

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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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

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

FRANK BUSH
EXECUTIVE OFFICER

December 23, 2014

Council District: # 8

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

JOB ADDRESS: **1644 WEST 37TH STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5041-025-014**

On May 8, 2009, 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: **1644 West 37th 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. The Department imposed non-compliance fee as follows:

<u>Description</u>	<u>Amount</u>
Non-Compliance Code Enforcement fee	\$ 100.00
Late Charge/Collection fee (250%)	250.00
Accumulated Interest (1%/month)	264.33
Title Report fee	<u>42.00</u>
Grand Total	\$ <u>656.33</u>

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 **\$656.33** 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 **\$656.33** 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


for Steve Ongele
Chief, Resource Management Bureau

Lien confirmed by
City Council on:

ATTEST: HOLLY WOLCOTT, CITY CLERK

BY: _____
DEPUTY

EXHIBIT A



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

Property Title Report

Work Order No. T10828
Dated as of: 09/24/2014

Prepared for: City of Los Angeles

SCHEDULE A (Reported Property Information)

APN #: 5041-025-014

Property Address: 1644 W 37TH ST

City: Los Angeles

County: Los Angeles

VESTING INFORMATION

Type of Instrument GRANT DEED

Grantor: MARVA B. FERGUSON, A SINGLE WOMAN AND LUREN B. LIGHTBURN, A SINGLE MAN AND ROBERT FERGUSON, A SINGLE MAN, AS JOINT TENANTS

Grantee: LUMAR LIGHTBURN AND EMILY WHITE HUSBAND AND WIFE AS JOINT TENANTS

Instrument: 01/2120742

Book/Page: N/A

Dated: 10/25/2001

Recorded: 11/06/2001

MAILING ADDRESS: LUMAR LIGHTBURN AND EMILY WHITE
1644 WEST 37TH STREET LOS ANGELES, CA 90018

SCHEDULE B

LEGAL DESCRIPTION

LOT 16 OF STRONG AND DICKINSON'S SOUTH WEST TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 6 PAGE 44 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

MORTGAGES/LIENS

Type of Instrument DEED OF TRUST

Trustor/Mortgagor: EMILY WHITE AND LUMAR LIGHTBURN, WIFE AND HUSBAND

Lender/Beneficiary: WORLD SAVINGS BANK, FSB

Trustee: GOLDEN WEST SAVINGS ASSOCIATION SERVICE CO., A CALIFORNIA CORPORATION

Instrument: 05/0836519

Book/Page: N/A

Amount: \$264,000.00

Open Ended: YES

Dated: 04/05/2005

Recorded: 04/12/2005

INTUITIVE REAL ESTATE SOLUTIONS

5711 W. SLAUSON AVE., SUITE 170

CULVER CITY, CA 90230

Phone 310-649-2020 310-649-0030 Fax

Work Order No. T10828

SCHEDULE B (Continued)

Maturity Date: 05/15/2035

MAILING ADDRESS: WORLD SAVINGS FINAL DOCUMENTATION CLOSING
DEPARTMENT P.O. BOX 659548 SAN ANTONIO, TX 78265-9548

MAILING ADDRESS: WORLD SAVINGS BANK, FSB., 1901 HARRISON STREET,
OAKLAND, CALIFORNIA 94612

SAID DEED OF TRUST IS SUBJECT TO A NOTICE OF TRUSTEE'S SALE, DATED
09/19/2008, RECORDED 10/06/2008, AS INSTRUMENT NO 20081784497

MAILING ADDRESS: GOLDEN WEST SAVINGS ASSOCIATION SERVICE CO. POST
OFFICE BOX 34957 SAN ANTONIO, TEXAS 78265-4957

MAILING ADDRESS: FIDELITY NATIONAL AGENCY SALES & POSTING AGENT FOR
GOLDEN WEST SAVINGS ASSOCIATION SERVICE CO., A CALIFORNIA
CORPORATION, 15661 RED HILL AVE. STE. 200 TUSTIN, CALIFORNIA 92780
WACHOVIA MORTGAGE, FSB TX1871, 4101 WISEMAN BOULEVARD SAN ANTONIO,
TX 78251

Type of Instrument MISCELLANEOUS

NOTICE OF PENDING LIEN, DATED 08/20/2009, RECORDED 08/28/2009 AS
INSTRUMENT NO. 20091328799.

