

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

VAN AMBATIELOS
PRESIDENT

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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

July 15, 2015

Council District: # 08

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

JOB ADDRESS: **5930 SOUTH 6th AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **4005-016-009**

On August 14, 2013, 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: **5930 South 6th Avenue, Los Angeles, California** (the "Property"). A copy of the title report which includes a full legal description of the property is attached as Exhibit A.

Pursuant to Section 98.0421, the property owner was issued an order on August 14, 2013, 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
Grand Total	\$ 1,288.56

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



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

Property Title Report

Work Order No. T11647
Dated as of: 06/05/2015

Prepared for: City of Los Angeles

SCHEDULE A (Reported Property Information)

APN #: 4005-016-009

Property Address: 5930 S 6TH AVE



City: Los Angeles

County: Los Angeles

VESTING INFORMATION

Type of Document: Grant Deed

Grantee : Hazel L. Dotson, an unmarried woman

Grantor : Calvin H. Howard

Deed Date : 6/27/1977

Recorded : 9/8/1977

Instr No. : 77-993491

MAILING ADDRESS: Hazel L. Dotson
5930 6TH AVE LOS ANGELES CA 90043

SCHEDULE B

LEGAL DESCRIPTION

The following described property:

Situated in the City of Los Angeles, County of Los Angeles, State of California: Lot 8, Block 9, Tract 4515, as per Map recorded in Book 48, Pages 92 and 93 of Maps, in the Office of the County Recorder of said County.

Assessor's Parcel No: 4005-016-009

MORTGAGES/LIENS

Type of Document: A deed of trust to secure an indebtedness in the amount shown below, and any other obligations secured thereby

Amount : \$469,342.50

Dated : 6/9/2005

Trustor : Hazel L. Dotson

Trustee : Fidelity National Title Company

Beneficiary : Financial Freedom Senior Funding Corporation, a Subsidiary of Indymac Bank, F.S.B

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. T11647

SCHEDULE B (Continued)

Recorded : 6/16/2005

Instr No. : 05 1413596

MAILING ADDRESS: Fidelity National Title Company – None Shown.

MAILING ADDRESS: Financial Freedom Senior Funding Corporation, a Subsidiary of Indymac Bank,
F.S.B. – 3009 Douglas BLVD Ste 210, Roseville, California 95661.

Assignment of the above referenced security instrument is as follows:

Assignee : Secretary of Housing and Urban Development Washington D.C.,

Recorded : 2/10/2015

Instr No. : 20150146047

MAILING ADDRESS: Secretary of Housing and Urban Development Washington D.C.,
451 Seventh Street S.W., Washington, DC 20410.

Type of Document: A deed of trust to secure an indebtedness in the amount shown below, and any other obligations secured thereby

Amount : \$469,342.50

Dated : 6/9/2005

Trustor : Hazel L. Dotson

Trustee : Senior Official with responsibility for Single Family Mortgage insurance Programs in the
Department of Housing and Urban Development Field Office

Beneficiary : Secretary of Housing and Urban Development

Recorded : 6/16/2005

Instr No. : 05 1413597

MAILING ADDRESS: Senior Official with responsibility for Single Family Mortgage insurance
Programs in the Department of Housing and Urban Development Field Office – None Shown.

MAILING ADDRESS: Secretary of Housing and Urban Development
451 Seventh Street, S.W. Washington, DC 20410.

RECORDING REQUESTED BY



77- 993491

Name: **Ms. Hazel L. Dotson**
Street Address: **5930 Sixth Avenue**
City & State: **Los Angeles, CA 90043**

RECORDED IN OFFICIAL RECORDS
OF LOS ANGELES COUNTY, CA.
SEP 8 1977 AT 8 A.M.
Recorder's Office

MAIL THE INSTRUMENT TO

AS ABOVE

Name:
Street Address:
City & State:

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SEE
\$3
6

Grant Deed

THIS FORM FURNISHED BY COMMONWEALTH LAND TITLE COMPANY

The undersigned grantor(s) declare(s):
Documentary transfer tax is \$ **33.00**
(☒) computed on full value of property conveyed, or
() computed on full value less value of liens and encumbrances remaining at time of sale.
() Unincorporated area: (☒) City of **Los Angeles**, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
CALVIN E. HOWARD, a married man,

hereby GRANT(S) to

HAZEL L. DOTSON, an unmarried woman,

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

**Lot 8, Block 9, Tract 4313, as per Map recorded in Book 48, Pages 92 and 93
of Maps, in the Office of the County Recorder of said County.**

Dated June 27, 1977

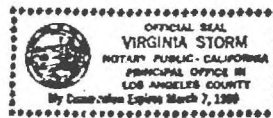
Calvin E. Howard
Calvin E. Howard

STATE OF CALIFORNIA, } SS.
COUNTY OF Los Angeles
On June 27, 1977, before me, the under-
signed, a Notary Public in and for said State, personally appeared
Calvin E. Howard

Known to me
to be the person whose name is subscribed to the within
instrument and acknowledged that he executed the same
WITNESS my hand and official seal.

Signature

Name (Typed or Printed)



Title Order No. **77-7261-9**

Escrow or Loan No. **16-4305**

CLT-908 (10-76)

MAIL TAX STATEMENTS AS DIRECTED ABOVE

6/16/05

05 1413596

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Fidelity National Title Company

Record and Return to:
**FINANCIAL FREEDOM SENIOR FUNDING
CORPORATION, A SUBSIDIARY OF
INDYMAC BANK, F.S.B.**

**3009 DOUGLAS BLVD STE 210
ROSEVILLE, CALIFORNIA 95661**

Prepared by:
**FINANCIAL FREEDOM SENIOR FUNDING
CORPORATION, A SUBSIDIARY OF
INDYMAC BANK, F.S.B.**

**3009 DOUGLAS BLVD STE 210
ROSEVILLE, CALIFORNIA 95661**

19406379-JM

[Space Above This Line For Recording Data]

State of California

FHA Case No. 197-3510969-952/255
7039227

**ADJUSTABLE RATE
HOME EQUITY CONVERSION DEED OF TRUST**

THIS DEED OF TRUST SECURES A REVERSE MORTGAGE LOAN

THIS DEED OF TRUST ("Security Instrument") is made on **JUNE 09, 2005**. The trustor is
HAZEL L. DOTSON, AN UNMARRIED WOMAN

whose address is **5930 6TH AVENUE,
LOS ANGELES, CALIFORNIA 90043**

("Borrower"). The trustee is

FIDELITY NATIONAL TITLE COMPANY, CA
("Trustee"). The beneficiary is
**FINANCIAL FREEDOM SENIOR FUNDING CORPORATION, A SUBSIDIARY OF
INDYMAC BANK, F.S.B.**

organized and existing under the laws of **THE STATE OF DELAWARE**
3009 DOUGLAS BLVD STE 210, ROSEVILLE, CALIFORNIA 95661

, which is
, and whose address is

("Lender").

