

CITY OF LOS ANGELES
CALIFORNIA

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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



JACOB STEVENS
PRESIDENT

NANCY YAP
VICE PRESIDENT

CORISSA HERNANDEZ
JAVIER NUNEZ
MOISES ROSALES

KAREN BASS
MAYOR

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

JOHN WEIGHT
EXECUTIVE OFFICER

September 20, 2024

Council District: # 15

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

JOB ADDRESS: 921 WEST BATTERY STREET, LOS ANGELES, CA
ASSESSORS PARCEL NO. (APN): 7445-013-022
Re: Invoice #797826-5

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: 921 West Battery Street, Los Angeles, CA ("Property"). A copy of the title report which includes a full legal description of the property is attached as Exhibit A.

Pursuant to Section 98.0421, the property owner was issued an order on October 23, 2019 to pay a code violation inspection fee after violations were identified and verified upon inspection. The code violation inspection fees imposed by the LADBS are as follows:

<u>Description</u>	<u>Amount</u>
Code Violation Investigation fee	336.00
System Development Surcharge	20.16
Late Charge/Collection fee (250%)	840.00
System Development Surcharge late fee	50.40
Title Report fee	30.00
Grand Total	\$ 1,276.56

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 \$1,276.56 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 LADBS to deposit to Dept 08, Fund 48R, Balance Sheet Account 2200, any payment received against this lien in the amount of \$1,276.56 on the referenced property. A copy of the title report which includes a full legal description of the property is attached as Exhibit A. A list of all the names and addresses of owners and all interested parties entitled to notice is included (Exhibit B). Also attached is a report which includes the current fair market value of the property including all encumbrances of record on the property as of the date of the report (Exhibit C).

DEPARTMENT OF BUILDING AND SAFETY


Ana Mae Yutan
Chief, LADBS Resource Management Bureau

ATTEST: HOLLY L. 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. T17279
Dated as of: 10/27/2022

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 7445-013-022

Property Address: 921 W BATTERY ST

City: Los Angeles

County: Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : ACJJ INVESTMENTS, LLC

Grantor : ROSS W. KOBAYASHI AND MARK KOBAYASHI

Deed Date : 04/13/2018

Recorded : 05/11/2018

Instr No. : 18-0469036

MAILING ADDRESS: ACJJ INVESTMENTS, LLC

777 SILVER SPUR RD STE 236, ROLLING HILLS ESTATES, CA 90274

SCHEDULE B

LEGAL DESCRIPTION

Lot Number: 4 Block: 12 Tract No: 2024 Brief Description: TRACT # 2024 LOT 4 BLK 12

MORTGAGES/LIENS

Type of Document: SHORT FORM DEED OF TRUST AND ASSIGNMENT OF RENTS

Recording Date: 05/11/2018

Document #: 18-0469040

Loan Amount: \$865,000

Lender Name: THE TOM ACCETTA AND FRANCINE ACCETTA TRUST

Borrowers Name: ACJJ INVESTMENTS, LLC

MAILING ADDRESS: THE TOM ACCETTA AND FRANCINE ACCETTA TRUST
780 WEST CHANNEL STREET SAN PEDRO, CA 90731

This page is part of your document - DO NOT DISCARD



20180469039



Pages:
0005

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

05/11/18 AT 02:22PM

FEEs:	31.00
TAXES:	4,844.00
OTHER:	0.00
<hr/>	
PAID:	4,875.00



LEADSHEET



201805113300044

00015234539



009079711

SEQ:
03

DAR - Counter (Upfront Scan)



THIS FORM IS NOT TO BE DUPLICATED

RECORDING REQUESTED BY:
Lawyers Title Company

AND WHEN RECORDED MAIL TO:

777 Silver Spur Road Suite 236
Rolling Hills Estates, CA 90274

THIS SPACE FOR RECORDER'S USE ONLY:

Title Order No.: 118071238
AP#: 7445-013-022 & 7445-013-024

Escrow No.: 008581-DB

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is \$951.50
CITY TRANSFER TAX \$3,892.50

computed on full value of property conveyed, or
 computed on full value less value of liens or encumbrances remaining at time of sale.
 Unincorporated area City of Los Angeles **AND**

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

Ross W. Kobayashi and Mark Kobayashi, Successor Trustees of the Kobayashi Family 1993 Trust

hereby GRANT(s) to:

ACJJ Investments, LLC, a California Limited Liability Company

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

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF

Also Known as: Vacant Land APN#7445-013-022 and 7445-013-024 as to Parcel 2 and 3, San Pedro, CA 90731

DATED: April 13, 2018

**Signature Page attached hereto
and made a part hereof**

MAIL TAX STATEMENTS TO PARTY SHOWN BELOW; IF NO PARTY SHOWN, MAIL AS SHOWN ABOVE:

Title Order No.: 118071238
7445-013-024

Escrow No.: 008581-DB

AP#: 7445-013-022 &

SIGNATURE PAGE

Title of Document: **GRANT DEED**

Date of Document: **April 13, 2018**

Ross W. Kobayashi and Mark Kobayashi, Successor Trustees of the Kobayashi Family 1993 Trust, as to Parcels 2 and 3 **Signed in counterpart**

By: Ross W. Kobayashi, Successor Trustee

By: [Signature]
Mark Kobayashi, Successor Trustee

ACKNOWLEDGMENT

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 Santa Clara
On April 13, 2018
before me, O. Avila
A Notary Public personally appeared
Mark Kobayashi

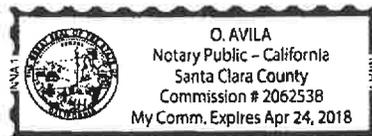
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), 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 [Signature]
O. Avila

(Seal)



