BOARD OF BUILDING AND SAFETY COMMISSIONERS

CITY OF LOS ANGELES

VAN AMBATIELOS

E. FELICIA BRANNON
VICE PRESIDENT

JOSELYN GEAGA-ROSENTHAL GEORGE HOVAGUIMIAN JAVIER NUNEZ



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

> FRANK M. BUSH GENERAL MANAGER

OSAMA YOUNAN, P.E. EXECUTIVE OFFICER

Council District: #9

May 26, 2017

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

JOB ADDRESS: 1036 WEST 46TH STREET, LOS ANGELES, CA ASSESSORS PARCEL NO. (APN): 5017-030-052

On June 15, 2015 pursuant to the authority granted by Section 91.103 of the Los Angeles Municipal Code, the Department of Building and Safety (the "Department") investigated and identified code violations at: 1036 West 46th Street, Los Angeles California, (the "Property"). A copy of the title report which includes a full legal description of the property is attached as Exhibit A.

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

In addition, pursuant to Section 98.0421, the property owner was issued an order May 21, 2015 to pay a code violation inspection fee after violations were identified and verified upon inspection. The non-compliance and code violation inspection fees imposed by the Department are as follows:

Description	Amount
Non-Compliance Code Enforcement Fee	\$ 660.00
Late Charge/Collection Fee (250%)	2,490.00
Code Violation Investigation Fee	336.00
System Development Surcharge	20.16
System Development Surcharge late Fee	50.40
Accumulated Interest (1%/month)	357.17
Title Report Fee	42.00
Grand Total	\$ 3,955.73

Pursuant to the authority granted by Section 7.35.3 of the Los Angeles Administrative Code, it is proposed a lien for a total sum of \$3,955.73 recorded against the property. It is requested that the Honorable City Council of the City of Los Angeles (the "City Council") designate the time and place protest can be heard concerning this matter, as set forth in Sections 7.35.3 and 7.35.5 of the Los Angeles Administrative Code.

It is further requested that the City Council instruct the Department to deposit to Dept 08, Fund 48R, Balance Sheet Account 2200, any payment received against this lien in the amount of \$3,955.73 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

ATTEST: HOLLY WOLCOTT, CITY CLERK

City Council on:

BY:

DEPUTY



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

Property Title Report

Work Order No. T14210
Dated as of: 04/19/2017

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 5017-030-052

Property Address: 1036 W 46TH ST

City: Los Angeles

County: Los Angeles

VESTING INFORMATION

Type of Document: TRUSTEE'S DEED UPON SALE

Grantee: GMAC MORTGAGE LLC; GMAC MORTGAGE CORPORATION

Grantor: AUBREY MANUEL

Deed Date: 08/12/2010

Instr No.: 10-1138828

Recorded: 08/17/2010

MAILING ADDRESS: GMAC MORTGAGE LLC; GMAC MORTGAGE CORPORATION 1100 VIRGINIA DR FORT WASHINGTON PA 19034

SCHEDULE B

LEGAL DESCRIPTION

Lot: 20 Block: 9 Abbreviated Description: LOT:20 BLK:9 CITY:REGION/CLUSTER: 09/09178 SUBD: VERMONT AVENUE SQUARE VERMONT AVE SQUARE 1/2 VAC ALLEY ADJ ON S AND LOT 20 BLK 9 City/Muni/Twp: REGION/CLUSTER: 09/09178

MORTGAGES/LIENS

We find no Open Mortgages/Deeds of Trust of Record.

RECORDING REQUESTED BY: Executive Trustee Services, LLC dba ETS Services, LLC

AND WHEN RECORDED MAIL TO: GMAC MORTGAGE, LLC FKA **GMAC MORTGAGE CORPORATION** 1100 VIRGINIA DRIVE FORT WASHINGTON, PA 19034

Forward Tax Statements to



the address given above

SPACE ABOVE LINE FOR RECORDER'S USE

TS # GM-199392-C LOAN # 0307665089 TITLE ORDER # 090289095-CA-MSI

INVESTOR #. 000000000000

TRUSTEE'S DEED UPON SALE

APN 5017-030-052

TRANSFER TAX: \$00.00

"THIS TRANSACTION IS EXEMPT FROM THE REQUIREMENTS OF THE REVENUE AND TAXATION CODE, SECTION 480.3"

The Grantee Herein Was The Foreclosing Beneficiary.

The Amount Of The Unpaid Debt was \$456,488.25

The Amount Paid By The Grantee Was \$170,000.00

Said Property is In The City Of LOS ANGELES, County of Los Angeles

"This instrument is being recorded as an ACCOMMODATION ONLY, with no

Representation as to its effect upon title"

Executive Trustee Services, LLC dba ETS Services, LLC, as Trustee, (whereas so designated in the Deed of Trust hereunder

more particularly described or as duly appointed Trustee) does hereby GRANT and CONVEY to

GMAC MORTGAGE, LLC FKA **GMAC MORTGAGE CORPORATION**

(herein called Grantee) but without covenant or warranty, expressed or implied, all right title and interest conveyed to and now held by it as Trustee under the Deed of Trust in and to the property situated in the county of Los Angeles, State of California, described as follows:

See exhibit "A" attached hereto and made a part hereof

This conveyance is made in compliance with the terms and provisions of the Deed of Trust executed by AUBREY MANUEL, A SINGLE MAN as Trustor, dated 2/17/2006 of the Official Records in the office of the Recorder of Los Angeles, California under the authority and powers vested in the Trustee designated in the Deed of Trust or as the duly appointed Trustee, default having occurred under the Deed of Trust pursuant to the Notice of Default and Election to Sell under the Deed of Trust recorded on 2/24/2006, instrument number 06 0408263 (or Book, Page) of Official records. Trustee having complied with all applicable statutory requirements of the State of California and performed all duties required by the Deed of Trust including sending a Notice of Default and Election to Sell within ten days after its recording and a Notice of Sale at least twenty days prior to the Sale Date by certified mail, postage pre-paid to each person entitled to notice in compliance with California Civil Code 2924b.

[Page 1 of 2]

TRUSTEE'S DEED UPON SALE

Trustee's Deed T.S.# GM-199392-C Loan # 0307665089 Title Order # 090289095-CA-MSI

All requirements per California Statutes regarding the mailing, personal delivery and publication of copies of Notice of Default and Election to Self under Deed of Trust and Notice of Trustee's Sale, and the posting of copies of Notice of Trustee's Sale have been complied with. Trustee, in compliance with said Notice of Trustee's sale and in exercise of its powers under said Deed of Trust sold said real property at public auction on 8/9/2010. Grantee, being the highest bidder at said sale became the purchaser of said property for the amount bid, being \$170,000.00, in lawful money of the United States, in pro per, receipt there of is hereby acknowledged in full/partial satisfaction of the debt secured by said Deed of Trust.

In witness thereof, Executive Trustee Services, LLC dba ETS Services, LLC, as Trustee, has this day, caused its name

to be hereunto affixed by its officer thereunto duly authorized by its corporation by-laws

Date: 8/12/2010

LLC

Executive Trustee Services, LLC dba/ETS Services,

Kathleen Gowen, Limited Signing Officer

State of California) S.S. County of Los Angeles)

On 8/12/2010 before me, Sally Bettran Notary Public, personally appeared Kathleen Gowen who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(les), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument

I certify under penalty of perjury under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

SALLY BELTRAN
Commission # 1777035
Notary Public - California
Los Angelas County
My Comm Extres Cot 27,7011

[Page 2 of 2]

EXHIBIT B

ASSIGNED INSPECTOR: MARIO CUEVAS

Date: May 26, 2017

JOB ADDRESS: 1036 WEST 46TH STREET, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 5017-030-052

Last Full Title: 04/19/2017

Last Update to Title:

LIST OF OWNERS AND INTERESTED PARTIES

1). GMAC MORTGAGE LLC GMAC MORTGAGE CORP 1100 VIRGINIA DR FORT WASHINGTON, PA 19034-3204

CAPACITY: OWNER

Property Detail Report

For Property Located At:

1036 W 46TH ST, LOS ANGELES, CA 90037-2902



Owner Information					
Owner Name: Mailing Address: Vesting Codes:	GMAC MORTGAGE LLC 1100 VIRGINIA DR, FORT V //	WASHINGTON PA 19034-320	04 C008		
Location Information					
Legal Description: County: Census Tract / Block: Township-Range-Sect: Legal Book/Page: Legal Lot: Legal Block: Market Area: Neighbor Code:	VERMONT AVE SQUARE 1 LOS ANGELES, CA 2322.00 / 1 5017-6 20 9 C34	/2 VAC ALLEY ADJ ON S A APN: Alternate APN: Subdivision: Map Reference: Tract #: School District: School District Nam Munic/Township:		5017-0 VERM 51-F3	030-052 ONT AVE SQUARE / NGELES
Owner Transfer Informa					Company of the Compan
Recording/Sale Date: Sale Price: Document #: Last Market Sale Inform	08/17/2010 / 08/09/2010 \$170,000 1138828	Deed Type: 1st Mtg Document #	ŧ	TRUS	TEE'S DEED
Recording/Sale Date: Sale Price: Sale Type: Document #: Deed Type: Transfer Document #: New Construction: Title Company: Lender:	01/26/1990 / 01/1990 \$46,000 FULL 149068 GRANT DEED	1st Mtg Amount/Typ 1st Mtg Int. Rate/Tyl 1st Mtg Document # 2nd Mtg Amount/Tyl 2nd Mtg Int. Rate/Ty Price Per SqFt: Multi/Split Sale:	pe: :: pe:	/ / / / \$35.83	
Seller Name:	MUNDY KAREN				
Prior Sale Information Prior Rec/Sale Date: Prior Sale Price: Prior Doc Number: Prior Deed Type:	01/26/1990 / 01/1990 \$46,000 149067 GRANT DEED	Prior Lender: Prior 1st Mtg Amt/Ty Prior 1st Mtg Rate/T] 	
Property Characteristics	\$				
Gross Area: Living Area: Tot Adj Area: Above Grade: Total Rooms: Bedrooms: 2	Parking Type: Garage Area: Garage Capacity: Parking Spaces: Basement Area: Finish Bsmnt Area:		Construction: Heat Type: Exterior wall: Porch Type: Patio Type: Pool:		HEATED
Bath(F/H): 1 / Year Built / Eff: 1909 / Fireplace: Y / 1 1.00 Other Improvements:	Basement Type:		Air Cond: Style: Quality: Condition:		YES
Site Information					
Zoning: LAR1	Acres:	0.16	County Use:		SINGLE FAMILY RESID (0100)
Lot Area: 6,986 Land Use: SFR Site Influence: Tax Information	Lot Width/Depth: Res/Comm Units:	45 x 147 /	State Use: Water Type: Sewer Type:		TYPE UNKNOWN
Total Value: \$291,1 Land Value: \$232,6 Improvement Value: \$58,44 Total Taxable Value: \$291,1	Improved %: Tax Year:	2016 20% 2016	Property Tax: Tax Area: Tax Exemption:		\$3,662.70 212