Borrower has agreed to repay to Lender amounts which Lender is obligated to advance, including future advances, under the terms of a Home Equity Conversion Loan Agreement dated the same date as this Security Instrument ("Loan Agreement"). The agreement to repay is evidenced by Borrower's Note dated the same date as this Security Instrument ("Note"). This Security Instrument secures to Lender: (a) the repayment of the debt evidenced by the Note, with interest at a rate subject to adjustment, and all renewals, extensions and modifications of the Note, up to a maximum principal amount of

FOUR HUNDRED SIXTY NINE THOUSAND THREE HUNDRED FORTY TWO AND 50/100 -----

(U.S. \$ **469,342.50**); (b) the payment of all other sums, with interest, advanced under Paragraph 5 to protect the security of this Security Instrument or otherwise due under the terms of this Security Instrument; and (c) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower irrevocably grants and conveys to Trustee, in trust, with power of sale, the following described property located in **LOS ANGELES** County, California:

4005-016-009

6/16/05

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SEE ATTACHED EXHIBIT A

which has the address of 5930 6TH AVENUE

LOS ANGELES
[City]

CALIFORNIA
[State]

[Street]

90043
[Zip Code]

("Property Address");

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, rights, 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."

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. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property.

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

1. Payment of Principal and Interest. Borrower shall pay when due the principal of, and interest on, the debt evidenced by the Note.

2. Payment of Property Charges. Borrower shall pay all property charges consisting of taxes, ground rents, flood and hazard insurance premiums, and special assessments in a timely manner, and shall provide evidence of payment to Lender, unless Lender pays property charges by withholding funds from monthly payments due to the Borrower or by charging such payments to a line of credit as provided for in the Loan Agreement.

3. Fire, Flood and Other Hazard Insurance. Borrower shall insure all improvements on the Property, whether now in existence or subsequently erected, against any hazards, casualties, and contingencies, including fire. This insurance shall be maintained in the amounts, to the extent and for the periods required by Lender or the Secretary of Housing and Urban Development ("Secretary"). Borrower shall also insure all improvements on the Property, whether now in existence or subsequently erected, against loss by floods to the extent required by the Secretary. All insurance shall be carried with companies approved by Lender. The insurance policies and any renewals shall be held by Lender and shall include loss payable clauses in favor of, and in a form acceptable to, Lender.

In the event of loss, Borrower shall give Lender immediate notice by mail. Lender may make proof of loss if not made promptly by Borrower. Each insurance company concerned is hereby authorized and directed to make payment for such loss to Lender instead of to Borrower and to Lender jointly. Insurance proceeds shall be applied to restoration or repair of the damaged Property, if the restoration or repair is economically feasible and Lender's security is not lessened. If the restoration or repair is not economically feasible or Lender's security would be

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6/16/05

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27. Obligatory Loan Advances. Lender's responsibility to make Loan Advances under the terms of the Loan Agreement, including Loan Advances of principal to Borrower as well as Loan Advances of interest, MIP, Servicing Fees, and other charges shall be obligatory.

28. Riders to this Security Instrument. If one or more riders are executed by Borrower and recorded together with this Security Instrument, the covenants of each such rider shall be incorporated into and shall amend and supplement the covenants and agreements of this Security Instrument as if the rider(s) were a part of this Security Instrument. [Check applicable box(es).]

☐ Condominium Rider ☐ Shared Appreciation Rider ☐ Planned Unit Development Rider
☐ Other (Specify)

BY SIGNING BELOW, Borrower accepts and agrees to the terms contained in this Security Instrument and in any rider(s) executed by Borrower and recorded with it.

Hazel L. Dotson (Seal) _____ (Seal)
 HAZEL L. DOTSON -Borrower -Borrower

[Space Below This Line For Acknowledgment]

STATE OF California COUNTY OF Los Angeles
 On June 9, 2005 before me, Annette Fernandez personally appeared

Hazel L. Dotson
 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 this instrument.

WITNESS my hand and official seal.

Annette Fernandez



(Seal)

NOTARY MUST PRINT OR TYPE

This must be printed or typed in a manner that is photographically reproducible (GC27201.5)

Name of the notary: Annette Fernandez

County of notary's principal place of business: Los Angeles

Notary's phone number: (626) 354-6532

Notary's registration number: 1526195

Commission expiration date: Nov. 12, 2008

6SSK : 05/04

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Prepared by, Recording Requested By
and Return to:
Bree Willingham
Financial Freedom
P.O. BOX 85400
Austin, TX 78708

ASSIGNMENT OF DEED OF TRUST

Loan: 7039227

Min: 100854900070392275 MERS Phone: 1-888-679-6377

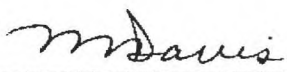
FHA Case Number: 1973510969

FOR VALUE RECEIVED, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., whose address is P.O. Box 2026, Flint, MI 48501-2026, AS NOMINEE FOR FINANCIAL FREEDOM ACQUISITION LLC, ITS SUCCESSORS AND ASSIGNS, does hereby assign and transfer to SECRETARY OF HOUSING AND URBAN DEVELOPMENT WASHINGTON D.C., ITS SUCCESSORS AND ASSIGNS, forever and without recourse, whose address is 451 Seventh Street S.W., Washington, DC 20410, all its right, title and interest in and to a certain deed of trust from **HAZEL L. DOTSON, AN UNMARRIED WOMAN** to FINANCIAL FREEDOM SENIOR FUNDING CORPORATION, A SUBSIDIARY OF INDYMAC BANK, F.S.B. for \$469,342.50, dated 6/9/2005 of record on 6/16/2005 as Document 05 1413596, in LOS ANGELES County, State of CALIFORNIA.