Title Order No.: 118071238
7445-013-024

Escrow No.: 008581-DB

AP#: 7445-013-022 &

SIGNATURE PAGE

Title of Document: GRANT DEED

Date of Document: April 13, 2018

Ross W. Kobayashi and Mark Kobayashi, Successor
Trustees of the Kobayashi Family 1993 Trust, as to
Parcels 2 and 3

By: [Signature]
Ross W. Kobayashi, Successor Trustee
Signed in counterpart

By: _____
Mark Kobayashi, Successor Trustee

ACKNOWLEDGMENT

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 April 13 2018
before me, Anthony S. Gonzales
A Notary Public personally appeared
Ross W Kobayashi

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 [Signature]

(Seal)

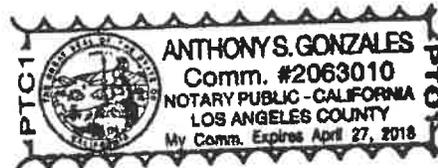


EXHIBIT "A"

All that certain real property situated in the County of Los Angeles, State of California, described as follows:

PARCEL 1: (APN 7445-013-022)

Lot 4 in Block 12 of Tract No. 2024, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 26, Page 15 et seq., of Maps, in the Office of the County Recorder of said County.

PARCEL 2: (APN 7445-013-024)

Lot 6 in Block 12 of Tract No. 2024, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 26, Page 15 et seq., of Maps, in the Office of the County Recorder of said County.

This page is part of your document - DO NOT DISCARD



20180469040



Pages:
0005

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

05/11/18 AT 02:22PM

FEEs :	56.00
TAXES :	0.00
OTHER :	0.00
<hr/>	
PAID :	56.00



LEADSHEET



201805113300044

00015234540



009079711

SEQ:
04

DAR - Counter (Upfront Scan)



THIS FORM IS NOT TO BE DUPLICATED

RECORDING REQUESTED BY:
Lawyers Title

AND WHEN RECORDED MAIL TO:

The Tom Accetta and Francine Accetta Trust dtd November 20, 1995
780 West Channel Street
San Pedro, CA 90731

Ad "Exempt from fee per GC 27388.1 (a) (2);
recorded concurrently "in connection with"
a transfer subject to the imposition
of documentary transfer tax"

THIS SPACE FOR RECORDER'S USE ONLY:

Escrow No.: 18-004553-RL

Title Order No.: 118071238

SHORT FORM DEED OF TRUST AND ASSIGNMENT OF RENTS

THIS DEED OF TRUST, made April 11, 2018

A.P. #7465-029-029& 7445-013-022 & 7445-013-024

ACJJ Investments LLC, a Limited Liability Company, herein called Trustor,
whose address is P.O. Box 6399, San Pedro, CA 90734 and

Rancho San Pedro Escrow Services, a California Corporation, herein called Trustee, and Tom Accetta and Francine Accetta, trustees of The Tom Accetta and Francine Accetta Trust dtd November 20, 1995, herein called BENEFICIARY,

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

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF

Also Known as: 689 West 31st Street, Vacant Lots AKA: 906 West Channel Street & 921 West Battery Street, San Pedro Area, Los Angeles, CA 90731

In the event trustor sells, conveys, or alienates title to property secured hereby the note shall become immediately due and payable at the option of the holder hereof.

TOGETHER WITH the rents, issues and profits thereof, SUBJECT, HOWEVER, to the right power and authority given to and conferred upon Beneficiary by paragraph (10) of the provisions incorporated herein by reference to collect and apply such rents, issues and profits. For the Purpose of Securing: 1. Performance of each agreement of Trustor incorporated by reference or contained herein. 2. Payment of the indebtedness evidenced by one promissory note of even date herewith, and any extensions or renewal thereof, in the principal sum of \$865,000.00 executed by Trustor in favor of Beneficiary or order. 3. Payment of such further sums as the then record owner of said property may borrow from Beneficiary, when evidenced by another note (or notes) reciting it is so secured.

DATED April 11, 2018

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 4-25-18

before me, Lorraine Varela

A Notary Public personally appeared

Armando Mendoza

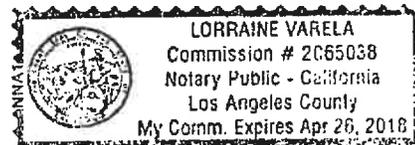
ACJJ Investments LLC, a Limited Liability Company

Armando Mendoza
Armando Mendoza, Manager

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 *Lorraine Varela*

(Seal)

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

County	Book	Page	County	Book	Page	County	Book	Page	County	Book	Page
Alameda	435	684	Kings	792	833	Placer	895	301	Sierra	29	335
Alpine	1	250	Lake	362	39	Plumas	151	5	Siskiyou	468	181
Amador	104	34	Lassen	171	471	Riverside	3005	523	Solano	1105	182
Butte	1145	1	Los Angeles	T2055	899	Sacramento	4331	62	Sonoma	1851	389
Calaveras	145	152	Madera	810	170	San Benito	271	383	Stanislaus	1715	456
Colusa	296	617	Marin	1508	339	San Bernardino	5567	61	Sutter	572	297
Contra Costa	3978	47	Mariposa	77	292	San Francisco	A332	905	Tehama	401	289
Del Norte	78	414	Mendocino	579	530	San Joaquin	2470	311	Trinity	93	366
Eldorado	568	456	Merced	1547	538	San Luis Obispo	1151	12	Tulare	2294	275
Fresno	4626	572	Modoc	181	851	San Mateo	4078	420	Tuolumne	135	47
Glenn	422	184	Mono	52	429	Santa Barbara	1878	860	Ventura	2062	386
Humboldt	657	5327	Monterey	2194	538	Santa Clara	5336	341	Yolo	653	245
Imperial	1091	501	Napa	639	86	Santa Cruz	1431	494	Yuba	334	486
Inyo	147	598	Nevada	305	320	Shasta	684	528			
Kern	3427	60	Orange	5889	611	San Diego	Series 2 Book 1961 Page 183887				

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

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

DO NOT RECORD

REQUEST FOR FULL RECONVEYANCE

To be used only when note has been paid

To: Rancho San Pedro Escrow Services, a California Corporation, Trustee: Dated: _____

The undersigned is the legal owner and holder of all indebtedness secured by the within Deed of Trust. All sums secured by said Deed of Trust have been fully paid and satisfied; and you are hereby requested and directed, on payment to you any sums owing to you under the terms of said Deed of Trust, to cancel all evidences of indebtedness, secured by said Deed of Trust, delivered to you herewith together with said Deed of Trust, and to reconvey, without warranty, to the parties designated by the terms of said Deed of Trust, the estate now held by you under the same.

