

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

September 24, 2015

Council District: # 8

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

JOB ADDRESS: **1843 WEST 41<sup>ST</sup> PLACE, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **5022-003-010**

On June 27, 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: **1843 West 41<sup>st</sup> Place, 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)	259.53
Title Report fee	<u>42.00</u>
<b>Grand Total</b>	<b>\$ <u>651.53</u></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 **\$651.53** 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 **\$651.53** 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 WOLCOTT, CITY CLERK

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. T12221**  
**Dated as of: 08/06/2015**

**Prepared for: City of Los Angeles**

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**SCHEDULE A**  
(Reported Property Information)

**APN #: 5022-003-010**

**Property Address: 1843 W 41ST PL**

**City: Los Angeles**

**County: Los Angeles**

**VESTING INFORMATION**

**Type of Document: Quitclaim Deed**

**Grantee : Elaine P. Paisley**

**Grantor : Kenneth L. Paisley**

**Deed Date : 2/17/1976**

**Recorded : 2/23/1976**

**Instr No. : 3473**

**MAILING ADDRESS: Elaine P. Paisley**  
**1843 W, 41st Place, Los Angeles, CA 90062.**

**SCHEDULE B**

**LEGAL DESCRIPTION**

*The following described property:*

*Situated in the City of Los Angeles, County of Los Angeles, State of California: Lot 10 in Block 60 of Vermont Avenue Square, as per map recorded in Book 18, Pages 70 and 71 of Maps, in the office of the County Recorder of said County.*

*Assessor's Parcel No: 5022-003-010*

**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 : \$15,000.00**

**Dated : 2/11/1981**

**Trustor : Elaine Paisley**

**Trustee : Title Insurance and Trust Company, a California Corporation**

**INTUITIVE REAL ESTATE SOLUTIONS**  
5711 W. SLAUSON AVE., SUITE 170  
CULVER CITY, CA 90230  
Phone 310-649-2020 310-649-0030 Fax

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**Work Order No. T12221**

**SCHEDULE B (Continued)**

**Beneficiary :** The Community Development Department of the City of Los Angeles  
**Recorded :** 3/10/1981 **Instr No. :** 81-245378

**MAILING ADDRESS:** Title Insurance and Trust Company, a California Corporation - None Shown

**MAILING ADDRESS:** ~~The Community Development Department of the City of Los Angeles -~~  
~~215 West 6th Street, Room 700, Los Angeles, California 90014.~~ ~~X-~~

**Type of Document:** A deed of trust to secure the payment of the amount of \$0.00 under that certain bond and any other obligations secured thereby.

**Dated :** 4/8/1983

**Trustor :** Elaine P Paisley,

**Trustee :** Joseph Joblin, Harry Goldstein and Robert W. Nairin

**Beneficiary :** Glasser Bros

**Recorded :** 4/11/1983

**Instr No. :** 83-398185

**Mailing Address:** Joseph Joblin, Harry Goldstein and Robert W. Nairin, None Shown

**Mailing Address:** Glasser Bros, None Shown

**Type of Document:** A claim of lien for the amount shown and any other amounts due.

**Claimant :** Department of Building and Safety Financial Services Division

**Recorded :** 5/3/2010

**Instr No. :** 20100598394

**MAILING ADDRESS:** Elaine P Paisley, 1843 W41St Pl, Los Angeles CA, 90062

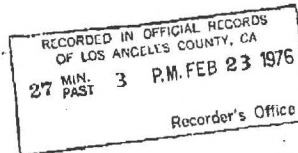
**MAILING ADDRESS:** Department of Building and Safety Financial Services Division,  
201 N Figueroa St., 9th Floor, Los Angeles, CA 90012

FEB 23 1976

RECORDING REQUESTED BY

DACORSI AND CORT  
1888 Century Park East  
Suite 1221  
Los Angeles, CA 90067  
AND WHEN RECORDED MAIL TO

3473



FEE  
\$3  
C

Name Elaine P. Paisley  
Street Address 1843 W. 41st Place  
City & State Los Angeles, CA 90062

SPACE ABOVE THIS LINE FOR RECORDER'S USE

MAIL TAX STATEMENTS TO

Name Elaine P. Paisley  
Street Address 1843 W. 41st Place  
City & State Los Angeles, CA 90062

DOCUMENTARY TRANSFER TAX \$ NONE  
COMPUTED ON FULL VALUE OF PROPERTY CONVEYED,  
FOR COMPUTED ON FULL VALUE LESS LIENS AND  
ENCUMBRANCES REMAINING AT TIME OF SALE.  
Signature of Deponent or Agent determining tax. Fido Name  
Walter A. Cort DACORSI AND CORT

QD 587

Quitclaim Deed

THIS FORM FURNISHED BY TRUSTORS SECURITY SERVICE

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

KENNETH L. PAISLEY

hereby REMISE(S), RELEASE(S) AND FOREVER QUITCLAIM(S) to

ELAINE P. PAISLEY

the following described real property in the City of Los Angeles county of Los Angeles  
state of California:

Lot 10 in Block 60 of Vermont Avenue Square, as per map recorded  
in Book 18, Pages 70 and 71 of maps, in the Office of the County  
Recorder of said County.

Dated \_\_\_\_\_

*Kenneth L. Paisley*  
KENNETH L. PAISLEY

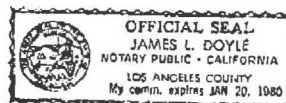
STATE OF CALIFORNIA }  
COUNTY OF LOS ANGELES } ss.  
On FEBRUARY 17 1976 before me, the under-  
signed, A Notary Public in and for said State, personally appeared  
KENNETH L. PAISLEY

\_\_\_\_\_ 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 *James L. Doyle*

Name (Typed or Printed)

If executed by a Corporation the Corporation Form  
of Acknowledgment must be used.



Title Order No. \_\_\_\_\_ File, Escrow or Loan No. \_\_\_\_\_

MAIL TAX STATEMENTS AS DIRECTED ABOVE

FEB 23 1976

RECORDING REQUESTED BY

81- 245378

AND WHEN RECORDED MAIL TO

Phone  
Telex  
Address  
City &  
State

THE COMMUNITY DEVELOPMENT DEPT.  
OF THE CITY OF LOS ANGELES  
215 West 6th Street, Room 700  
Los Angeles, California 90014

ATTENTION:

RECORDED IN OFFICIAL RECORDS  
OF LOS ANGELES COUNTY, CA

MAR 10 1981 AT 8 AM

Recorder's Office

FREE 1H

SPACE ABOVE THIS LINE FOR RECORDER'S USE  
SHORT FORM DEED OF TRUST AND ASSIGNMENT OF RENTS (INDIVIDUAL) A.P.N.