Comparable Summary





1036 W 46TH ST, LOS ANGELES, CA 90037-2902

20 Comparable(s) found. (Click on the address to view more property information)

▶ View Report

Configure Display Fields

Modify Comparable Search Criteria

Summary Statistics For Selected Properties: 20

Subject Property	Low	High	Average
\$46,000	\$45,000	\$710,000	\$397,475
1,284	1,092	1,472	1,324
\$35.83	\$31.03	\$602.72	\$301.91
1909	1905	1927	1912
6,986	3,091	8,100	5,993
2	2	3	2
1	1	2	1
1.00	1.00	1.00	1.00
\$291,125	\$28,314	\$352,079	\$174,925
0.00	0.08	0.49	0.33
	\$46,000 1,284 \$35.83 1909 6,986 2 1 1,00	\$46,000 \$45,000 1,284 1,092 \$35.83 \$31.03 1909 1905 6,986 3,091 2 2 1 1 1.00 1.00 \$291,125 \$28,314	\$46,000 \$45,000 \$710,000 1,284 1,092 1,472 \$35.83 \$31.03 \$602.72 1909 1905 1927 6,986 3,091 8,100 2 2 3 1 1 1 2 1.00 1.00 1.00 \$291,125 \$28,314 \$352,079

^{*=} user supplied for search only

✓ # F	Address	Sale Price	Yr Blt	Bed	Baths/Restrooms(Full)	Last Recording	Bld/Liv	Lot Area	Dist
Subject	Property								
	1036 W 46TH ST	\$46,000	1909	2	1	01/26/1990	1,284	6,986	0.0
Compar									
☑ 1	1016 W 47TH ST	\$422,500	1927	3	1	03/01/2017	1,472	8,055	0.08
√ 2	1031 W 48TH ST	\$490,000	1911	2	1	01/11/2017	1,421	6,707	0.1
√ 3	950 W 46TH ST	\$325,000	1907	3	1	02/24/2017	1,273	6,663	0.16
y 4	1027 W 49TH ST	\$45,000	1909	2	1	03/16/2017	1,450	5,850	0.17
5	952 W 45TH ST	\$710,000	1907	3	1	11/07/2016	1,178	5,950	0.17
√ 6	1245 W 45TH ST	\$395,000	1908	2	1	12/22/2016	1,320	7,387	0.29
7	910 W 50TH ST	\$659,000	1911	2	1	12/12/2016	1,380	5,173	0.32
√ 8	4269 WALTON AVE	\$710,000	1919	2	1	09/20/2016	1,400	6,000	0.34
y 9	905 W 50TH PL	\$275,000	1912	3	1	12/05/2016	1,306	5,196	0.35
V 10	901 W 50TH PL	\$480,000	1911	3	2	12/01/2016	1,422	5,196	0.35
V 11	945 W 51ST PL	\$190,000	1911	2	1	12/02/2016	1,122	3,091	0.38
12	1307 W 50TH ST	\$305,000	1908	3	1	03/21/2017	1,363	5,720	0.39
√ 13	1218 W 51ST ST	\$310,000	1916	2	1	03/20/2017	1,092	5,701	0.39
√ 14	4300 S RAYMOND AVE	\$366,000	1922	3	1	09/30/2016	1,360	6,609	0.39
√ 15	701 W 45TH ST	\$450,000	1906	3	1	05/15/2017	1,352	6,003	0.44
√ 16	4313 KENWOOD AVE	\$387,000	1921	2	1	05/17/2017	1,142	6,757	0.45
y 17	1416 W 47TH ST	\$250,000	1912	3	1	04/20/2017	1,448	5,544	0.45
V 18	715 W 43RD ST	\$420,000	1905	2	1	05/03/2017	1,302	4,800	0.48
y 19	605 W 46TH ST	\$360,000	1921	2	1	09/19/2016	1,392	8,100	0.49
y 20	1139 W 53RD ST	\$400,000	1909	3	2	11/28/2016	1,276	5,361	0.49

Comparable Sales Report

For Property Located At



Report Date: 05/23/2017

1036 W 46TH ST, LOS ANGELES, CA 90037-2902

20 Comparable(s) Selected.

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$46,000	\$45,000	\$710,000	\$397,475
Bldg/Living Area	1,284	1,092	1,472	1,324
Price/Sqft	\$35.83	\$31.03	\$602.72	\$301.91
Year Built	1909	1905	1927	1912
Lot Area	6,986	3,091	8,100	5,993
Bedrooms	2	2	3	2
Bathrooms/Restrooms	1	1	2	1
Stories	1.00	1.00	1.00	1.00
Total Value	\$291,125	\$28,314	\$352,079	\$174,925
Distance From Subject	0.00	0.08	0.49	0.33

^{*=} user supplied for search only

Comp #:4				Diatanaa Fra	m Subject:0.09 (mile
Comp #:1 Address:	1016 W 47TH ST, LOS ANG	ELES. CA 90037-2914		Distance From	m Subject:0.08 (mile
Owner Name:	KANG TAEJUNG				
Seller Name:	SANTAMARIA-MONTANO N	MARICELA			
APN:	5017-029-041	Map Reference:	51-F3 /	Living Area:	1,472
County:	LOS ANGELES, CA	Census Tract:	2322.00	Total Rooms:	1.0. • (September 1)
Subdivision:	VERMONT SQUARE	Zoning:	LAR1	Bedrooms:	3
Rec Date:	03/01/2017	Prior Rec Date:	05/13/2014	Bath(F/H):	1 /
Sale Date:	01/03/2017	Prior Sale Date:	04/29/2014	Yr Built/Eff:	1927 / 1937
Sale Price:	\$422,500	Prior Sale Price:	\$340,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	242250	Acres:	0.18	Fireplace:	1
1st Mtg Amt:	\$390,500	Lot Area:	8,055	Pool:	
Total Value:	\$352,079	# of Stories:	200	Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	1	Parking:	
Comp #:2				Distance Fro	om Subject:0.1 (miles
Address:	1031 W 48TH ST, LOS ANGI	ELES, CA 90037-2919			
Owner Name:	PINTAR INV CO RESIDL LP				
Seller Name:	PINTAR INV CO RESIDL LP				
APN:	5017-029-054	Map Reference:	1	Living Area:	1,421
County:	LOS ANGELES, CA	Census Tract:	2322.00	Total Rooms:	
Subdivision:	VERMONT SQUARE	Zoning:	LAR1	Bedrooms:	2
Rec Date:	01/11/2017	Prior Rec Date:	08/03/2016	Bath(F/H):	1/
Sale Date:	12/30/2016	Prior Sale Date:	04/14/2016	Yr Built/Eff:	1911 / 1911
Sale Price:	\$490,000	Prior Sale Price:	\$345,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	42728	Acres:	0.15	Fireplace:	1
1st Mtg Amt:	\$392,000	Lot Area:	6,707	Pool:	
Total Value:	\$35,606	# of Stories:		Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	1	Parking:	
Comp #:3				Distance From	n Subject: 0.16 (miles
Address:	950 W 46TH ST, LOS ANGEL	LES, CA 90037-3004			
Owner Name:	DOUGLAS STEVEN				
Seller Name:	JACKSON BRENDA L TRUS				
APN:	5018-009-006	Map Reference:	51-F3 /	Living Area:	1,273
County:	LOS ANGELES, CA	Census Tract:	2321.10	Total Rooms:	
Subdivision:	VERMONT & VERNON AVE TR	Zoning:	LARD3	Bedrooms:	3
Rec Date:	02/24/2017	Prior Rec Date:	07/03/2000	Bath(F/H):	1/
Sale Date:	06/13/2016	Prior Sale Date:	07/03/2000	Yr Built/Eff:	1907 / 1917
Sale Price:	\$325,000	Prior Sale Price:		Air Cond:	YES
Sale Type:	FULL	Prior Sale Type:			120
Sale Type: Document#:	225087	Acres:	0.15	Style: Fireplace:	Y/1
Ist Mtg Amt:	\$214,500	Lot Area:	6,663	Pool:	17.1
Total Value:	\$32,301	# of Stories:	1.00	Roof Mat:	
and Use:	SFR	Park Area/Cap#:	1	Parking:	
	ROSE AND OUT TO COMPANY TO A DOCUMENT OF THE RESIDENCE OF THE STATE OF			Dioton F-	Cubioctia 47 (!
Comp #:4				Distance From	Subject:0.17 (miles
Comp #:4	1027 W 40TH ST 1 OS ANOS	I ES CA 00027 2024			
Address:	1027 W 49TH ST, LOS ANGE				
Address: Owner Name:	VIMA REDEVELOPMENT GR				
Address: Owner Name: Seller Name:	VIMA REDEVELOPMENT GR NICHOLSON MELISSA	ROUP LLC	51-F3 /	l įvina Ares	1 450
Address: Owner Name: Seller Name: APN:	VIMA REDEVELOPMENT GR NICHOLSON MELISSA 5017-028-008	Map Reference:	51-F3 / 2323.00	Living Area:	1,450
Address: Owner Name: Seller Name: APN: County:	VIMA REDEVELOPMENT GR NICHOLSON MELISSA 5017-028-008 LOS ANGELES, CA	Map Reference: Census Tract:	2323.00	Total Rooms:	
Address: Owner Name: Seller Name: APN: County: Subdivision:	VIMA REDEVELOPMENT GR NICHOLSON MELISSA 5017-028-008 LOS ANGELES, CA VERMONT AVE SQUARE	Map Reference: Census Tract: Zoning:	2323.00 LAR1	Total Rooms: Bedrooms:	2
Address: Owner Name: Seller Name: APN: County: Subdivision: Rec Date:	VIMA REDEVELOPMENT GR NICHOLSON MELISSA 5017-028-008 LOS ANGELES, CA VERMONT AVE SQUARE 03/16/2017	Map Reference: Census Tract: Zoning: Prior Rec Date:	2323.00 LAR1 04/12/2016	Total Rooms: Bedrooms: Bath(F/H):	2
Address: Dwner Name: Seller Name: APN: County: Bubdivision: Rec Date: Gale Date:	VIMA REDEVELOPMENT GR NICHOLSON MELISSA 5017-028-008 LOS ANGELES, CA VERMONT AVE SQUARE 03/16/2017 03/06/2017	Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date:	2323.00 LAR1 04/12/2016 03/17/2016	Total Rooms: Bedrooms: Bath(F/H): Yr Built/Eff:	2
Address: Dwner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Date: Sale Price:	VIMA REDEVELOPMENT GR NICHOLSON MELISSA 5017-028-008 LOS ANGELES, CA VERMONT AVE SQUARE 03/16/2017 03/06/2017 \$45,000	Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price:	2323.00 LAR1 04/12/2016 03/17/2016 \$405,000	Total Rooms: Bedrooms: Bath(F/H): Yr Built/Eff: Air Cond:	2 1 /
Address: Dwner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Date: Sale Price: Sale Type:	VIMA REDEVELOPMENT GR NICHOLSON MELISSA 5017-028-008 LOS ANGELES, CA VERMONT AVE SQUARE 03/16/2017 03/06/2017 \$45,000 FULL	Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Type:	2323.00 LAR1 04/12/2016 03/17/2016 \$405,000 FULL	Total Rooms: Bedrooms: Bath(F/H): Yr Built/Eff: Air Cond: Style:	2 1 / 1909 / 1909
Address: Dwner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Date: Sale Price: Sale Type: Document #:	VIMA REDEVELOPMENT GR NICHOLSON MELISSA 5017-028-008 LOS ANGELES, CA VERMONT AVE SQUARE 03/16/2017 03/06/2017 \$45,000	Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Type: Acres:	2323.00 LAR1 04/12/2016 03/17/2016 \$405,000 FULL 0.13	Total Rooms: Bedrooms: Bath(F/H): Yr Built/Eff: Air Cond: Style: Fireplace:	2 1 /
Address: Dwner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Date: Sale Price: Sale Type:	VIMA REDEVELOPMENT GR NICHOLSON MELISSA 5017-028-008 LOS ANGELES, CA VERMONT AVE SQUARE 03/16/2017 03/06/2017 \$45,000 FULL	Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Type:	2323.00 LAR1 04/12/2016 03/17/2016 \$405,000 FULL	Total Rooms: Bedrooms: Bath(F/H): Yr Built/Eff: Air Cond: Style:	2 1 / 1909 / 1909