MAIL RECONVEYANCE TO	

Do not lose or destroy this Deed of Trust OR THE NOTE which it secures. Both must be delivered to the Trustee for cancellation before reconveyance will be made.

DO NOT RECORD

The following is a copy of provisions (1) to (14), inclusive, of the fictitious deed of trust, recorded in each county of California, as stated in the foregoing Deed of Trust and incorporated by reference in said Deed of Trust as being a part thereof as if set forth at length therein.

To Protect the Security of This Deed of Trust, Trustor Agrees:

1. To keep said property in good condition and repair; not to remove or demolish any building thereon; to complete or restore promptly and in good and workmanlike manner any building which may be constructed, damaged or destroyed thereon and to pay when due all claims for labor performed and material furnished therefor; to comply with all laws affecting said property or requiring any alterations or improvements to be made thereon; not to commit or permit waste thereon; not to commit, suffer or permit any act upon said property in violation of law; to cultivate, irrigate, fertilize, fumigate, prune and do all other acts which from the character or use of said property may be reasonably necessary, the specific enumerations herein not excluding the general.

2. To provide, maintain and deliver to Beneficiary fire insurance satisfactory to and with loss payable to Beneficiary. The amount collected under any fire or other insurance policy may be applied by Beneficiary upon any indebtedness secured hereby and in such order as Beneficiary may determine, or at option of Beneficiary the entire amount so collected or any part thereof may be released to Trustor. Such application or release shall not cure or waive any default or notice of default hereunder or invalidate any act done pursuant to such notice.

3. To appear in and defend any action or proceeding purporting to affect the security hereof or the rights or powers of Beneficiary or Trustee; and to pay all costs and expenses, including cost of evidence of title and attorney's fees in a reasonable sum, in any such action or proceeding in which Beneficiary or Trustee may appear, and in any suit brought by Beneficiary to foreclose this Deed.

4. To pay, at least ten days before delinquency all taxes and assessments affecting said property, including assessments on appurtenant water stock; when due, all encumbrances, charges and liens, with interest, on said property or any part thereof, which appear to be prior or superior hereto; all costs, fees and expenses of this Trust.

Should Trustor fail to make any payment or to do any act as herein provided, then Beneficiary or Trustee, but without obligation so to do and without notice to or demand upon Trustor and without releasing Trustor from any obligation hereof, may: make or do the same in such manner and to such extent as either may deem necessary to protect the security hereof, Beneficiary or Trustee being authorized to enter upon said property for such purpose; appear in and defend any action or proceeding purporting to affect the security hereof or the rights or powers of Beneficiary or Trustee; pay, purchase, contest or compromise any encumbrance, charge or lien which in the judgment of either appears to be prior or superior hereto; and, in exercising any such powers, pay necessary expenses, employ counsel and pay his reasonable fees.

5. To pay immediately and without demand all sums so expended by Beneficiary or Trustee, with interest from date of expenditure at the amount allowed by law in effect at the date hereof, and to pay for any statement provided for by law in effect at the date hereof regarding the obligation secured hereby any amount demanded by the Beneficiary not to exceed the maximum allowed by law at the time when said statement is demanded.

6. That any award of damages in connection with any condemnation for public use of or injury to said property or any part thereof is hereby assigned and shall be paid to Beneficiary who may apply or release such money(ies) received by him in the same manner and with the same effect as above provided for disposition of proceeds of fire or other insurance.

7. That by accepting payment of any sum secured hereby its due date, Beneficiary does not waive his right either to require prompt payment when due of all other sums so secured or to declare default for failure so to pay.

8. That at any time or from time to time, without liability therefor and without notice, upon written request of Beneficiary and presentation of this Deed and said note for endorsement, and without affecting the personal liability of any person for payment of the indebtedness secured hereby, Trustee may: reconvey any part of said property; consent to the making of any map or plat thereof; join in granting any easement thereon; or join in any extension agreement or any agreement subordinating the lien or charge hereof.

9. That upon written request of Beneficiary stating that all sums secured hereby have been paid, and upon surrender of this Deed and said note to Trustee for cancellation and retention and upon payment of its fees, Trustee shall reconvey, without warranty, the property then held hereunder. The recitals in such reconveyance of any matters or facts shall be conclusive proof of the truthfulness thereof. The grantee in such reconveyance may be described as "the person or persons legally entitled thereto." Five years after issuance of such full reconveyance, Trustee may destroy said note and this Deed (unless directed in such request to retain them).

10. That as additional security, Trustor hereby gives to and confers upon Beneficiary the right, power and authority, during the continuance of these Trusts, to collect the rents, issues and profits of said property, reserving unto Trustor the right, prior to any default by Trustor in payment of any indebtedness secured hereby or in performance of any agreement hereunder, to collect and retain such rents, issues and profits as they become due and payable. Upon any such default, Beneficiary may at any time without notice, either in person, by agent, or by a receiver to be appointed by a court, and without regard to the adequacy of any security for the indebtedness hereby secured, enter upon and take possession of said property or any part thereof, in his own name sue for or otherwise collect such rents, issues and profits, including those past due and unpaid, and apply the same, less costs and expenses of operation and collection, including reasonable attorney's fees, upon any indebtedness secured hereby, and in such order as Beneficiary may determine. The entering upon and taking possession of said property, the collection of such rents, issues and profits and the application thereof as aforesaid, shall not cure or waive any default or notice of default hereunder or invalidate any act done pursuant to such notice.

