

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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VICE PRESIDENT

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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

May 14, 2024

Council District: # 12

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

JOB ADDRESS: **17815 WEST CHATSWORTH STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2712-030-014**
Re: Invoice #805835-5, #805836-8

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: **17815 West Chatsworth 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.

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 February 12, 2019 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:

<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
Non-Compliance Code Enforcement fee	660.00
Late Charge/Collection fee (250%)	1,650.00
Accumulated Interest (1%/month)	1,120.31
Title Report fee	30.00
Grand Total	\$ 4,706.87

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 **\$4,706.87** 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 **\$4,706.87** 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 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. T17129
Dated as of: 07/29/2022

Prepared for: City of Los Angeles

SCHEDULE A
(Reported Property Information)

APN #: 2712-030-014

Property Address: 17815 W CHATSWORTH ST City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Document: QUITCLAIM DEED

Grantee : AUDREY SONG LEE

Grantor : SONG HUI KIM LEE

Deed Date : 02/15/2017 Recorded : 02/17/2017

Instr No. : 17-0197910

MAILING ADDRESS: AUDREY SONG LEE
12504 VALLEY VISTA WAY, SYLMAR, CA 91342

SCHEDULE B

LEGAL DESCRIPTION

Lot Number: 11,12 Tract No: 9380 Brief Description: TRACT # 9380 W 25 FT OF LOT 11 AND E 25 FT OF LOT 12

MORTGAGES/LIENS

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

This page is part of your document - DO NOT DISCARD



20170197910



Pages:
0003

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

02/17/17 AT 11:05AM

FEES :	28.00
TAXES :	0.00
OTHER :	0.00
PAID :	28.00



LEADSHEET



201702172260014

00013380829



008154927

SEQ:

01

DAR - Counter (Upfront Scan)



THIS FORM IS NOT TO BE DUPLICATED

RECORDING REQUESTED BY

WHEN RECORDED MAIL THIS DEED
AND MAIL TAX STATEMENTS TO:

Brian MyungJin Lee
17815 Chatsworth Street
Granada Hills, CA 91344

QUITCLAIM DEED

TITLE ORDER NO: _____

ESCROW NO: _____

THE UNDERSIGNED GRANTOR(S) DECLARES(S)

DOCUMENTARY TRANSFER TAX is \$0.00, GIFT ; CITY TRANSFER TAX is \$0.00

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, County of Los Angeles, California.

FOR A VALUEABLE CONSIDERATION, receipt of which is hereby acknowledged

SONG HUI KIM LEE, an Unmarried Woman,

here by remise, release and forever quitclaim to

AUDREY SONG LEE, an Unmarried Woman and BRIAN MYUNGJIN LEE, an Unmarried Man,

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

**The west 25 feet of Lot 11 and the east 25 feet of Lot 12 of Tract No 9380, in the City of Los Angeles,
County of Los Angeles, State of California, as per Map recordd in Book 127, Page 100 of Maps,
in the Office of the County Recorder of said County.**

**Also Known as 17815 Chatsworth Street, Granada Hills, CA 91344
AP# 2712-030-014**

2/15/17
Dated

[Signature]
SongHui Kim Lee

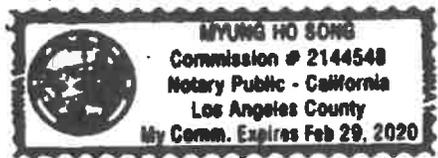
State of California)
County of Los Angeles) ss

On this 15th day of February, 2017, before me, MYUNG HO SONG, NOTARY PUBLIC
personally appeared SongHui Kim Lee, who proved to me on the basis of satisfactory evidence to be
the person whose name is subscribed to the within instrument and acknowledged to me that he/she excuted the
same in his/her authorized capacity, and that by his/her signature on the instrument the person, or the entity upon
behalf of which the person acted, excuted 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]
Notary Public



MYUNG HO SONG
(print name)

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 the document.