Property Address: 5930 6TH AVENUE, LOS ANGELES, CALIFORNIA 90043

Executed this 1/6/2015.

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR FINANCIAL FREEDOM ACQUISITION LLC, ITS SUCCESSORS AND ASSIGNS


By: MELINDA LEA DAVIS
Title: ASSISTANT SECRETARY

STATE OF TEXAS

COUNTY OF TRAVIS

This instrument was acknowledged before me on 1/6/2015 by MELINDA LEA DAVIS the ASSISTANT SECRETARY of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., A DELAWARE CORPORATION, AS NOMINEE FOR FINANCIAL FREEDOM ACQUISITION LLC, ITS SUCCESSORS AND ASSIGNS, on behalf of said corporation.

Christine Fuller

Notary Public in and for the State of Texas
Notary's Printed Name: CHRISTINE FULLER
My Commission Expires: 9/19/2017



DOT for \$469,342.50 dated 6/9/2005

6/16/05

05 1413597

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Fidelity National Title Company

Record and Return to:
FINANCIAL FREEDOM SENIOR FUNDING
CORPORATION, A SUBSIDIARY OF INDYMAC
BANK, F.S.B.

3009 DOUGLAS BLVD STE 210
ROSEVILLE, CALIFORNIA 95661

Prepared by:
FINANCIAL FREEDOM SENIOR FUNDING
CORPORATION, A SUBSIDIARY OF INDYMAC
BANK, F.S.B.

3009 DOUGLAS BLVD STE 210
ROSEVILLE, CALIFORNIA 95661

1 9400379-JM

[Space Above This Line For Recording Data]

State of California

FHA Case No. 197-3510969-952/255
7039227

**ADJUSTABLE RATE
HOME EQUITY CONVERSION SECOND DEED OF TRUST
THIS DEED OF TRUST SECURES A REVERSE MORTGAGE LOAN**

THIS DEED OF TRUST ("Security Instrument" or "Second Security Instrument") is made on
JUNE 09, 2005. The trustor is
HAZEL L. DOTSON, AN UNMARRIED WOMAN

whose address is 5930 6TH AVENUE,
LOS ANGELES, CALIFORNIA 90043

("Borrower"). The trustee is

Senior Official with responsibility for Single Family Mortgage Insurance Programs in the
Department of Housing and Urban Development Field Office with jurisdiction over the
property described below, or a designee of that Official

("Trustee"). The

beneficiary is the Secretary of Housing and Urban Development, whose address is 451 Seventh Street, S.W.,
Washington, DC 20410 ("Lender" or "Secretary"). Borrower has agreed to repay to Lender amounts which Lender
is obligated to advance, including future advances, under the terms of a Home Equity Conversion Loan Agreement
dated the same date as this Security Instrument ("Loan Agreement"). The agreement to repay is evidenced by
Borrower's Note dated the same date as this Security Instrument ("Second Note"). This Security Instrument secures
to Lender: (a) the repayment of the debt evidenced by the Second Note, with interest at a rate subject to adjustment,
and all renewals, extensions and modifications of the Note, up to a maximum principal amount of
FOUR HUNDRED SIXTY NINE THOUSAND THREE HUNDRED FORTY TWO AND 50/100 -----

(U.S. \$ 469,342.50); (b) the payment of all other sums, with interest, advanced under Paragraph 5 to
protect the security of this Security Instrument or otherwise due under the terms of this Security Instrument; and (c)
the performance of Borrower's covenants and agreements under this Security Instrument and the Second Note. For
this purpose, Borrower irrevocably grants and conveys to Trustee, in trust, with power of sale, the following
described property located in LOS ANGELES County, California:

6/16/05

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SEE ATTACHED EXHIBIT A

which has the address of 5930 6TH AVENUE

LOS ANGELES, CALIFORNIA 90043 ("Property Address");
[City] [State] [Zip Code]

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, rights, 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."

BORROWER COVENANTS that Borrower is lawfully seized of the estate hereby conveyed and has the right to grant and convey the Property and that the Property is only encumbered by a First Security Instrument given by Borrower and dated the same date as this Security Instrument ("First Security Instrument"). Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property.

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

1. **Payment of Principal and Interest.** Borrower shall pay when due the principal of, and interest on, the debt evidenced by the Second Note.

2. **Payment of Property Charges.** Borrower shall pay all property charges consisting of taxes, ground rents, flood and hazard insurance premiums, and special assessments in a timely manner, and shall provide evidence of payment to Lender, unless Lender pays property charges by withholding funds from monthly payments due to the Borrower or by charging such payments to a line of credit as provided for in the Loan Agreement. Lender may require Borrower to pay specified property charges directly to the party owed payment even though Lender pays other property charges as provided in this Paragraph.

3. **Fire, Flood and Other Hazard Insurance.** Borrower shall insure all improvements on the Property, whether now in existence or subsequently erected, against any hazards, casualties, and contingencies, including fire. This insurance shall be maintained in the amounts, to the extent and for the periods required by Lender. Borrower shall also insure all improvements on the Property, whether now in existence or subsequently erected, against loss by floods to the extent required by Lender. The insurance policies and any renewals shall be held by Lender and shall include loss payable clauses in favor of, and in a form acceptable to, Lender.

In the event of loss, Borrower shall give Lender immediate notice by mail. Lender may make proof of loss if not made promptly by Borrower. Each insurance company concerned is hereby authorized and directed to make payment for such loss to Lender instead of to Borrower and Lender jointly. Insurance proceeds shall be applied to restoration or repair of the damaged Property, if the restoration or repair is economically feasible and Lender's

05 1413597

6/16/05

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27. Obligatory Loan Advances. Lender's responsibility to make Loan Advances under the terms of the Loan Agreement, including Loan Advances of principal to Borrower as well as Loan Advances of interest, MIP, Servicing Fees, and other charges shall be obligatory.

28. Riders to this Security Instrument. If one or more riders are executed by Borrower and recorded together with this Security Instrument, the covenants of each such rider shall be incorporated into and shall amend and supplement the covenants and agreements of this Security Instrument as if the rider(s) were a part of this Security Instrument. [Check applicable box(es).]

☐ Condominium Rider ☐ Shared Appreciation Rider ☐ Planned Unit Development Rider
☐ Other (Specify)

BY SIGNING BELOW, Borrower accepts and agrees to the terms contained in this Security Instrument and in any rider(s) executed by Borrower and recorded with it.