11. That upon default by Trustor in payment of any indebtedness secured hereby or in performance of any agreement hereunder, Beneficiary may declare all sums secured hereby immediately due and payable by delivery to Trustee of written declaration of default and demand for sale and of written notice of default and of election to cause to be sold said property, which notice Trustee shall cause to be filed for record. Beneficiary also shall deposit with Trustee this Deed, said note and all documents evidencing expenditures secured hereby.

After the lapse of such time as may then be required by law following the recordation of said notice of default, and notice of sale having been given as then required by law, Trustee, without demand on Trustor, shall sell said property at the time and place fixed by it in said notice of sale, either as a whole or in separate parcels, and in such order as it may determine, at public auction to the highest bidder for cash in lawful money of the United States, payable at time of sale. Trustee may postpone sale of all or any portion of said property by public announcement at such time and place of sale, and from time to time thereafter may postpone such sale by public announcement at the time fixed by the preceding postponement. Trustee shall deliver to such purchaser its deed conveying the property so sold, but without any covenant or warranty express or implied. The recitals in such deed of any matters or facts shall be conclusive proof of the truthfulness thereof. Any person, including Trustor, Trustee, or Beneficiary as hereinafter defined, may purchase at such sale.

After deducting all costs, fees and expenses of Trustee and of this trust, including cost of evidence of title in connection with sale, Trustee shall apply the proceeds of sale to payment of; all sums expended under the terms hereof not then repaid, with accrued interest at the amount allowed by law in effect at the date hereof; all other sums then secured hereby; and the remainder, if any, to the person or persons legally entitled thereto.

12. Beneficiary, or any successor in ownership of any indebtedness secured hereby, may from time to time, by instrument in writing, substitute a successor or successors to any Trustee named herein or acting hereunder, which instrument, executed by the Beneficiary and duly acknowledged and recorded in the office of the recorder of the county or counties where said property is situated, shall be conclusive proof of proper substitution of such successor Trustee or Trustees, who shall without conveyance from the Trustee predecessor, succeed to all its title, estate, rights, powers and duties. Said instrument must contain the name of the original Trustor, Trustee and Beneficiary hereunder, the book and page where this Deed is recorded and the name and address of the new Trustee.

13. That this Deed applies to heirs, to the benefit of, and binds all parties hereto, their heirs, legatees, devisees, administrators, executors, successors and assigns. The term Beneficiary shall mean the owner and holder, including pledgees, of the note secured hereby whether, or not named as Beneficiary herein. In this Deed, whenever the context so requires, the masculine gender includes the feminine and/or neuter, and the singular number includes the plural.

14. That Trustee accepts this Trust when this Deed, duly executed and acknowledged, is made a public record as provided by law. Trustee is not obligated to notify any party hereto of pending sale under any other Deed of Trust or of any action or proceeding in which Trustor, Beneficiary or Trustee shall be a party unless brought by Trustee.

EXHIBIT "A"

All that certain real property situated in the County of Los Angeles, State of California, described as follows:

PARCEL 1: (APN 7465-029-010)

Lot 11 in Block 1 of the Rena Harbor Heights Tract, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 14, Page 76 of Maps, in the Office of the County Recorder of said County.

PARCEL 2: (APN 7445-013-022)

Lot 4 in Block 12 of Tract No. 2024, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 26, Page 15 et seq., of Maps, in the Office of the County Recorder of said County.

PARCEL 3: (APN 7445-013-024)

Lot 6 in Block 12 of Tract No. 2024, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 26, Page 15 et seq., of Maps, in the Office of the County Recorder of said County.

Property Detail Report
For Property Located At :
„ CA



Owner Information			
Owner Name:	ACJJ INVESTMENTS LLC		
Mailing Address:	777 SILVER SPUR RD #236, ROLLING HILLS ESTATES CA 90274-3637 C027		
Vesting Codes:	/ /		
Location Information			
Legal Description:	TRACT # 2024 LOT 4		
County:	LOS ANGELES, CA	APN:	7445-013-022
Census Tract / Block:	2963.00 / 2	Alternate APN:	2024
Township-Range-Sect:		Subdivision:	78-F1 /
Legal Book/Page:	26-15	Map Reference:	2024
Legal Lot:	4	Tract #:	2024
Legal Block:	12	School District:	LOS ANGELES
Market Area:	193	School District Name:	LOS ANGELES
Neighbor Code:		Munic/Township:	
Owner Transfer Information			
Recording/Sale Date:	/	Deed Type:	
Sale Price:		1st Mtg Document #:	
Document #:			
Last Market Sale Information			
Recording/Sale Date:	05/11/2018 / 04/13/2018	1st Mtg Amount/Type:	\$865,000 / PRIVATE PARTY
Sale Price:	\$865,000	1st Mtg Int. Rate/Type:	/
Sale Type:	FULL	1st Mtg Document #:	469040
Document #:	469039	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	
New Construction:		Multi/Split Sale:	MULTIPLE
Title Company:	LAWYERS TITLE		
Lender:	PRIVATE INDIVIDUAL		
Seller Name:	KOBAYASHI 1993 FAMILY TRUST		
Prior Sale Information			
Prior Rec/Sale Date:	08/13/1993 /	Prior Lender:	
Prior Sale Price:		Prior 1st Mtg Amt/Type:	/
Prior Doc Number:	1571781	Prior 1st Mtg Rate/Type:	/
Prior Deed Type:	DEED (REG)		
Property Characteristics			
Year Built / Eff:	/	Total Rooms/Offices	
Gross Area:		Total Restrooms:	
Building Area:		Roof Type:	
Tot Adj Area:		Roof Material:	
Above Grade:		Construction:	
# of Stories:		Foundation:	
Other Improvements:	Building Permit	Exterior wall:	
		Basement Area:	
Garage Area:			
Garage Capacity:			
Parking Spaces:			
Heat Type:			
Air Cond:			
Pool:			
Quality:			
Condition:			
Site Information			
Zoning:	LAR1	Acres:	0.41
County Use:	VACANT RESIDENTIAL (010V)		
Lot Area:	17,824	Lot Width/Depth:	x
Land Use:	RESIDENTIAL LOT	Res/Comm Units:	/
State Use:			
Site Influence:			
Water Type:			
Sewer Type:			
Tax Information			
Total Value:	\$523,233	Assessed Year:	2022
Land Value:	\$523,233	Improved %:	
Improvement Value:		Tax Year:	2021
Total Taxable Value:	\$523,233	Property Tax:	\$6,203.26
		Tax Area:	14
		Tax Exemption:	