STATE OF CALIFORNIA

SS

COUNTY OF LOS ANGELES

On 02/16/2017, Before Me MYUNG HO SONG, Notary Public

(Insert Name of Notary Public and Title)

Personally appeared SONG HUI KIM LEE who proved to me on the basis of satisfactory evidence, to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument the person, or the entity upon behalf of which the person 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 Signature

(NOTARY SEAL)

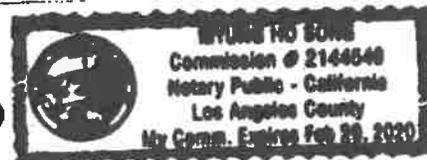


EXHIBIT B

ASSIGNED INSPECTOR: ARIS ALLAHVERDIAN

Date: May 14, 2024

JOB ADDRESS: 17815 WEST CHATSWORTH STREET, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 2712-030-014

Last Full Title: 07/29/2022

Last Update to Title:

.....

LIST OF OWNERS AND INTERESTED PARTIES

- 1) AUDREY SONG LEE AND BRIAN M. LEE
12504 VALLEY VISTA WAY
SYLMAR, CA 91342

CAPACITY: OWNER

Property Detail Report
For Property Located At :
17815 CHATSWORTH ST, GRANADA HILLS, CA
91344-5632



Owner Information

Owner Name: **LEE AUDREY S/LEE BRIAN M**
 Mailing Address: **12504 VALLEY VISTA WAY, SYLMAR CA 91342-3453 C043**
 Vesting Codes: **//**

Location Information

Legal Description: **TRACT # 9380 W 25 FT OF LOT 11 AND E 25 FT OF LOT 12**
 County: **LOS ANGELES, CA** APN: **2712-030-014**
 Census Tract / Block: **1112.02 / 2** Alternate APN:
 Township-Range-Sect: **127-100** Subdivision: **9380**
 Legal Book/Page: **127-100** Map Reference: **7-D2 /**
 Legal Lot: **12** Tract #: **9380**
 Legal Block: **GH** School District: **LOS ANGELES**
 Market Area: **GH** School District Name: **LOS ANGELES**
 Neighbor Code: **GH** Munic/Township: **LOS ANGELES**

Owner Transfer Information

Recording/Sale Date: **02/17/2017 / 02/15/2017** Deed Type: **QUIT CLAIM DEED**
 Sale Price:
 Document #: **197910** 1st Mtg Document #:

Last Market Sale Information

Recording/Sale Date: **09/09/2004 / 05/28/2004** 1st Mtg Amount/Type: **\$427,000 / SMALL BUSINESS**
 Sale Price: **\$570,000** 1st Mtg Int. Rate/Type: **/ ADJ**
 Sale Type: **FULL** 1st Mtg Document #: **2318140**
 Document #: **2318139** 2nd Mtg Amount/Type: **/**
 Deed Type: **GRANT DEED** 2nd Mtg Int. Rate/Type: **/**
 Transfer Document #: **GRANT DEED** Price Per SqFt: **\$200.07**
 New Construction:
 Title Company: **FIDELITY TITLE** Multi/Split Sale:
 Lender: **HANMI BK**
 Seller Name: **POST ALEX**

Prior Sale Information

Prior Rec/Sale Date: **02/16/1990 / 11/1989** Prior Lender:
 Prior Sale Price: **\$442,000** Prior 1st Mtg Amt/Type: **\$328,000 / PRIVATE PARTY**
 Prior Doc Number: **266465** Prior 1st Mtg Rate/Type: **/**
 Prior Deed Type: **GRANT DEED**

Property Characteristics

Year Built / Eff: 1954 / 1959	Total Rooms/Offices	Garage Area:
Gross Area: 2,849	Total Restrooms:	Garage Capacity:
Building Area: 2,849	Roof Type:	Parking Spaces: 12
Tot Adj Area:	Roof Material: ROLL COMPOSITION	Heat Type: FORCED AIR
Above Grade:	Construction: FRAME	Air Cond: YES
# of Stories: 1	Foundation: CONCRETE	Pool:
Other Improvements: Building Permit	Exterior wall: STUCCO	Quality: GOOD
	Basement Area:	Condition: AVERAGE

Site Information

Zoning: **LAC1** Acres: **0.16** County Use: **PROFESSIONAL BLDG (1900)**
 Lot Area: **6,848** Lot Width/Depth: **x** State Use:
 Land Use: **OFFICE BUILDING** Res/Comm Units: **/** Water Type:
 Site Influence: Sewer Type:

Tax Information

Total Value: \$1,045,395	Assessed Year: 2021	Property Tax: \$14,021.61
Land Value: \$616,515	Improved %: 41%	Tax Area: 16
Improvement Value: \$428,880	Tax Year: 2021	Tax Exemption:
Total Taxable Value: \$1,045,395		

Comparable Sales Report

For Property Located At



RealQuest

17815 CHATSWORTH ST, GRANADA HILLS, CA 91344-5632

16 Comparable(s) Selected.

Report Date: 08/04/2022

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$570,000	\$425,000	\$23,727,273	\$3,381,830
Bldg/Living Area	2,849	2,452	3,247	2,817
Price/Sqft	\$200.07	\$140.03	\$9,268.47	\$1,254.40
Year Built	1954	1911	2008	1948
Lot Area	6,848	2,875	50,510	8,129
Bedrooms	0	1	4	2
Bathrooms/Restrooms	0	1	1	1
Stories	1.00	1.00	1.00	1.00
Total Value	\$1,045,395	\$88,494	\$2,466,064	\$806,118
Distance From Subject	0.00	7.38	24.61	17.82

* = user supplied for search only

Comp #:	1	Distance From Subject: 7.38 (miles)			
Address:	16917 VENTURA BLVD, ENCINO, CA 91316-4123				
Owner Name:	16917 VENTURA BLVD LLC				
Seller Name:	MATIAN COML PROP MGMT LLC				
APN:	2258-018-003	Map Reference:	21-F2 /	Building Area:	2,789
County:	LOS ANGELES, CA	Census Tract:	1396.00	Total Rooms/Offices:	
Subdivision:	ENCINO TR	Zoning:	LAC4	Total Restrooms:	
Rec Date:	03/29/2022	Prior Rec Date:	12/04/2017	Yr Built/Eff:	1958 / 1958
Sale Date:	03/18/2022	Prior Sale Date:	10/17/2017	Air Cond:	YES
Sale Price:	\$2,000,000	Prior Sale Price:	\$1,300,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	349360	Acres:	0.07		
1st Mtg Amt:	\$1,000,000	Lot Area:	2,875		
Total Value:	\$1,366,531	# of Stories:			
Land Use:	OFFICE BUILDING	Park Area/Cap#:	/		

Comp #:	2	Distance From Subject: 10.44 (miles)			
Address:	6045 VINELAND AVE, NORTH HOLLYWOOD, CA 91606-4911				
Owner Name:	6045 VINELAND AVE LLC				
Seller Name:	VINELAND GROUP LLC				
APN:	2337-001-006	Map Reference:	16-E6 /	Building Area:	3,247
County:	LOS ANGELES, CA	Census Tract:	1242.01	Total Rooms/Offices:	
Subdivision:	5847	Zoning:	LAC2	Total Restrooms:	
Rec Date:	12/30/2021	Prior Rec Date:	10/27/2010	Yr Built/Eff:	1939 / 1955
Sale Date:	09/12/2021	Prior Sale Date:	10/18/2010	Air Cond:	CENTRAL
Sale Price:	\$1,400,000	Prior Sale Price:	\$280,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	COMPOSITION SHINGLE
Document #:	1928324	Acres:	0.11		
1st Mtg Amt:	\$712,500	Lot Area:	4,737		
Total Value:	\$331,402	# of Stories:	1		
Land Use:	OFFICE BUILDING	Park Area/Cap#:	/		

Comp #: **3** Distance From Subject: **11.32 (miles)**
 Address: **10442 BURBANK BLVD, NORTH HOLLYWOOD, CA 91601-2217**
 Owner Name: **WILLIAMSON GROUP 2 LLC**
 Seller Name: **SEREBRAKIAN TRUST**
 APN: **2417-009-001** Map Reference: **23-F1 /** Building Area: **3,092**
 County: **LOS ANGELES, CA** Census Tract: **1253.10** Total Rooms/Offices:
 Subdivision: **9737** Zoning: **LAC2** Total Restrooms:
 Rec Date: **06/23/2022** Prior Rec Date: **09/17/2010** Yr Built/Eff: **1962 / 1962**
 Sale Date: **03/29/2022** Prior Sale Date: **08/16/2010** Air Cond:
 Sale Price: **\$1,720,000** Prior Sale Price: **\$560,000** Pool:
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:
 Document #: **658886** Acres: **0.12**
 1st Mtg Amt: **\$2,000,000** Lot Area: **5,021**
 Total Value: **\$662,815** # of Stories:
 Land Use: **OFFICE BUILDING** Park Area/Cap#: **/**