This Deed of Trust, made this 11th day of February 1981, between Elaine Paisley

whose address is 1843 W. 41st Place Los Angeles California 90062  
(number and street) (city) (state) (zip)

Title Insurance and Trust Company, a California corporation, herein called TRUSTEE, and

THE COMMUNITY DEVELOPMENT DEPARTMENT OF THE CITY OF LOS ANGELES, herein called BENEFICIARY,

Witnesseth: That TRUSTEE IRREVOCABLY GRANTS, TRANSFERS AND ASSIGNS TO TRUSTEE IN TRUST, WITH POWER OF SALE, that property in Los Angeles County, California, described as:

Lot 10 in Block 60 of Vermont Avenue Square, in the City of Los Angeles, in the County of Los Angeles, State of California as per map recorded 88 18 pages 70 and 71 of maps in the office of the county recorder of said county.

THE PROMISSORY NOTE WHICH IS SECURED BY THIS DEED OF TRUST IS DUE AND PAYABLE BY THE TRUSTOR IN A LUMP SUM WITH NO ACCRUED INTEREST AT SUCH TIME AS THE PROPERTY SECURED BY SAID DEED OF TRUST, OR ANY PART THEREOF OR INTEREST THEREIN, IS SOLD, CONVEYED OR TRANSFERRED, UNLESS BENEFICIARY FIRST GIVES ITS WRITTEN CONSENT TO DEFER PAYMENT FOR SUCH PERIOD AS SHALL BE REASONABLE.

TOGETHER WITH the rents, issues and profits thereof, SUBJECT, HOWEVER, to the right, power and authority given to and conferred upon Beneficiary by paragraph (10) of the provisions incorporated herein by reference to collect and apply such rents, issues and profits. For the Purpose of Securing: 1. Performance of each agreement of Trustor incorporated by reference or contained herein. 2. Payment of the indebtedness evidenced by one promissory note of even date herewith, and any extension or renewal thereof, in the principal sum of \$ 15,000.00 executed by Trustor in favor of Beneficiary or order. 3. Payment of such further sums as the then record owner of said property hereafter may borrow from Beneficiary, when evidenced by another note (or notes) reciting it is so secured.

To Protect the Security of This Deed of Trust, Trustor Agrees: By the execution and delivery of this Deed of Trust and the note secured hereby, that provisions (1) to (14), inclusive, of the fiduciary deed of trust recorded in Santa Barbara County and Sonoma County (October 18, 1961), and in all other counties (October 23, 1961), in the book and at the page of Official Records in the office of the county recorder of the county where said property is located, noted below opposite the name of such county, viz:

COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE
Alameda	435	486	El Paso	770	533	Maricopa	895	281	Sierra	29	335
Alameda	1	130	Los Angeles	362	39	Maricopa	151	5	Sierra	460	181
Alameda	184	360	Los Angeles	171	471	Maricopa	2005	322	Sierra	1105	182
Butte	1145	3	Los Angeles	19053	899	Maricopa	4331	61	Sierra	1851	409
Calaveras	145	153	Madison	610	170	San Bernardino	5271	263	Sierra	1715	456
Colusa	296	617	Maricopa	1308	339	San Bernardino	5567	61	Sierra	272	297
Contra Costa	3978	67	San Bernardino	177	292	San Bernardino	6332	905	Sierra	401	209
Del Norte	78	414	San Bernardino	579	330	San Joaquin	2479	311	Sierra	93	360
El Dorado	544	454	Maricopa	1547	338	San Luis Obispo	1131	13	Sierra	1294	275
Fresno	4626	372	Maricopa	184	851	San Mateo	4078	490	Sierra	135	47
Glen	622	184	Maricopa	13	479	San Mateo	1078	240	Sierra	2042	384
Humboldt	637	327	Maricopa	2194	138	San Mateo	5336	241	Sierra	652	745
Imperial	1091	501	Maricopa	639	86	San Mateo	1421	294	Sierra	224	486
Inyo	147	395	Nevada	205	300	Shasta	584	531			
Kern	3437	60	Orange	5689	411	San Diego	Series 2 Book 1961, Page 183882				

(which provisions, identical in all counties, are printed on the reverse hereof) hereby are adopted and incorporated herein and made a part hereof as fully as though set forth herein at length; that he will observe and perform said provisions; and that the references to property, obligations, and parties in said provisions shall be construed to refer to the property, obligations, and parties set forth in this Deed of Trust.

The undersigned Trustor requests that a copy of any Notice of Default and of any Notice of Sale be mailed to him at his address hereunder set forth.

STATE OF CALIFORNIA.

COUNTY OF Los Angeles

On 2-11-81

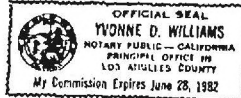
before me, the undersigned, a Notary Public in and for said State, personally appeared Elaine Paisley

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

Signature *Yvonne D. Williams*

Title Order No 7894033

Escrow or Loan No



(This area for official Notary Seal)

END OF RECORDED DOCUMENT

RECORDING REQUESTED BY  
City of Los Angeles Under  
Gov't Code 6103

00-1199583

AND WHEN RECORDED MAIL TO

NAME • City of Los Angeles  
ADDRESS • P.O. Box 532729  
CITY, STATE & ZIP Los Angeles, Ca 90053-2729  
ATTN: Asset Management

### REQUEST FOR NOTICE

UNDER SECTION 2924b CIVIL CODE

In accordance with section 2924B, Civil Code, request is hereby made that a copy of any Notice of Default and a copy of any Notice of Sale under the Deed of Trust recorded as: "See Exhibit A"

Executed by "See Exhibit A", as Trustor, in which the Los Angeles Housing Department of the City of Los Angeles, formerly known as The Community Development Department and The Department of Housing Preservation and Production of the City of Los Angeles and The City of Los Angeles, a municipal corporation, is named as Beneficiary, and Title Insurance and Trust Company, a California corporation, as Trustee, be mailed to

City of Los Angeles Housing Dept  
PO Box 532729  
Los Angeles, Ca 90053  
Attn: Asset Management

NOTICE: A copy of any notice of default and of any notice of sale will be sent to the address contained in this recorded request. If your address changes, a new request must be recorded.

Signature

David A. Zaitz

DATED: May 11, 2000

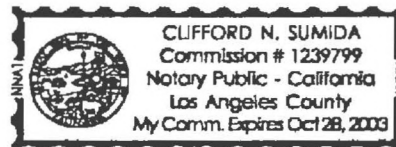
STATE OF CALIFORNIA

COUNTY OF Los Angeles } SS.