Comparable Sales Report

For Property Located At



„ CA

20 Comparable(s) Selected.

Report Date: 11/10/2022

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$865,000	\$225,000	\$4,675,000	\$1,497,175
Bldg/Living Area	0	1,855	1,855	1,855
Price/Sqft	\$0.00	\$599.19	\$599.19	\$599.19
Year Built	0	2022	2022	2022
Lot Area	17,824	1,989	240,554	16,306
Bedrooms	0	4	4	4
Bathrooms/Restrooms	0	4	4	4
Stories	0.00	0.00	0.00	0.00
Total Value	\$523,233	\$1,582	\$1,896,325	\$485,840
Distance From Subject	0.00	0.47	2.68	1.51

*= user supplied for search only

Comp #:	1	Distance From Subject: 0.47 (miles)			
Address:	„ CA				
Owner Name:	COLEMAN CORNELIUS M/ANDREWS PATRICIA F				
Seller Name:	JOHNSON SHARLENE J				
APN:	7447-015-022	Map Reference:	78-F2 /	Building Area:	
County:	LOS ANGELES, CA	Census Tract:	2965.00	Total Rooms/Offices:	
Subdivision:	3284	Zoning:	LAR2	Total Restrooms:	
Rec Date:	10/12/2022	Prior Rec Date:	06/30/2017	Yr Built/Eff:	/
Sale Date:	10/04/2022	Prior Sale Date:	06/02/2017	Air Cond:	
Sale Price:	\$555,000	Prior Sale Price:	\$380,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	980734	Acres:	0.05		
1st Mtg Amt:	\$544,947	Lot Area:	2,063		
Total Value:	\$202,323	# of Stories:			
Land Use:	RESIDENTIAL LOT	Park Area/Cap#:	/		

Comp #:	2	Distance From Subject: 1.14 (miles)			
Address:	„ CA				
Owner Name:	CAMPBELL DAVID L/CAMPBELL TRACY W				
Seller Name:	KB HM GRTR LOS ANGELES INC				
APN:	7442-034-040	Map Reference:	/	Building Area:	
County:	LOS ANGELES, CA	Census Tract:		Total Rooms/Offices:	
Subdivision:		Zoning:	LAPVSP	Total Restrooms:	
Rec Date:	09/06/2022	Prior Rec Date:		Yr Built/Eff:	/
Sale Date:	08/04/2022	Prior Sale Date:		Air Cond:	
Sale Price:	\$1,429,500	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	876320	Acres:	0.08		
1st Mtg Amt:	\$1,214,805	Lot Area:	3,412		
Total Value:	\$527,340	# of Stories:			
Land Use:	RESIDENTIAL LOT	Park Area/Cap#:	/		

Comp #:	3	Distance From Subject: 1.16 (miles)		
Address:	„ CA			
Owner Name:	GOLDROSEN DANIEL			
Seller Name:	KB HM GRTR LOS ANGELES INC			
APN:	7442-034-038	Map Reference:	/	Building Area:

County:	LOS ANGELES, CA	Census Tract:		Total Rooms/Offices:	
Subdivision:		Zoning:	LAPVSP	Total Restrooms:	
Rec Date:	09/08/2022	Prior Rec Date:		Yr Built/Eff:	/
Sale Date:	09/06/2022	Prior Sale Date:		Air Cond:	
Sale Price:	\$1,329,500	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	884453	Acres:	0.08		
1st Mtg Amt:		Lot Area:	3,419		
Total Value:	\$679,320	# of Stories:			
Land Use:	RESIDENTIAL LOT	Park Area/Cap#:	/		

Comp #:	4	Distance From Subject:	1.16 (miles)
Address:	,, CA		
Owner Name:	LIN PAM P/TU TRAVIS Y		
Seller Name:	KB HM GRTR LOS ANGELES INC		
APN:	7442-034-012	Map Reference:	/
County:	LOS ANGELES, CA	Census Tract:	
Subdivision:		Zoning:	LAPVSP
Rec Date:	09/29/2022	Prior Rec Date:	
Sale Date:	08/18/2022	Prior Sale Date:	
Sale Price:	\$1,372,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	947979	Acres:	0.12
1st Mtg Amt:	\$1,028,655	Lot Area:	5,219
Total Value:	\$584,460	# of Stories:	
Land Use:	RESIDENTIAL LOT	Park Area/Cap#:	/

