

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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CITY OF LOS ANGELES
CALIFORNIA



KAREN BASS
MAYOR

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

OSAMA YOUNAN, P.E.
GENERAL MANAGER
SUPERINTENDENT OF BUILDING

JOHN WEIGHT
EXECUTIVE OFFICER

October 11, 2024

Council District: # 9

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

JOB ADDRESS: **956 WEST 42ND PLACE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5020-034-018**
Re: Invoice # 783431-2

Pursuant to the authority granted by Section 91.103 of the Los Angeles Municipal Code, the Los Angeles Department of Building and Safety (LADBS) investigated and identified code violations at: **956 West 42nd Place, Los Angeles, CA** ("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 on May 29, 2018 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 fee	660.00
Late Charge/Collection fee (250%)	1,650.00
Accumulated Interest (1%/month)	1,305.74
Title Report fee	30.00
Grand Total	\$ 3,645.74

Pursuant to the authority granted by Section 7.35.3 of the Los Angeles Administrative Code, it is proposed that a lien for a total sum of **\$3,645.74** be recorded against the property. It is requested that the Honorable City Council of the City of Los Angeles (the "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 Council instruct the LADBS to deposit to Dept 08, Fund 48R, Balance Sheet Account 2200, any payment received against this lien in the amount of **\$3,645.74** 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

Ana Mae Yutan
Chief, Resource Management Bureau

ATTEST: HOLLY WOLCOTT, CITY CLERK

Lien confirmed by
City Council on:

BY: _____
DEPUTY



1649 BUCKINGHAM RD.
LOS ANGELES, CA 90019
Phone 310-943-9235 latitle@in2-res.com

Property Title Report

Work Order No. T17702
Dated as of: 08/23/2023

Prepared for: City of Los Angeles

SCHEDULE A
(Reported Property Information)

APN #: 5020-034-018

Property Address: 956 W 42ND PL

City: Los Angeles

County: Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : JUAN ESCARCEGA

Grantor : 507 BROAD AVE, LLC

Deed Date : 06/23/2017

Recorded: 07/05/2017

Instr No. : 17-0742863

MAILING ADDRESS: JUAN ESCARCEGA
956 W 42ND PL, LOS ANGELES, CA 90037

SCHEDULE B

LEGAL DESCRIPTION

Lot Number: 8 Tract No: 106 Brief Description: TRACT NO 106 W 40 FT OF LOT 8

MORTGAGES/LIENS

Type of Document: SUBORDINATE DEED OF TRUST

Recording Date: 03/11/2022

Document #: 22-0288228

Loan Amount: \$118,026

Lender Name: FIRST AMERICAN TITLE CO.

Borrowers Name: JUAN ESCARCEGA

MAILING ADDRESS: FIRST AMERICAN TITLE CO.
3 FIRST AMERICAN WAY SANTA ANA, CA 92707

This page is part of your document - DO NOT DISCARD



20170742863



Pages:
0003

Recorded/Filed in Official Records
Recorder's Office, Los Angeles County,
California

07/05/17 AT 08:00AM

FEES:	25.00
TAXES:	2,786.00
OTHER:	0.00
PAID:	2,811.00



LEADSHEET



201707050110011

00013932138



008435270

SEQ:
01

SECURE - 8:00AM



THIS FORM IS NOT TO BE DUPLICATED

169_1985564_1_1

Fidelity National Title Company

RECORDING REQUESTED BY:

Order No. 153469
Escrow No. 19174MR
Parcel No. 5020-034-018

AND WHEN RECORDED MAIL TO:
JUAN ESCARCEGA
956 WEST 42ND PLACE
LOS ANGELES, CA 90037

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S) THAT DOCUMENTARY TRANSFER TAX IS \$547.25 and CITY \$2,238.75

- ☒ computed on full value of property conveyed, or
☐ computed on full value less liens or encumbrances remaining at the time of sale.
☐ unincorporated area: ☒ Los Angeles, and


FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, 507 Broad Ave, LLC, a Nevada Limited Liability Company

hereby GRANT(S) to Juan Escarcega, a single man

the following described real property in the County of Los Angeles, State of California:
As per Exhibit "A" legal description attached hereto and made a part hereof
More commonly known as: 956 - 958 West 42nd Place, Los Angeles, CA 90037

Date June 23, 2017

507 Broad Ave, LLC, a Nevada Limited Liability Company

By: 
Malkanthi Wedage, Managing Member

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

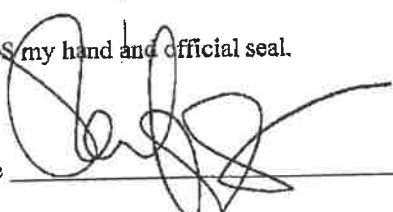
STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

} S.S.

On 06-23-17, before me, MARTHA RANGEL, -Notary Public,
personally appeared MALKANTHI WEDAGE, 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(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.

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 

(Seal)



Mail Tax Statement to: SAME AS ABOVE or Address Noted Below

EXHIBIT A
LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

THE WESTERLY 40 FEET OF LOT 8 OF TRACT NO. 106, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 13 PAGE 186 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 5020-034-018

This page is part of your document - DO NOT DISCARD



20220288228



Pages:
0009

Recorded/Filed in Official Records
Recorder's Office, Los Angeles County,
California

03/11/22 AT 02:39PM

FEES:	48.00
TAXES:	0.00
OTHER:	0.00
SB2:	75.00
PAID:	123.00



LEADSHEET



202203110200079

00022072511



013234623

SEQ:
01

SECURE - Daily



THIS FORM IS NOT TO BE DUPLICATED

57987349 Submortgage

Recording Requested by Simplifile

When Recorded Mail to:
 FIRST AMERICAN TITLE CO.
 FAMS-DTO RECORDING
 3 FIRST AMERICAN WAY
 SANTA ANA, CA 92707-991

Document Prepared by:
 Allison Trent
 Midland Mortgage - A Division of MidFirst Bank
 999 N.W. Grand Boulevard, Suite 100
 Oklahoma City, OK 73118-6116
 1-800-552-3000



FHA Case Number: 197-8091129703

SUBORDINATE DEED OF TRUST

THIS SUBORDINATE DEED OF TRUST ("Security Instrument") is given on **January 30, 2022**. The trustors are **JUAN ESCARCEGA, an unmarried person** whose address is **956 AND 958 W 42ND PLACE LOS ANGELES, CA 90037-0000** ("Borrower"). The trustee is the Quality Loan Service Corporation, whose address is 2141 5th Avenue, San Diego, CA 92101 ("Trustee"). The beneficiary is the **Secretary of Housing and Urban Development** whose address is **451 Seventh Street, SW, Washington, DC 20410** ("Lender"). Borrower owes Lender the principal sum of **one-hundred-eighteen-thousand-twenty-six dollars and eighty-three cents (US \$118,026.83)**. This debt is evidenced by Borrower's note dated the same date as this Security Instrument ("Note") which provides for the full debt, if not paid earlier, due and payable on **2/1/2052**. This Security Instrument secures to Lender: (a) the repayment of the debt evidenced by Note, and all renewals, extensions and modifications of the Note; (b) the payment of all other sums advanced to protect the security of this Security Instrument; and (c) the performance of the Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower irrevocably grants and conveys to Trustee, in trust, with power of sale, the following described property located in **LOS ANGELES** County, California:

Page 1 of the Subordinate Deed of Trust

Borrower Initial Lines

* Please add the appropriate number of initial lines for each signatory over 4

See Exhibit A attached hereto and made a part hereof;
Tax ID #5020034018

which has the address of: **956 AND 958 W 42ND PLACE LOS ANGELES, CA 90037-0000**
("Property Address");

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, appurtenances and fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property".

BORROWER COVENANTS that Borrower is lawfully seized of the estate hereby conveyed and has the right to grant and convey the Property and that the Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

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

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

1. Payment of Principal.

Borrower shall pay when due the principal of the debt evidenced by the Note.