On May 11, 2000 before me, Clifford N. Sumida, "Notary Public"  
personally appeared David A. Zaitz personally known to me (or proved to me on the basis of satisfactory evidence) to 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



RECORDING REQUESTED BY

83- 398185

AND WHEN RECORDED MAIL TO

ASSOCIATED BOND & INSURANCE AGENCY  
650 South Spring Street, Suite 910  
Los Angeles, California 90014

RECORDED IN OFFICIAL RECORDS  
RECORDER'S OFFICE  
LOS ANGELES COUNTY  
CALIFORNIA  
1 MIN. 2 P.M. APR 11 1983  
PAST

FEE  
\$4  
D

DEED OF TRUST

This Deed of Trust, Made this 8<sup>th</sup> day of April, 1983  
Between Elaine P Paisley, herein called TRUSTOR,  
Joseph Joblin, Harry Goldstein and Robert W. Nairn of Los Angeles, California, herein called TRUSTEE,  
and Glosson Davis, herein called BENEFICIARY.  
WITNESSETH: That Trustor hereby GRANTS to TRUSTEE, IN TRUST, WITH POWER OF SALE, all that property  
In the County of Los Angeles, State of California, described as:

Lot 10 Block 60 Tract Vermont Avenue  
as per map recorded in Book 18 Page 57 and 71 of Maps, Miscellaneous Records

In the office of the County Recorder of Los Angeles County,  
AKB 1843 W 41st Place, Los Angeles, CA 90062

FOR THE PURPOSE OF SECURING payment to the said Beneficiary, of the monies due to and of all losses, damages, expenditures  
and liability suffered, sustained, made or incurred by the National Automobile and Casualty Insurance Co., hereinafter called the Surety  
or Beneficiary (and as more fully set forth and described in a certain indemnity agreement, which agreement is made a part hereof by  
reference as though herein fully set forth) on account of, growing out of, or resulting from the execution of a certain bond on behalf of  
Elaine P. Paisley in the matter of People State of California  
vs. Elaine P. Paisley AND FOR WHICH AMOUNTS and the matters set forth in the said  
indemnity agreement, the presents are security (Bond No. 22-15046)

IT IS AGREED AND CONDITIONED that a certificate signed by the Beneficiary at any time hereafter setting forth that the said  
bond has been declared forfeited or that a loss, damage, expenditure or liability has been sustained by the Surety or Beneficiary on account  
of the aforesaid Undertaking, the date or dates and amount or amounts of such loss, damages, expenditures and/or liability; that payment  
has been demanded of the party or parties on whose behalf the aforesaid Undertaking was or is about to be executed; and that such loss,  
damages, expenditures or determined liability has not been paid to the Beneficiary, shall be conclusive and binding on the Trustor, and shall  
be the warrant of the Trustor to proceed forthwith to foreclose and sell upon the security herein, and from the proceeds of sale (after  
deducting expenses including cost and search of evidence of title) pay to the Beneficiary the amount so certified, including interest at ten  
per cent per annum from demand to date of payment and attorney's fees.

IT IS FURTHER AGREED THAT: UPON Delivery of said Certificate to Trustor, Beneficiary may declare all sums or obligations  
secured hereby due and payable by delivery to Trustor of written declaration of default and demand for sale and of written notice of  
default and of election to cause to be sold said property, which notice Trustor shall cause to be duly filed for record.

IT SHALL BE DEEMED SUFFICIENT if proceedings to foreclose and sell the security herein are executed by any one of the above-  
named Trustors and it shall be deemed sufficient if a full reconveyance is executed by any one of the above-named Trustors; and, said one  
Trustor shall be deemed to be the attorney-in-fact for the other Trustors for those purposes. The authority thus granted herein shall be  
deemed to be coupled with an interest and shall not be affected by the death or incompetency of any of the Trustors for whom such one  
Trustor shall be acting.

THE UNDERSIGNED TRUSTOR REQUESTS that a copy of any notice of default and of any notice of sale hereunder be mailed to  
him at his mailing address opposite his signature hereto. Failure to insert such address shall be deemed a waiver of any request hereunder  
for a copy of such notice.

Elaine P. Paisley STREET AND NUMBER 1843 W 41st Place CITY Los Angeles STATE CA  
ELAINE P. PAISLEY 1843 W. 41st Place Los Angeles CA. 90062

STATE OF CALIFORNIA,

COUNTY OF Los Angeles

On this 8<sup>th</sup> day of April, 1983, before me, the undersigned, a Notary Public in

and for said State, personally appeared Elaine P. Paisley

personally known to me or proved to me on the basis of satisfactory evidence to be the person, whose name is

subscribed to the within instrument and acknowledged that she executed the same.

WITNESS my hand and official seal.

Official Notarial Seal:



Hilma Flores  
NOTARY PUBLIC

42007

RECORDING REQUESTED BY  
CITY OF LOS ANGELES

WHEN RECORDED MAIL TO.

Department of Building and Safety  
Financial Services Division  
201 N. Figueroa St., 9th Floor  
Los Angeles, CA 90012



SPACE ABOVE THIS LINE FOR RECORDER'S USE

### NOTICE OF PENDING LIEN

Notice is hereby given that, pursuant to the provisions of Section 98.0402 of Division 4 of Article 8 of Chapter IX of the Los Angeles Municipal Code (LAMC), the City of Los Angeles has incurred the cost of inspections of the property described below. The City of Los Angeles intends to impose a lien against the property described below to recover the cost of such inspections, plus appropriate fees and fines, as authorized by LAMC Section 98.0402 and Section 7.35.5 of Article 4.6 of Chapter I of Division 7 of the Los Angeles Administrative Code, upon confirmation of the City Council.

For further information regarding this notice and the status of Department proceedings, please contact Nancy Truong of the Department of Building and Safety between 9:00 a.m. and 11:00 a.m., Monday through Friday. (Invoice No. 4817547)

Telephone Number: (213) 482-6890

Office Location: 201 N. Figueroa St., Suite 940

The property subject to this Notice of Pending Lien is that certain real property in the City of Los Angeles, County of Los Angeles, State of California, described as follows

VERMONT AVENUE SQUARE 60 10 M B 18-70/71 (SHT 4)

THIS NOTICE WILL CONTINUE IN FULL FORCE AND EFFECT UNTIL THE CITY OF LOS ANGELES RECORDS A SUBSEQUENT NOTICE OF TERMINATION OF PENDING LIEN OR A NOTICE OF LIEN.

APN 5022-003-010  
AKA 1843 W 41ST PL  
LOS ANGELES

Owner  
PAISLEY ELAINE P  
1843 W 41ST PL  
LOS ANGELES CA, 90062

DATED. This 20th Day of April, 2010

CITY OF LOS ANGELES

By *Karen Penner*  
for Karen Penner, Bureau Chief  
Resource Management Bureau

# EXHIBIT B

ASSIGNED INSPECTOR: ANTONIO MONSISVAIS  
JOB ADDRESS: 1843 WEST 41<sup>ST</sup> PLACE, LOS ANGELES, CA  
ASSESSORS PARCEL NO. (APN): 5022-003-010

Date: September 24, 2015

Last Full Title: 08/06/2015

Last Update to Title:

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## LIST OF OWNERS AND INTERESTED PARTIES

- 1). ELAINE P. PAISLEY  
1843 W. 41<sup>ST</sup> PLACE  
LOS ANGELES, CA 90062  
CAPACITY: OWNER
  
- 2). LOS ANGELES HOUSING AND COMMUNITY INVESTMENT DEPARTMENT  
1200 W. 7<sup>TH</sup> ST., 1<sup>ST</sup> FLOOR  
LOS ANGELES, CA 90072  
CAPACITY: INTERESTED PARTY

# Property Detail Report

For Property Located At :  
**1843 W 41ST PL, LOS ANGELES, CA 90062-1521**

**Owner Information**

Owner Name: **PAISLEY ELAINE P**  
 Mailing Address: **1843 W 41ST PL, LOS ANGELES CA 90062-1521 C044**  
 Vesting Codes: **//**