Comp #:	5	Distance From Subject:	1.17 (miles)
Address:	27734 KNOLLRIDGE PL, SAN PEDRO, CA 90732-4760		
Owner Name:	LEE FAMILY TRUST		
Seller Name:	KB HM GRTR LOS ANGELES INC		
APN:	7442-036-004	Map Reference:	/
County:	LOS ANGELES, CA	Census Tract:	2974.00
Subdivision:		Zoning:	LAPVSP
Rec Date:	04/29/2022	Prior Rec Date:	
Sale Date:	02/23/2022	Prior Sale Date:	
Sale Price:	\$1,111,500	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	468944	Acres:	0.05
1st Mtg Amt:	\$888,888	Lot Area:	2,049
Total Value:	\$341,117	# of Stories:	
Land Use:	RESIDENTIAL LOT	Park Area/Cap#:	/

Comp #:	6	Distance From Subject:	1.17 (miles)
Address:	27533 ORCHARD LN, SAN PEDRO, CA 90732-4652		
Owner Name:	ANA ANA F S/ANA RICARDO S		
Seller Name:	KB HM GRTR LOS ANGELES INC		
APN:	7442-034-007	Map Reference:	/
County:	LOS ANGELES, CA	Census Tract:	2974.00
Subdivision:		Zoning:	LAPVSP
Rec Date:	09/29/2022	Prior Rec Date:	
Sale Date:	08/18/2022	Prior Sale Date:	
Sale Price:	\$1,343,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	948028	Acres:	0.12
1st Mtg Amt:	\$580,000	Lot Area:	5,220
Total Value:	\$584,460	# of Stories:	
Land Use:	RESIDENTIAL LOT	Park Area/Cap#:	/

Comp #:	7	Distance From Subject:	1.17 (miles)
Address:	,, CA		
Owner Name:	BIOME RONALD K & HELEN M/BIOME TAYLOR N		
Seller Name:	KB HM GRTR LOS ANGELES INC		
APN:	7442-036-003	Map Reference:	/
County:	LOS ANGELES, CA	Census Tract:	
Subdivision:		Zoning:	LAPVSP
		Building Area:	
		Total Rooms/Offices:	
		Total Restrooms:	
		Yr Built/Eff:	/
		Air Cond:	
		Pool:	
		Roof Mat:	

Rec Date:	05/11/2022	Prior Rec Date:		Yr Built/Eff:	/
Sale Date:	03/24/2022	Prior Sale Date:		Air Cond:	
Sale Price:	\$1,235,000	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	512303	Acres:	0.05		
1st Mtg Amt:	\$970,800	Lot Area:	2,104		
Total Value:	\$351,422	# of Stories:			
Land Use:	RESIDENTIAL LOT	Park Area/Cap#:	/		

Comp #:	8	Distance From Subject: 1.17 (miles)			
Address:	,, CA				
Owner Name:	ARNEY ALAN H/SULLIVAN ZARINA M				
Seller Name:	KB HM GRTR LOS ANGELES INC				
APN:	7442-034-010	Map Reference:	/	Building Area:	
County:	LOS ANGELES, CA	Census Tract:		Total Rooms/Offices:	
Subdivision:		Zoning:	LAPVSP	Total Restrooms:	
Rec Date:	10/06/2022	Prior Rec Date:		Yr Built/Eff:	/
Sale Date:	08/18/2022	Prior Sale Date:		Air Cond:	
Sale Price:	\$1,320,500	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	968268	Acres:	0.08		
1st Mtg Amt:	\$1,122,153	Lot Area:	3,420		
Total Value:	\$527,340	# of Stories:			
Land Use:	RESIDENTIAL LOT	Park Area/Cap#:	/		

Comp #:	9	Distance From Subject: 1.18 (miles)			
Address:	,, CA				
Owner Name:	SAMIEZ ANTHONY/SAMIEZ ASHLEY				
Seller Name:	KB HM GRTR LOS ANGELES INC				
APN:	7442-036-006	Map Reference:	/	Building Area:	
County:	LOS ANGELES, CA	Census Tract:		Total Rooms/Offices:	
Subdivision:		Zoning:	LAPVSP	Total Restrooms:	
Rec Date:	05/10/2022	Prior Rec Date:		Yr Built/Eff:	/
Sale Date:	04/06/2022	Prior Sale Date:		Air Cond:	
Sale Price:	\$1,226,000	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	508639	Acres:	0.13		
1st Mtg Amt:	\$980,506	Lot Area:	5,473		
Total Value:	\$734,793	# of Stories:			
Land Use:	RESIDENTIAL LOT	Park Area/Cap#:	/		

Comp #:	10	Distance From Subject: 1.18 (miles)			
Address:	,, CA				
Owner Name:	LIANG FREDERICK N/HUH KELLY H				
Seller Name:	KB HM GRTR LOS ANGELES INC				
APN:	7442-036-002	Map Reference:	/	Building Area:	
County:	LOS ANGELES, CA	Census Tract:		Total Rooms/Offices:	
Subdivision:		Zoning:	LAPVSP	Total Restrooms:	
Rec Date:	05/09/2022	Prior Rec Date:		Yr Built/Eff:	/
Sale Date:	04/06/2022	Prior Sale Date:		Air Cond:	
Sale Price:	\$1,296,500	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	500594	Acres:	0.12		
1st Mtg Amt:	\$840,000	Lot Area:	5,083		
Total Value:	\$609,064	# of Stories:			
Land Use:	RESIDENTIAL LOT	Park Area/Cap#:	/		

Comp #:	11	Distance From Subject: 1.18 (miles)			
Address:	,, CA				
Owner Name:	TAN WILLIAM/CHONG TIFFANY				
Seller Name:	KB HM GRTR LOS ANGELES INC				
APN:	7442-036-008	Map Reference:	/	Building Area:	
County:	LOS ANGELES, CA	Census Tract:		Total Rooms/Offices:	
Subdivision:		Zoning:	LAPVSP	Total Restrooms:	
Rec Date:	05/09/2022	Prior Rec Date:		Yr Built/Eff:	/
Sale Date:	03/24/2022	Prior Sale Date:		Air Cond:	