MAILING ADDRESS: DEPARTMENT OF BUILDING AND SAFETY FINANCIAL
SERVICES DIVISION 201 N. FIGUEROA ST., 9TH FLOOR LOS ANGELES, CA 90012

MAILING ADDRESS: LIGHTBURN LUMAR AND WHITE, EMILY 1644 W 37TH ST LOS
ANGELES CA, 90018

RECORDING REQUESTED BY
TICOR
WHEN RECORDED MAIL TO
AND MAIL TAX STATEMENTS TO

01 2180742

NAME: LUMAR LIGHTBURN
ADDRESS: 1644 WEST 37TH STREET
CITY: LOS ANGELES, CA 90041

GRANT DEED

TITLE ORDER NO. 18115317

APN NO: 5041-025-014

THE UNDERSIGNED GRANTOR(S) DECLARE(S)
DOCUMENTARY TRANSFER TAX IS \$
☐ 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 _____, and

"THIS IS A BONA FIDE GIFT AND
THE GRANTOR RECEIVED NOTHING
IN RETURN, R & T 11911"

CITY TAX \$

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
MARVA B. FERGUSON, A SINGLE WOMAN AND LUREN B. LIGHTBURN, A SINGLE MAN AND ROBERT
FERGUSON, A SINGLE MAN, AS JOINT TENANTS

Hereby GRANT(s) to
LUMAR LIGHTBURN AND EMILY WHITE HUSBAND AND WIFE AS JOINT TENANTS

Following described real property in the County of LOS ANGELES State of California

LOT 16 OF STRONG AND DICKINSON'S SOUTH WEST TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS
ANGELES, STATE OF CALIFORNIA AS PER MAP RECORDED IN BOOK 6 PAGE 44 OF MAPS, IN THE OFFICE OF
THE COUNTY RECORDER OF SAID COUNTY.

Dated 10/25/01

Marva B. Ferguson
MARVA B. FERGUSON
Luren B. Lightburn
LUREN B. LIGHTBURN
Robert B. Ferguson
ROBERT FERGUSON

STATE OF CALIFORNIA
COUNTY OF *Los Angeles* S.S.

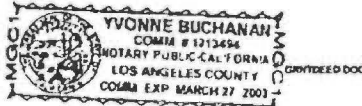
On 10/25/01 before me, *Yvonne Buchanan*
(here insert name and title of the officer, personally appeared

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

WITNESS my hand and official seal.

Signature *Yvonne Buchanan*

DOCUMENT PREPARED BY STEWART TITLE OF CALIFORNIA, INC.



RECORDING REQUESTED BY:
WORLD SAVINGS BANK

05 0836519

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

LOAN NUMBER: 0028823623

NOTE AMOUNT: \$264,000.00
ASSESSOR'S IDENTIFICATION #:

5041-025-014

FOR RECORDER'S USE ONLY

1817066-12

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 \$330,000.00 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 APRIL 05, 2005 * * * will be called the "Security Instrument."

(B) Borrower. EMILY WHITE AND LUMAR LIGHTBURN, WIFE AND HUSBAND

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, CALIFORNIA 94612.



* 0 0 3 *

SD001A (01.30.05/1-05) A01A
DEFERRED INTEREST

DEED OF TRUST-ADJUSTABLE
Page 1

CA

LENDER'S USE ONLY

0028823623

(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. \$264,000.00 * * , 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 **MAY 15, 2035** * * * * * ("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 **1644 W. 37TH STREET, LOS ANGELES, CA 90018.** * * * * * 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.

05 0836519

0028823623 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).

Emily White (Seal)
EMILY WHITE

Lumar Lightburn (Seal)
LUMAR LIGHTBURN

(Seal)

(Seal)

(Seal)

(Seal)

ATTACH INDIVIDUAL NOTARY ACKNOWLEDGEMENT

RECORDING REQUESTED BY
Golden West Savings Association Service Co.