**Location Information**

Legal Description:	<b>VERMONT AVE SQUARE LOT 10</b>	APN:	<b>5022-003-010</b>
County:	<b>LOS ANGELES, CA</b>	Alternate APN:	
Census Tract / Block:	<b>2315.00 / 3</b>	Subdivision:	<b>VERMONT AVE SQUARE</b>
Township-Range-Sect:		Map Reference:	<b>51-D2 /</b>
Legal Book/Page:	<b>5017-6</b>	Tract #:	
Legal Lot:	<b>10</b>	School District:	<b>LOS ANGELES</b>
Legal Block:	<b>60</b>	School District Name:	
Market Area:	<b>PHHT</b>	Munic/Township:	
Neighbor Code:			

**Owner Transfer Information**

Recording/Sale Date:	<b>02/23/1976 /</b>	Deed Type:	<b>DEED (REG)</b>
Sale Price:		1st Mtg Document #:	
Document #:			

**Last Market Sale Information**

Recording/Sale Date:	<b>/</b>	1st Mtg Amount/Type:	<b>/</b>
Sale Price:		1st Mtg Int. Rate/Type:	<b>/</b>
Sale Type:		1st Mtg Document #:	
Document #:		2nd Mtg Amount/Type:	<b>/</b>
Deed Type:		2nd Mtg Int. Rate/Type:	<b>/</b>
Transfer Document #:		Price Per SqFt:	
New Construction:		Multi/Split Sale:	
Title Company:			
Lender:			
Seller Name:			

**Prior Sale Information**

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

**Property Characteristics**

Gross Area:		Parking Type:		Construction:	
Living Area:	<b>1,364</b>	Garage Area:		Heat Type:	<b>HEATED</b>
Tot Adj Area:		Garage Capacity:		Exterior wall:	
Above Grade:		Parking Spaces:		Porch Type:	
Total Rooms:		Basement Area:		Patio Type:	
Bedrooms:	<b>3</b>	Finish Bsmnt Area:		Pool:	
Bath(F/H):	<b>1 /</b>	Basement Type:		Air Cond:	
Year Built / Eff:	<b>1911 / 1915</b>	Roof Type:		Style:	
Fireplace:	<b>Y / 1</b>	Foundation:		Quality:	
# of Stories:	<b>1.00</b>	Roof Material:		Condition:	
Other Improvements:					

**Site Information**

Zoning:	<b>LAR1</b>	Acres:	<b>0.13</b>	County Use:	<b>SINGLE FAMILY RESID (0100)</b>
Lot Area:	<b>5,750</b>	Lot Width/Depth:	<b>46 x 125</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>\$34,216</b>	Assessed Year:	<b>2015</b>	Property Tax:	<b>\$523.36</b>
Land Value:	<b>\$21,595</b>	Improved %:	<b>37%</b>	Tax Area:	<b>68</b>
Improvement Value:	<b>\$12,621</b>	Tax Year:	<b>2014</b>	Tax Exemption:	<b>HOMEOWNER</b>
Total Taxable Value:	<b>\$27,216</b>				

**Comparable Sales Report**

For Property Located At

**1843 W 41ST PL, LOS ANGELES, CA 90062-1521**



**20 Comparable(s) Selected.**

Report Date: 09/23/2015

**Summary Statistics:**

	Subject	Low	High	Average
Sale Price	\$0	\$50,000	\$455,000	\$357,450
Bldg/Living Area	1,364	1,160	1,552	1,328
Price/Sqft	\$0.00	\$41.81	\$379.17	\$270.60
Year Built	1911	1911	1980	1920
Lot Area	5,750	5,204	7,268	5,730
Bedrooms	3	1	4	2
Bathrooms/Restrooms	1	1	3	1
Stories	1.00	1.00	1.00	1.00
Total Value	\$34,216	\$36,253	\$389,000	\$210,639
Distance From Subject	0.00	0.02	0.43	0.25

\*= user supplied for search only

Comp #:				Distance From Subject:0.02 (miles)	
Address:		1838 W 41ST PL, LOS ANGELES, CA 90062-1520			
Owner Name:		HEFNER SHARRON A			
Seller Name:		RAMIREZ ROBERTO & MARIA			
APN:	5022-004-022	Map Reference:	51-D2 /	Living Area:	1,240
County:	LOS ANGELES, CA	Census Tract:	2315.00	Total Rooms:	5
Subdivision:	VERMONT AVE SQUARE	Zoning:	LAR1	Bedrooms:	2
Rec Date:	07/31/2015	Prior Rec Date:	03/08/2002	Bath(F/H):	1 /
Sale Date:	05/28/2015	Prior Sale Date:	12/14/2001	Yr Built/Eff:	1921 / 1921
Sale Price:	\$397,500	Prior Sale Price:	\$139,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	UNKNOWN	Style:	
Document #:	936851	Acres:	0.13	Fireplace:	Y / 1
1st Mtg Amt:	\$318,000	Lot Area:	5,627	Pool:	
Total Value:	\$170,848	# of Stories:	1.00	Roof Mat:	COMPOSITION
Land Use:	SFR	Park Area/Cap#:	/	Parking:	SHINGLE
					GARAGE

Comp #:	2			Distance From Subject:	0.04 (miles)
Address:	1834 W 41ST DR, LOS ANGELES, CA 90062-1516				
Owner Name:	AN SUN P				
Seller Name:	TRUST PROPERTY EXPERTS				
APN:	5022-003-023	Map Reference:	51-D2 /	Living Area:	1,529
County:	LOS ANGELES, CA	Census Tract:	2315.00	Total Rooms:	2
Subdivision:	VERMONT AVE SQUARE	Zoning:	LAR1	Bedrooms:	2
Rec Date:	07/10/2015	Prior Rec Date:	03/31/2015	Bath(F/H):	1 /
Sale Date:	06/12/2015	Prior Sale Date:	03/24/2015	Yr Built/Eff:	1913 / 1924
Sale Price:	\$430,000	Prior Sale Price:	\$260,000	Air Cond:	YES
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	829755	Acres:	0.13	Fireplace:	Y / 1
1st Mtg Amt:	\$215,000	Lot Area:	5,751	Pool:	
Total Value:	\$36,253	# of Stories:	1.00	Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:				Distance From Subject:0.09 (miles)			
Address:		1810 W 42ND ST, LOS ANGELES, CA 90062-1528					
Owner Name:		GOODE DEBRA E/GOODE MICHELLE C					
Seller Name:		GOODE MARJORIE					
APN:		5022-005-028		Map Reference:		51-D2 /	
County:		LOS ANGELES, CA		Census Tract:		2315.00	
Subdivision:		VERMONT AVE SQUARE		Zoning:		LAR1	
Rec Date:		05/21/2015		Prior Rec Date:		03/15/1982	
Sale Date:		02/18/2015		Prior Sale Date:		Yr Built/Eff:	
Sale Price:		\$50,000		Prior Sale Price:		1921 / 1921	
Sale Type:		FULL		Prior Sale Type:		Air Cond:	
Document #:		598646		Acres:		Style:	
1st Mtg Amt:				Lot Area:		Fireplace:	
Total Value:		\$206,110		# of Stories:		Y / 1	
Land Use:		SFR		Park Area/Cap#:		Pool:	
						Roof Mat:	
						Parking:	