Sale Price:	\$1,120,500	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	500676	Acres:	0.05		
1st Mtg Amt:	\$1,007,888	Lot Area:	2,061		
Total Value:	\$341,117	# of Stories:			
Land Use:	RESIDENTIAL LOT	Park Area/Cap#:	/		

Comp #:	12	Distance From Subject: 1.18 (miles)			
Address:	,, CA				
Owner Name:	HEIDELBERG FAMILY TRUST				
Seller Name:	KB HM GRTR LOS ANGELES INC				
APN:	7442-034-009	Map Reference:	/	Building Area:	
County:	LOS ANGELES, CA	Census Tract:		Total Rooms/Offices:	
Subdivision:		Zoning:	LAPVSP	Total Restrooms:	
Rec Date:	09/30/2022	Prior Rec Date:		Yr Built/Eff:	/
Sale Date:	08/18/2022	Prior Sale Date:		Air Cond:	
Sale Price:	\$1,464,500	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	952059	Acres:	0.08		
1st Mtg Amt:	\$732,116	Lot Area:	3,420		
Total Value:	\$527,340	# of Stories:			
Land Use:	RESIDENTIAL LOT	Park Area/Cap#:	/		

Comp #:	13	Distance From Subject: 1.19 (miles)			
Address:	,, CA				
Owner Name:	PARROTT KEITH F/PARROTT SHALINI N				
Seller Name:	KB HM GRTR LOS ANGELES INC				
APN:	7442-036-009	Map Reference:	/	Building Area:	
County:	LOS ANGELES, CA	Census Tract:		Total Rooms/Offices:	
Subdivision:		Zoning:	LAPVSP	Total Restrooms:	
Rec Date:	05/09/2022	Prior Rec Date:		Yr Built/Eff:	/
Sale Date:	04/06/2022	Prior Sale Date:		Air Cond:	
Sale Price:	\$1,370,000	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	500633	Acres:	0.12		
1st Mtg Amt:	\$647,201	Lot Area:	5,083		
Total Value:	\$609,064	# of Stories:			
Land Use:	RESIDENTIAL LOT	Park Area/Cap#:	/		

Comp #:	14	Distance From Subject: 1.82 (miles)			
Address:	,, CA				
Owner Name:	RAMIREZ ALFREDO JR/RAMIREZ ANGELICA				
Seller Name:	THOMPSON FAMILY TRUST				
APN:	7566-005-034	Map Reference:	78-C2 /	Building Area:	
County:	LOS ANGELES, CA	Census Tract:	6707.02	Total Rooms/Offices:	
Subdivision:	9302	Zoning:	RPRS20000*	Total Restrooms:	
Rec Date:	04/01/2022	Prior Rec Date:	01/16/1987	Yr Built/Eff:	/
Sale Date:	03/14/2022	Prior Sale Date:	12/1986	Air Cond:	
Sale Price:	\$1,850,000	Prior Sale Price:	\$500,000	Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	365289	Acres:	0.24		
1st Mtg Amt:	\$572,500	Lot Area:	10,599		
Total Value:	\$370,000	# of Stories:			
Land Use:	RESIDENTIAL LOT	Park Area/Cap#:	/		

Comp #:	15	Distance From Subject: 1.83 (miles)			
Address:	,, CA				
Owner Name:	AHAD TRUST/HASSAN AHMED M				
Seller Name:	KEHRL FAMILY TRUST				
APN:	7566-005-032	Map Reference:	78-C2 /	Building Area:	
County:	LOS ANGELES, CA	Census Tract:	6707.02	Total Rooms/Offices:	
Subdivision:	RANCHO LOS PALOS VERDES	Zoning:	RPRS20000*	Total Restrooms:	
Rec Date:	07/19/2022	Prior Rec Date:		Yr Built/Eff:	/
Sale Date:	06/27/2022	Prior Sale Date:		Air Cond:	
Sale Price:	\$4,675,000	Prior Sale Price:		Pool:	

Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	736740	Acres:	0.15		
1st Mtg Amt:	\$3,506,250	Lot Area:	6,628		
Total Value:	\$1,582	# of Stories:			
Land Use:	RESIDENTIAL LOT	Park Area/Cap#:	/		

Comp #:	16	Distance From Subject:	2.07 (miles)
Address:	834 W 22ND ST, SAN PEDRO, CA 90731		
Owner Name:	BRATHWAITE RENE C A/BRATHWAITE JOY		
Seller Name:	ACJJ INVESTMENTS LLC		
APN:	7462-027-021	Map Reference:	78-F5 /
County:	LOS ANGELES, CA	Census Tract:	2972.02
Subdivision:	PECKS GRAND VIEW TR	Zoning:	LAR1
Rec Date:	06/01/2022	Prior Rec Date:	06/12/2013
Sale Date:	04/29/2022	Prior Sale Date:	05/20/2013
Sale Price:	\$1,480,000	Prior Sale Price:	\$240,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	586425	Acres:	0.12
1st Mtg Amt:	\$1,258,000	Lot Area:	5,011
Total Value:	\$261,086	# of Stories:	
Land Use:	RESIDENTIAL LOT	Park Area/Cap#:	/

Comp #:	17	Distance From Subject:	2.09 (miles)
Address:	475 W 21ST ST, SAN PEDRO, CA 90731-5509		
Owner Name:	DLA INVESTMENTS LLC		
Seller Name:	RADLEIN DAVID N		
APN:	7456-033-026	Map Reference:	79-A4 /
County:	LOS ANGELES, CA	Census Tract:	2971.20
Subdivision:	GAFFEY & WARDS SUB	Zoning:	LAR2
Rec Date:	03/18/2022	Prior Rec Date:	10/17/1997
Sale Date:	03/01/2022	Prior Sale Date:	10/02/1997
Sale Price:	\$490,000	Prior Sale Price:	\$10,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	312460	Acres:	0.11
1st Mtg Amt:		Lot Area:	5,001
Total Value:	\$231,101	# of Stories:	
Land Use:	RESIDENTIAL LOT	Park Area/Cap#:	/