AND WHEN RECORDED MAIL TO:
Golden West Savings Association Service Co.
Post Office Box 34957
San Antonio, Texas 78265-4957



20081784497

SPACE ABOVE THIS LINE FOR RECORDER'S USE

T.S. No. 2008-28823623
Loan No. 0028823623

Title Order No. S804024

NOTICE OF TRUSTEE'S SALE

YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 4/5/2005. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER.

A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described below. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale.

Trustor: **EMILY WHITE AND LUMAR LIGHTBURN, WIFE AND HUSBAND**
Duly Appointed Trustee: **GOLDEN WEST SAVINGS ASSOCIATION SERVICE CO., A CALIFORNIA CORPORATION**
Recorded 4/12/2005 as Instrument No. 05 0836519 in book , page of Official Records in the office of the Recorder of Los Angeles County, California,

Date of Sale: **10/24/2008 at 10:30 AM**

Place of Sale: **At the west side of the Los Angeles County Courthouse, directly facing Norwalk Blvd., 12720 Norwalk Blvd., Norwalk, California**

Amount of unpaid balance and other charges: **\$315,422.81**

Street Address or other common designation of real property is purported to be.: **1644 W 37TH ST
LOS ANGELES, CA 90018-4523**

A.P.N.: **5041-025-014**

The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale.

Date: 9/19/2008

Fidelity National Agency Sales & Posting
Agent for **GOLDEN WEST SAVINGS ASSOCIATION SERVICE CO., A
CALIFORNIA CORPORATION**
15661 Red Hill Ave. Ste. 200
Tustin, California 92780

Telephone Number: (800) 840-8547
Sale Status Line: (714) 259-7850



SETH WHITE, OFFICER
Of Golden West Savings Association Service Company

EXHIBIT B

ASSIGNED INSPECTOR: **TIM O'CONNER**

Date: December 23, 2014

JOB ADDRESS: **1644 WEST 37TH STREET, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **5041-025-014**

Last Full Title: **09/24/2014**

Last Update to Title:

.....

LIST OF OWNERS AND INTERESTED PARTIES

- 1). LUMAR LIGHTBURN AND EMILY WHITE
1644 WEST 37TH STREET
LOS ANGELES, CA. 90018-4523
CAPACITY: OWNERS
- 2). WORLD SAVINGS FINAL DOCUMENTATION CLOSING DEPARTMENT
P.O. BOX 659548
SAN ANTONIO, TX. 78265-9548
CAPACITY: INTERESTED PARTIES
- 3). WORLD SAVINGS BANK, FSB.
1901 HARRISON STREET
OAKLAND, CA. 94612
CAPACITY: INTERESTED PARTIES
- 4). GOLDEN WEST SAVINGS ASSOCIATION SERVICE COMPANY
P.O. BOX 34957
SAN ANTONIO, TX. 78265-4957
CAPACITY: INTERESTED PARTIES
- 5). FIDELITY NATIONAL AGENCY SALES AND POSTING AGENT
FOR GOLDEN WEST SAVINGS ASSOCIATION SERVICE COMPANY
15661 RED HILL AVENUE, SUITE 200
TUSTIN, CA. 92780
CAPACITY: INTERESTED PARTIES
- 6). WACHOVIA MORTGAGE, FSB, TX1871
4101 WISEMAN BLVD.
SAN ANTONIO, TX. 78251
CAPACITY: INTERESTED PARTIES

Property Detail Report

For Property Located At :
1644 W 37TH ST, LOS ANGELES, CA 90018-4523



CoreLogic

RealQuest Professional

Owner Information

Owner Name: **LIGHTBURN LUMAR/WHITE EMILY**
 Mailing Address: **1644 W 37TH ST, LOS ANGELES CA 90018-4523 C045**
 Vesting Codes: **// JT**

Location Information

Legal Description:	STRONG AND DICKINSONS SOUTH WEST TRACT LOT 16		
County:	LOS ANGELES, CA	APN:	5041-025-014
Census Tract / Block:	2225.00 / 3	Alternate APN:	
Township-Range-Sect:		Subdivision:	STRONG & DICKINSONS SOUTH WES
Legal Book/Page:		Map Reference:	43-E6 / 673-H1
Legal Lot:	16	Tract #:	
Legal Block:		School District:	LOS ANGELES
Market Area:	C34	School District Name:	
Neighbor Code:		Munic/Township:	