2. Borrower Not Released; Forbearance By Lender Not a Waiver.

Extension of the time of payment of the sums secured by this Security Instrument granted by Lender to any successor in interest of Borrower shall not operate to release the liability of the original Borrower or Borrower's successor in interest. Lender shall not be required to commence proceedings against any successor in interest or refuse to extend time for payment or otherwise modify amortization of the sums secured by this Security Instrument by reason of any demand made by the original Borrower or Borrower's successors in interest. Any forbearance by Lender in exercising any right or remedy shall not be a waiver of or preclude the exercise of any right or remedy.

3. Successors and Assigns Bound; Joint and Several Liability; Co-signers.

The covenants and agreements of this Security Instrument shall bind and benefit the successors and assigns of Lender and Borrower. Borrower's covenants and agreements shall be joint and several. Any Borrower who co-signs this Security Instrument but does not execute the Note: (a) is co-signing this Security Instrument

only to mortgage, grant and convey that Borrower's interest in the Property under the terms of this Security Instrument; (b) is not personally obligated to pay the sums secured by this Security Instrument; and (c) agrees that Lender and any other Borrower may agree to extend, modify, forbear or make any accommodations with regard to the term of this Security Instrument or the note without that Borrower's consent.

4. Notices.

Any notice to Borrower provided for in this Security Instrument shall be given by delivering it or by mailing it by first class mail unless applicable law requires use of another method. The notice shall be directed to the Property Address or any other address Borrower designates by notice to Lender. Notice to any one Borrower shall serve as notice to all Borrowers unless state law expressly prohibits same. Any notice to Lender shall be given by first class mail to: **Department of Housing and Urban Development, Attn: Single Family Notes Branch, 451 Seventh Street, SW, Washington, DC 20410** or any address Lender designates by notice to Borrower. Any notice provided for in this Security Instrument shall be deemed to have been given to Borrower or Lender when given as provided in this paragraph.

5. Governing Law; Severability.

This Security Instrument shall be governed by Federal law and the law of the jurisdiction in which the Property is located. In the event that any provision or clause of this Security Instrument or the Note conflicts with applicable law, such conflict shall not affect other provisions of this Security Instrument or the Note which can be given effect without the conflicting provision. To this end, the provisions of the Security Instrument and the Note are declared to be severable.

6. Borrower's Copy.

Borrower shall be given one conformed copy of the Note and of this Security Instrument.

NON-UNIFORM COVENANTS. Borrower and Lender further covenant and agree as follows:

7. Acceleration; Remedies.

Lender shall give notice to Borrower prior to acceleration following Borrower's breach of any covenant or agreement in this Security Instrument. The notice shall specify: (a) the default; (b) the action required to cure the default; (c) a date, not less than 30 days from the date the notice is given to Borrower, by which the default must be cured; and (d) that failure to cure the default on or before the date specified in the notice may result in acceleration of the sums secured by this Security Instrument and sale of the Property. The notice shall further inform Borrower of the right to reinstate after acceleration and the right to bring a court action to assert the non-existence of a

default or any other defense of Borrower to acceleration and sale. If the default is not cured on or before the date specified in the notice, Lender at its option may require immediate payment in full of all sums secured by this Security Instrument without further demand and may invoke the power of sale and any other remedies permitted by applicable law. Lender shall be entitled to collect all expenses incurred in pursuing the remedies provided in this Section 7, including but not limited to, reasonable attorneys' fees and costs of title evidence.

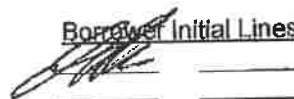
If the Lender's interest in this Security Instrument is held by the Secretary and the Secretary requires immediate payment in full under the Paragraph 7 of the Subordinate Note, the Secretary may invoke the nonjudicial power of sale provided in the Single Family Mortgage Foreclosure Act of 1994 ("Act") (12 USC 3751 et seq) by requesting a foreclosure commissioner designated under the Act to commence foreclosure and to sell the Property as provided in the Act. Nothing in the preceding sentence shall deprive the Secretary of any rights otherwise available to Lender under this paragraph or applicable law.