887,845 92,440 FR 0 W 50TH ST, LOS ANGEL GUEROA DIEGO/CHAVEZ & J MANAGEMENT LLC 118-016-003 DS ANGELES, CA FRMONT PLACE //12/2016 //01/2016 59,000 JLL 70196 47,063 37,933 FR 69 WALTON AVE, LOS ANARKOVITS IVELISE P BSIDIAN DEV LLC 20-022-022 DS ANGELES, CA 5 //20/2016 //04/2016 10,000 JLL 40312 98,750	Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Type: Acres: Lot Area: # of Stories: Park Area/Cap#:	7,387 1.00 / 51-F3 / 2321.10 LARD2 02/24/2006 11/20/2005 \$450,000 FULL 0.12 5,173 1.00	Living Area: Total Rooms: Bedrooms: Bath(F/H): Yr Built/Eff: Air Cond: Style: Fireplace: Pool: Roof Mat: Parking:	COMPOSITION SHINGLE ATTACHED GARAGE 1,380 6 2 1 / 1911 / 1912 YES CONVENTIONAL Y / 1 COMPOSITION SHINGLE 1,400 2 1 / 1919 / 1921 Y / 1
92,440 FR 0 W 50TH ST, LOS ANGEL GUEROA DIEGO/CHAVEZ & J MANAGEMENT LLC 18-016-003 OS ANGELES, CA ERMONT PLACE //2/2016 /01/2016 59,000 JLL 70196 47,063 37,933 ER 69 WALTON AVE, LOS ANARKOVITS IVELISE P 8SIDIAN DEV LLC 20-022-022 OS ANGELES, CA 5 //20/2016 //04/2016 10,000 JLL	# of Stories: Park Area/Cap#: ES, CA 90037-2938 CARLA Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Price: Prior Sale Type: Acres: Lot Area: # of Stories: Park Area/Cap#: GELES, CA 90037-24 Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Date: Prior Sale Price: Prior Sale Price: Prior Sale Type:	7,387 1.00 / 51-F3 / 2321.10 LARD2 02/24/2006 11/20/2005 \$450,000 FULL 0.12 5,173 1.00 / 27 51-F2 / 2316.00 LAR2	Roof Mat: Parking: Distance From Living Area: Total Rooms: Bedrooms: Bedrooms: Bath(F/H): Yr Built/Eff: Air Cond: Style: Fireplace: Pool: Roof Mat: Parking: Distance From Living Area: Total Rooms: Bedrooms: Bedrooms: Bath(F/H): Yr Built/Eff: Air Cond: Style:	SHINGLE ATTACHED GARAGE 1,380 6 2 1 / 1911 / 1912 YES CONVENTIONAL Y / 1 COMPOSITION SHINGLE 1,400 2 1 / 1919 / 1921
92,440 FR 0 W 50TH ST, LOS ANGEL GUEROA DIEGO/CHAVEZ & J MANAGEMENT LLC 18-016-003 OS ANGELES, CA ERMONT PLACE //12/2016 /01/2016 59,000 JLL 70196 47,063 37,933 FR 69 WALTON AVE, LOS ANARKOVITS IVELISE P 3SIDIAN DEV LLC 20-022-022 OS ANGELES, CA 5 //20/2016 //04/2016 10,000	# of Stories: Park Area/Cap#: ES, CA 90037-2938 CARLA Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Price: Prior Sale Type: Acres: Lot Area: # of Stories: Park Area/Cap#: GELES, CA 90037-24 Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Price:	7,387 1.00 / 51-F3 / 2321.10 LARD2 02/24/2006 11/20/2005 \$450,000 FULL 0.12 5,173 1.00 /	Roof Mat: Parking: Distance From Living Area: Total Rooms: Bedrooms: Bedrooms: Bath(F/H): Yr Built/Eff: Air Cond: Style: Fireplace: Pool: Roof Mat: Parking: Distance From Living Area: Total Rooms: Bedrooms: Bedrooms: Bath(F/H): Yr Built/Eff: Air Cond:	SHINGLE ATTACHED GARAGE 1,380 6 2 1,7 1911 / 1912 YES CONVENTIONAL Y / 1 COMPOSITION SHINGLE 1,400 2 1 /
92,440 FR 0 W 50TH ST, LOS ANGEL GUEROA DIEGO/CHAVEZ & J MANAGEMENT LLC 18-016-003 DS ANGELES, CA ERMONT PLACE 1/12/2016 59,000 JLL 70196 47,063 37,933 FR 69 WALTON AVE, LOS ANGELES ARKOVITS IVELISE P 3SIDIAN DEV LLC 20-022-022 DS ANGELES, CA 5 1/20/2016 1/20/2016 1/20/2016	# of Stories: Park Area/Cap#: ES, CA 90037-2938 CARLA Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Price: Prior Sale Price: Prior Sale Type: Acres: Lot Area: # of Stories: Park Area/Cap#: Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Date: Prior Sale Date:	7,387 1.00 / 51-F3 / 2321.10 LARD2 02/24/2006 11/20/2005 \$450,000 FULL 0.12 5,173 1.00 /	Roof Mat: Parking: Distance From Living Area: Total Rooms: Bedrooms: Bedrooms: Beth(F/H): Yr Built/Eff: Air Cond: Style: Fireplace: Pool: Roof Mat: Parking: Distance From Living Area: Total Rooms: Bedrooms: Bedrooms: Bath(F/H): Yr Built/Eff:	SHINGLE ATTACHED GARAGE 1,380 6 2 1,7 1911 / 1912 YES CONVENTIONAL Y / 1 COMPOSITION SHINGLE 1,400 2 1 /
92,440 FR 0 W 50TH ST, LOS ANGEL GUEROA DIEGO/CHAVEZ & J MANAGEMENT LLC 18-016-003 OS ANGELES, CA ERMONT PLACE /12/2016 /01/2016 59,000 JLL 70196 47,063 37,933 FR 69 WALTON AVE, LOS ANGERKOVITS IVELISE P 3SIDIAN DEV LLC 20-022-022 OS ANGELES, CA	# of Stories: Park Area/Cap#: ES, CA 90037-2938 CARLA Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Type: Acres: Lot Area: # of Stories: Park Area/Cap#: GELES, CA 90037-24 Map Reference: Census Tract: Zoning:	7,387 1.00 / 51-F3 / 2321.10 LARD2 02/24/2006 11/20/2005 \$450,000 FULL 0.12 5,173 1.00 /	Roof Mat: Parking: Distance From Living Area: Total Rooms: Bedrooms: Bedrooms: Beth(F/H): Yr Built/Eff: Air Cond: Style: Fireplace: Pool: Roof Mat: Parking: Distance From Living Area: Total Rooms: Bedrooms:	SHINGLE ATTACHED GARAGE 1,380 6 2 1 / 1911 / 1912 YES CONVENTIONAL Y / 1 COMPOSITION SHINGLE 1,400 2
887,845 92,440 FR 0 W 50TH ST, LOS ANGEL GUEROA DIEGO/CHAVEZ & J MANAGEMENT LLC 18-016-003 DS ANGELES, CA FRMONT PLACE //12/2016 //01/2016 59,000 JLL 70196 47,063 37,933 FR 69 WALTON AVE, LOS ANARKOVITS IVELISE P 3SIDIAN DEV LLC 20-022-022 DS ANGELES, CA	# of Stories: Park Area/Cap#: ES, CA 90037-2938 CARLA Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Type: Acres: Lot Area: # of Stories: Park Area/Cap#: GELES, CA 90037-24 Map Reference: Census Tract:	7,387 1.00 / 51-F3 / 2321.10 LARD2 02/24/2006 11/20/2005 \$450,000 FULL 0.12 5,173 1.00 /	Roof Mat: Parking: Distance From Living Area: Total Rooms: Bedrooms: Bedrooms: Beth(F/H): Yr Built/Eff: Air Cond: Style: Fireplace: Pool: Roof Mat: Parking: Distance From Living Area: Total Rooms:	SHINGLE ATTACHED GARAGE 1,380 6 2 1/ 1911 / 1912 YES CONVENTIONAL Y / 1 COMPOSITION SHINGLE 1,400
887,845 92,440 FR 0 W 50TH ST, LOS ANGEL GUEROA DIEGO/CHAVEZ & J MANAGEMENT LLC 18-016-003 DS ANGELES, CA ERMONT PLACE //12/2016 /01/2016 59,000 JLL 770196 47,063 37,933 FR 69 WALTON AVE, LOS ANARKOVITS IVELISE P BSIDIAN DEV LLC 20-022-022	# of Stories: Park Area/Cap#: ES, CA 90037-2938 CARLA Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Type: Acres: Lot Area: # of Stories: Park Area/Cap#: GELES, CA 90037-24 Map Reference:	7,387 1.00 / 51-F3 / 2321.10 LARD2 02/24/2006 11/20/2005 \$450,000 FULL 0.12 5,173 1.00 /	Roof Mat: Parking: Distance From Living Area: Total Rooms: Bedrooms: Bedrooms: Beth(F/H): Yr Built/Eff: Air Cond: Style: Fireplace: Pool: Roof Mat: Parking: Distance From Living Area:	SHINGLE ATTACHED GARAGE 1,380 6 2 1/ 1911 / 1912 YES CONVENTIONAL Y / 1 COMPOSITION SHINGLE Subject: 0.34 (miles)
887,845 92,440 FR 0 W 50TH ST, LOS ANGEL GUEROA DIEGO/CHAVEZ & J MANAGEMENT LLC 18-016-003 DS ANGELES, CA ERMONT PLACE /12/2016 /01/2016 59,000 JILL 70196 47,063 37,933 FR 69 WALTON AVE, LOS ANGARKOVITS IVELISE P BSIDIAN DEV LLC	# of Stories: Park Area/Cap#: ES, CA 90037-2938 CARLA Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Type: Acres: Lot Area: # of Stories: Park Area/Cap#: GELES, CA 90037-24	7,387 1.00 / 51-F3 / 2321.10 LARD2 02/24/2006 11/20/2005 \$450,000 FULL 0.12 5,173 1.00 /	Roof Mat: Parking: Distance From Living Area: Total Rooms: Bedrooms: Beth(F/H): Yr Built/Eff: Air Cond: Style: Fireplace: Pool: Roof Mat: Parking:	SHINGLE ATTACHED GARAGE 1,380 6 2 1/ 1911 / 1912 YES CONVENTIONAL Y / 1 COMPOSITION SHINGLE Subject: 0.34 (miles)
887,845 92,440 FR 0 W 50TH ST, LOS ANGEL GUEROA DIEGO/CHAVEZ & J MANAGEMENT LLC 18-016-003 DS ANGELES, CA ERMONT PLACE //12/2016 /01/2016 59,000 JLL 70196 47,063 37,933 ER	# of Stories: Park Area/Cap#: ES, CA 90037-2938 CARLA Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Type: Acres: Lot Area: # of Stories: Park Area/Cap#:	7,387 1.00 / 51-F3 / 2321.10 LARD2 02/24/2006 11/20/2005 \$450,000 FULL 0.12 5,173 1.00	Roof Mat: Parking: Distance From Living Area: Total Rooms: Bedrooms: Bedrooms: Bath(F/H): Yr Built/Eff: Air Cond: Style: Fireplace: Pool: Roof Mat: Parking:	SHINGLE ATTACHED GARAGE 1,380 6 2 1/ 1911 / 1912 YES CONVENTIONAL Y / 1 COMPOSITION SHINGLE
