLL  
 Land Use: SFR Park Area/Cap#: / 1 Parking: COMPOSITION  
 PARKING AVAIL

Comp #:16 Distance From Subject:0.36 (miles)  
 Address: 1850 W 82ND ST, LOS ANGELES, CA 90047-2641  
 Owner Name: PEREIRA MICHAEL  
 Seller Name: MOSS FAMILY TRUST  
 APN: 6035-016-018 Map Reference: 57-E1 / Living Area: 1,528  
 County: LOS ANGELES, CA Census Tract: 2381.00 Total Rooms: 5  
 Subdivision: 4552 Zoning: LAR1 Bedrooms: 2  
 Rec Date: 06/22/2016 Prior Rec Date: Bath(F/H): 1 /  
 Sale Date: 04/19/2016 Prior Sale Date: Yr Built/Eff: 1927 / 1927  
 Sale Price: \$425,000 Prior Sale Price: Air Cond:  
 Sale Type: FULL Prior Sale Type: Style: SPANISH  
 Document #: 721113 Acres: 0.19 Fireplace: Y / 1  
 1st Mtg Amt: \$417,302 Lot Area: 8,070 Pool:  
 Total Value: \$66,208 # of Stories: 1.00 Roof Mat: ROLL  
 Land Use: SFR Park Area/Cap#: / 2 Parking: COMPOSITION  
 PARKING AVAIL

Comp #:17 Distance From Subject:0.38 (miles)  
 Address: 1836 W 78TH ST, LOS ANGELES, CA 90047-2335  
 Owner Name: KURIHARA MELANIE & NICOLE  
 Seller Name: QUININE DEON L  
 APN: 6017-025-014 Map Reference: 51-E6 / Living Area: 1,519  
 County: LOS ANGELES, CA Census Tract: 2379.00 Total Rooms: 3  
 Subdivision: 5107 Zoning: LAR1 Bedrooms: 3  
 Rec Date: 09/08/2016 Prior Rec Date: 06/26/2014 Bath(F/H): 2 /  
 Sale Date: 08/30/2016 Prior Sale Date: 04/21/2014 Yr Built/Eff: 1927 / 1932  
 Sale Price: \$492,000 Prior Sale Price: \$374,000 Air Cond:  
 Sale Type: FULL Prior Sale Type: FULL Style:  
 Document #: 1077344 Acres: 0.15 Fireplace: /  
 1st Mtg Amt: \$442,800 Lot Area: 6,700 Pool:  
 Total Value: \$387,287 # of Stories: Roof Mat:  
 Land Use: SFR Park Area/Cap#: / Parking:

Comp #:18 Distance From Subject:0.39 (miles)  
 Address: 2006 W 84TH PL, LOS ANGELES, CA 90047-2903  
 Owner Name: JLMR INVESTMENTS LP  
 Seller Name: WASHINGTON LIVING TRUST  
 APN: 6035-027-013 Map Reference: 57-D1 / Living Area: 1,590  
 County: LOS ANGELES, CA Census Tract: 2381.00 Total Rooms: 6  
 Subdivision: 7520 Zoning: LAR1 Bedrooms: 2  
 Rec Date: 09/30/2016 Prior Rec Date: Bath(F/H): 2 /  
 Sale Date: 09/22/2016 Prior Sale Date: Yr Built/Eff: 1935 / 1942  
 Sale Price: \$380,000 Prior Sale Price: Air Cond:  
 Sale Type: FULL Prior Sale Type: Style: SPANISH  
 Document #: 1195054 Acres: 0.13 Fireplace: Y / 1  
 1st Mtg Amt: Lot Area: 5,740 Pool:  
 Total Value: \$50,691 # of Stories: 1.00 Roof Mat: ROLL  
 Land Use: SFR Park Area/Cap#: / 1 Composition  
 Parking: PARKING AVAIL

Comp #:19 Distance From Subject:0.39 (miles)  
 Address: 1832 W 78TH ST, LOS ANGELES, CA 90047-2335  
 Owner Name: BURKS CORRIE & CAMERON O  
 Seller Name: WILLIAMS SANDY D  
 APN: 6017-025-013 Map Reference: 51-E6 / Living Area: 1,421  
 County: LOS ANGELES, CA Census Tract: 2379.00 Total Rooms: 6  
 Subdivision: 5107 Zoning: LAR1 Bedrooms: 3  
 Rec Date: 03/22/2016 Prior Rec Date: Bath(F/H): 2 /  
 Sale Date: 03/15/2016 Prior Sale Date: Yr Built/Eff: 1949 / 1949  
 Sale Price: \$276,000 Prior Sale Price: Air Cond:  
 Sale Type: FULL Prior Sale Type: Style: CONVENTIONAL  
 Document #: 311035 Acres: 0.15 Fireplace: /  
 1st Mtg Amt: \$241,808 Lot Area: 6,700 Pool:  
 Total Value: \$351,044 # of Stories: 1.00 Roof Mat: COMPOSITION  
 Land Use: SFR Park Area/Cap#: / 2 SHINGLE  
 Parking: PARKING AVAIL