Comp #: **4** Distance From Subject: **15.44 (miles)**
 Address: **1626 WESTWOOD BLVD, LOS ANGELES, CA 90024-5621**
 Owner Name: **HAROUNI MORAD/HAROUNI FARAHNAZ**
 Seller Name: **ELIAFAN JOSEPH TRUST**
 APN: **4325-021-003** Map Reference: **41-E3 /** Building Area: **2,565**
 County: **LOS ANGELES, CA** Census Tract: **2655.23** Total Rooms/Offices:
 Subdivision: **7803** Zoning: **LAC4** Total Restrooms:
 Rec Date: **05/19/2022** Prior Rec Date: **03/28/2017** Yr Built/Eff: **1945 / 1950**
 Sale Date: **03/25/2022** Prior Sale Date: **03/24/2017** Air Cond: **YES**
 Sale Price: **\$2,550,000** Prior Sale Price: **\$2,300,000** Pool:
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:
 Document #: **543759** Acres: **0.13**
 1st Mtg Amt: **\$1,650,000** Lot Area: **5,500**
 Total Value: **\$2,466,064** # of Stories:
 Land Use: **OFFICE BUILDING** Park Area/Cap#: **/**

Comp #: **5** Distance From Subject: **16.08 (miles)**
 Address: **1601 N EL CENTRO AVE, LOS ANGELES, CA 90028-6412**
 Owner Name: **FUTURE HOLLYWOOD LLC**
 Seller Name: **PEREZ FAMILIA LLC**
 APN: **5546-028-028** Map Reference: **34-C3 /** Building Area: **2,560**
 County: **LOS ANGELES, CA** Census Tract: **1910.00** Total Rooms/Offices:
 Subdivision: **3827** Zoning: **LAC4** Total Restrooms:
 Rec Date: **04/07/2022** Prior Rec Date: **07/05/1988** Yr Built/Eff: **1921 / 1932**
 Sale Date: **03/31/2022** Prior Sale Date: **05/1988** Air Cond:
 Sale Price: **\$23,727,273** Prior Sale Price: **\$500,000** Pool:
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:
 Document #: **386254** Acres: **0.09**
 1st Mtg Amt: **\$5,000,000** Lot Area: **3,920**
 Total Value: **\$554,751** # of Stories:
 Land Use: **OFFICE BUILDING** Park Area/Cap#: **/**

Comp #: **6** Distance From Subject: **16.10 (miles)**
 Address: **560 S SAN VICENTE BLVD, LOS ANGELES, CA 90048-4639**
 Owner Name: **ABERYUF CHRISTINE I**
 Seller Name: **MERATI JUBIN & SHOHREH**
 APN: **5510-015-015** Map Reference: **42-E1 /** Building Area: **2,581**
 County: **LOS ANGELES, CA** Census Tract: **2148.00** Total Rooms/Offices:
 Subdivision: **7555** Zoning: **LACR** Total Restrooms:
 Rec Date: **04/12/2022** Prior Rec Date: **12/24/2014** Yr Built/Eff: **1936 / 1936**
 Sale Date: **04/04/2022** Prior Sale Date: **10/27/2014** Air Cond:
 Sale Price: **\$2,500,000** Prior Sale Price: **\$1,500,000** Pool:
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:
 Document #: **404555** Acres: **0.10**
 1st Mtg Amt: Lot Area: **4,510**
 Total Value: **\$1,665,478** # of Stories:

Land Use: **OFFICE BUILDING** Park Area/Cap#: /

Comp #: 7 Distance From Subject: 16.44 (miles)
 Address: 361 N LA BREA AVE, LOS ANGELES, CA 90036-2517
 Owner Name: 361 NORTH LA BREA LLC
 Seller Name: LANDMAN FAMILY TRUST
 APN: 5525-033-001 Map Reference: 34-B5 / Building Area: 2,975
 County: LOS ANGELES, CA Census Tract: 2140.00 Total Rooms/Offices:
 Subdivision: 4924 Zoning: LAC2 Total Restrooms:
 Rec Date: 06/14/2022 Prior Rec Date: 09/25/1990 Yr Built/Eff: 1955 / 1960
 Sale Date: 05/24/2022 Prior Sale Date: 09/1990 Air Cond:
 Sale Price: \$4,925,000 Prior Sale Price: \$1,200,000 Pool:
 Sale Type: FULL Prior Sale Type: FULL Roof Mat:
 Document #: 628536 Acres: 0.24
 1st Mtg Amt: \$2,500,000 Lot Area: 10,392
 Total Value: \$1,999,642 # of Stories:
 Land Use: OFFICE BUILDING Park Area/Cap#: /