92,440 FR 0 W 50TH ST, LOS ANGEL GUEROA DIEGO/CHAVEZ & J MANAGEMENT LLC 18-016-003 SR MOELES, CA ERMONT PLACE //12/2016 /01/2016 59,000 JLL 70196 47,063 37,933 FR	# of Stories: Park Area/Cap#: ES, CA 90037-2938 CARLA Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Type: Acres: Lot Area: # of Stories: Park Area/Cap#:	7,387 1.00 / 51-F3 / 2321.10 LARD2 02/24/2006 11/20/2005 \$450,000 FULL 0.12 5,173 1.00	Roof Mat: Parking: Distance From Living Area: Total Rooms: Bedrooms: Bedrooms: Bath(F/H): Yr Built/Eff: Air Cond: Style: Fireplace: Pool: Roof Mat: Parking:	SHINGLE ATTACHED GARAGE 1,380 6 2 1/ 1911 / 1912 YES CONVENTIONAL Y / 1 COMPOSITION SHINGLE
887,845 92,440 FR 0 W 50TH ST, LOS ANGEL GUEROA DIEGO/CHAVEZ 8 J MANAGEMENT LLC 18-016-003 DS ANGELES, CA ERMONT PLACE /12/2016 /01/2016 59,000 JLL 701,96 47,063 37,933	# of Stories: Park Area/Cap#: ES, CA 90037-2938 CARLA Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Type: Acres: Lot Area: # of Stories:	7,387 1.00 / 51-F3 / 2321.10 LARD2 02/24/2006 11/20/2005 \$450,000 FULL 0.12 5,173 1.00	Roof Mat: Parking: Distance From Living Area: Total Rooms: Bedrooms: Bedrooms: Bath(F/H): Yr Built/Eff: Air Cond: Style: Fireplace: Pool: Roof Mat: Parking:	SHINGLE ATTACHED GARAGE 1,380 6 2 1/ 1911 / 1912 YES CONVENTIONAL Y / 1 COMPOSITION SHINGLE
887,845 92,440 FR 0 W 50TH ST, LOS ANGEL GUEROA DIEGO/CHAVEZ 8 J MANAGEMENT LLC 18-016-003 DS ANGELES, CA ERMONT PLACE /12/2016 /01/2016 59,000 JLL 701,96 47,063 37,933	# of Stories: Park Area/Cap#: ES, CA 90037-2938 CARLA Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Type: Acres: Lot Area: # of Stories:	7,387 1.00 / 51-F3 / 2321.10 LARD2 02/24/2006 11/20/2005 \$450,000 FULL 0.12 5,173 1.00	Roof Mat: Parking: Distance From Living Area: Total Rooms: Bedrooms: Beth(F/H): Yr Built/Eff: Air Cond: Style: Fireplace: Pool: Roof Mat:	SHINGLE ATTACHED GARAGE 1,380 6 2 1/ 1911 / 1912 YES CONVENTIONAL Y / 1 COMPOSITION
887,845 92,440 FR 0 W 50TH ST, LOS ANGEL GUEROA DIEGO/CHAVEZ & J MANAGEMENT LLC 18-016-003 DS ANGELES, CA ERMONT PLACE 1/12/2016 59,000 JLL 70196 47,063	# of Stories: Park Area/Cap#: ES, CA 90037-2938 CARLA Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Type: Acres: Lot Area:	7,387 1.00 / 51-F3 / 2321.10 LARD2 02/24/2006 11/20/2005 \$450,000 FULL 0.12 5,173	Roof Mat: Parking: Distance From Living Area: Total Rooms: Bedrooms: Bedrooms: Bath(F/H): Yr Built/Eff: Air Cond: Style: Fireplace: Pool:	SHINGLE ATTACHED GARAGE 1,380 6 2 1/ 1911 / 1912 YES CONVENTIONAL Y / 1 COMPOSITION
887,845 92,440 FR 0 W 50TH ST, LOS ANGEL GUEROA DIEGO/CHAVEZ & J MANAGEMENT LLC 18-016-003 OS ANGELES, CA ERMONT PLACE //12/2016 /01/2016 59,000 JLL 70196	# of Stories: Park Area/Cap#: ES, CA 90037-2938 CARLA Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Type: Acres:	7,387 1.00 / 51-F3 / 2321.10 LARD2 02/24/2006 11/20/2005 \$450,000 FULL 0.12	Roof Mat: Parking: Distance From Living Area: Total Rooms: Bedrooms: Bedrooms: Bath(F/H): Yr Built/Eff: Air Cond: Style: Fireplace:	SHINGLE ATTACHED GARAGE 1,380 6 2 1 / 1911 / 1912 YES CONVENTIONAL
887,845 92,440 FR 0 W 50TH ST, LOS ANGEL GUEROA DIEGO/CHAVEZ & J MANAGEMENT LLC 18-016-003 DS ANGELES, CA ERMONT PLACE 1/12/2016 59,000 JLL	# of Stories: Park Area/Cap#: ES, CA 90037-2938 CARLA Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Type:	7,387 1.00 / 51-F3 / 2321.10 LARD2 02/24/2006 11/20/2005 \$450,000 FULL	Roof Mat: Parking: Distance From Living Area: Total Rooms: Bedrooms: Bedrooms: Bath(F/H): Yr Built/Eff: Air Cond: Style:	SHINGLE ATTACHED GARAGE 1,380 6 2 1 / 1911 / 1912 YES CONVENTIONAL
887,845 92,440 FR 0 W 50TH ST, LOS ANGEL GUEROA DIEGO/CHAVEZ & J MANAGEMENT LLC 18-016-003 DS ANGELES, CA ERMONT PLACE //12/2016 /01/2016 59,000	# of Stories: Park Area/Cap#: ES, CA 90037-2938 CARLA Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price:	7,387 1.00 / 51-F3 / 2321.10 LARD2 02/24/2006 11/20/2005 \$450,000	Roof Mat: Parking: Distance From Living Area: Total Rooms: Bedrooms: Bedrooms: Bath(F/H): Yr Built/Eff: Air Cond:	SHINGLE ATTACHED GARAGE 1,380 6 2 1 / 1911 / 1912 YES
887,845 92,440 FR 0 W 50TH ST, LOS ANGEL GUEROA DIEGO/CHAVEZ & J MANAGEMENT LLC 18-016-003 DS ANGELES, CA ERMONT PLACE /12/2016	# of Stories: Park Area/Cap#: ES, CA 90037-2938 CARLA Map Reference: Census Tract: Zoning: Prior Rec Date:	7,387 1.00 / 51-F3 / 2321.10 LARD2 02/24/2006	Roof Mat: Parking: Distance From Living Area: Total Rooms: Bedrooms: Bath(F/H):	SHINGLE ATTACHED GARAGE 1 Subject:0.32 (miles 1,380 6 2 1 /
887,845 92,440 FR 0 W 50TH ST, LOS ANGEL GUEROA DIEGO/CHAVEZ & J MANAGEMENT LLC 18-016-003 DS ANGELES, CA ERMONT PLACE	# of Stories: Park Area/Cap#: ES, CA 90037-2938 CARLA Map Reference: Census Tract: Zoning:	7,387 1.00 / 51-F3 / 2321.10 LARD2	Roof Mat: Parking: Distance From Living Area: Total Rooms: Bedrooms:	SHINGLE ATTACHED GARAGE 1 Subject:0.32 (miles 1,380 6 2
887,845 92,440 FR 0 W 50TH ST, LOS ANGEL GUEROA DIEGO/CHAVEZ & J MANAGEMENT LLC 18-016-003 DS ANGELES, CA	# of Stories: Park Area/Cap#: ES, CA 90037-2938 CARLA Map Reference: Census Tract:	7,387 1.00 / 51-F3 / 2321.10	Roof Mat: Parking: Distance From Living Area: Total Rooms:	SHINGLE ATTACHED GARAGE 1 Subject:0.32 (miles 1,380 6
887,845 92,440 FR 0 W 50TH ST, LOS ANGEL GUEROA DIEGO/CHAVEZ & J MANAGEMENT LLC 18-016-003	# of Stories: Park Area/Cap#: ES, CA 90037-2938 CARLA Map Reference:	7,387 1.00 /	Roof Mat: Parking: Distance From	SHINGLE ATTACHED GARAGE 1 Subject:0.32 (miles
887,845 92,440 FR 0 W 50TH ST, LOS ANGEL GUEROA DIEGO/CHAVEZ & J MANAGEMENT LLC	# of Stories: Park Area/Cap#: LES, CA 90037-2938 CARLA	7,387 1.00 <i>I</i>	Roof Mat: Parking: Distance From	SHINGLE ATTACHED GARAGE n Subject:0.32 (miles
87,845 92,440 FR 0 W 50TH ST, LOS ANGEL GUEROA DIEGO/CHAVEZ	# of Stories: Park Area/Cap#: ES, CA 90037-2938	7,387 1.00	Roof Mat: Parking:	SHINGLE ATTACHED GARAGE
887,845 92,440 FR	# of Stories: Park Area/Cap#:	7,387 1.00	Roof Mat: Parking:	SHINGLE ATTACHED GARAGE
92,440	# of Stories:	7,387 1.00	Roof Mat:	SHINGLE ATTACHED
92,440	# of Stories:	7,387 1.00	Roof Mat:	SHINGLE
	Lot Area:	7,387		COMPOSITION
	. 10100.			
329230	Acres:	0.17	Style: Fireplace:	Y/1
395,000 JLL	Prior Sale Price:	φ100,000	Style:	BUNGALOW
				1908 / 1908 YES
				1/
ERMONT AVE SQUARE	Zoning:	LAR1	Bedrooms:	2
OS ANGELES, CA	Census Tract:	2322.00	Total Rooms:	6
017-016-015	Map Reference:	51-F2 /	Living Area:	1,320
ERRIOS ANNA E & DEBOR ONTERROZA NORMA	RAH			
			Distance Fron	n Subject: 0.29 (mile :
	си очрт.		. Grang.	
29,774 FR				
532,500	Lot Area:	5,950	Pool:	
382638	Acres:	0.14	Fireplace:	Y/1
ULL	Prior Sale Type:		Style:	
710,000	Prior Sale Price:		Air Cond:	YES
1/07/2016 4/26/2016	Prior Rec Date:		Bath(F/H):	1 / 1907 / 1908
R	Zoning:	LARD3	Bedrooms:	3
OS ANGELES, CA	Census Tract:	2321.10	Total Rooms:	
CEAN DEV INC 018-008-004	Map Reference:	51-F2 /	Living Area:	1,178
· · · · · · · · · · · · · · · · · · ·	LES, CA 90037-3002			
COLFIC	ON JANG H & AMY CEAN DEV INC 118-008-004 DS ANGELES, CA ERMONT & VERNON AVE R 1/07/2016 1/26/2016 1/10,000 JLL 1/26/2016 1/27/2016 1/26/	CEAN DEV INC 018-008-004 CENUS Tract: CERMONT & VERNON AVE R 1/07/2016 1/26/2016 1	ON JANG H & AMY CEAN DEV INC 1/8-008-004	ON JANG H & AMY CEAN DEV INC 1/8-008-004