Hazel L. Dotson (Seal)
 HAZEL L. DOTSON -Borrower

(Seal)
 -Borrower

[Space Below This Line For Acknowledgment]

STATE OF California COUNTY OF Los Angeles
 On June 9, 2005 before me, Annette Fernandez personally appeared

Hazel L. Dotson
 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 this instrument.

WITNESS my hand and official seal.

Annette Fernandez



(Seal)

NOTARY MUST PRINT OR TYPE

This must be printed or typed in a manner that is photographically reproducible (GC27201.5)

Name of the notary: Annette Fernandez

County of notary's principal place of business: Los Angeles

Notary's phone number: (626) 354-6532

Notary's registration number: 1526195

Commission expiration date: Nov. 12, 2008

66SK : 05/04

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END OF RECORDED DOCUMENT

EXHIBIT B

ASSIGNED INSPECTOR: ANTONIO MONSISVAIS
JOB ADDRESS: 5930 SOUTH 6th AVENUE, LOS ANGELES, CA
ASSESSORS PARCEL NO. (APN): 4005-016-009

Date: July 15, 2015

Last Full Title: 06/05/2015

Last Update to Title:

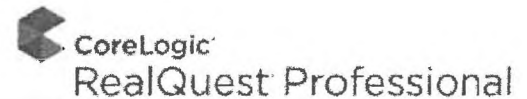
.....

LIST OF OWNERS AND INTERESTED PARTIES

- | | | |
|-----|--|------------------------------|
| 1). | HAZEL L. DOTSON
5930 6 TH AVENUE
LOS ANGELES, CA 90043 | CAPACITY: OWNERS |
| 2). | FINANCIAL FREEDOM
SENIOR FUNDING CORPORATION
3009 DOUGLAS BLVD., STE 210
ROSEVILLE, CA 95661 | CAPACITY: INTERESTED PARTIES |
| 3). | SECRETARY OF HOUSING
AND URBAN DEVELOPMENT
WASHINGTON, D.C.
451 SEVENTH STREET S.W.
WASHINGTON, D.C. 20410 | CAPACITY: INTERESTED PARTIES |

Property Detail Report

For Property Located At :
5930 6TH AVE, LOS ANGELES, CA 90043-3265

**Owner Information**

Owner Name: **DOTSON HAZEL L**
 Mailing Address: **5930 6TH AVE, LOS ANGELES CA 90043-3265 C047**
 Vesting Codes: **//**

Location Information

Legal Description:	TRACT # 4515 LOT 8	APN:	4005-016-009
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	2347.00 / 2	Subdivision:	4515
Township-Range-Sect:		Map Reference:	51-C4 /
Legal Book/Page:	48-92	Tract #:	4515
Legal Lot:	8	School District:	LOS ANGELES
Legal Block:	9	School District Name:	
Market Area:	PHHT	Munic/Township:	
Neighbor Code:			

Owner Transfer Information

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

Last Market Sale Information

Recording/Sale Date:	09/08/1977 /	1st Mtg Amount/Type:	\$27,000 / CONV
Sale Price:	\$30,000	1st Mtg Int. Rate/Type:	/
Sale Type:	FULL	1st Mtg Document #:	
Document #:	993491	2nd Mtg Amount/Type:	/
Deed Type:	DEED (REG)	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$30.27
New Construction:		Multi/Split Sale:	
Title Company:			
Lender:			
Seller Name:			

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:	PARKING AVAIL	Construction:	
Living Area:	991	Garage Area:		Heat Type:	HEATED
Tot Adj Area:		Garage Capacity:	1	Exterior wall:	SHINGLE SIDING
Above Grade:		Parking Spaces:	1	Porch Type:	
Total Rooms:	5	Basement Area:		Patio Type:	PATIO
Bedrooms:	2	Finish Bsmnt Area:		Pool:	
Bath(F/H):	1 /	Basement Type:		Air Cond:	
Year Built / Eff:	1924 / 1924	Roof Type:		Style:	CONVENTIONAL
Fireplace:	Y / 1	Foundation:	RAISED	Quality:	GOOD
# of Stories:	1.00	Roof Material:	COMPOSITION SHINGLE	Condition:	GOOD

Other Improvements: **FENCE; ADDITION**

Site Information

Zoning:	LAR1	Acres:	0.11	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	4,801	Lot Width/Depth:	40 x 120	State Use:	
Land Use:	SFR	Res/Comm Units:	/	Water Type:	PUBLIC
Site Influence:				Sewer Type:	TYPE UNKNOWN

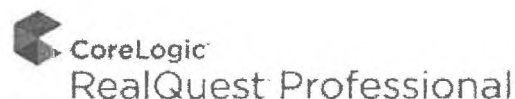
Tax Information

Total Value:	\$53,671	Assessed Year:	2014	Property Tax:	\$695.08
Land Value:	\$31,454	Improved %:	41%	Tax Area:	212
Improvement Value:	\$22,217	Tax Year:	2014	Tax Exemption:	HOMEOWNER
Total Taxable Value:	\$46,671				

Comparable Sales Report

For Property Located At

5930 6TH AVE, LOS ANGELES, CA 90043-3265



19 Comparable(s) Selected.

Report Date: 07/14/2015

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$30,000	\$240,000	\$640,000	\$328,421
Bldg/Living Area	991	845	1,137	1,018
Price/Sqft	\$30.27	\$244.25	\$692.64	\$325.92
Year Built	1924	1914	1956	1924
Lot Area	4,801	2,449	6,253	4,945
Bedrooms	2	2	3	2
Bathrooms/Restrooms	1	1	2	1
Stories	1.00	1.00	1.00	1.00
Total Value	\$53,671	\$32,752	\$269,805	\$169,624
Distance From Subject	0.00	0.04	0.49	0.31