If Lender invokes the power of sale, Lender shall execute or cause Trustee to execute a written notice of the occurrence of an event of default and of Lender's election to cause the Property to be sold. Trustee shall cause this notice to be recorded in each county in which any part of the Property is located. Lender or Trustee shall mail copies of the notice as prescribed by Applicable Law to Borrower and to the other persons prescribed by Applicable Law. Trustee shall give public notice of sale to the persons and in the manner prescribed by Applicable Law. After the time required by Applicable Law, Trustee, without demand on Borrower, shall sell the Property at public auction to the highest bidder at the time and place and under the terms designated in the notice of sale in one or more parcels and in any order Trustee determines. Trustee may postpone sale of all or any parcel of the Property by public announcement at the time and place of any previously scheduled sale. Lender or its designee may purchase the Property at any sale.

Trustee shall deliver to the purchaser Trustee's deed conveying the Property without any covenant or warranty, expressed or implied. The recitals in the Trustee's deed shall be prima facie evidence of the truth of the statements made therein. Trustee shall apply the proceeds of the sale in the following order: (a) to all expenses of the sale, including, but not limited to, reasonable Trustee's and attorneys' fees; (b) to all sums secured by this Security Instrument; and (c) any excess to the person or persons legally entitled to it.

8. Reconveyance.

Upon payment of all sums secured by this Security Instrument, Lender shall request Trustee to reconvey the Property and shall surrender this Security Instrument and all notes evidencing debt secured by this Security Instrument to Trustee. Trustee shall reconvey the Property without warranty and without charge to the person or persons



legally entitled to it. Such person or persons shall pay any recordation costs. Lender may charge such person or persons a fee for reconveying the Property but only if the fee is paid to a third party (such as the Trustee) for services rendered and the charging of the fee is permitted under applicable law. If the fee charged does not exceed the fee set by applicable law, the fee is conclusively presumed to be reasonable.

9. Substitute Trustee.

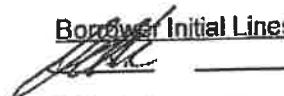
Lender, at its option, may from time to time appoint a successor trustee to any Trustee appointed hereunder by an instrument executed and acknowledged by Lender and recorded in the office of the Recorder of the county in which the Property is located. The instrument shall contain the name of the original Lender, Trustee, and Borrower, the book and page where this Security Instrument is recorded and the name and address of the successor trustee. Without conveyance of the Property, the successor trustee shall succeed to all the title, powers and duties conferred upon the Trustee herein and by applicable law. This procedure for substitution of trustee shall govern to the exclusion of all other provisions for substitution.

10. Request for Notices.

Borrower request that copies of the notices of default and sale be sent to Borrower's address which is the Property Address.

11. Statement of Obligation Fee.

Lender may collect a fee not to exceed the maximum amount permitted by applicable law for furnishing the statement of obligation as provided by Section 2943 of the Civil Code of California.



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

BORROWER


JUAN ESCARCEGA

Acknowledgement

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF California

COUNTY OF LOS ANGELES

On February 17th, 2022 before me, Andre Richardson II,
NOTARY PUBLIC, personally appeared JUAN ESCARCEGA, 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(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.

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.

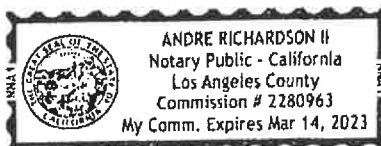

Notary Public

Andre Richardson II
Printed Name of Notary

County of Residence: Los Angeles

Commission Number: 2280963

My Commission Expires: March 14, 2023



LENDER

Secretary of Housing and Urban Development

William Collins

Acting
Director, Secretary of Housing and Urban Development

By: William Collins

Acknowledgement

STATE OF OKLAHOMA)
) SS:
COUNTY OF OKLAHOMA)

On the 9 day of March, 2022 before me, the undersigned, a notary public in and for said state, personally appeared William Collins, who acknowledged himself/herself/themselves to be ^{Acting} Director of Secretary of Housing and Urban Development, and who is personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity as Director of Secretary of Housing and Urban Development, and that by his/her/their signature on the instrument, the individual or the person upon behalf of which the individual acted, executed the instrument.