Owner Transfer Information

Recording/Sale Date:	11/06/2001 / 10/25/2001	Deed Type:	GRANT DEED
Sale Price:		1st Mtg Document #:	2120743
Document #:	2120742		

Last Market Sale Information

Recording/Sale Date:	10/28/1981 /	1st Mtg Amount/Type:	\$45,000 / PRIVATE PARTY
Sale Price:	\$50,000	1st Mtg Int. Rate/Type:	/
Sale Type:	FULL	1st Mtg Document #:	
Document #:	1060916	2nd Mtg Amount/Type:	/
Deed Type:	DEED (REG)	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$27.34
New Construction:		Multi/Split Sale:	

Title Company:

Lender:

Seller Name:

WERMUTH GLADYS

Prior Sale Information

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

Property Characteristics

Gross Area:		Parking Type:	NONE	Construction:	FRAME
Living Area:	1,829	Garage Area:		Heat Type:	HEATED
Tot Adj Area:		Garage Capacity:		Exterior wall:	STUCCO
Above Grade:		Parking Spaces:		Porch Type:	
Total Rooms:	6	Basement Area:		Patio Type:	
Bedrooms:	5	Finish Bsmnt Area:		Pool:	
Bath(F/H):	2 /	Basement Type:		Air Cond:	
Year Built / Eff:	1930 / 1962	Roof Type:		Style:	MEDITERRANEAN
Fireplace:	/	Foundation:		Quality:	AVERAGE
# of Stories:	1.00	Roof Material:	BUILT-UP	Condition:	FAIR
Other Improvements:					

Site Information

Zoning:	LAR2	Acres:	0.17	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	7,490	Lot Width/Depth:	50 x 150	State Use:	
Land Use:	SFR	Res/Comm Units:	/	Water Type:	PUBLIC
Site Influence:	CORNER			Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$218,463	Assessed Year:	2014	Property Tax:	\$2,902.34
Land Value:	\$143,876	Improved %:	34%	Tax Area:	210
Improvement Value:	\$74,587	Tax Year:	2014	Tax Exemption:	
Total Taxable Value:	\$218,463				

Comparable Summary

For Property Located At



CoreLogic®

RealQuest Professional

1644 W 37TH ST, LOS ANGELES, CA 90018-4523**4 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: 4

	Subject Property	Low	High	Average
Sale Price	\$50,000	\$175,000	\$442,000	\$324,000
Bldg/Living Area	1,829	1,620	2,069	1,784
Price/Sqft	\$27.34	\$104.29	\$272.84	\$184.26
Year Built	1930	1912	2011	1940
Lot Area	7,490	3,314	5,159	4,560
Bedrooms	5	3	4	4
Bathrooms/Restrooms	2	2	3	2
Stories	1.00	1.00	1.00	1.00
Total Value	\$218,463	\$38,428	\$347,349	\$263,282
Distance From Subject	0.00	0.29	0.46	0.36

*= 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
Subject Property									
	1644 W 37TH ST	\$50,000	1930	5	2	10/28/1981	1,829	7,490	0.0
Comparables									
<input checked="" type="checkbox"/> 1	3757 S ST ANDREWS PL	\$175,000	1924	4	3	04/17/2014	1,678	4,802	0.29
<input checked="" type="checkbox"/> 2	3667 RUTHELEN ST	\$389,000	2011	3	3	07/29/2014	1,770	3,314	0.32
<input checked="" type="checkbox"/> 3	3882 S HOBART BLVD	\$290,000	1912	4	2	07/03/2014	2,069	4,963	0.39
<input checked="" type="checkbox"/> 4	1828 W 38TH ST	\$442,000	1914	4	2	08/01/2014	1,620	5,159	0.46

Comparable Sales Report

For Property Located At



CoreLogic

RealQuest Professional

1644 W 37TH ST, LOS ANGELES, CA 90018-4523**4 Comparable(s) Selected.**

Report Date: 12/18/2014

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$50,000	\$175,000	\$442,000	\$324,000
Bldg/Living Area	1,829	1,620	2,069	1,784
Price/Sqft	\$27.34	\$104.29	\$272.84	\$184.26
Year Built	1930	1912	2011	1940
Lot Area	7,490	3,314	5,159	4,560
Bedrooms	5	3	4	4
Bathrooms/Restrooms	2	2	3	2
Stories	1.00	1.00	1.00	1.00
Total Value	\$218,463	\$38,428	\$347,349	\$263,282
Distance From Subject	0.00	0.29	0.46	0.36