*= user supplied for search only

Comp #:	1	Distance From Subject:	0.04 (miles)
Address:	5935 5TH AVE, LOS ANGELES, CA 90043-3230		
Owner Name:	VEGA GEOVANY M & SONIA G		
Seller Name:	SUTACHAN JAIME		
APN:	4005-016-026	Map Reference:	51-D4 /
County:	LOS ANGELES, CA	Census Tract:	2347.00
Subdivision:	4515	Zoning:	LAR1
Rec Date:	05/28/2015	Prior Rec Date:	09/26/2014
Sale Date:	02/21/2015	Prior Sale Date:	08/25/2014
Sale Price:	\$340,000	Prior Sale Price:	\$252,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	619584	Acres:	0.11
1st Mtg Amt:	\$333,841	Lot Area:	4,798
Total Value:	\$202,000	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 1
		Living Area:	1,012
		Total Rooms:	5
		Bedrooms:	2
		Bath(F/H):	1 /
		Yr Built/Eff:	1922 / 1922
		Air Cond:	
		Style:	CONVENTIONAL
		Fireplace:	/
		Pool:	
		Roof Mat:	ROLL COMPOSITION
		Parking:	PARKING AVAIL

Comp #:	2	Distance From Subject:	0.11 (miles)
Address:	5946 MADDEN AVE, LOS ANGELES, CA 90043-3215		
Owner Name:	BURTON TAKEIA/GARCIA MARIA C		
Seller Name:	MAMO REAL ESTATE HOLDINGS II L		
APN:	4005-012-012	Map Reference:	51-C4 /
County:	LOS ANGELES, CA	Census Tract:	2347.00
Subdivision:	4515	Zoning:	LAR1
Rec Date:	05/22/2015	Prior Rec Date:	04/21/2015
Sale Date:	04/02/2015	Prior Sale Date:	04/07/2015
Sale Price:	\$356,000	Prior Sale Price:	\$386,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	599601	Acres:	0.11
1st Mtg Amt:	\$349,551	Lot Area:	4,800
Total Value:	\$33,952	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 1
		Living Area:	1,132
		Total Rooms:	6
		Bedrooms:	3
		Bath(F/H):	1 /
		Yr Built/Eff:	1923 / 1923
		Air Cond:	
		Style:	SPANISH
		Fireplace:	/
		Pool:	
		Roof Mat:	ROLL COMPOSITION
		Parking:	PARKING AVAIL

Comp #:	3	Distance From Subject:	0.13 (miles)
Address:	5826 7TH AVE, LOS ANGELES, CA 90043-3202		
Owner Name:	BOLANOS IVAN H/RIVAS MARTHA A		
Seller Name:	FUNES ANA Y		
APN:	4005-014-009	Map Reference:	51-C4 /
County:	LOS ANGELES, CA	Census Tract:	2347.00
Subdivision:	4515	Zoning:	LAR1
Rec Date:	01/16/2015	Prior Rec Date:	09/25/1987
Sale Date:	12/12/2014	Prior Sale Date:	09/1987
Sale Price:	\$310,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	61557	Acres:	0.11
1st Mtg Amt:	\$294,500	Lot Area:	4,801
Total Value:	\$155,176	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 1
		Living Area:	1,118
		Total Rooms:	5
		Bedrooms:	2
		Bath(F/H):	1 /
		Yr Built/Eff:	1924 / 1924
		Air Cond:	YES
		Style:	SPANISH
		Fireplace:	/
		Pool:	
		Roof Mat:	ROLL COMPOSITION
		Parking:	PARKING AVAIL

Comp #:		4		Distance From Subject:0.17 (miles)	
Address:		5938 8TH AVE, LOS ANGELES, CA 90043-3104			
Owner Name:		GUZMAN MANUEL A			
Seller Name:		CARRASCO VIVIAN			
APN:		4005-011-010		Map Reference: 51-C4 /	
County:		LOS ANGELES, CA		Census Tract: 2347.00	
Subdivision:		4515		Zoning: LAR1	
Rec Date:		12/05/2014		Prior Rec Date: 11/26/2013	
Sale Date:		12/02/2014		Prior Sale Date: 10/22/2013	
Sale Price:		\$349,000		Prior Sale Price: \$210,000	
Sale Type:		FULL		Prior Sale Type: FULL	
Document #:		1313873		Acres: 0.11	
1st Mtg Amt:				Lot Area: 4,800	
Total Value:		\$210,000		# of Stories: 1.00	
Land Use:		SFR		Park Area/Cap#: / 2	
				Living Area: 845	
				Total Rooms: 5	
				Bedrooms: 2	
				Bath(F/H): 1 /	
				Yr Built/Eff: 1936 / 1936	
				Air Cond:	
				Style: CONVENTIONAL	
				Fireplace: /	
				Pool:	
				Roof Mat: ROLL	
				COMPOSITION	
				Parking: PARKING AVAIL	

Comp #:				Distance From Subject:0.18 (miles)			
Address:		5855 3RD AVE, LOS ANGELES, CA 90043-3221					
Owner Name:		IH5 PROPERTY WEST LP					
Seller Name:		GARCIA NOE & ELVIA					
APN:		4005-021-027		Map Reference:		51-D4 /	
County:		LOS ANGELES, CA		Census Tract:		2347.00	
Subdivision:		5347		Zoning:		LAR1	
Rec Date:		04/08/2015		Prior Rec Date:		11/07/2012	
Sale Date:		02/25/2015		Prior Sale Date:		08/03/2012	
Sale Price:		\$322,000		Prior Sale Price:		\$265,000	
Sale Type:		FULL		Prior Sale Type:		FULL	
Document #:		386706		Acres:		0.11	
1st Mtg Amt:				Lot Area:		4,797	
Total Value:		\$269,805		# of Stories:		1.00	
Land Use:		SFR		Park Area/Cap#:		/ 2	
				Living Area:		1,106	
				Total Rooms:		5	
				Bedrooms:		3	
				Bath(F/H):		2 /	
				Yr Built/Eff:		1924 / 1950	
				Air Cond:			
				Style:		SPANISH	
				Fireplace:		Y / 1	
				Pool:			
				Roof Mat:		ROLL	
				Parking:		COMPOSITION PARKING AVAIL	