Comp #:	4	Distance From Subject:0.11 (miles)
Address:	1901 W 41ST DR, LOS ANGELES, CA 90062-1408	
Owner Name:	LADERA PARK INVESTMENTS INC	

Seller Name:	<b>CERVANTES IRENE</b>	Map Reference:	<b>51-D2 /</b>	Living Area:	<b>1,457</b>
APN:	<b>5022-015-001</b>	Census Tract:	<b>2315.00</b>	Total Rooms:	<b>9</b>
County:	<b>LOS ANGELES, CA</b>	Zoning:	<b>LAR1</b>	Bedrooms:	<b>3</b>
Subdivision:	<b>VERMONT AVE SQUARE</b>	Prior Rec Date:	<b>01/04/1993</b>	Bath(F/H):	<b>1 /</b>
Rec Date:	<b>09/16/2015</b>	Prior Sale Date:		Yr Built/Eff:	<b>1912 / 1912</b>
Sale Date:	<b>08/24/2015</b>	Prior Sale Price:		Air Cond:	<b>YES</b>
Sale Price:	<b>\$290,000</b>	Prior Sale Type:		Style:	
Sale Type:	<b>FULL</b>	Acres:	<b>0.15</b>	Fireplace:	<b>Y / 1</b>
Document #:	<b>1147186</b>	Lot Area:	<b>6,359</b>	Pool:	
1st Mtg Amt:	<b>\$290,000</b>	# of Stories:	<b>1.00</b>	Roof Mat:	<b>COMPOSITION SHINGLE</b>
Total Value:	<b>\$119,375</b>	Park Area/Cap#:	<b>/</b>	Parking:	<b>GARAGE</b>
Land Use:	<b>SFR</b>				

Comp #:**5** Distance From Subject:**0.12 (miles)**

Address: **1843 W 41ST ST, LOS ANGELES, CA 90062-1525**

Owner Name: **COELHO EVELYN & RYAN M**

Seller Name: **ANTHONY LIVING TRUST**

APN:	<b>5022-001-010</b>	Map Reference:	<b>51-D2 /</b>	Living Area:	<b>1,432</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>2315.00</b>	Total Rooms:	<b>5</b>
Subdivision:	<b>VERMONT AVE SQUARE</b>	Zoning:	<b>LAR1</b>	Bedrooms:	<b>3</b>
Rec Date:	<b>07/14/2015</b>	Prior Rec Date:	<b>01/07/1992</b>	Bath(F/H):	<b>2 /</b>
Sale Date:	<b>06/03/2015</b>	Prior Sale Date:	<b>12/1991</b>	Yr Built/Eff:	<b>1980 / 1980</b>
Sale Price:	<b>\$440,000</b>	Prior Sale Price:	<b>\$150,000</b>	Air Cond:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Style:	<b>CONTEMPORARY</b>
Document #:	<b>843281</b>	Acres:	<b>0.13</b>	Fireplace:	<b>Y / 1</b>
1st Mtg Amt:	<b>\$396,000</b>	Lot Area:	<b>5,749</b>	Pool:	
Total Value:	<b>\$198,572</b>	# of Stories:	<b>1.00</b>	Roof Mat:	<b>COMPOSITION SHINGLE</b>
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/</b>	Parking:	<b>ATTACHED GARAGE</b>

Comp #:**6** Distance From Subject:**0.16 (miles)**

Address: **1915 W 42ND PL, LOS ANGELES, CA 90062-1442**

Owner Name: **GALVAN MIRIAM**

Seller Name: **LSR INVESTMENT GROUP LLC**

APN:	<b>5022-012-004</b>	Map Reference:	<b>51-D2 /</b>	Living Area:	<b>1,200</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>2315.00</b>	Total Rooms:	
Subdivision:	<b>VERMONT AVE SQUARE</b>	Zoning:	<b>LAR1</b>	Bedrooms:	<b>2</b>
Rec Date:	<b>04/15/2015</b>	Prior Rec Date:	<b>08/15/2014</b>	Bath(F/H):	<b>1 /</b>
Sale Date:	<b>04/09/2015</b>	Prior Sale Date:	<b>07/08/2014</b>	Yr Built/Eff:	<b>1919 / 1929</b>
Sale Price:	<b>\$455,000</b>	Prior Sale Price:	<b>\$205,000</b>	Air Cond:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Style:	
Document #:	<b>418911</b>	Acres:	<b>0.13</b>	Fireplace:	<b>Y / 1</b>
1st Mtg Amt:	<b>\$409,500</b>	Lot Area:	<b>5,501</b>	Pool:	
Total Value:	<b>\$270,000</b>	# of Stories:	<b>1.00</b>	Roof Mat:	
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/</b>	Parking:	

Comp #:**7** Distance From Subject:**0.17 (miles)**

Address: **1852 W MARTIN LUTHER KING JR BLVD B, LOS ANGELES, CA 90062-1504**

Owner Name: **GOMEZ GERBER & ANGELA**

Seller Name: **INBANET INVESTMENTS LLC**

APN:	<b>5022-001-019</b>	Map Reference:	<b>51-D1 /</b>	Living Area:	<b>1,507</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>2315.00</b>	Total Rooms:	
Subdivision:	<b>VERMONT AVE SQUARE</b>	Zoning:	<b>LARD5</b>	Bedrooms:	<b>2</b>
Rec Date:	<b>03/18/2015</b>	Prior Rec Date:	<b>03/26/2014</b>	Bath(F/H):	<b>1 /</b>
Sale Date:	<b>01/15/2015</b>	Prior Sale Date:	<b>03/18/2014</b>	Yr Built/Eff:	<b>1914 / 1914</b>
Sale Price:	<b>\$400,000</b>	Prior Sale Price:	<b>\$280,000</b>	Air Cond:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Style:	
Document #:	<b>288487</b>	Acres:	<b>0.13</b>	Fireplace:	<b>Y / 1</b>
1st Mtg Amt:	<b>\$345,950</b>	Lot Area:	<b>5,732</b>	Pool:	
Total Value:	<b>\$285,593</b>	# of Stories:	<b>1.00</b>	Roof Mat:	
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/</b>	Parking:	

Comp #:**8** Distance From Subject:**0.19 (miles)**

Address: **1809 W 43RD ST, LOS ANGELES, CA 90062-1549**

Owner Name: **ROSS LLEWELLYN D**

Seller Name: **RANDOM PROPERTIES ACQUISITION**

APN:	<b>5022-006-003</b>	Map Reference:	<b>51-D2 /</b>	Living Area:	<b>1,358</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>2315.00</b>	Total Rooms:	
Subdivision:	<b>VERMONT AVE SQUARE</b>	Zoning:	<b>LAR1</b>	Bedrooms:	<b>2</b>
Rec Date:	<b>07/16/2015</b>	Prior Rec Date:	<b>05/10/1994</b>	Bath(F/H):	<b>1 /</b>
Sale Date:	<b>07/08/2015</b>	Prior Sale Date:		Yr Built/Eff:	<b>1920 / 1926</b>
Sale Price:	<b>\$325,000</b>	Prior Sale Price:		Air Cond:	<b>YES</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:		Style:	
Document #:	<b>857767</b>	Acres:	<b>0.13</b>	Fireplace:	<b>Y / 1</b>
1st Mtg Amt:		Lot Area:	<b>5,750</b>	Pool:	
Total Value:	<b>\$318,300</b>	# of Stories:	<b>1.00</b>	Roof Mat:	
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/</b>	Parking:	