In witness whereof, I hereunto set my hand and official seal.

Leslie Marie Cobb County of Residence: Oklahoma
Notary Public

Leslie Marie Cobb



Exhibit "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

THE WESTERLY 40 FEET OF LOT S OF TRACT NO. 106, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 13 PAGE 186 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

Parcel # 5020034018

Tax ID# 5020034018

EXHIBIT B

ASSIGNED INSPECTOR: MARIO CUEVAS
JOB ADDRESS: 956 WEST 42ND PLACE, LOS ANGELES, CA
ASSESSORS PARCEL NO. (APN): 5020-034-018

Date: October 11, 2024

Last Full Title: 08/23/2023

Last Update to Title:

.....

LIST OF OWNERS AND INTERESTED PARTIES

1) JUAN ESCARCEGA
956 WEST 42ND PLACE
LOS ANGELES, CA 90037

CAPACITY: OWNER

2) FIRST AMERICAN TITLE COMPANY
3 FIRST AMERICAN WAY
SANTA ANA, CA 92707

CAPACITY: INTERESTED PARTY

Property Detail Report

For Property Located At :
956 W 42ND PL, LOS ANGELES, CA 90037-2511



Bldg Card: 000 of 002

Owner Information

Owner Name: **ESCARCEGA JUAN**
 Mailing Address: **956 W 42ND PL, LOS ANGELES CA 90037-2511 C045**
 Vesting Codes: **//**

Location Information

Legal Description: **TRACT NO 106 W 40 FT OF LOT 8**
 County: **LOS ANGELES, CA** APN: **5020-034-018**
 Census Tract / Block: **2317.10 / 3** Alternate APN:
 Township-Range-Sect: Subdivision: **1**
 Legal Book/Page: **12-187** Map Reference: **51-F2 /**
 Legal Lot: **8** Tract #: **1**
 Legal Block: School District: **LOS ANGELES**
 Market Area: **C34** School District Name: **LOS ANGELES**
 Neighbor Code: Munic/Township: **LOS ANGELES**

Owner Transfer Information

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

Last Market Sale Information

Recording/Sale Date: **07/05/2017 / 06/23/2017** 1st Mtg Amount/Type: **\$488,488 / FHA**
 Sale Price: **\$497,500** 1st Mtg Int. Rate/Type: **/**
 Sale Type: **FULL** 1st Mtg Document #: **742864**
 Document #: **742863** 2nd Mtg Amount/Type: **/**
 Deed Type: **GRANT DEED** 2nd Mtg Int. Rate/Type: **/**
 Transfer Document #: Price Per SqFt: **\$254.09**
 New Construction: Multi/Split Sale:
 Title Company: **FIDELITY NATIONAL TITLE**
 Lender: **COMMERCE HM MTG**
 Seller Name: **507 BROAD AVE LLC**

Prior Sale Information

Prior Rec/Sale Date: **02/24/2015 / 01/27/2015** Prior Lender:
 Prior Sale Price: **\$246,000** Prior 1st Mtg Amt/Type: **/**
 Prior Doc Number: **199405** Prior 1st Mtg Rate/Type: **/**
 Prior Deed Type: **GRANT DEED**

Property Characteristics

Gross Area:		Parking Type:		Construction:	
Living Area:	1,958	Garage Area:		Heat Type:	HEATED
Tot Adj Area:		Garage Capacity:		Exterior wall:	
Above Grade:		Parking Spaces:		Porch Type:	
Total Rooms:		Basement Area:		Patio Type:	
Bedrooms:	1	Finish Bsmnt Area:		Pool:	
Bath(F/H):	1 /	Basement Type:		Air Cond:	YES
Year Built / Eff:	1921 /	Roof Type:		Style:	
Fireplace:	/	Foundation:		Quality:	
# of Stories:		Roof Material:		Condition:	
Other Improvements:					