Comp #:				Distance From Subject:0.21 (miles)			
Address:		5743 7TH AVE, LOS ANGELES, CA 90043-2515					
Owner Name:		BULLEY KEVIN L/FEAGIN MARGARET A					
Seller Name:		TERRIQUEZ AIDA					
APN:		5006-021-023		Map Reference:		51-C4 /	
County:		LOS ANGELES, CA		Census Tract:		2346.00	
Subdivision:		940		Zoning:		LAR1	
Rec Date:		10/17/2014		Prior Rec Date:		02/13/2014	
Sale Date:		10/09/2014		Prior Sale Date:		02/10/2014	
Sale Price:		\$315,000		Prior Sale Price:		\$165,000	
Sale Type:		FULL		Prior Sale Type:		FULL	
Document #:		1098512		Acres:		0.14	
1st Mtg Amt:		\$309,294		Lot Area:		6,077	
Total Value:		\$217,221		# of Stories:		1.00	
Land Use:		SFR		Park Area/Cap#:		/ 1	
				Living Area:		1,040	
				Total Rooms:		5	
				Bedrooms:		2	
				Bath(F/H):		1 /	
				Yr Built/Eff:		1919 / 1919	
				Air Cond:			
				Style:		CONVENTIONAL	
				Fireplace:		Y / 1	
				Pool:			
				Roof Mat:		COMPOSITION	
				Parking:		SHINGLE PARKING AVAIL	

Comp #:7				Distance From Subject:0.23 (miles)	
Address:		3130 W 59TH PL, LOS ANGELES, CA 90043-3113			
Owner Name:		GALLARDO GABRIEL			
Seller Name:		DAVIS RONALD			
APN:	4005-008-008	Map Reference:	51-C4 /	Living Area:	1,049
County:	LOS ANGELES, CA	Census Tract:	2347.00	Total Rooms:	5
Subdivision:	TALLEWANDA TR	Zoning:	LAR1	Bedrooms:	2
Rec Date:	05/20/2015	Prior Rec Date:	09/22/2011	Bath(F/H):	2 /
Sale Date:	04/22/2015	Prior Sale Date:	08/10/2011	Yr Built/Eff:	1925 / 1925
Sale Price:	\$325,000	Prior Sale Price:	\$226,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	SPANISH
Document #:	589246	Acres:	0.12	Fireplace:	/
1st Mtg Amt:	\$319,113	Lot Area:	5,391	Pool:	
Total Value:	\$231,155	# of Stories:	1.00	Roof Mat:	ROLL
Land Use:	SFR	Park Area/Cap#:	/ 1	Parking:	COMPOSITION
					PARKING AVAIL

Comp # :8				Distance From Subject:0.28 (miles)	
Address: 5714 3RD AVE, LOS ANGELES, CA 90043-2630					
Owner Name: FLORES FLORENCIO/MEJIA DORA B					
Seller Name: FH RANCH LLC					
APN: 5005-001-009		Map Reference: 51-D4 /		Living Area: 1,050	
County: LOS ANGELES, CA		Census Tract: 2346.00		Total Rooms:	
Subdivision: 900		Zoning: LAR1		Bedrooms: 3	
Rec Date: 05/26/2015		Prior Rec Date: 04/21/2015		Bath(F/H): 1 /	
Sale Date: 02/17/2015		Prior Sale Date: 04/09/2015		Yr Built/Eff: 1919 / 1923	
Sale Price: \$315,000		Prior Sale Price: \$211,000		Air Cond:	
Sale Type: FULL		Prior Sale Type: FULL		Style:	
Document #: 610246		Acres: 0.11		Fireplace: /	
1st Mtg Amt: \$309,294		Lot Area: 4,921		Pool:	
Total Value: \$215,975		# of Stories: 1.00		Roof Mat:	
Land Use: SFR		Park Area/Cap#: /		Parking:	

Comp #:9 Distance From Subject:0.32 (miles)
 Address: 3238 W 59TH ST, LOS ANGELES, CA 90043-3111
 Owner Name: WF LLC
 Seller Name: OCEAN DEV INC
 APN: 4005-006-016 Map Reference: 51-C4 / Living Area: 924
 County: LOS ANGELES, CA Census Tract: 2347.00 Total Rooms: 5
 Subdivision: SOUTHWESTERN HEIGHTS Zoning: LAR2 Bedrooms: 2
 Rec Date: 06/26/2015 Prior Rec Date: 06/10/2014 Bath(F/H): 1 /
 Sale Date: 06/22/2015 Prior Sale Date: 06/03/2014 Yr Built/Eff: 1922 / 1922
 Sale Price: \$640,000 Prior Sale Price: \$185,500 Air Cond:
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 770878 Acres: 0.14 Fireplace: /
 1st Mtg Amt: Lot Area: 6,253 Pool:
 Total Value: \$33,353 # of Stories: 1.00 Roof Mat: ROLL
 Land Use: SFR Park Area/Cap#: / 1 Parking: COMPOSITION
 PARKING AVAIL

Comp #:10 Distance From Subject:0.33 (miles)
 Address: 6331 MADDEN AVE, LOS ANGELES, CA 90043-4260
 Owner Name: IH5 PROPERTY WEST LP
 Seller Name: GOLDEN PROPERTIES VENTURE FUND
 APN: 4007-010-029 Map Reference: 51-C5 / Living Area: 1,137
 County: LOS ANGELES, CA Census Tract: 2348.00 Total Rooms: 5
 Subdivision: 4633 Zoning: LAR1 Bedrooms: 3
 Rec Date: 05/18/2015 Prior Rec Date: 09/29/2010 Bath(F/H): 1 /
 Sale Date: 05/05/2015 Prior Sale Date: 09/27/2010 Yr Built/Eff: 1922 / 1939
 Sale Price: \$315,000 Prior Sale Price: \$156,500 Air Cond:
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 575564 Acres: 0.11 Fireplace: Y / 1
 1st Mtg Amt: Lot Area: 4,801 Pool:
 Total Value: \$212,097 # of Stories: 1.00 Roof Mat: COMPOSITION
 Land Use: SFR Park Area/Cap#: / 1 Parking: SHINGLE
 PARKING AVAIL

Comp #:11 Distance From Subject:0.39 (miles)
 Address: 5461 5TH AVE, LOS ANGELES, CA 90043-2635
 Owner Name: NUNEZ ARACELI
 Seller Name: HERNANDEZ JAVIER
 APN: 5006-026-024 Map Reference: 51-C3 / Living Area: 1,064
 County: LOS ANGELES, CA Census Tract: 2346.00 Total Rooms: 5
 Subdivision: 1610 Zoning: LAR1 Bedrooms: 2
 Rec Date: 11/26/2014 Prior Rec Date: 07/22/2014 Bath(F/H): 1 /
 Sale Date: 11/19/2014 Prior Sale Date: 07/01/2014 Yr Built/Eff: 1919 / 1919
 Sale Price: \$315,000 Prior Sale Price: \$200,000 Air Cond:
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 1283192 Acres: 0.12 Fireplace: Y / 1
 1st Mtg Amt: Lot Area: 5,402 Pool:
 Total Value: \$120,178 # of Stories: 1.00 Roof Mat: COMPOSITION
 Land Use: SFR Park Area/Cap#: / 1 Parking: SHINGLE
 PARKING AVAIL