Comp #:9				Distance From	m Subject:0.35 (mile:
Address:	905 W 50TH PL, LOS ANG		1		
Owner Name:	SULAIMANKHIL ORZALL	А			
Seller Name:	GREEN EVA J	M Deference	54 50 4	Lister Asses	4.000
APN:	5018-016-028	Map Reference:	51-F3 /	Living Area:	1,306
County:	LOS ANGELES, CA	Census Tract:	2321.10	Total Rooms:	•
Subdivision:	VERMONT PLACE	Zoning:	LARD2	Bedrooms:	3
Rec Date:	12/05/2016	Prior Rec Date: Prior Sale Date:	02/26/2009	Bath(F/H):	1/
Sale Date:	09/27/2016		02/17/2009	Yr Built/Eff:	1912 / 1917
Sale Price:	\$275,000	Prior Sale Price:	\$277,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	1528471	Acres:	0.12	Fireplace:	1
1st Mtg Amt: Total Value:	\$220,000	Lot Area:	5,196	Pool:	
Land Use:	\$301,212 SFR	# of Stories: Park Area/Cap#:	1.00	Roof Mat: Parking:	
Land Odd.	OT IX	Tank / wod/ Oup#.	·	r driving.	
Comp #:10				Distance Fron	n Subject:0.35 (miles
Address:	901 W 50TH PL, LOS ANG	ELES, CA 90037-294	1	2101011001101	ii dadjooneree (iiiiio
Owner Name:	CANELA MARISELA				
Seller Name:	STANMORE CALIFORNIA				
APN:	5018-016-029	Map Reference:	51-F3 /	Living Area:	1,422
County:	LOS ANGELES, CA	Census Tract:	2321.10	Total Rooms:	6
Subdivision:	VERMONT PLACE	Zoning:	LARD2	Bedrooms:	3
Rec Date:	12/01/2016	Prior Rec Date:	02/26/2016	Bath(F/H):	2/
Sale Date:	10/25/2016	Prior Sale Date:	01/21/2016	Yr Built/Eff:	1911 / 1914
Sale Price:	\$480,000	Prior Sale Price:	\$284,000	Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	1512275	Acres:	0.12	Fireplace:	Y/1
1st Mtg Amt:	\$384,000	Lot Area:	5,196	Pool:	W000 01141/F
Total Value:	\$28,314	# of Stories:	1.00	Roof Mat:	WOOD SHAKE
Land Use:	SFR	Park Area/Cap#:	1	Parking:	NONE
Comp #:11				Distance Fron	n Subject: 0.38 (miles
Address:	945 W 51ST PL, LOS ANGI	FLES, CA 90037-3606		Diotalio i lon	r odoject. v. ov (mines
Owner Name:	PEREZ TERESITA D	,			
Seller Name:	ALVAREZ MARIA I				
APN:	5001-001-010	Map Reference:	51-F3 /	Living Area:	1,122
County:	LOS ANGELES, CA	Census Tract:	2321.10	Total Rooms:	6
Subdivision:	BURCKS GOLDEN TR	Zaninas	LAR4	Dadraama	•
Subdivision.	RESUB	Zoning:	LAR4	Bedrooms:	2
Rec Date:	12/02/2016	Prior Rec Date:	04/27/1992	Bath(F/H):	1/
Sale Date:	10/17/2016	Prior Sale Date:	02/1992	Yr Built/Eff:	1911 / 1911
Sale Price:	\$190,000	Prior Sale Price:		Air Cond:	YES
Sale Type:	FULL	Prior Sale Type:		Style:	
Document #:	1519981	Acres:	0.07	Fireplace:	Y/1
1st Mtg Amt:	\$186,558	Lot Area:	3,091	Pool:	
1st Mtg Amt: Total Value:	\$186,558 \$141,887	Lot Area: # of Stories:	3,091 1.00	Pool: Roof Mat:	COMPOSITION
Total Value:				10.10-0.00	COMPOSITION SHINGLE GARAGE
Total Value: Land Use:	\$141,887	# of Stories:	1.00	Roof Mat: Parking:	SHINGLE GARAGE
Total Value: Land Use: Comp #:12	\$141,887 SFR	# of Stories: Park Area/Cap#:	1.00 /	Roof Mat: Parking:	SHINGLE GARAGE
Total Value: Land Use: Comp #:12 Address:	\$141,887 SFR 1307 W 50TH ST, LOS ANG	# of Stories: Park Area/Cap#:	1.00 /	Roof Mat: Parking:	SHINGLE GARAGE
Total Value: Land Use: Comp #:12 Address: Dwner Name:	\$141,887 SFR 1307 W 50TH ST, LOS AND JEWEL PROPERTIES II	# of Stories: Park Area/Cap#:	1.00 /	Roof Mat: Parking:	SHINGLE GARAGE
Fotal Value: .and Use: Comp #:12 Address: Dwner Name: Seller Name:	\$141,887 SFR 1307 W 50TH ST, LOS AND JEWEL PROPERTIES II TATUM SHAYNA	# of Stories: Park Area/Cap#: SELES, CA 90037-282	1.00 /	Roof Mat: Parking: Distance From	SHINGLE GARAGE Subject:0.39 (miles
Total Value: Land Use: Comp #:12 Address: Dwner Name: Seller Name: APN:	\$141,887 SFR 1307 W 50TH ST, LOS AND JEWEL PROPERTIES II TATUM SHAYNA 5017-006-015	# of Stories: Park Area/Cap#: SELES, CA 90037-282 Map Reference:	1.00 / 5 51-F3 /	Roof Mat: Parking: Distance From	SHINGLE GARAGE
Total Value: Land Use: Comp #:12 Address: Dwner Name: Seller Name: APN: County:	\$141,887 SFR 1307 W 50TH ST, LOS AND JEWEL PROPERTIES II TATUM SHAYNA 5017-006-015 LOS ANGELES, CA	# of Stories: Park Area/Cap#: SELES, CA 90037-282	1.00 / 5 51-F3 / 2323.00	Roof Mat: Parking: Distance From Living Area: Total Rooms:	SHINGLE GARAGE Subject:0.39 (miles
Total Value: Land Use: Comp #:12 Address: Dwner Name: Seller Name: APN: County: Subdivision:	\$141,887 SFR 1307 W 50TH ST, LOS AND JEWEL PROPERTIES II TATUM SHAYNA 5017-006-015	# of Stories: Park Area/Cap#: SELES, CA 90037-282 Map Reference: Census Tract:	1.00 / 5 51-F3 /	Roof Mat: Parking: Distance From Living Area: Total Rooms: Bedrooms:	SHINGLE GARAGE Subject:0.39 (miles 1,363
Total Value: Land Use: Comp #:12 Address: Dwner Name: Seller Name: APN: County: Subdivision: Rec Date:	\$141,887 SFR 1307 W 50TH ST, LOS AND JEWEL PROPERTIES II TATUM SHAYNA 5017-006-015 LOS ANGELES, CA VERMONT AVE SQUARE	# of Stories: Park Area/Cap#: SELES, CA 90037-282 Map Reference: Census Tract: Zoning:	1.00 / 5 51-F3 / 2323.00 LAR1	Roof Mat: Parking: Distance From Living Area: Total Rooms:	SHINGLE GARAGE Subject:0.39 (miles 1,363
Total Value: Land Use: Land Use: Comp #:12 Address: Dwner Name: Geller Name: APN: County: Subdivision: Rec Date: Sale Date:	\$141,887 SFR 1307 W 50TH ST, LOS AND JEWEL PROPERTIES II TATUM SHAYNA 5017-006-015 LOS ANGELES, CA VERMONT AVE SQUARE 03/21/2017 03/16/2017	# of Stories: Park Area/Cap#: SELES, CA 90037-282 Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date:	1.00 / 5 51-F3 / 2323.00 LAR1 06/26/2012 04/02/2012	Roof Mat: Parking: Distance From Living Area: Total Rooms: Bedrooms: Bath(F/H): Yr Built/Eff:	SHINGLE GARAGE Subject:0.39 (miles 1,363 3 1 / 1908 / 1908
Total Value: Land Use: Land Use: Comp #:12 Address: Dwner Name: Geller Name: APN: County: Subdivision: Rec Date: Gale Date: Gale Price:	\$141,887 SFR 1307 W 50TH ST, LOS AND JEWEL PROPERTIES II TATUM SHAYNA 5017-006-015 LOS ANGELES, CA VERMONT AVE SQUARE 03/21/2017 03/16/2017 \$305,000	# of Stories: Park Area/Cap#: SELES, CA 90037-282 Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price:	1.00 / 5 51-F3 / 2323.00 LAR1 06/26/2012 04/02/2012 \$260,000	Roof Mat: Parking: Distance From Living Area: Total Rooms: Bedrooms: Bedrooms: Bath(F/H): Yr Built/Eff: Air Cond:	SHINGLE GARAGE Subject:0.39 (miles 1,363
Total Value: .and Use: .an	\$141,887 SFR 1307 W 50TH ST, LOS AND JEWEL PROPERTIES II TATUM SHAYNA 5017-006-015 LOS ANGELES, CA VERMONT AVE SQUARE 03/21/2017 03/16/2017 \$305,000 FULL	# of Stories: Park Area/Cap#: SELES, CA 90037-282 Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Type:	1.00 / 5 51-F3 / 2323.00 LAR1 06/26/2012 04/02/2012 \$260,000 FULL	Roof Mat: Parking: Distance From Living Area: Total Rooms: Bedrooms: Bedrooms: Bath(F/H): Yr Built/Eff: Air Cond: Style:	SHINGLE GARAGE Subject:0.39 (miles 1,363 3 1 / 1908 / 1908 YES
Total Value: .and Use: .an	\$141,887 SFR 1307 W 50TH ST, LOS AND JEWEL PROPERTIES II TATUM SHAYNA 5017-006-015 LOS ANGELES, CA VERMONT AVE SQUARE 03/21/2017 03/16/2017 \$305,000	# of Stories: Park Area/Cap#: SELES, CA 90037-282 Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price:	1.00 / 5 51-F3 / 2323.00 LAR1 06/26/2012 04/02/2012 \$260,000	Roof Mat: Parking: Distance From Living Area: Total Rooms: Bedrooms: Bedrooms: Bath(F/H): Yr Built/Eff: Air Cond:	SHINGLE GARAGE Subject:0.39 (miles 1,363 3 1 / 1908 / 1908
Total Value:	\$141,887 SFR 1307 W 50TH ST, LOS AND JEWEL PROPERTIES II TATUM SHAYNA 5017-006-015 LOS ANGELES, CA VERMONT AVE SQUARE 03/21/2017 03/16/2017 \$305,000 FULL	# of Stories: Park Area/Cap#: SELES, CA 90037-282 Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Type: Acres:	1.00 / 5 51-F3 / 2323.00 LAR1 06/26/2012 04/02/2012 \$260,000 FULL 0.13	Roof Mat: Parking: Distance From Living Area: Total Rooms: Bedrooms: Bath(F/H): Yr Built/Eff: Air Cond: Style: Fireplace:	SHINGLE GARAGE Subject:0.39 (miles 1,363 3 1 / 1908 / 1908 YES