Comp #: 8 Distance From Subject: 17.69 (miles)
 Address: 835 N GLENDALE AVE, GLENDALE, CA 91206-2128
 Owner Name: 225 MAGNIFICENT LLC
 Seller Name: PESTOR MARY H FAM L/TR
 APN: 5646-027-010 Map Reference: 25-E3 / Building Area: 2,500
 County: LOS ANGELES, CA Census Tract: 3019.02 Total Rooms/Offices:
 Subdivision: ROSSMOYNE Zoning: GLR1YY Total Restrooms:
 Rec Date: 12/17/2021 Prior Rec Date: 10/14/1992 Yr Built/Eff: 1955 / 1955
 Sale Date: 11/29/2021 Prior Sale Date: Air Cond: NONE
 Sale Price: \$2,360,000 Prior Sale Price: Pool:
 Sale Type: FULL Prior Sale Type: Roof Mat:
 Document #: 1880163 Acres: 0.19
 1st Mtg Amt: \$1,830,000 Lot Area: 8,487
 Total Value: \$215,581 # of Stories:
 Land Use: OFFICE BUILDING Park Area/Cap#: /

Comp #: 9 Distance From Subject: 18.40 (miles)
 Address: 1341 FOOTHILL BLVD, LA CANADA FLINTRIDGE, CA 91011-2121
 Owner Name: SHIRVANI NARBEBH/SHIRVANI LINET
 Seller Name: ALOSI LUCILLE TRUST
 APN: 5812-007-011 Map Reference: 19-B3 / Building Area: 2,632
 County: LOS ANGELES, CA Census Tract: 4605.02 Total Rooms/Offices:
 Subdivision: 7809 Zoning: LFC3* Total Restrooms:
 Rec Date: 04/29/2022 Prior Rec Date: 09/22/1976 Yr Built/Eff: 1953 /
 Sale Date: 02/15/2022 Prior Sale Date: Air Cond:
 Sale Price: \$1,600,000 Prior Sale Price: \$9,000 Pool:
 Sale Type: FULL Prior Sale Type: FULL Roof Mat:
 Document #: 469663 Acres: 0.11
 1st Mtg Amt: \$1,000,000 Lot Area: 4,662
 Total Value: \$100,504 # of Stories:
 Land Use: OFFICE BUILDING Park Area/Cap#: /

Comp #: 10 Distance From Subject: 20.25 (miles)
 Address: 1617 COLORADO BLVD, LOS ANGELES, CA 90041-1453
 Owner Name: COLORADO CREATIVE LLC
 Seller Name: WILSON THOMAS J LIVING TRUST
 APN: 5669-016-013 Map Reference: 25-E4 / Building Area: 2,452
 County: LOS ANGELES, CA Census Tract: 1810.00 Total Rooms/Offices:
 Subdivision: 4616 Zoning: LAC4 Total Restrooms:
 Rec Date: 12/14/2021 Prior Rec Date: Yr Built/Eff: 1961 / 1961
 Sale Date: 10/01/2021 Prior Sale Date: Air Cond:
 Sale Price: \$1,550,000 Prior Sale Price: Pool:
 Sale Type: FULL Prior Sale Type: Roof Mat:

Document #:	1856655	Acres:	0.14
1st Mtg Amt:	\$775,000	Lot Area:	6,252
Total Value:	\$88,494	# of Stories:	
Land Use:	OFFICE BUILDING	Park Area/Cap#:	/