Comp #:12 Distance From Subject:0.4 (miles)
 Address: 5467 4TH AVE, LOS ANGELES, CA 90043-2631
 Owner Name: KAMP GLENN & CYNTHIA
 Seller Name: MAMO REAL ESTATE HOLDINGS II
 APN: 5006-029-021 Map Reference: 51-D3 / Living Area: 936
 County: LOS ANGELES, CA Census Tract: 2346.00 Total Rooms: 5
 Subdivision: 1610 Zoning: LAR1 Bedrooms: 2
 Rec Date: 03/06/2015 Prior Rec Date: 08/13/2014 Bath(F/H): 1 /
 Sale Date: 02/17/2015 Prior Sale Date: 06/17/2014 Yr Built/Eff: 1914 / 1914
 Sale Price: \$309,000 Prior Sale Price: \$220,000 Air Cond:
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 246964 Acres: 0.12 Fireplace: Y / 1
 1st Mtg Amt: Lot Area: 5,400 Pool:
 Total Value: \$137,904 # of Stories: 1.00 Roof Mat: COMPOSITION
 Land Use: SFR Park Area/Cap#: / 1 Parking: SHINGLE
 PARKING AVAIL

Comp #:13 Distance From Subject:0.4 (miles)
 Address: 5439 6TH AVE, LOS ANGELES, CA 90043-2639
 Owner Name: RAWLES CHALAINA S
 Seller Name: LKF PROPERTIES LLC
 APN: 5006-023-025 Map Reference: 51-C3 / Living Area: 982
 County: LOS ANGELES, CA Census Tract: 2346.00 Total Rooms: 5
 Subdivision: 1610 Zoning: LAR1 Bedrooms: 2
 Rec Date: 11/17/2014 Prior Rec Date: 01/31/2014 Bath(F/H): 1 /
 Sale Date: 09/16/2014 Prior Sale Date: 01/21/2014 Yr Built/Eff: 1921 / 1925
 Sale Price: \$349,000 Prior Sale Price: \$245,000 Air Cond:
 Sale Type: FULL Prior Sale Type: FULL Style: SPANISH
 Document #: 1226220 Acres: 0.12 Fireplace: Y / 1
 1st Mtg Amt: Lot Area: 5,403 Pool:
 Total Value: \$124,201 # of Stories: 1.00 Roof Mat: ROLL

Land Use:	SFR	Park Area/Cap#:	/ 1	Parking:	COMPOSITION PARKING AVAIL
Comp #:14				Distance From Subject:0.44 (miles)	
Address:	6536 5TH AVE, LOS ANGELES, CA 90043-4510				
Owner Name:	LALEHZARI BEHZAD & FARIDEH				
Seller Name:	FEDERAL NATL MTG ASSN FNMA				
APN:	4007-028-010	Map Reference:	51-D5 /	Living Area:	1,044
County:	LOS ANGELES, CA	Census Tract:	2348.00	Total Rooms:	5
Subdivision:	48	Zoning:	LAR1	Bedrooms:	2
Rec Date:	04/15/2015	Prior Rec Date:	12/23/1992	Bath(F/H):	1 /
Sale Date:	03/11/2015	Prior Sale Date:		Yr Built/Eff:	1926 / 1929
Sale Price:	\$255,000	Prior Sale Price:		Air Cond:	
Sale Type:	FULL	Prior Sale Type:		Style:	SPANISH
Document #:	414872	Acres:	0.11	Fireplace:	Y / 1
1st Mtg Amt:		Lot Area:	4,797	Pool:	
Total Value:	\$238,578	# of Stories:	1.00	Roof Mat:	ROLL COMPOSITION
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	PARKING AVAIL

Comp #:15		Distance From Subject:0.45 (miles)	
Address:	6309 11TH AVE, LOS ANGELES, CA 90043-4003		
Owner Name:	SANCHEZ VICTOR M S		
Seller Name:	MORELOS MARTHA		
APN:	4006-010-002	Map Reference:	51-C5 /
County:	LOS ANGELES, CA	Census Tract:	2349.01
Subdivision:	HYDE PARK	Zoning:	LAR3
Rec Date:	11/05/2014	Prior Rec Date:	08/17/2001
Sale Date:	10/22/2014	Prior Sale Date:	06/07/2001
Sale Price:	\$240,000	Prior Sale Price:	\$145,000
Sale Type:	FULL	Prior Sale Type:	UNKNOWN
Document #:	1170682	Acres:	0.06
1st Mtg Amt:	\$235,653	Lot Area:	2,449
Total Value:	\$230,000	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 1
		Living Area:	849
		Total Rooms:	4
		Bedrooms:	2
		Bath(F/H):	2 /
		Yr Built/Eff:	1924 / 1931
		Air Cond:	
		Style:	CONVENTIONAL
		Fireplace:	/
		Pool:	
		Roof Mat:	COMPOSITION SHINGLE
		Parking:	PARKING AVAIL

Comp #: 16				Distance From Subject: 0.46 (miles)	
Address:		3115 HYDE PARK BLVD, LOS ANGELES, CA 90043-4116			
Owner Name:		ESCARENO SERGIO/ALVIAR NANCY			
Seller Name:		MADRINAN ANDRES			
APN:	4006-012-035	Map Reference:	51-C5 /	Living Area:	919
County:	LOS ANGELES, CA	Census Tract:	2349.01	Total Rooms:	5
Subdivision:	HYDE PARK	Zoning:	LAR3	Bedrooms:	3
Rec Date:	06/25/2015	Prior Rec Date:	10/15/2012	Bath(F/H):	1 /
Sale Date:	05/15/2015	Prior Sale Date:	10/02/2012	Yr Built/Eff:	1922 / 1922
Sale Price:	\$275,000	Prior Sale Price:	\$235,000	Air Cond:	YES
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	757287	Acres:	0.10	Fireplace:	/
1st Mtg Amt:	\$220,000	Lot Area:	4,461	Pool:	
Total Value:	\$236,066	# of Stories:	1.00	Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/ 1	Parking:	ATTACHED GARAGE