Site Information

Zoning:	LAR4	Acres:	0.11	County Use:	DUPLEX (0200)
Lot Area:	4,800	Lot Width/Depth:	x	State Use:	
Land Use:	DUPLEX	Res/Comm Units:	2 /	Water Type:	
Site Influence:				Sewer Type:	

Tax Information

Total Value:	\$533,419	Assessed Year:	2022	Property Tax:	\$6,561.66
Land Value:	\$321,660	Improved %:	40%	Tax Area:	212
Improvement Value:	\$211,759	Tax Year:	2022	Tax Exemption:	
Total Taxable Value:	\$533,419				

Comparable Sales Report

For Property Located At



RealQuest

956 W 42ND PL, LOS ANGELES, CA 90037-2511**3 Comparable(s) Selected.**

Report Date: 08/28/2023

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$497,500	\$655,000	\$3,088,000	\$1,489,333
Bldg/Living Area	1,958	1,664	1,999	1,869
Price/Sqft	\$254.09	\$336.93	\$1,544.77	\$772.47
Year Built	1921	1921	1924	1923
Lot Area	4,800	2,497	6,761	5,086
Bedrooms	1	2	4	3
Bathrooms/Restrooms	1	2	2	2
Stories	0.00	0.00	0.00	0.00
Total Value	\$533,419	\$509,745	\$703,800	\$600,323
Distance From Subject	0.00	0.27	0.44	0.37

*= user supplied for search only

Comp #:				Distance From Subject:0.27 (miles)	
Address:		4263 WALTON AVE, LOS ANGELES, CA 90037-2427			
Owner Name:		BAHN LINA			
Seller Name:		MOCH SHIRA R			
APN:	5020-022-021	Map Reference:	51-F2 /	Living Area:	1,664
County:	LOS ANGELES, CA	Census Tract:	2316.03	Total Rooms:	
Subdivision:	465	Zoning:	LAR2	Bedrooms:	2
Rec Date:	06/29/2023	Prior Rec Date:	12/18/2019	Bath(F/H):	2 /
Sale Date:	06/12/2023	Prior Sale Date:	12/05/2019	Yr Built/Eff:	1924 / 1924
Sale Price:	\$725,000	Prior Sale Price:	\$570,000	Air Cond:	YES
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	426419	Acres:	0.14	Fireplace:	/
1st Mtg Amt:	\$663,918	Lot Area:	6,000	Pool:	
Total Value:	\$587,423	# of Stories:		Roof Mat:	
Land Use:	DUPLEX	Park Area/Cap#:	/	Parking:	

Comp #:	2	Distance From Subject:0.41 (miles)			
Address:	523 W 41ST PL, LOS ANGELES, CA 90037-2020				
Owner Name:	41ST PLACE FRIENDS LLC				
Seller Name:	PYRAMID INVESTMENTS INC				
APN:	5019-019-004	Map Reference:	52-A2 /	Living Area:	1,999
County:	LOS ANGELES, CA	Census Tract:	2317.20	Total Rooms:	
Subdivision:	STRONG & DICKINSONS	Zoning:	LARD1.5	Bedrooms:	4
Rec Date:	08/01/2023	Prior Rec Date:	11/30/2020	Bath(F/H):	2 /
Sale Date:	05/03/2023	Prior Sale Date:	11/18/2020	Yr Built/Eff:	1921 /
Sale Price:	\$3,088,000	Prior Sale Price:	\$690,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	507901	Acres:	0.16	Fireplace:	/
1st Mtg Amt:	\$1,610,000	Lot Area:	6,761	Pool:	
Total Value:	\$703,800	# of Stories:		Roof Mat:	
Land Use:	DUPLEX	Park Area/Cap#:	/	Parking:	

Comp #:	3	Distance From Subject:0.44 (miles)			
Address:	1209 W 40TH PL, LOS ANGELES, CA 90037-1701				
Owner Name:	MATTHEWS TANISHA				
Seller Name:	ORJALEZA DOMINADER T				
APN:	5020-016-005	Map Reference:	51-F2 /	Living Area:	1,944
County:	LOS ANGELES, CA	Census Tract:	2316.02	Total Rooms:	