*= user supplied for search only

Comp #:1 Distance From Subject:0.29 (miles)
 Address: 3757 S ST ANDREWS PL, LOS ANGELES, CA 90018-4428
 Owner Name: WISE INVESTMENTS LLC
 Seller Name: NATIONSTAR MTG LLC
 APN: 5042-016-036 Map Reference: 43-D6 / 673-H1 Living Area: 1,678
 County: LOS ANGELES, CA Census Tract: 2220.02 Total Rooms:
 Subdivision: 4282 Zoning: LAR2 Bedrooms: 4
 Rec Date: 04/17/2014 Prior Rec Date: 12/22/1975 Bath(F/H): 3 /
 Sale Date: 02/19/2014 Prior Sale Date: Yr Built/Eff: 1924 / 1927
 Sale Price: \$175,000 Prior Sale Price: \$19,000 Air Cond:
 Sale Type: FULL Prior Sale Type: FULL Style:
 Document #: 392718 Acres: 0.11 Fireplace: /
 1st Mtg Amt: \$263,000 Lot Area: 4,802 Pool:
 Total Value: \$38,428 # of Stories: 1.00 Roof Mat:
 Land Use: SFR Park Area/Cap#: / Parking:

Comp #:2 Distance From Subject:0.32 (miles)
 Address: 3667 RUTHELEN ST, LOS ANGELES, CA 90018-4417
 Owner Name: VILLARREAL JENNY P
 Seller Name: BANIAGA RAQUEL N & ELSIE
 APN: 5042-018-019 Map Reference: 43-D6 / 673-H1 Living Area: 1,770
 County: LOS ANGELES, CA Census Tract: 2220.02 Total Rooms:
 Subdivision: 4282 Zoning: LAR4 Bedrooms: 3
 Rec Date: 07/29/2014 Prior Rec Date: 10/31/2011 Bath(F/H): 3 /
 Sale Date: 05/29/2014 Prior Sale Date: 09/12/2011 Yr Built/Eff: 2011 / 2011
 Sale Price: \$389,000 Prior Sale Price: \$339,000 Air Cond: CENTRAL
 Sale Type: FULL Prior Sale Type: FULL Style:
 Document #: 784320 Acres: 0.08 Fireplace: /
 1st Mtg Amt: \$381,954 Lot Area: 3,314 Pool:
 Total Value: \$347,349 # of Stories: Roof Mat:
 Land Use: SFR Park Area/Cap#: / Parking:

Comp #:3 Distance From Subject:0.39 (miles)
 Address: 3882 S HOBART BLVD, LOS ANGELES, CA 90062-1155
 Owner Name: SABA SHAHRAM
 Seller Name: FEDERAL NATL MTG ASSN FNMA
 APN: 5036-010-013 Map Reference: 51-E1 / 673-H2 Living Area: 2,069
 County: LOS ANGELES, CA Census Tract: 2313.00 Total Rooms:
 Subdivision: FENWAY PARK Zoning: LAR1 Bedrooms: 4
 Rec Date: 07/03/2014 Prior Rec Date: 06/10/1997 Bath(F/H): 2 /
 Sale Date: 06/17/2014 Prior Sale Date: Yr Built/Eff: 1912 / 1928
 Sale Price: \$290,000 Prior Sale Price: Air Cond:
 Sale Type: FULL Prior Sale Type: Style:
 Document #: 688762 Acres: 0.11 Fireplace: Y / 1
 1st Mtg Amt: Lot Area: 4,963 Pool:
 Total Value: \$346,000 # of Stories: 1.00 Roof Mat:
 Land Use: SFR Park Area/Cap#: / Parking:

Comp #:4 Distance From Subject:0.46 (miles)
 Address: 1828 W 38TH ST, LOS ANGELES, CA 90062-1018
 Owner Name: STAUBLY ANDREW T/DAGGETT TINA L
 Seller Name: IWAO DANIEL S & PEARL
 APN: 5035-029-033 Map Reference: 51-D1 / 673-H2 Living Area: 1,620
 County: LOS ANGELES, CA Census Tract: 2314.00 Total Rooms: 6
 Subdivision: 1507 Zoning: LAR1 Bedrooms: 4
 Rec Date: 08/01/2014 Prior Rec Date: 11/01/2012 Bath(F/H): 2 /
 Sale Date: 07/14/2014 Prior Sale Date: 10/01/2012 Yr Built/Eff: 1914 / 1938
 Sale Price: \$442,000 Prior Sale Price: \$320,000 Air Cond: YES
 Sale Type: FULL Prior Sale Type: FULL Style:
 Document #: 801866 Acres: 0.12 Fireplace: Y / 1
 1st Mtg Amt: \$353,600 Lot Area: 5,159 Pool:
 Total Value: \$321,352 # of Stories: 1.00 Roof Mat:
 Land Use: SFR Park Area/Cap#: / 1 Parking: PARKING AVAIL

EXHIBIT D

ASSIGNED INSPECTOR: **TIM O'CONNER**

Date: December 23, 2014

JOB ADDRESS: **1644 WEST 37TH STREET, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **5041-025-014**

CASE#: 254742

ORDER NO: A-2107801

EFFECTIVE DATE OF ORDER TO COMPLY: **April 13, 2009**

COMPLIANCE EXPECTED DATE: **May 8, 2009**

DATE COMPLIANCE OBTAINED: **November 10, 2009**

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

VIOLATIONS:

SEE ATTACHED ORDER # A-2107801

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

MARSHA L. BROWN
PRESIDENT

VAN AMBATIELOS
VICE-PRESIDENT

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CITY OF LOS ANGELES
CALIFORNIA



ANTONIO R. VILLARAIGOSA
MAYOR

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

ANDREW A. ADELMAN, P.E.
GENERAL MANAGER

RAYMOND CHAN
EXECUTIVE OFFICER

ORDER TO COMPLY

LIGHTBURN, LUMAR AND WHITE, EMILY
1644 W 37TH ST
LOS ANGELES, CA 90018

CASE #: 254742
ORDER #: A-2107801
EFFECTIVE DATE: April 13, 2009
COMPLIANCE DATE: May 08, 2009

OWNER OF

SITE ADDRESS: 1644 W 37TH ST
ASSESSORS PARCEL NO.: 5041-025-014
ZONE: R2; Two Family Zone

An inspection has revealed that the property (Site Address) listed above is in violation of the Los Angeles Municipal Code (L.A.M.C.) as follows:

VIOLATION(S):

1. Excessive or overgrown vegetation on the premises.

You are therefore ordered to: 1) Remove the excessive or overgrown vegetation from the premises.

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

2. The wrought iron fence or portion thereof is in need of general maintenance and repair.

You are therefore ordered to: 1) Paint, repair, replace and or maintain the wrought iron fence.
2) Continue to maintain in good repair.

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

Location: Front 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 day from the Compliance Date, will result in imposition of the fee noted below.

A proposed noncompliance fee in the amount of \$100.00 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 \$350.00.

Any person who fails to pay the non-compliance fee, late charge and collection fee shall also pay interest. Interest shall be



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

www.ladbs.org
104081920098215

11-10-09
Page 1 of 2

calculated at the rate of one percent per month.

PENALTY WARNING:

Any person who violates or causes or permits another person to violate any provision of the Los Angeles Municipal Code (L.A.M.C.) is guilty of a misdemeanor which is punishable by a fine of not more than \$1000.00 and/or six (6) months imprisonment for each violation. Section 11.00 (m) L.A.M.C.

APPEAL PROCEDURES:

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

If you have any questions or require any additional information please feel free to contact me at (213)252-3981.
Office hours are 7:00 a.m. to 5:00 p.m. Monday through Friday.

Inspector: _____

Tim Fong

Date: April 06, 2009

TIM FONG
3550 WILSHIRE BLVD. SUITE 1800
LOS ANGELES, CA 90010
(213)252-3981

TF
REVIEWED BY

APR 06 2009
NP