Comp #:13 Address: Owner Name:	1218 W 51ST ST, LOS ANG	SELES, CA 90037-34	19	Distance From	m Subject: 0.39 (mile
Seller Name:	DAVIS BEVERLY J P				
APN:	5017-009-010	Map Reference:	51-F3 /	Living Area:	1,092
County:	LOS ANGELES, CA	Census Tract:	2323.00	Total Rooms:	6
Subdivision:	VERMONT AVE SQUARE	Zoning:	LAR1	Bedrooms:	2
	03/20/2017	Prior Rec Date:	12/28/1990		1/
Rec Date:				Bath(F/H):	• •
Sale Date:	02/02/2017	Prior Sale Date:	12/1990	Yr Built/Eff:	1916 / 1916
Sale Price:	\$310,000	Prior Sale Price:		Air Cond:	YES
Sale Type:	FULL	Prior Sale Type:		Style:	CONVENTIONAL
Document #:	311433	Acres:	0.13	Fireplace:	Y/1
1st Mtg Amt:	\$232,500	Lot Area:	5,701	Pool:	
Total Value:	\$32,049	# of Stories:	1.00	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	1	Parking:	GARAGE
Comp #:14	4000 0 DAV(400 ND 4)/F 1 0		207 0004	Distance Fron	n Subject: 0.39 (mile
Address: Owner Name: Seller Name:	4300 S RAYMOND AVE, LC SUPERIOR PROPERTY MA SAJ RETIREMENT TRUST		J37-2331		
APN:	5020-009-001	Map Reference:	51-F2 /	Living Area:	1,360
County:	LOS ANGELES, CA	Census Tract:	2316.00	Total Rooms:	
Subdivision:	465	Zoning:	LAR2	Bedrooms:	3
Rec Date:	09/30/2016	Prior Rec Date:	05/27/1997	Bath(F/H):	1/
Sale Date:	09/15/2016	Prior Sale Date:		Yr Built/Eff:	1922 / 1929
Sale Price:	\$366,000	Prior Sale Price:		Air Cond:	YES
Sale Type:	FULL	Prior Sale Type:		Style:	
Document #:	1194784	Acres:	0.15	Fireplace:	Y/1
1st Mtg Amt:	\$360,000	Lot Area:	6,609	Pool:	
Total Value:	\$38,271	# of Stories:	1.00	Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	1	Parking:	
Comp #: 15				Distance From	n Subject:0.44 (mile:
Address: Owner Name: Seller Name:	701 W 45TH ST, LOS ANGE CHOI EUN S CRUZ EILENE L	LES, CA 90037-3111			
		Map Reference:	52-A2 /	Living Area:	1,352
	5018-032-017		0004 00		.,
APN:	5018-032-017 LOS ANGELES, CA		2321.20	Total Rooms:	
APN: County:	LOS ANGELES, CA	Census Tract:	2321.20	Total Rooms:	_
APN: County:			2321.20 LARD2	Total Rooms: Bedrooms:	3
APN: County: Subdivision:	LOS ANGELES, CA BRADFORD & ESPES FIGUEROA & VERNON	Census Tract:	11-1-1	Bedrooms:	3 1/
APN: County: Subdivision: Rec Date:	LOS ANGELES, CA BRADFORD & ESPES FIGUEROA & VERNON 05/15/2017	Census Tract: Zoning: Prior Rec Date:	LARD2 08/24/2010	Bedrooms: Bath(F/H):	1/
APN: County: Subdivision: Rec Date: Sale Date:	LOS ANGELES, CA BRADFORD & ESPES FIGUEROA & VERNON 05/15/2017 04/21/2017	Census Tract: Zoning: Prior Rec Date: Prior Sale Date:	LARD2 08/24/2010 08/04/2010	Bedrooms: Bath(F/H): Yr Built/Eff:	1 / 1906 / 1910
APN: County: Subdivision: Rec Date: Sale Date: Sale Price:	LOS ANGELES, CA BRADFORD & ESPES FIGUEROA & VERNON 05/15/2017 04/21/2017 \$450,000	Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price:	LARD2 08/24/2010 08/04/2010 \$200,000	Bedrooms: Bath(F/H): Yr Built/Eff: Air Cond:	1/
APN: County: Subdivision: Rec Date: Sale Date: Sale Price: Sale Type:	LOS ANGELES, CA BRADFORD & ESPES FIGUEROA & VERNON 05/15/2017 04/21/2017 \$450,000 FULL	Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Type:	LARD2 08/24/2010 08/04/2010 \$200,000 FULL	Bedrooms: Bath(F/H): Yr Built/Eff: Air Cond: Style:	1 / 1906 / 1910 YES
APN: County: Subdivision: Rec Date: Sale Date: Sale Price: Sale Type: Document #:	LOS ANGELES, CA BRADFORD & ESPES FIGUEROA & VERNON 05/15/2017 04/21/2017 \$450,000 FULL 536624	Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Type: Acres:	LARD2 08/24/2010 08/04/2010 \$200,000 FULL 0.14	Bedrooms: Bath(F/H): Yr Built/Eff: Air Cond: Style: Fireplace:	1 / 1906 / 1910
APN: County: Subdivision: Rec Date: Sale Date: Sale Price: Sale Type: Occument #: Ist Mtg Amt:	LOS ANGELES, CA BRADFORD & ESPES FIGUEROA & VERNON 05/15/2017 04/21/2017 \$450,000 FULL 536624 \$352,000	Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Type: Acres: Lot Area:	LARD2 08/24/2010 08/04/2010 \$200,000 FULL 0.14 6,003	Bedrooms: Bath(F/H): Yr Built/Eff: Air Cond: Style: Fireplace: Pool:	1 / 1906 / 1910 YES
APN: County: Subdivision: Rec Date: Sale Date: Sale Price: Sale Type: Occument #: st Mtg Amt: Total Value:	LOS ANGELES, CA BRADFORD & ESPES FIGUEROA & VERNON 05/15/2017 04/21/2017 \$450,000 FULL 536624	Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Type: Acres:	LARD2 08/24/2010 08/04/2010 \$200,000 FULL 0.14	Bedrooms: Bath(F/H): Yr Built/Eff: Air Cond: Style: Fireplace:	1 / 1906 / 1910 YES
APN: County: Subdivision: Rec Date: Sale Date: Sale Price: Sale Type: Occument #: Fotal Value: Land Use:	LOS ANGELES, CA BRADFORD & ESPES FIGUEROA & VERNON 05/15/2017 04/21/2017 \$450,000 FULL 536624 \$352,000 \$216,450 SFR	Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Type: Acres: Lot Area: # of Stories: Park Area/Cap#:	LARD2 08/24/2010 08/04/2010 \$200,000 FULL 0.14 6,003 1.00	Bedrooms: Bath(F/H): Yr Built/Eff: Air Cond: Style: Fireplace: Pool: Roof Mat: Parking:	1 / 1906 / 1910 YES
APN: County: County: County: County: County: County: County: Coale Type: Cocument #: Cotal Value: Cotal Value: Comp #:16 Coddress: Cowner Name: Coller Name:	LOS ANGELES, CA BRADFORD & ESPES FIGUEROA & VERNON 05/15/2017 04/21/2017 \$450,000 FULL 536624 \$352,000 \$216,450	Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Type: Acres: Lot Area: # of Stories: Park Area/Cap#: ANGELES, CA 9003	LARD2 08/24/2010 08/04/2010 \$200,000 FULL 0.14 6,003 1.00 /	Bedrooms: Bath(F/H): Yr Built/Eff: Air Cond: Style: Fireplace: Pool: Roof Mat: Parking: Distance From	1 / 1906 / 1910 YES Y / 1
APN: County: County: County: County: County: County: Coale Date: Coale Type: Cocument #: Cotal Value: Contain Value: Comp #:16 Address: Cowner Name: Coller Name: County: Coun	LOS ANGELES, CA BRADFORD & ESPES FIGUEROA & VERNON 05/15/2017 04/21/2017 \$450,000 FULL 536624 \$352,000 \$216,450 SFR 4313 KENWOOD AVE, LOS DEVSOH CONSTRUCTION	Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Type: Acres: Lot Area: # of Stories: Park Area/Cap#: ANGELES, CA 9003' LLC Map Reference:	LARD2 08/24/2010 08/04/2010 \$200,000 FULL 0.14 6,003 1.00 /	Bedrooms: Bath(F/H): Yr Built/Eff: Air Cond: Style: Fireplace: Pool: Roof Mat: Parking: Distance From	1 / 1906 / 1910 YES Y / 1
APN: County: County: County: County: County: Coale Date: Coale Type: Cocument #: St Mtg Amt: Cotal Value: Land Use: Comp #:16 Address: Cowner Name: County: County:	LOS ANGELES, CA BRADFORD & ESPES FIGUEROA & VERNON 05/15/2017 04/21/2017 \$450,000 FULL 536624 \$352,000 \$216,450 SFR 4313 KENWOOD AVE, LOS DEVSOH CONSTRUCTION HATHAWAY JON H	Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Type: Acres: Lot Area: # of Stories: Park Area/Cap#: ANGELES, CA 9003' LLC Map Reference: Census Tract:	LARD2 08/24/2010 08/04/2010 \$200,000 FULL 0.14 6,003 1.00 /	Bedrooms: Bath(F/H): Yr Built/Eff: Air Cond: Style: Fireplace: Pool: Roof Mat: Parking: Distance From Living Area: Total Rooms:	1 / 1906 / 1910 YES Y / 1 Subject:0.45 (mile:
APN: County: County: County: County: County: Coale Date: Coale Type: Cocument #: St Mtg Amt: Cotal Value: Land Use: Comp #:16 Address: Cowner Name: County: County:	LOS ANGELES, CA BRADFORD & ESPES FIGUEROA & VERNON 05/15/2017 04/21/2017 \$450,000 FULL 536624 \$352,000 \$216,450 SFR 4313 KENWOOD AVE, LOS DEVSOH CONSTRUCTION HATHAWAY JON H 5020-007-035	Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Type: Acres: Lot Area: # of Stories: Park Area/Cap#: ANGELES, CA 9003' LLC Map Reference:	LARD2 08/24/2010 08/04/2010 \$200,000 FULL 0.14 6,003 1.00 /	Bedrooms: Bath(F/H): Yr Built/Eff: Air Cond: Style: Fireplace: Pool: Roof Mat: Parking: Distance From	1 / 1906 / 1910 YES Y / 1
APN: County: Subdivision: Rec Date: Sale Date: Sale Price: Sale Type: Oocument #: st Mtg Amt: Total Value: and Use:	LOS ANGELES, CA BRADFORD & ESPES FIGUEROA & VERNON 05/15/2017 04/21/2017 \$450,000 FULL 536624 \$352,000 \$216,450 SFR 4313 KENWOOD AVE, LOS DEVSOH CONSTRUCTION HATHAWAY JON H 5020-007-035 LOS ANGELES, CA	Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Type: Acres: Lot Area: # of Stories: Park Area/Cap#: ANGELES, CA 9003' LLC Map Reference: Census Tract:	LARD2 08/24/2010 08/04/2010 \$200,000 FULL 0.14 6,003 1.00 /	Bedrooms: Bath(F/H): Yr Built/Eff: Air Cond: Style: Fireplace: Pool: Roof Mat: Parking: Distance From Living Area: Total Rooms:	1 / 1906 / 1910 YES Y / 1 Subject:0.45 (mile:
APN: County: County: County: County: County: Coale Date: Coale Type: Cocument #: St Mtg Amt: Cotal Value: Comp #:16 Comp #:16 Comp Name: County: Count	LOS ANGELES, CA BRADFORD & ESPES FIGUEROA & VERNON 05/15/2017 04/21/2017 \$450,000 FULL 536624 \$352,000 \$216,450 SFR 4313 KENWOOD AVE, LOS DEVSOH CONSTRUCTION I HATHAWAY JON H 5020-007-035 LOS ANGELES, CA 465	Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Price: Prior Sale Type: Acres: Lot Area: # of Stories: Park Area/Cap#: ANGELES, CA 9003' LLC Map Reference: Census Tract: Zoning:	LARD2 08/24/2010 08/04/2010 \$200,000 FULL 0.14 6,003 1.00 / 7-2322 51-E2 / 2316.00 LAR2	Bedrooms: Bath(F/H): Yr Built/Eff: Air Cond: Style: Fireplace: Pool: Roof Mat: Parking: Distance From Living Area: Total Rooms: Bedrooms:	1 / 1906 / 1910 YES Y / 1 Subject:0.45 (mile
APN: County: County: Subdivision: Rec Date: Sale Date: Sale Price: Coale Type: Document #: st Mtg Amt: Total Value: Land Use: Comp #:16 Address: Owner Name: Seller Name: County: Coun	LOS ANGELES, CA BRADFORD & ESPES FIGUEROA & VERNON 05/15/2017 04/21/2017 \$450,000 FULL 536624 \$352,000 \$216,450 SFR 4313 KENWOOD AVE, LOS DEVSOH CONSTRUCTION HATHAWAY JON H 5020-007-035 LOS ANGELES, CA 465 05/17/2017	Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Price: Acres: Lot Area: # of Stories: Park Area/Cap#: ANGELES, CA 9003' LLC Map Reference: Census Tract: Zoning: Prior Rec Date:	LARD2 08/24/2010 08/04/2010 \$200,000 FULL 0.14 6,003 1.00 / 7-2322 51-E2 / 2316.00 LAR2 02/17/2017	Bedrooms: Bath(F/H): Yr Built/Eff: Air Cond: Style: Fireplace: Pool: Roof Mat: Parking: Distance From Living Area: Total Rooms: Bedrooms: Bath(F/H):	1 / 1906 / 1910 YES Y / 1 Subject: 0.45 (mile
APN: County: County: County: County: County: County: Coale Date: Coale Type: Cocument #: St Mtg Amt: Cotal Value: Comp #:16 Address: Comp *:16 Address: County: County	LOS ANGELES, CA BRADFORD & ESPES FIGUEROA & VERNON 05/15/2017 04/21/2017 \$450,000 FULL 536624 \$352,000 \$216,450 SFR 4313 KENWOOD AVE, LOS DEVSOH CONSTRUCTION HATHAWAY JON H 5020-007-035 LOS ANGELES, CA 465 05/17/2017 05/09/2017 \$387,000	Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Price: Prior Sale Type: Acres: Lot Area: # of Stories: Park Area/Cap#: ANGELES, CA 9003' LLC Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price:	LARD2 08/24/2010 08/04/2010 \$200,000 FULL 0.14 6,003 1.00 / 7-2322 51-E2 / 2316.00 LAR2 02/17/2017 02/08/2017	Bedrooms: Bath(F/H): Yr Built/Eff: Air Cond: Style: Fireplace: Pool: Roof Mat: Parking: Distance From Living Area: Total Rooms: Bedrooms: Bath(F/H): Yr Built/Eff: Air Cond:	1 / 1906 / 1910 YES Y / 1 Subject: 0.45 (mile
APN: County: Subdivision: Rec Date: Sale Price: Sale Price: Sale Type: Cocument #: St Mtg Amt: Total Value: Land Use: Comp #:16 Address: Comp *:16 Address: County: County: Subdivision: Sec Date: Sale Price: Sale Price: Sale Type:	LOS ANGELES, CA BRADFORD & ESPES FIGUEROA & VERNON 05/15/2017 04/21/2017 \$450,000 FULL 536624 \$352,000 \$216,450 SFR 4313 KENWOOD AVE, LOS DEVSOH CONSTRUCTION HATHAWAY JON H 5020-007-035 LOS ANGELES, CA 465 05/17/2017 05/09/2017 \$387,000 FULL	Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Type: Acres: Lot Area: # of Stories: Park Area/Cap#: ANGELES, CA 9003' LLC Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Type:	LARD2 08/24/2010 08/04/2010 \$200,000 FULL 0.14 6,003 1.00 / 7-2322 51-E2 / 2316.00 LAR2 02/17/2017 02/08/2017 \$200,000	Bedrooms: Bath(F/H): Yr Built/Eff: Air Cond: Style: Fireplace: Pool: Roof Mat: Parking: Distance From Living Area: Total Rooms: Bedrooms: Bath(F/H): Yr Built/Eff: Air Cond: Style:	1 / 1906 / 1910 YES Y / 1 Subject:0.45 (mile 1,142 2 1 / 1921 / 1929
APN: County: Subdivision: Rec Date: Sale Date: Sale Type: Coument #: St Mtg Amt: Total Value: Land Use: Comp #:16 Address: Cowner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Date: Sale Price: Sale Type: County: Subdivision: Rec Date: Sale Date: Sale Date: Sale Type: County: County: Sale Date: Sale Type: County: County: Sale Price: Sale Type: County: County	LOS ANGELES, CA BRADFORD & ESPES FIGUEROA & VERNON 05/15/2017 04/21/2017 \$450,000 FULL 536624 \$352,000 \$216,450 SFR 4313 KENWOOD AVE, LOS DEVSOH CONSTRUCTION HATHAWAY JON H 5020-007-035 LOS ANGELES, CA 465 05/17/2017 05/09/2017 \$387,000	Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Type: Acres: Lot Area: # of Stories: Park Area/Cap#: ANGELES, CA 9003 LLC Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Type: Acres:	LARD2 08/24/2010 08/04/2010 \$200,000 FULL 0.14 6,003 1.00 / 7-2322 51-E2 / 2316.00 LAR2 02/17/2017 02/08/2017 \$200,000 FULL 0.16	Bedrooms: Bath(F/H): Yr Built/Eff: Air Cond: Style: Fireplace: Pool: Roof Mat: Parking: Distance From Living Area: Total Rooms: Bedrooms: Bedrooms: Bath(F/H): Yr Built/Eff: Air Cond: Style: Fireplace:	1 / 1906 / 1910 YES Y / 1 Subject: 0.45 (mile
APN: County: Subdivision: Rec Date: Sale Date: Sale Price: Sale Price: Sale Type: Cocument #: st Mtg Amt: Total Value: And Use: Comp #:16 Address: Comp #:16 Address: County:	LOS ANGELES, CA BRADFORD & ESPES FIGUEROA & VERNON 05/15/2017 04/21/2017 \$450,000 FULL 536624 \$352,000 \$216,450 SFR 4313 KENWOOD AVE, LOS DEVSOH CONSTRUCTION HATHAWAY JON H 5020-007-035 LOS ANGELES, CA 465 05/17/2017 05/09/2017 \$387,000 FULL	Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Type: Acres: Lot Area: # of Stories: Park Area/Cap#: ANGELES, CA 9003' LLC Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Type:	LARD2 08/24/2010 08/04/2010 \$200,000 FULL 0.14 6,003 1.00 / 7-2322 51-E2 / 2316.00 LAR2 02/17/2017 02/08/2017 \$200,000 FULL	Bedrooms: Bath(F/H): Yr Built/Eff: Air Cond: Style: Fireplace: Pool: Roof Mat: Parking: Distance From Living Area: Total Rooms: Bedrooms: Bath(F/H): Yr Built/Eff: Air Cond: Style:	1 / 1906 / 1910 YES Y / 1 Subject:0.45 (mile 1,142 2 1 / 1921 / 1929