Comp #:**9** Distance From Subject:**0.22 (miles)**

Address: **2002 W 41ST ST, LOS ANGELES, CA 90062-1416**

Owner Name:	<b>MILLER NICHOLAS/MITCHELL ERIN</b>		
Seller Name:	<b>WRIGHT SIMBOA A &amp; PRAE L</b>		
APN:	<b>5022-015-031</b>	Map Reference:	<b>51-D2 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>2315.00</b>
Subdivision:	<b>VERMONT AVE SQUARE</b>	Zoning:	<b>LAR1</b>
Rec Date:	<b>05/26/2015</b>	Prior Rec Date:	<b>02/10/2000</b>
Sale Date:	<b>05/20/2015</b>	Prior Sale Date:	<b>01/26/2000</b>
Sale Price:	<b>\$390,000</b>	Prior Sale Price:	<b>\$72,938</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>605690</b>	Acres:	<b>0.13</b>
1st Mtg Amt:	<b>\$234,000</b>	Lot Area:	<b>5,501</b>
Total Value:	<b>\$116,949</b>	# of Stories:	<b>1.00</b>
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/</b>
		Living Area:	<b>1,552</b>
		Total Rooms:	
		Bedrooms:	<b>2</b>
		Bath(F/H):	<b>2 /</b>
		Yr Built/Eff:	<b>1914 / 1914</b>
		Air Cond:	<b>YES</b>
		Style:	
		Fireplace:	<b>Y / 1</b>
		Pool:	
		Roof Mat:	
		Parking:	

Comp #:10	Distance From Subject:0.22 (miles)		
Address:	<b>4227 S WESTERN AVE, LOS ANGELES, CA 90062-1643</b>		
Owner Name:	<b>GUZMAN LUIS E/CASTELLANO RAUL</b>		
Seller Name:	<b>MONTANO INVESTMENTS INC</b>		
APN:	<b>5021-028-005</b>	Map Reference:	<b>51-E2 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>2315.00</b>
Subdivision:	<b>VERMONT AVE SQUARE</b>	Zoning:	<b>LAC2</b>
Rec Date:	<b>01/28/2015</b>	Prior Rec Date:	<b>01/30/2014</b>
Sale Date:	<b>01/16/2015</b>	Prior Sale Date:	<b>12/23/2013</b>
Sale Price:	<b>\$317,000</b>	Prior Sale Price:	<b>\$190,000</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>98518</b>	Acres:	<b>0.17</b>
1st Mtg Amt:	<b>\$311,258</b>	Lot Area:	<b>7,268</b>
Total Value:	<b>\$193,795</b>	# of Stories:	
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/</b>
		Living Area:	<b>1,315</b>
		Total Rooms:	
		Bedrooms:	<b>2</b>
		Bath(F/H):	<b>1 /</b>
		Yr Built/Eff:	<b>1919 / 1919</b>
		Air Cond:	
		Style:	
		Fireplace:	<b>/</b>
		Pool:	
		Roof Mat:	
		Parking:	

Comp #:11	Distance From Subject:0.22 (miles)		
Address:	<b>2028 W 41ST DR, LOS ANGELES, CA 90062-1409</b>		
Owner Name:	<b>SO ERIC/SO KENNETH</b>		
Seller Name:	<b>QUINTANILLA ROSA E TRUST</b>		
APN:	<b>5022-014-025</b>	Map Reference:	<b>51-D2 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>2315.00</b>
Subdivision:	<b>VERMONT AVE SQUARE</b>	Zoning:	<b>LAR1</b>
Rec Date:	<b>03/30/2015</b>	Prior Rec Date:	<b>10/16/2002</b>
Sale Date:	<b>02/27/2015</b>	Prior Sale Date:	<b>09/09/2002</b>
Sale Price:	<b>\$389,000</b>	Prior Sale Price:	<b>\$225,000</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>338639</b>	Acres:	<b>0.13</b>
1st Mtg Amt:	<b>\$327,200</b>	Lot Area:	<b>5,502</b>
Total Value:	<b>\$271,135</b>	# of Stories:	<b>1.00</b>
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/</b>
		Living Area:	<b>1,160</b>
		Total Rooms:	<b>5</b>
		Bedrooms:	<b>2</b>
		Bath(F/H):	<b>1 /</b>
		Yr Built/Eff:	<b>1913 / 1913</b>
		Air Cond:	<b>YES</b>
		Style:	<b>BUNGALOW</b>
		Fireplace:	<b>Y / 1</b>
		Pool:	
		Roof Mat:	<b>COMPOSITION SHINGLE GARAGE</b>
		Parking:	

Comp #:12	Distance From Subject:0.3 (miles)		
Address:	<b>2024 W 43RD ST, LOS ANGELES, CA 90062-1451</b>		
Owner Name:	<b>ZOHDY TAREK</b>		
Seller Name:	<b>AGUILAR HECTOR &amp; NEREYDA</b>		
APN:	<b>5022-010-026</b>	Map Reference:	<b>51-D2 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>2315.00</b>
Subdivision:	<b>VERMONT AVE SQUARE</b>	Zoning:	<b>LAR1</b>
Rec Date:	<b>04/09/2015</b>	Prior Rec Date:	<b>02/26/2009</b>
Sale Date:	<b>03/06/2015</b>	Prior Sale Date:	<b>12/30/2008</b>
Sale Price:	<b>\$390,000</b>	Prior Sale Price:	<b>\$320,000</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>388470</b>	Acres:	<b>0.13</b>
1st Mtg Amt:	<b>\$370,405</b>	Lot Area:	<b>5,502</b>
Total Value:	<b>\$290,250</b>	# of Stories:	<b>1.00</b>
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/</b>
		Living Area:	<b>1,546</b>
		Total Rooms:	
		Bedrooms:	<b>4</b>
		Bath(F/H):	<b>2 /</b>
		Yr Built/Eff:	<b>1914 / 1930</b>
		Air Cond:	<b>YES</b>
		Style:	
		Fireplace:	<b>Y / 1</b>
		Pool:	
		Roof Mat:	
		Parking:	

