

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

JAVIER NUNEZ  
PRESIDENT

JACOB STEVENS  
VICE PRESIDENT

CORISSA HERNANDEZ  
MOISES ROSALES  
NANCY YAP

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
<b>Grand Total</b>	<b>\$ 4,706.87</b>

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](mailto: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

SongHui Kim Lee  
SongHui Kim Lee

State of California )

) ss

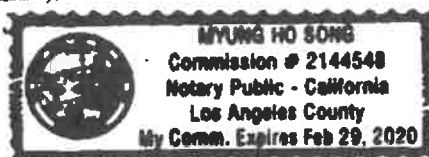
County of Los Angeles )

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.

Myung Ho Song  
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)

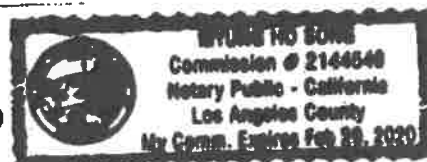
Personally appeared SONG HUI KIM LEE who proved to me on the basis of satisfactory evidence, to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument the person, 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: Subdivision: **9380**  
 Legal Book/Page: **127-100** Map Reference: **7-D2 /**  
 Legal Lot: **12** Tract #: **9380**  
 Legal Block: School District: **LOS ANGELES**  
 Market Area: School District Name: **LOS ANGELES**  
 Neighbor Code: 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 #: Price Per SqFt: **\$200.07**  
 New Construction: Multi/Split Sale:  
 Title Company: **FIDELITY TITLE**  
 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:
Tot Adj Area:		Roof Material:	Heat Type:
		ROLL COMPOSITION	FORCED AIR
Above Grade:		Construction:	Air Cond:
# of Stories:	1	Foundation:	Pool:
Other Improvements:	Building Permit	Exterior wall:	Quality:
		Basement Area:	Condition:
		STUCCO	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

Distance From Subject: 7.38 (miles)

Comp #:	1		
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 /
County:	LOS ANGELES, CA	Census Tract:	1396.00
Subdivision:	ENCINO TR	Zoning:	LAC4
Rec Date:	03/29/2022	Prior Rec Date:	12/04/2017
Sale Date:	03/18/2022	Prior Sale Date:	10/17/2017
Sale Price:	\$2,000,000	Prior Sale Price:	\$1,300,000
Sale Type:	FULL	Prior Sale Type:	FULL
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: SHIRVANIAN NARBEH/SHIRVANIAN 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 #:	<b>1856655</b>	Acres:	<b>0.14</b>
1st Mtg Amt:	<b>\$775,000</b>	Lot Area:	<b>6,252</b>
Total Value:	<b>\$88,494</b>	# of Stories:	
Land Use:	<b>OFFICE BUILDING</b>	Park Area/Cap#:	<b>/</b>

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

Building Area:	<b>3,118</b>
Total Rooms/Offices:	
Total Restrooms:	<b>1</b>
Yr Built/Eff:	<b>1911 /</b>
Air Cond:	
Pool:	
Roof Mat:	

Comp #:	<b>12</b>	Distance From Subject:	<b>21.65 (miles)</b>
Address:	<b>3956 W SLAUSON AVE, LOS ANGELES, CA 90043-2937</b>		
Owner Name:	<b>ALVISO &amp; SON LLC</b>		
Seller Name:	<b>SAUNDERS DAVID A</b>		
APN:	<b>4004-001-014</b>	Map Reference:	<b>51-B4 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>2351.00</b>
Subdivision:	<b>5279</b>	Zoning:	<b>LAC2</b>
Rec Date:	<b>04/05/2022</b>	Prior Rec Date:	
Sale Date:	<b>02/09/2022</b>	Prior Sale Date:	
Sale Price:	<b>\$702,000</b>	Prior Sale Price:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	
Document #:	<b>374344</b>	Acres:	<b>0.09</b>
1st Mtg Amt:	<b>\$671,500</b>	Lot Area:	<b>3,946</b>
Total Value:	<b>\$106,678</b>	# of Stories:	
Land Use:	<b>OFFICE BUILDING</b>	Park Area/Cap#:	<b>/</b>

Building Area:	<b>2,499</b>
Total Rooms/Offices:	
Total Restrooms:	
Yr Built/Eff:	<b>1940 / 1944</b>
Air Cond:	<b>NONE</b>
Pool:	
Roof Mat:	

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

Building Area:	<b>3,218</b>
Total Rooms/Offices:	
Total Restrooms:	
Yr Built/Eff:	<b>1956 / 1956</b>
Air Cond:	<b>YES</b>
Pool:	
Roof Mat:	

Comp #:	<b>14</b>	Distance From Subject:	<b>22.60 (miles)</b>
Address:	<b>6801 WEST BLVD, INGLEWOOD, CA 90302</b>		
Owner Name:	<b>BLACKWELL THOMAS/BLACKWELL ELIZABETH A</b>		
Seller Name:	<b>TAB AJ W 1997 TRUST</b>		
APN:	<b>4013-007-013</b>	Map Reference:	<b>51-B5 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>6009.12</b>
Subdivision:	<b>4476</b>	Zoning:	<b>INC3YY</b>
Rec Date:	<b>06/13/2022</b>	Prior Rec Date:	

Building Area:	<b>3,035</b>
Total Rooms/Offices:	
Total Restrooms:	
Yr Built/Eff:	<b>1937 / 1943</b>

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

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

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

# 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

.....

## 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.

FEB 06 2019

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

CASE #: 845302  
ORDER #: A-4931682  
EFFECTIVE DATE: February 12, 2019  
COMPLIANCE DATE: March 14, 2019

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

**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 (818)374-9840.

Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector :



Date: February 01, 2019

MARK DOVICO  
14410 SYLVAN STREET SUITE 105  
VAN NUYS, CA 91401  
(818)374-9840  
mark.dovico@lacity.org

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