0				B	0.1/ .0.5/ 1
Comp #:17 Address:	1416 W 47TH ST, LOS ANG	SELES, CA 90062-20	15	Distance Fro.	m Subject:0.45 (mile
Owner Name:	SANTIAGO RENE L/DE LU				
Seller Name:	VASQUEZ FERMIN				
APN:	5016-020-025	Map Reference:	51-E3 /	Living Area:	1,448
County:	LOS ANGELES, CA	Census Tract:	2322.00	Total Rooms:	,
Subdivision:	VERMONT AVE SQUARE	Zoning:	LAR1	Bedrooms:	3
Rec Date:	04/20/2017	Prior Rec Date:	05/25/2011	Bath(F/H):	1/
Sale Date:	03/15/2017	Prior Sale Date:	05/27/2010	Yr Built/Eff:	1912 / 1929
Sale Price:	\$250,000	Prior Sale Price:	\$237,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	439502	Acres:	0.13	Fireplace:	Y/1
1st Mtg Amt:	\$235,000	Lot Area:	5,544	Pool:	
Total Value:	\$205,899	# of Stories:	1.00	Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	1	Parking:	
Comp #:18				Distance From	n Subject:0.48 (mile
Address:	715 W 43RD ST, LOS ANGI	ELES. CA 90037-263	1	Diotalioo 1101	ii odojeci.o.+o (iiiio
Owner Name:	JEON HYEONG C & JOUNG				
Seller Name:	ALLIUM PROPERTIES LLC				
APN:	5019-013-005	Map Reference:	52-A2 /	Living Area:	1,302
County:	LOS ANGELES, CA	Census Tract:	2317.20	Total Rooms:	-1
Subdivision:	STRONG & DICKINSONS				2
	FIGUEROA ST TR	Zoning:	LARD2	Bedrooms:	2
Rec Date:	05/03/2017	Prior Rec Date:	09/28/1992	Bath(F/H):	1/
Sale Date:	03/16/2017	Prior Sale Date:		Yr Built/Eff:	1905 / 1905
Sale Price:	\$420,000	Prior Sale Price:		Air Cond:	YES
Sale Type:	FULL	Prior Sale Type:		Style:	
Document #:	493285	Acres:	0.11	Fireplace:	Y/1
1st Mtg Amt:	\$378,000	Lot Area:	4,800	Pool:	
Total Value:	\$240,614	# of Stories:	1.00	Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	I	Parking:	
Comp #:19				Distance Fron	n Subject:0.49 (miles
Address:	605 W 46TH ST, LOS ANGE	LES, CA 90037-3115	;		
Owner Name:	CASPIAN INVESTMENTS L	LC			
Seller Name:	SANCHEZ FREDDY				
APN:	5018-031-016	Map Reference:	52-A3 /	Living Area:	1,392
County:	LOS ANGELES, CA	Census Tract:	2321.20	Total Rooms:	
Subdivision:	SOMERVILLE PLACE	Zoning:	LARD2	Bedrooms:	2
Rec Date:	09/19/2016	Prior Rec Date:	11/01/2002	Bath(F/H):	1/
Sale Date:	09/01/2016	Prior Sale Date:	10/30/2002	Yr Built/Eff:	1921 / 1921
Sale Price:	\$360,000	Prior Sale Price:	\$160,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	UNKNOWN	Style:	
Document #:	1134123	Acres:	0.19	Fireplace:	Y/1
st Mtg Amt:	•	Lot Area:	8,100	Pool:	
Total Value:	\$325,000	# of Stories:	1.00	Roof Mat:	
_and Use:	SFR	Park Area/Cap#:	1	Parking:	
Comp #:20				Distance From	Subject:0.49 (miles
Address:	1139 W 53RD ST, LOS ANG	ELES, CA 90037-351	9		,
Owner Name:	POLANCO JUAN C P/PENA		F		
Seller Name:	CARDINAL DEV LLC				
APN:	5002-028-006	Map Reference:	51-F3 /	Living Area:	1,276
County:	LOS ANGELES, CA	Census Tract:	2326.00	Total Rooms:	
Subdivision:	VERMONT AVE VILLA TR	Zoning:	LAR2	Bedrooms:	3
	11/28/2016	Prior Rec Date:	08/10/2016	Bath(F/H):	21
Rec Date:	10/07/2016	Prior Sale Date:	05/26/2016	Yr Built/Eff:	1909 / 1929
		Prior Sale Price:	\$274,000	Air Cond:	
Sale Date:	\$400,000			Chilo:	
Sale Date: Sale Price:	\$400,000 FULL	Prior Sale Type:	FULL	Style:	
Sale Date: Sale Price: Sale Type:			FULL 0.12	Fireplace:	Y/1
Rec Date: Sale Date: Sale Price: Sale Type: Document #: 1st Mtg Amt:	FULL	Prior Sale Type:			Y/1
Sale Date: Sale Price: Sale Type: Document #:	FULL 1482408	Prior Sale Type: Acres:	0.12	Fireplace:	Y/1