Comp #:13	Distance From Subject:0.32 (miles)		
Address:	<b>4131 S HARVARD BLVD, LOS ANGELES, CA 90062-1727</b>		
Owner Name:	<b>RAYMAR PROPERTIES LLC</b>		
Seller Name:	<b>YOUNG CHOY L TRUST</b>		
APN:	<b>5021-007-028</b>	Map Reference:	<b>51-E2 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>2315.00</b>
Subdivision:	<b>2319</b>	Zoning:	<b>LAR2</b>
Rec Date:	<b>04/27/2015</b>	Prior Rec Date:	<b>02/14/1977</b>
Sale Date:	<b>04/15/2015</b>	Prior Sale Date:	
Sale Price:	<b>\$276,500</b>	Prior Sale Price:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	
Document #:	<b>473618</b>	Acres:	<b>0.12</b>
1st Mtg Amt:	<b>\$270,000</b>	Lot Area:	<b>5,205</b>
Total Value:	<b>\$38,097</b>	# of Stories:	<b>1.00</b>
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/</b>
		Living Area:	<b>1,276</b>
		Total Rooms:	
		Bedrooms:	<b>2</b>
		Bath(F/H):	<b>1 /</b>
		Yr Built/Eff:	<b>1936 / 1936</b>
		Air Cond:	<b>YES</b>
		Style:	
		Fireplace:	<b>Y / 1</b>
		Pool:	
		Roof Mat:	
		Parking:	

Comp #:14	Distance From Subject:0.37 (miles)		
Address:	<b>1758 W 39TH PL, LOS ANGELES, CA 90062-1340</b>		
Owner Name:	<b>ESTRADA HUGO L/ESTRADA BRIDGET I</b>		

<b>Seller Name: NEIGHBORHOOD STABILIZATION PAR</b>		
<b>APN: 5035-015-015</b>	<b>Map Reference: 51-D1 /</b>	<b>Living Area: 1,280</b>
<b>County: LOS ANGELES, CA</b>	<b>Census Tract: 2314.00</b>	<b>Total Rooms:</b>
<b>Subdivision: 1252</b>	<b>Zoning: LAR2</b>	<b>Bedrooms: 4</b>
<b>Rec Date: 07/17/2015</b>	<b>Prior Rec Date: 03/20/2015</b>	<b>Bath(F/H): 1 /</b>
<b>Sale Date: 07/01/2015</b>	<b>Prior Sale Date: 03/19/2015</b>	<b>Yr Built/Eff: 1922 / 1930</b>
<b>Sale Price: \$425,000</b>	<b>Prior Sale Price: \$308,500</b>	<b>Air Cond:</b>
<b>Sale Type: FULL</b>	<b>Prior Sale Type: FULL</b>	<b>Style:</b>
<b>Document #: 869463</b>	<b>Acres: 0.12</b>	<b>Fireplace: Y / 1</b>
<b>1st Mtg Amt: \$417,302</b>	<b>Lot Area: 5,424</b>	<b>Pool:</b>
<b>Total Value: \$232,554</b>	<b># of Stories: 1.00</b>	<b>Roof Mat:</b>
<b>Land Use: SFR</b>	<b>Park Area/Cap#: /</b>	<b>Parking:</b>

<b>Comp #:15</b>		<b>Distance From Subject:0.37 (miles)</b>
<b>Address: 4020 S HARVARD BLVD, LOS ANGELES, CA 90062-1731</b>		
<b>Owner Name: ANDINO DORA M/FLORES ISLEY</b>		
<b>Seller Name: MORTARA SERGIO &amp; SANDY</b>		
<b>APN: 5021-006-004</b>	<b>Map Reference: 51-E2 /</b>	<b>Living Area: 1,264</b>
<b>County: LOS ANGELES, CA</b>	<b>Census Tract: 2315.00</b>	<b>Total Rooms:</b>
<b>Subdivision: 2583</b>	<b>Zoning: LAR2</b>	<b>Bedrooms: 3</b>
<b>Rec Date: 08/07/2015</b>	<b>Prior Rec Date: 12/28/2010</b>	<b>Bath(F/H): 3 /</b>
<b>Sale Date: 06/25/2015</b>	<b>Prior Sale Date: 10/07/2010</b>	<b>Yr Built/Eff: 1921 / 1975</b>
<b>Sale Price: \$445,000</b>	<b>Prior Sale Price: \$250,000</b>	<b>Air Cond:</b>
<b>Sale Type: FULL</b>	<b>Prior Sale Type: FULL</b>	<b>Style:</b>
<b>Document #: 972139</b>	<b>Acres: 0.13</b>	<b>Fireplace: Y / 1</b>
<b>1st Mtg Amt: \$425,823</b>	<b>Lot Area: 5,837</b>	<b>Pool:</b>
<b>Total Value: \$266,500</b>	<b># of Stories:</b>	<b>Roof Mat:</b>
<b>Land Use: SFR</b>	<b>Park Area/Cap#: /</b>	<b>Parking: GARAGE</b>

<b>Comp #:16</b>		<b>Distance From Subject:0.37 (miles)</b>
<b>Address: 4318 S HOBART BLVD, LOS ANGELES, CA 90062-1628</b>		
<b>Owner Name: WISE INVESTMENTS LLC</b>		
<b>Seller Name: BARNES MALCOLM</b>		
<b>APN: 5021-023-017</b>	<b>Map Reference: 51-E2 /</b>	<b>Living Area: 1,244</b>
<b>County: LOS ANGELES, CA</b>	<b>Census Tract: 2315.00</b>	<b>Total Rooms:</b>
<b>Subdivision: 836</b>	<b>Zoning: LAR1</b>	<b>Bedrooms: 2</b>
<b>Rec Date: 06/10/2015</b>	<b>Prior Rec Date:</b>	<b>Bath(F/H): 1 /</b>
<b>Sale Date: 05/25/2015</b>	<b>Prior Sale Date:</b>	<b>Yr Built/Eff: 1912 / 1912</b>
<b>Sale Price: \$261,000</b>	<b>Prior Sale Price:</b>	<b>Air Cond: YES</b>
<b>Sale Type: FULL</b>	<b>Prior Sale Type:</b>	<b>Style:</b>
<b>Document #: 684838</b>	<b>Acres: 0.14</b>	<b>Fireplace: Y / 1</b>
<b>1st Mtg Amt: \$292,000</b>	<b>Lot Area: 5,900</b>	<b>Pool:</b>
<b>Total Value: \$103,926</b>	<b># of Stories: 1.00</b>	<b>Roof Mat:</b>
<b>Land Use: SFR</b>	<b>Park Area/Cap#: /</b>	<b>Parking:</b>

<b>Comp #:17</b>		<b>Distance From Subject:0.41 (miles)</b>
<b>Address: 4514 S WILTON PL, LOS ANGELES, CA 90062-1945</b>		
<b>Owner Name: RAMIREZ ANDY/PEREZ SANDY</b>		
<b>Seller Name: HUBBARD VERDEL &amp; A M TRUST</b>		
<b>APN: 5015-015-012</b>	<b>Map Reference: 51-D2 /</b>	<b>Living Area: 1,170</b>
<b>County: LOS ANGELES, CA</b>	<b>Census Tract: 2324.00</b>	<b>Total Rooms:</b>
<b>Subdivision: ST VINCENT COLLEGE TR</b>	<b>Zoning: LAR2</b>	<b>Bedrooms: 2</b>
<b>Rec Date: 02/20/2015</b>	<b>Prior Rec Date: 09/23/1991</b>	<b>Bath(F/H): 1 /</b>
<b>Sale Date: 12/30/2014</b>	<b>Prior Sale Date: 07/1991</b>	<b>Yr Built/Eff: 1911 / 1911</b>
<b>Sale Price: \$358,000</b>	<b>Prior Sale Price: \$90,000</b>	<b>Air Cond: YES</b>
<b>Sale Type: FULL</b>	<b>Prior Sale Type: FULL</b>	<b>Style:</b>
<b>Document #: 188293</b>	<b>Acres: 0.12</b>	<b>Fireplace: Y / 1</b>
<b>1st Mtg Amt: \$340,100</b>	<b>Lot Area: 5,204</b>	<b>Pool:</b>
<b>Total Value: \$190,009</b>	<b># of Stories: 1.00</b>	<b>Roof Mat:</b>
<b>Land Use: SFR</b>	<b>Park Area/Cap#: /</b>	<b>Parking:</b>