Comp #:	11	Distance From Subject:	21.52 (miles)
Address:	5918 YORK BLVD, LOS ANGELES, CA 90042-2638		
Owner Name:	LANSRING LP		
Seller Name:	CALDERON JORGE & LILIAN		
APN:	5484-015-002	Map Reference:	36-C1 /
County:	LOS ANGELES, CA	Census Tract:	1836.20
Subdivision:	NEW YORK TR	Zoning:	LAC2
Rec Date:	05/31/2022	Prior Rec Date:	01/09/2003
Sale Date:	04/05/2022	Prior Sale Date:	12/11/2002
Sale Price:	\$1,170,000	Prior Sale Price:	\$265,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	579117	Acres:	0.11
1st Mtg Amt:		Lot Area:	4,853
Total Value:	\$354,562	# of Stories:	
Land Use:	OFFICE BUILDING	Park Area/Cap#:	/
Building Area:		3,118	
Total Rooms/Offices:			1
Total Restrooms:			1
Yr Built/Eff:			1911 /
Air Cond:			
Pool:			
Roof Mat:			

Comp #:	12	Distance From Subject:	21.65 (miles)
Address:	3956 W SLAUSON AVE, LOS ANGELES, CA 90043-2937		
Owner Name:	ALVISO & SON LLC		
Seller Name:	SAUNDERS DAVID A		
APN:	4004-001-014	Map Reference:	51-B4 /
County:	LOS ANGELES, CA	Census Tract:	2351.00
Subdivision:	5279	Zoning:	LAC2
Rec Date:	04/05/2022	Prior Rec Date:	
Sale Date:	02/09/2022	Prior Sale Date:	
Sale Price:	\$702,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	374344	Acres:	0.09
1st Mtg Amt:	\$671,500	Lot Area:	3,946
Total Value:	\$106,678	# of Stories:	
Land Use:	OFFICE BUILDING	Park Area/Cap#:	/
Building Area:		2,499	
Total Rooms/Offices:			
Total Restrooms:			
Yr Built/Eff:			1940 / 1944
Air Cond:			NONE
Pool:			
Roof Mat:			

Comp #:	13	Distance From Subject:	21.84 (miles)
Address:	8501 LINCOLN BLVD, LOS ANGELES, CA 90045-3501		
Owner Name:	8501 LINCOLN BLVD LLC		
Seller Name:	VILLAFLOR L D & J A TRUST		
APN:	4114-034-026	Map Reference:	56-A1 /
County:	LOS ANGELES, CA	Census Tract:	2766.01
Subdivision:	1	Zoning:	LAC4
Rec Date:	05/02/2022	Prior Rec Date:	
Sale Date:	12/19/2021	Prior Sale Date:	
Sale Price:	\$2,400,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	474252	Acres:	0.09
1st Mtg Amt:	\$1,920,000	Lot Area:	4,117
Total Value:	\$488,436	# of Stories:	
Land Use:	OFFICE BUILDING	Park Area/Cap#:	/
Building Area:		3,218	
Total Rooms/Offices:			
Total Restrooms:			
Yr Built/Eff:			1956 / 1956
Air Cond:			YES
Pool:			
Roof Mat:			

Comp #:	14	Distance From Subject:	22.60 (miles)
Address:	6801 WEST BLVD, INGLEWOOD, CA 90302		
Owner Name:	BLACKWELL THOMAS/BLACKWELL ELIZABETH A		
Seller Name:	TAB AJ W 1997 TRUST		
APN:	4013-007-013	Map Reference:	51-B5 /
County:	LOS ANGELES, CA	Census Tract:	6009.12
Subdivision:	4476	Zoning:	INC3YY
Rec Date:	06/13/2022	Prior Rec Date:	
Building Area:		3,035	
Total Rooms/Offices:			
Total Restrooms:			
Yr Built/Eff:			1937 / 1943

Sale Date:	05/23/2022	Prior Sale Date:		Air Cond:	
Sale Price:	\$425,000	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	623680	Acres:	0.09		
1st Mtg Amt:		Lot Area:	3,751		
Total Value:	\$597,219	# of Stories:			
Land Use:	OFFICE BUILDING	Park Area/Cap#:	/		