Subdivision:	WEST PARK 02	Zoning:	LAR2	Bedrooms:	4
Rec Date:	03/08/2023	Prior Rec Date:	09/01/2016	Bath(F/H):	2 /
Sale Date:	03/03/2023	Prior Sale Date:	07/21/2016	Yr Built/Eff:	1924 / 1924
Sale Price:	\$655,000	Prior Sale Price:	\$380,000	Air Cond:	YES
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	146635	Acres:	0.06	Fireplace:	/
1st Mtg Amt:	\$643,136	Lot Area:	2,497	Pool:	
Total Value:	\$509,745	# of Stories:		Roof Mat:	
Land Use:	DUPLEX	Park Area/Cap#:	/	Parking:	

EXHIBIT D

ASSIGNED INSPECTOR: **MARIO CUEVAS**
JOB ADDRESS: **956 WEST 42ND PLACE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5020-034-018**

Date: October 11, 2024

CASE NO.: 815008
ORDER NO.: A-4705962

EFFECTIVE DATE OF ORDER TO COMPLY: **May 29, 2018**
COMPLIANCE EXPECTED DATE: **June 28, 2018**
DATE COMPLIANCE OBTAINED: **September 09, 2019**

.....

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

VIOLATIONS:

SEE ATTACHED ORDER # A-4705962

1060802201860801

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

VAN AMBATTELOS
PRESIDENT

E. FELICIA BRANNON
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CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

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

FRANK M. BUSH
GENERAL MANAGER

OSAMA YOUNAN, P.E.
EXECUTIVE OFFICER

SUBSTANDARD ORDER AND NOTICE OF FEE

ESCARCEGA, JUAN
956 W 42ND PL
LOS ANGELES, CA 90037

The undersigned mailed this notice
by regular mail, postage prepaid,
to the addressee on this day.

MAY 17 2018

CASE #: 815008
ORDER #: A-4705962
EFFECTIVE DATE: May 29, 2018
COMPLIANCE DATE: June 28, 2018

OWNER OF
SITE ADDRESS: 956 W 42ND PL

To the address as shown on the
last equalized assessment roll.
Initialed by KR

ASSESSORS PARCEL NO.: 5020-034-018
ZONE: R4; Multiple Dwelling 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. The building or premises is Substandard due to hazardous electrical wiring.

You are therefore ordered to: Obtain required permits and make the electrical wiring comply with all provisions of the L.A.M.C.

Code Section(s) in Violation: 91.8902.4, 91.8902, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

Location: Front of dwelling

Comments: The main electrical service panel was replace without permits or approvals.

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities.



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2. The approximate 30' x 50' remodel of the duplex into a single family dwelling 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, 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.

Location: Front of dwelling

3. Change of occupancy without obtaining the required permits and approvals.

You are therefore ordered to: Discontinue the unapproved building use and return the site to its approved condition Or Submit plans, and obtain all required permits, inspections, approvals, clearances and secure a new Certificate of Occupancy for a single family dwelling use within a building approved for a duplex.

Code Section(s) in Violation: 12.21A.1.(a), 12.26E1, 91.0104.2.5, 91.0106.1.1, 91.0106.3.2.1, 91.0108.1, 91.0109.1, 91.8203, 91.8204 of the L.A.M.C.

Location: Front of dwelling

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 BEFORE THE NON-COMPLIANCE FEE IS IMPOSED. Failure to correct the violations and arrange for the compliance inspection within 15 days from the Compliance Date, will result in imposition of the fee noted below.

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

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

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

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

PENALTY WARNING:

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

INVESTIGATION FEE REQUIRED:

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

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1060802201860801

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.


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 + Community Investment Department (HCIDLA)** at (866) 557-RENT (7368) or go to: <http://hcidla.lacity.org>

If you have any questions or require any additional information please feel free to contact me at (213)978-4497.
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector : _____

Date: May 08, 2018


MARIO CUEVAS
4301 S CENTRAL AVE
LOS ANGELES, CA 90011
(213)978-4497
Mario.Cuevas@lacity.org

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REVIEWED BY

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