<b>Comp #:18</b>		<b>Distance From Subject:0.42 (miles)</b>
<b>Address: 4235 2ND AVE, LOS ANGELES, CA 90008-4003</b>		
<b>Owner Name: NAVARRO JESSICA</b>		
<b>Seller Name: INVESTMENT MANAGEMENT CO LLC</b>		
<b>APN: 5022-027-006</b>	<b>Map Reference: 51-D2 /</b>	<b>Living Area: 1,176</b>
<b>County: LOS ANGELES, CA</b>	<b>Census Tract: 2340.00</b>	<b>Total Rooms:</b>
<b>Subdivision: 2195</b>	<b>Zoning: LAR1</b>	<b>Bedrooms: 2</b>
<b>Rec Date: 01/06/2015</b>	<b>Prior Rec Date:</b>	<b>Bath(F/H): 1 /</b>
<b>Sale Date: 12/09/2014</b>	<b>Prior Sale Date:</b>	<b>Yr Built/Eff: 1925 / 1929</b>
<b>Sale Price: \$415,000</b>	<b>Prior Sale Price:</b>	<b>Air Cond:</b>
<b>Sale Type: FULL</b>	<b>Prior Sale Type:</b>	<b>Style:</b>
<b>Document #: 11065</b>	<b>Acres: 0.13</b>	<b>Fireplace: Y / 1</b>
<b>1st Mtg Amt: \$332,000</b>	<b>Lot Area: 5,460</b>	<b>Pool:</b>
<b>Total Value: \$265,000</b>	<b># of Stories: 1.00</b>	<b>Roof Mat:</b>
<b>Land Use: SFR</b>	<b>Park Area/Cap#: /</b>	<b>Parking:</b>

<b>Comp #:19</b>		<b>Distance From Subject:0.43 (miles)</b>
<b>Address: 1728 W 39TH ST, LOS ANGELES, CA 90062-1056</b>		
<b>Owner Name: MCCRAKIN DAISY D/MARISH OPHIR</b>		
<b>Seller Name: OCEAN RIDGE EQUITIES LLC</b>		

APN:	5035-018-006	Map Reference:	51-D1 /	Living Area:	1,276
County:	LOS ANGELES, CA	Census Tract:	2314.00	Total Rooms:	
Subdivision:	1252	Zoning:	LAR1	Bedrooms:	2
Rec Date:	04/15/2015	Prior Rec Date:	08/13/1975	Bath(F/H):	1 /
Sale Date:	04/14/2015	Prior Sale Date:		Yr Built/Eff:	1911 / 1911
Sale Price:	\$420,000	Prior Sale Price:	\$20,500	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	414399	Acres:	0.12	Fireplace:	Y / 1
1st Mtg Amt:	\$336,000	Lot Area:	5,276	Pool:	
Total Value:	\$389,000	# of Stories:	1.00	Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/ 1	Parking:	PARKING AVAIL

Comp #:20	Distance From Subject:0.43 (miles)				
Address:	1837 W 46TH ST, LOS ANGELES, CA 90062-1904				
Owner Name:	MATIAS CECILIA J/RUVALCABA JULIAN				
Seller Name:	DEUTSCHE BANK 2007-WF1				
APN:	5015-002-016	Map Reference:	51-D2 /	Living Area:	1,378
County:	LOS ANGELES, CA	Census Tract:	2324.00	Total Rooms:	
Subdivision:	WESTERN AVE SQUARE	Zoning:	LAR2	Bedrooms:	1
Rec Date:	03/31/2015	Prior Rec Date:	10/06/2006	Bath(F/H):	1 /
Sale Date:	03/18/2015	Prior Sale Date:	09/25/2006	Yr Built/Eff:	1911 / 1911
Sale Price:	\$275,000	Prior Sale Price:	\$455,000	Air Cond:	YES
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	349784	Acres:	0.14	Fireplace:	Y / 1
1st Mtg Amt:	\$233,750	Lot Area:	6,305	Pool:	
Total Value:	\$250,508	# of Stories:	1.00	Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

# EXHIBIT D

ASSIGNED INSPECTOR: ANTONIO MONSISVAIS  
JOB ADDRESS: 1843 WEST 41<sup>ST</sup> PLACE, LOS ANGELES, CA  
ASSESSORS PARCEL NO. (APN): 5022-003-010

Date: September 24, 2015

CASE#: 275690  
ORDER NO: A-2203295

EFFECTIVE DATE OF ORDER TO COMPLY: June 02, 2009  
COMPLIANCE EXPECTED DATE: June 27, 2009  
DATE COMPLIANCE OBTAINED: May 19, 2010

.....

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

### VIOLATIONS:

SEE ATTACHED ORDER # A-2203295

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

MARSHA L. BROWN  
PRESIDENT  
VAN AMBATIELOS  
VICE-PRESIDENT  
VICTOR H. CUEVAS  
HELENA JUBANY  
ELENORE A. WILLIAMS

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

PAISLEY, ELAINE P  
1843 W 41ST PL  
LOS ANGELES, CA 90062

CASE #: 275690  
ORDER #: A-2203295  
EFFECTIVE DATE: June 02, 2009  
COMPLIANCE DATE: June 27, 2009

OWNER OF

SITE ADDRESS: 1843 W 41ST PL  
ASSESSORS PARCEL NO.: 5022-003-010  
ZONE: R1; One-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):

I. Exterior wall surfaces not maintained.

You are therefore ordered to: Maintain exterior wall surfaces weather tight, in good repair and in a clean and sanitary condition.

Code Section(s) in Violation: 91.8104, 91.8104.12, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

Comments: PAINT EXTERIOR WOOD TRIM.

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 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.



CODE ENFORCEMENT BUREAU

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

Page 1 of 2

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# 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)252-3985.  
Office hours are 7:00 a.m. to 5:00 p.m. Monday through Friday.

Inspector:

*Robert Luera*

Date: June 02, 2009

ROBERT LUERA  
3550 WILSHIRE BLVD. SUITE 1800  
LOS ANGELES, CA 90010  
(213)252-3985

  
REVIEWED BY

JUN 09 2009

On TAS the

undersigned mailed this notice by  
regular mail, postage prepaid, to  
the addressee as shown on the last  
equalized assessment roll.

Signature