EXHIBIT D

ASSIGNED INSPECTOR: MARIO CUEVAS

JOB ADDRESS: 1036 WEST 46TH STREET, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 5017-030-052

Date: May 26, 2017

CASE#: 683047 ORDER NO: A-3777475

EFFECTIVE DATE OF ORDER TO COMPLY: May 21, 2015

COMPLIANCE EXPECTED DATE: June 15, 2015

DATE COMPLIANCE OBTAINED: No Compliance to Date

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

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VIOLATIONS:

SEE ATTACHED ORDER # A-3777475

BOARD OF **BUILDING AND SAFETY** COMMISSIONERS

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VAN AMBATIELOS PRESIDENT E. FELICIA BRANNON

VICE-PRESIDENT JOSELYN GEAGA-ROSENTHAL GEORGE HOVAGUIMIAN JAVIER NUNEZ

CITY OF LOS ANGELES



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**

MAYOR SUBSTANDARD ORDER AND NOTICE OF FEE

RICK KIASER, PROPERTY MANAGER, GMAC MORTGAGE LLC 1100 VIRGINIADR FORT WASHINGTON, PA 19034

CASE #: 683047 ORDER #: A-3777475 EFFECTIVE DATE: May 21, 2015 COMPLIANCE DATE: June 15, 2015

OWNER OF

SITE ADDRESS: 1036 W 46TH ST

ASSESSORS PARCEL NO .: 5017-030-052

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.) sections listed below. You are hereby ordered to correct the violation(s) and contact the inspector listed in the signature block at the end of this document for a compliance inspection by the compliance date listed above.

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

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

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

As a result of an inspection of the property (Site Address) listed above, this office has determined the building(s) to be SUBSTANDARD as pursuant to the provisions of Division 89 of Article 1 of Chapter IX of the Los Angeles Municipal Code (L.A.M.C.). You are therefore ordered to secure all required permits and begin the necessary work to eliminate the following code violations within 30 days from the effective date of this order. All necessary work shall be completed within 90 days from the effective date of this order. If the necessary permits are not obtained or the required work is not physically commenced within 45 days from the effective date of this order, the Department of Building and Safety may order the owner to cause the building(s) to be vacated.

VIOLATION(S):

1. Construction work is being performed without the required permits.

You are therefore ordered to: 1) Stop all work being performed without the required permit(s).

2) Obtain all required permits and approvals prior to commencing any work.

Code Section(s) in Violation: 91.104.2.4, 91.106.1.1, 93.0310A, 94.102.2.3 and 95.108.5 of the L.A.M.C.

2. The approximate 10' x 25' construction of an addition to the rear of the home was/is constructed without the required permits and approvals.

You are therefore ordered to: 1) Demolish and remove all construction work performed without the required permit(s). 2)



Restore the existing structure(s) to its originally approved condition, OR 3) Submit plans,

obtain the required permits and expose the work for proper inspections.

Code Section(s) in Violation: 91.8105, 91.106.1.1, 91.106.1.2, 91.108.4, 91.106.3.2, 91.103.1, 93.0104, 94.103.1.1, 95.112.1,

91.5R106.1.1, 91.5R106.1.2, 91.5R108.4, 91.5R106.3.2, 91.5R103.1, 12.21A.1.(a) of the

L.A.M.C.

The building or premises is Substandard due to inadequate sanitation caused by general dilapidation or improper maintenance.

You are therefore ordered to: Abate all Substandard conditions which are causing inadequate sanitation and maintain

the building or premises in good repair.

Code Section(s) in Violation: 91.8902.1 #13 91.8902, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

4. The premises are Substandard due to an accumulation of weeds, vegetation, junk, dead organic matter, debris, garbage, offal, rat harborages, stagnant water, combustible materials and similar materials or conditions.

You are therefore ordered to: Abate all Substandard conditions noted above which constitute fire, health or safety

hazards and maintain the premises in good repair.

Code Section(s) in Violation: 91.8902.10, 91.8902, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

5. The building or premises is Substandard due to inadequate maintenance.

You are therefore ordered to: Maintain the entire property in a safe and sanitary condition and good repair.

Code Section(s) in Violation: 91.8902.11, 91.8902, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

The building or premises is Substandard due to deteriorated or ineffective waterproofing of walls, roof, foundations or floors.

You are therefore ordered to: Repair or replace deteriorated weatherproofing of exterior walls, roof, foundations or

floors, including broken windows or doors.

Code Section(s) in Violation: 91.8902.7#2, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

7. The recirculation and purification system of the swimming pool has not been operated and/or maintained so as to keep the water clean and of reasonable clarity.

You are therefore ordered to: Maintain or operate the recirculation and purification system so as to keep the pool water

clean and of reasonable clarity.

Code Section(s) in Violation: 91.8118, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

NOTE: A certificate has been filed with the County Recorder noting the above substandard condition.

NON-COMPLIANCE FEE WARNING:

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

In addition to the C.V.I.F. noted above, a proposed noncompliance fee in the amount of \$660.00 may be imposed for failure to comply with the order within 15 days after the compliance date specified in the order or unless an appeal or request for slight modification is filed within 15 days of the compliance date.

If an appeal or request for slight modification is not filed within 15 days of the compliance date or extensions granted therefrom, the determination of the department to impose and collect a non-compliance fee shall be final. Section 98.0411 L.A.M.C.



NOTE: FAILURE TO PAY THE NON -COMPLIANCE FEE WITHIN 30 DAYS AFTER THE DATE OF MAILING THE INVOICE. MAY RESULT IN A LATE CHARGE OF TWO (2) TIMES THE NON-COMPLIANCE FEE PLUS A 50 PERCENT COLLECTION FEE FOR A TOTAL OF \$2,310.00.

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

PENALTY WARNING:

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

INVESTIGATION FEE REQUIRED:

Whenever any work has been commenced without authorization by a permit or application for inspection, and which violates provisions of Articles 1 through 8 of Chapter IX of the Los Angeles Municipal Code (L.A.M.C.), and if no order has been issued by the department or a court of law requiring said work to proceed, a special investigation fee which shall be double the amount charged for an application for inspection, license or permit fee, but not less than \$400.00, shall be collected on each permit, license or application for inspection. Section 98.0402 (a) L.A.M.C.

APPEAL PROCEDURES:

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

NOTICE:

Relocation assistance may be required if a tenant is evicted in order to comply with an order from a governmental agency. (LAMC 151.09.A.11 & 163.00 to 163.07) For information, call the Los Angeles Housing Department (LAHD) at (213) 808-8888 or go to: http://lahd.lacity.org

If you have any questions or require any additional information please feel free to contact me at (323)789-1488. Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector:	5.ES	Date:	May 21, 2015
_			14147 21, 2010

SHAWN ESHBACH 4301 S CENTRAL AVE LOS ANGELES, CA 90011 (323)789-1488 shawn.eshbach@lacity.org

REVIEWED BY