Comp #: 17		Distance From Subject: 0.47 (miles)	
Address:	6410 ARLINGTON AVE, LOS ANGELES, CA 90043-4541		
Owner Name:	DIAZ BERNARDO		
Seller Name:	GONZALEZ ISAURA		
APN:	4007-022-013	Map Reference:	51-D5 /
County:	LOS ANGELES, CA	Census Tract:	2348.00
Subdivision:	6543	Zoning:	LAR1
Rec Date:	04/30/2015	Prior Rec Date:	03/24/1993
Sale Date:	08/15/2014	Prior Sale Date:	
Sale Price:	\$275,000	Prior Sale Price:	
Sale Type:	UNKNOWN	Prior Sale Type:	
Document #:	490827	Acres:	0.11
1st Mtg Amt:	\$178,062	Lot Area:	4,800
Total Value:	\$171,738	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 1
		Living Area:	926
		Total Rooms:	5
		Bedrooms:	2
		Bath(F/H):	1 /
		Yr Built/Eff:	1927 / 1927
		Air Cond:	
		Style:	SPANISH
		Fireplace:	/
		Pool:	
		Roof Mat:	ROLL COMPOSITION
		Parking:	PARKING AVAIL

Comp #:18

Distance From Subject:0.48 (miles)

Address: 5933 S WILTON PL, LOS ANGELES, CA 90047-1035

Owner Name: ZACHARIE MARVIN V

Seller Name: BLANNON MARK

APN: 6001-007-023

Map Reference: 51-D4 /

Living Area: 1,116

County: LOS ANGELES, CA

Census Tract: 2372.02

Total Rooms: 5

Subdivision: 4893

Zoning: LAR1

Bedrooms: 3

Rec Date: 06/12/2015

Prior Rec Date: 02/19/2015

Bath(F/H): 2 /

Sale Date: 06/04/2015

Prior Sale Date: 01/05/2015

Yr Built/Eff: 1956 / 1956

Sale Price: \$348,000

Prior Sale Price: \$250,000

Air Cond:

Sale Type: FULL

Prior Sale Type: FULL

Style: CONVENTIONAL

14/2015

RealQuest.com ® - Report

Document #:	695247	Acres:	0.11	Fireplace:	/
1st Mtg Amt:	\$348,000	Lot Area:	5,001	Pool:	
Total Value:	\$150,705	# of Stories:	1.00	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	ATTACHED GARAGE

Comp #:19	Distance From Subject:0.49 (miles)				
Address:	6027 S WILTON PL, LOS ANGELES, CA 90047-1315				
Owner Name:	PARHAM KENNETH				
Seller Name:	GW SAN DIEGO PROPERTIES LLC				
APN:	6001-011-017	Map Reference:	51-D4 /	Living Area:	1,097
County:	LOS ANGELES, CA	Census Tract:	2372.02	Total Rooms:	6
Subdivision:	6581	Zoning:	LAR1	Bedrooms:	3
Rec Date:	11/17/2014	Prior Rec Date:	07/16/1974	Bath(F/H):	1 /
Sale Date:	10/16/2014	Prior Sale Date:		Yr Built/Eff:	1916 / 1916
Sale Price:	\$287,000	Prior Sale Price:	\$17,500	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	1221332	Acres:	0.11	Fireplace:	Y / 1
1st Mtg Amt:	\$277,421	Lot Area:	4,804	Pool:	
Total Value:	\$32,752	# of Stories:	1.00	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	PARKING AVAIL

EXHIBIT D

ASSIGNED INSPECTOR: ANTONIO MONSISVAIS
JOB ADDRESS: 5930 SOUTH 6th AVENUE, LOS ANGELES, CA
ASSESSORS PARCEL NO. (APN): 4005-016-009

Date: July 15, 2015

CASE#: 508552
ORDER NO: A-3306229

EFFECTIVE DATE OF ORDER TO COMPLY: August 14, 2013
COMPLIANCE EXPECTED DATE: September 13, 2013
DATE COMPLIANCE OBTAINED: October 17, 2013

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LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-3306229

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

HELENA JUBANY
PRESIDENT

VAN AMBATIELOS
VICE-PRESIDENT

E. FELICIA BRANNON
VICTOR H. CUEVAS
SEPAND SAMZADEH

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.
SUPERINTENDENT OF BUILDING
INTERIM GENERAL MANAGER

ORDER TO COMPLY AND NOTICE OF FEE

DOTSON, HAZEL L
5930 6TH AVE
LOS ANGELES, CA 90043

CASE #: 508552
ORDER #: A-3306299
EFFECTIVE DATE: August 14, 2013
COMPLIANCE DATE: September 13, 2013

OWNER OF
SITE ADDRESS: 5930 S 6TH AVE
ASSESSORS PARCEL NO.: 4005-016-009
ZONE: R1; One-Family Zone

[Signature]
8/13/13

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 as it appears on the last equalized assessment roll. Section 98.0421 L.A.M.C

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

The inspection has revealed that the property is in violation of the Los Angeles Municipal Code as follows:

VIOLATION(S):

1. Open storage of inoperable vehicles.

You are therefore ordered to: Discontinue the open storage of inoperable vehicle(s).

Code Section(s) in Violation: 12.21A.1.(a), and 12.21A.8.(b) of the L.A.M.C.

Location: Driveway

2. Building premises are not maintained.

You are therefore ordered to: Maintain building premises clean and free of debris, rubbish, garbage, trash, overgrown vegetation and other similar materials.

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

Location: Front yard and driveway

NON-COMPLIANCE FEE WARNING:

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

In addition to the C.V.I.F. noted above, a proposed noncompliance fee in the amount of **\$550.00** 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 **\$1,925.00**.

Any person who fails to pay the non-compliance fee, late charge and collection fee shall also pay interest. Interest shall be calculated at the rate of one percent per month.

PENALTY WARNING:

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

APPEAL PROCEDURES:

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

If you have any questions or require any additional information please feel free to contact me at (323)789-2786.

Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector:

Bruce Todd

Date: August 07, 2013

BRUCE TODD
8475 S. VERMONT AVE.
LOS ANGELES, CA 90044
(323)789-2786

Bruce.Todd@lacity.org

[Signature]
REVIEWED BY