Comp #:	18	Distance From Subject:	2.56 (miles)
Address:	,, CA		
Owner Name:	1358 FIGUEROA LLC		
Seller Name:	PAP PROPERTIES LLC		
APN:	7415-002-036	Map Reference:	74-A3 /
County:	LOS ANGELES, CA	Census Tract:	2943.02
Subdivision:	4602	Zoning:	LAPF
Rec Date:	06/24/2022	Prior Rec Date:	09/11/2020
Sale Date:	06/14/2022	Prior Sale Date:	08/26/2020
Sale Price:	\$225,000	Prior Sale Price:	\$100,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	665219	Acres:	0.19
1st Mtg Amt:		Lot Area:	8,307
Total Value:	\$255,000	# of Stories:	
Land Use:	RESIDENTIAL LOT	Park Area/Cap#:	/

Comp #:	19	Distance From Subject:	2.61 (miles)
Address:	,, CA		
Owner Name:	INFINITY CF LLC		
Seller Name:	COOP FAMILY TRUST		
APN:	7415-001-029	Map Reference:	/
County:	LOS ANGELES, CA	Census Tract:	2943.02
Subdivision:	5605	Zoning:	LAC2
Rec Date:	02/25/2022	Prior Rec Date:	04/23/1984
Sale Date:	02/19/2022	Prior Sale Date:	
Sale Price:	\$2,850,000	Prior Sale Price:	\$15,000
Sale Type:	FULL	Prior Sale Type:	
Document #:	222597	Acres:	0.05

1st Mtg Amt:	\$2,150,000	Lot Area:	1,989
Total Value:	\$82,545	# of Stories:	
Land Use:	RESIDENTIAL LOT	Park Area/Cap#:	/

Comp #:	20	Distance From Subject: 2.68 (miles)	
Address:	1 POPPY TRL, ROLLING HILLS, CA 90274		
Owner Name:	CONCOURSE COI INVESTMENT LLC		
Seller Name:	RGLCIAP LLC		
APN:	7567-001-018	Map Reference:	/
County:	LOS ANGELES, CA	Census Tract:	6705.00
Subdivision:		Zoning:	RHRAS2
Rec Date:	09/20/2022	Prior Rec Date:	04/02/2019
Sale Date:	09/16/2022	Prior Sale Date:	06/25/2018
Sale Price:	\$2,200,000	Prior Sale Price:	\$1,804,500
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	919511	Acres:	5.52
1st Mtg Amt:		Lot Area:	240,554
Total Value:	\$1,896,325	# of Stories:	
Land Use:	RESIDENTIAL LOT	Park Area/Cap#:	/
		Building Area:	
		Total Rooms/Offices:	
		Total Restrooms:	
		Yr Built/Eff:	/
		Air Cond:	
		Pool:	
		Roof Mat:	

EXHIBIT D

ASSIGNED INSPECTOR: ANDREW BEELI

Date: September 20, 2024

JOB ADDRESS: 921 WEST BATTERY STREET, LOS ANGELES, CA

ASSESSOR PARCEL NO. (APN): 7445-013-022

CASE NO.: 882165

ORDER NO.: A-5152470

EFFECTIVE DATE OF ORDER TO COMPLY: October 23, 2019

COMPLIANCE EXPECTED DATE: November 22, 2019

DATE COMPLIANCE OBTAINED: August 18, 2022

.....

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-5152470

105112020199921

**BOARD OF
BUILDING AND SAFETY
COMMISSIONERS**

**VAN AMBATELOS
PRESIDENT**

**E. FELICIA BRANNON
VICE-PRESIDENT**

JOSELYN GEAGA-ROSENTHAL

GEORGE HOVAGUIMIAN

JAVIER NUNEZ

**CITY OF LOS ANGELES
CALIFORNIA**



**ERIC GARCETTI
MAYOR**

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

**FRANK M. BUSH
GENERAL MANAGER**

**OSAMA YOUNAN, P.E.
EXECUTIVE OFFICER**

ORDER TO COMPLY AND NOTICE OF FEE

**ACJJ INVESTMENTS LLC
777 SILVER SPUR RD STE 236
ROLLING HILLS ESTATES, CA
90274**

**CASE #: 882165
ORDER #: A-5152470
EFFECTIVE DATE: October 23, 2019
COMPLIANCE DATE: November 22, 2019**

**OWNER OF
SITE ADDRESS: 921 W BATTERY ST
ASSESSORS PARCEL NO.: 7445-013-022
ZONE: R1; One-Family Zone**

*Undersigned mailed this notice
to the addressee postage prepaid,
to the addressee on this day,*

OCT 08 2019

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

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:

VIOLATION(S):

- 1. Excessive or overgrown vegetation on the premises.**

You are therefore ordered to: Cut and remove the excessive or overgrown vegetation and weeds from the premises.

Code Section(s) in Violation: 91.8104, 91.8104.2, 91.103.1, 12.08A, 12.21A.1.(a) of the L.A.M.C.

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.

CODE ENFORCEMENT BUREAU

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

www.ladbs.org



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.

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.

Any questions regarding invoices or how to pay fees should be directed to financial services at (213) 482-6890.
Any questions regarding the order to comply and compliance matters contact the inspector noted below at (310)732-4532.
Office hours are 7:00 a.m. to 3:30 p.m, Monday through Thursday.

Inspector : Andrew Beeli Date: October 03, 2019

ANDREW BEELI
638 S. BEACON ST., ROOM 276
SAN PEDRO, CA 90731
(310)732-4532
Andrew.Beeli@lacity.org

MB
REVIEWED BY

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.



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