Comp #:	15	Distance From Subject:	23.41 (miles)
Address:	5400 S BROADWAY, LOS ANGELES, CA 90037-4126		
Owner Name:	5400 BROADWAY LLC		
Seller Name:	R2 H BROADWAY LLC		
APN:	5101-032-030	Map Reference:	52-A3 /
County:	LOS ANGELES, CA	Census Tract:	2328.00
Subdivision:	2	Zoning:	LAC2
Rec Date:	12/09/2021	Prior Rec Date:	07/13/2021
Sale Date:	12/08/2021	Prior Sale Date:	07/07/2021
Sale Price:	\$1,080,000	Prior Sale Price:	\$600,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1835607	Acres:	0.15
1st Mtg Amt:		Lot Area:	6,525
Total Value:	\$341,286	# of Stories:	
Land Use:	OFFICE BUILDING	Park Area/Cap#:	/
		Building Area:	2,926
		Total Rooms/Offices:	
		Total Restrooms:	1
		Yr Built/Eff:	1935 /
		Air Cond:	YES
		Pool:	
		Roof Mat:	

Comp #:	16	Distance From Subject:	24.61 (miles)
Address:	800 N PARK VIEW DR 1, EL SEGUNDO, CA 90245-4914		
Owner Name:	OFFICE BUILDING LLC		
Seller Name:	EL SEGUNDO INVESTMENTS LLC		
APN:	4138-030-068	Map Reference:	/
County:	LOS ANGELES, CA	Census Tract:	9800.13
Subdivision:	68231	Zoning:	ESM2YY
Rec Date:	04/11/2022	Prior Rec Date:	07/14/2015
Sale Date:	04/01/2022	Prior Sale Date:	07/10/2015
Sale Price:	\$4,000,000	Prior Sale Price:	\$2,861,500
Sale Type:	FULL	Prior Sale Type:	UNKNOWN
Document #:	397355	Acres:	1.16
1st Mtg Amt:	\$1,600,000	Lot Area:	50,510
Total Value:	\$1,558,442	# of Stories:	
Land Use:	OFFICE BUILDING	Park Area/Cap#:	/
		Building Area:	2,890
		Total Rooms/Offices:	
		Total Restrooms:	
		Yr Built/Eff:	2008 / 2008
		Air Cond:	
		Pool:	
		Roof Mat:	

EXHIBIT D

ASSIGNED INSPECTOR: ARIS ALLAHVERDIAN

Date: May 14, 2024

JOB ADDRESS: 17815 WEST CHATSWORTH STREET, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 2712-030-014

CASE NO.: 845302

ORDER NO.: A-4931682

EFFECTIVE DATE OF ORDER TO COMPLY: February 12, 2019

COMPLIANCE EXPECTED DATE: March 14, 2019

DATE COMPLIANCE OBTAINED: April 10, 2019

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LIST OF IDENTIFIED CODE VIOLATIONS
(ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-4931682

1050725201981075

BOARD OF BUILDING AND SAFETY COMMISSIONERS

VAN AMBATIELOS PRESIDENT

E. FELICIA BRANNON VICE-PRESIDENT

JOSELYN GEAGA-ROSENTHAL

GEORGE HOVAGUIMIAN

JAVIER NUNEZ

CITY OF LOS ANGELES CALIFORNIA



ERIC GARCETTI

MAYOR

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

FRANK M. BUSH GENERAL MANAGER

OSAMA YOUNAN, P.E. EXECUTIVE OFFICER

ORDER TO COMPLY AND NOTICE OF FEE

LEE, AUDREY S AND 17815 CHATSWORTH ST GRANADA HILLS, CA 91344

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

CASE #: 845302 ORDER #: A-4931682

EFFECTIVE DATE: February 12, 2019 COMPLIANCE DATE: March 14, 2019

FEB 06 2019

To the address as shown on the last equalized assessment roll. Initialed by [Signature]

OWNER OF SITE ADDRESS: 17815 W CHATSWORTH ST

ASSESSORS PARCEL NO.: 2712-030-014

ZONE: C1; Limited Commercial 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:

VIOLATION(S):

- 1. Covering the window with paper is a condition which violates the Granada Hills Specific Plan.

You are therefore ordered to: Remove the Paper covering the large main office window and the plywood over the smaller window which violates the Specific Plan.

Code Section(s) in Violation: 12.04.01, 12.21A.1.(a) of the L.A.M.C.

Location: Front windows ,ground floor.

Comments: Violation of Granada Hill specific Plan section 9.B.2 " windows shall not be covered with any type of material,including but not limited to,lattices,paper or plywood."

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