Comp #:20 Distance From Subject:0.4 (miles)  
 Address: 1927 W 84TH PL, LOS ANGELES, CA 90047-2902  
 Owner Name: MARX BENJAMIN M/FORD SARAH E A  
 Seller Name: BROADMOOR DEV  
 APN: 6035-023-019 Map Reference: 57-D1 / Living Area: 1,417  
 County: LOS ANGELES, CA Census Tract: 2381.00 Total Rooms: 5  
 Subdivision: 7520 Zoning: LAR1 Bedrooms: 2  
 Rec Date: 04/29/2016 Prior Rec Date: 12/23/2015 Bath(F/H): 1 /  
 Sale Date: 04/07/2016 Prior Sale Date: 12/03/2015 Yr Built/Eff: 1938 / 1938  
 Sale Price: \$479,000 Prior Sale Price: \$331,500 Air Cond:  
 Sale Type: FULL Prior Sale Type: FULL Style: SPANISH  
 Document #: 490597 Acres: 0.14 Fireplace: Y / 1  
 1st Mtg Amt: Lot Area: 5,973 Pool:  
 Total Value: \$331,500 # of Stories: 1.00 Roof Mat: ROLL  
 Land Use: SFR Park Area/Cap#: / 2 Composition  
 Parking: PARKING AVAIL

# EXHIBIT D

ASSIGNED INSPECTOR: DALE SCHWARTZ  
JOB ADDRESS: 2125 WEST 80TH STREET, LOS ANGELES, CA  
ASSESSORS PARCEL NO. (APN): 6035-004-023

Date: November 7, 2016

CASE#: 675018  
ORDER NO: A-3733611

EFFECTIVE DATE OF ORDER TO COMPLY: March 30, 2015  
COMPLIANCE EXPECTED DATE: April 29, 2015  
DATE COMPLIANCE OBTAINED: No Compliance to Date

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

### **VIOLATIONS:**

SEE ATTACHED ORDER # A-3733611



1060804201614343

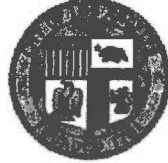
**BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS**

**VAN AMBATIELOS  
PRESIDENT**

**E. FELICIA BRANNON  
VICE-PRESIDENT**

**JOSELYN GEAGA-ROSENTHAL  
GEORGE HOVAGUIMIAN  
JAVIER NUNEZ**

**CITY OF LOS ANGELES  
CALIFORNIA**



**ERIC GARCETTI  
MAYOR**

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

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

**FRANK BUSH  
EXECUTIVE OFFICER**

**ORDER TO COMPLY AND NOTICE OF FEE**

**HOLLIS, LESLIE  
2930 W IMPERIAL HWY 200 U  
INGLEWOOD, CA 90303**

**CASE #: 675018  
ORDER #: A-3733611  
EFFECTIVE DATE: March 30, 2015  
COMPLIANCE DATE: April 29, 2015**

**OWNER OF  
SITE ADDRESS: 2125 W 80TH ST  
ASSESSORS PARCEL NO.: 6035-004-023  
ZONE: R1; One-Family Zone**



**MAILED  
3/26/15  
pc**

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

**FURTHER, THE CODE VIOLATION INSPECTION FEE (C.V.I.F) OF \$ 356.16 (\$336 fee plus a six percent Systems Development Surcharge of \$20.16) WILL BE BILLED TO THE PROPERTY OWNER. The invoice/notice will be sent to the owner as it appears on the last equalized assessment roll. Section 98.0421 L.A.M.C.**

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

**The inspection has revealed that the property is in violation of the Los Angeles Municipal Code as follows  
VIOLATION(S):**

**1. Plumbing work has been done without the required permits and approvals.**

**You are therefore ordered to: Obtain all required plumbing permits and approvals**

**Code Section(s) in Violation: 94.103.1.1, 91.103.1, 12.21A.1.(a) of the L.A.M.C.**

**Comments: Water and sewer lines in the rear yard.**

**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:**

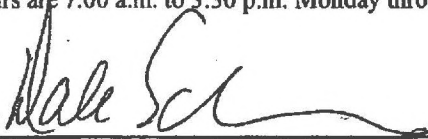
Whenever any work has been commenced without authorization by a permit or application for inspection, and which violates provisions of Articles 1 through 8 of Chapter IX of the Los Angeles Municipal Code (L.A.M.C.) , and if no order has been issued by the department or a court of law requiring said work 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 error or abuse of discretion, or requests for slight modification of the requirements contained in this order when appropriate fees have been paid. Section 98.0403.1 and 98.0403.2 L.A.M.C.

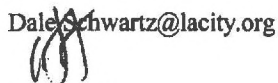
If you have any questions or require any additional information please feel free to contact me at (323)789-1490.  
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector :



Date: March 25, 2015

DALE SCHWARTZ  
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REVIEWED BY