

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

CITY OF LOS ANGELES  
CALIFORNIA

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



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GENERAL MANAGER  
SUPERINTENDENT OF BUILDING

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NANCY YAP

July 21, 2023

Council District: # 4

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

JOB ADDRESS: **9499 WEST CHEROKEE LANE, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **4388-009-033**  
Re: Invoice # 790850-3

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: **9499 West Cherokee Lane, Los Angeles, CA**, ("Property"). A copy of the title report which includes a full legal description of the property is attached as Exhibit A.

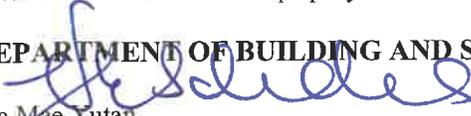
Following the Department's investigation an order or orders to comply were issued on June 7, 2019 to the property owner and all interested parties. Pursuant to Section 98.0411(a) the order warned that "a proposed noncompliance fee may be imposed for failure to comply with the order within 15 days after the compliance date specified in the order or unless an appeal or slight modification is filed within 15 days after the compliance date." The owners failed to comply within the time prescribed by ordinance. The Department imposed non-compliance fee as follows:

| <u>Description</u>                | <u>Amount</u>      |
|-----------------------------------|--------------------|
| Non-Compliance fee                | 660.00             |
| Late Charge/Collection fee (250%) | 1,650.00           |
| Accumulated Interest (1%/month)   | 115.52             |
| Title Report fee                  | 30.00              |
| <b>Grand Total</b>                | <b>\$ 2,455.52</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 **\$2,455.52** be recorded against the property. It is requested that the Honorable City Council of the City of Los Angeles (the "Council") designate the time and place protest can be heard concerning this matter, as set forth in Sections 7.35.3 and 7.35.5 of the Los Angeles Administrative Code.

It is further requested that Council instruct the LADBS to deposit to Dept 08, Fund 48R, Balance Sheet Account 2200, any payment received against this lien in the amount of **\$2,455.52** on the referenced property. A copy of the title report which includes a full legal description of the property is attached as Exhibit A. A list of all the names and addresses of owners and all interested parties entitled to notice is included (Exhibit B). Also attached is a report which includes the current fair market value of the property including all encumbrances of record on the property as of the date of the report (Exhibit C).

DEPARTMENT OF BUILDING AND SAFETY

  
Ana Mae Yutan  
Chief, Resource Management Bureau

ATTEST: HOLLY WOLCOTT, CITY CLERK

Lien confirmed by  
City Council on:

BY: \_\_\_\_\_  
DEPUTY



1649 BUCKINGHAM RD.  
LOS ANGELES, CA 90019  
Phone 310-943-9235 [latitle@in2-res.com](mailto:latitle@in2-res.com)

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***Property Title Report***

***Work Order No. T17301***  
***Dated as of: 10/27/2022***

***Prepared for: City of Los Angeles***

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***SCHEDULE A***  
***(Reported Property Information)***

***APN #: 4388-009-033***

***Property Address: 9499 W CHEROKEE LANE    City: Los Angeles    County: Los Angeles***

**VESTING INFORMATION**

***Type of Document: GRANT DEED***

***Grantee : SHUHUA LIU AND JING WEI***

***Grantor : SHUHUA LIU AND JING WEI***

***Deed Date : 03/10/2016***

***Recorded : 03/30/2016***

***Instr No. : 16-0348330***

***MAILING ADDRESS: SHUHUA LIU AND JING WEI***  
***18416 NOTTINGHAM LN, ROWLAND HEIGHTS, CA 91748***

***SCHEDULE B***

**LEGAL DESCRIPTION**

***Lot Number: 28 Subdivision Name: COLDWATER CANYON TRACT Brief Description: COLDWATER CANON TRACT LOT EX OF ST COM N 65 42' E 105.07 FT FROM SW TERMINUS OF A COURSE IN SE LINE OF LOT 28 HAVING A BEARING***

**MORTGAGES/LIENS**

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

This page is part of your document - DO NOT DISCARD



**20160348330**



Pages:  
0004

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

03/30/16 AT 08:00AM

|        |       |
|--------|-------|
| FEES:  | 28.00 |
| TAXES: | 0.00  |
| OTHER: | 0.00  |
| PAID:  | 28.00 |



LEADSHEET



201603300210009

00011893260



007463337

SEQ:  
21

DAR - Title Company (Hard Copy)



THIS FORM IS NOT TO BE DUPLICATED

R09

2

RECORDING REQUESTED BY:  
Old Republic Title Company

AND WHEN RECORDED MAIL TO:

Shuhua Liu

18416 Nottingham Lane  
Rowland Heights, CA  
91748



THIS SPACE FOR RECORDER'S USE ONLY:

Title Order No.: 2607150388-10

Escrow No.: 124422-LL

**GRANT DEED**

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

**DOCUMENTARY TRANSFER TAX is \$NONE\*\* CITY TRANSFER TAX \$NONE\*\***

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 Hemet **AND**

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

**Shuhua Liu, a Single Woman as to an undivided 99% interest and Jing Wei, a Married Woman as her sole and separate property (who acquired title as a Single Woman) as to an undivided 1% interest, as Tenants in common**

hereby GRANT(s) to:

**Shuhua Liu, a Single Woman as to an undivided 99% interest and Jing Wei, a Married Woman as her sole and separate property as to an undivided 1% interest, as Tenants in Common**

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

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

Also Known as: 9499 Cherokee Lane, Beverly Hills Area, CA 90210

AP#: 4388-09-033

"This conveyance changes the manner in which title is held, grantor(s) and grantee(s) remain the same and continue to hold the same proportionate interest, R & T 11911."

Dated March 10, 2016

*Shuhua Liu by Catherine Zheng as her attorney in fact*  
Shuhua Liu *BY CATHERINE ZHENG AS HER ATTORNEY IN FACT*  
*Jing Wei by Catherine Zheng as her attorney in fact*  
Jing Wei *BY CATHERINE ZHENG AS HER ATTORNEY IN FACT*

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 3/24/2016 before me, Jennifer Loo

personally appeared Catherine Zheng

A Notary Public 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

*Jennifer Loo*



(Seal)

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

4388-009-033

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**EXHIBIT A**

The land referred to is situated in the County of Los Angeles, City of Los Angeles, State of California, and is described as follows:

Parcel 1:

That portion of Lot 28, Coldwater Canyon Tract, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 18 Pages 22 and 23 of Maps, in the Office of the County Recorder of said County, described as follows:

Beginning at a point in that certain course in the Southeasterly boundary of said lot, shown on said map as having a bearing of North 65° 42' 00" East and a length of 133.64 feet, said point being distant South 65° 42' 00" West, 28.57 feet from the Northeasterly terminus of said course, said point also being the Southerly corner of the land described in the deed to Elma D. Fisher and Frances Fisher, recorded February 21, 1949 as Instrument No. 498, in Book 29421 Page 79 of Official Records of said county; thence North 12° 15' 30" East 23.84 feet; thence North 01° 29' 00" East 111.82 feet; thence South 88° 38' 15" East, 33.08 feet to the beginning of a tangent curve concave Southwesterly and having a radius of 15 feet; thence Southeasterly along said curve, an arc distance of 21.09 feet; thence South 08° 04' 17" East and tangent to said curve 103.08 feet to a point in said Southeasterly boundary of Lot 28; thence South 80° 12' 00" West along said Southeasterly boundary 44.60 feet to an angle point therein; thence continuing along said Southeasterly boundary South 65° 42' 00" East 28.57 feet to the point of beginning.

Except Therefrom that portion of Lot 28, Coldwater Canyon Tract, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 18 Pages 22 and 23 of Maps, in the Office of the County Recorder of said County, described as follows:

Beginning at a point in that certain course in the Southerly boundary of said lot, shown on said map as having a bearing of South 80° 12' 00" West at a length of 69.54 feet, said point being distant South 80° 12' 00" East 40.98 feet from the Westerly terminus of said course; thence North 06° 03' 41" West 103.25 feet to the Southeasterly terminus of that certain curve in the Northeast line of the land described in deed to John H. Fossen and wife, recorded March 27, 1959 as Instrument No., 1960, in Book D413 Page 30 of Official Records of said county, said curve being concave to the Southwest, having a radius of 15 feet and a length of 21.09 feet; thence along the Easterly line of the land described in said deed, South 8° 04' 17" East 103.08 feet to a point of the Southerly boundary of said lot; thence South 80° 12' 00" West along the Southerly boundary 3.62 feet to the point of beginning.

Parcel 2:

An easement for ingress and egress and driveway purposes over the following described land:

That portion of Lot 28, Coldwater Canyon Tract, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 18 Pages 22 and 23 of Maps, in the Office of the County Recorder of said County, described as follows:

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Beginning at a point in that certain course in the Southerly boundary of said lot, shown on said map as having a bearing of South 80° 12' 00" West at a length of 69.59 feet, said point being distant North 80° 12' 00" East 40.98 feet from the Westerly terminus of said course, which is also the true point of beginning; thence North 06° 03' 41" West 54.00 feet; thence Northeasterly (measured at right angles to the last mentioned call) 19.00 feet; thence South 06° 03' 41" East 54.00 feet to a point on the Southerly boundary of said lot; thence South 80° 12' 00" West along the Southerly boundary 19.00 feet to the point of beginning.

# EXHIBIT B

ASSIGNED INSPECTOR: **PATRICK LIEBREGT**  
JOB ADDRESS: **9499 WEST CHEROKEE LANE, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **4388-009-033**

**Date: July 21, 2023**

Last Full Title: **10/27/2022**

Last Update to Title:

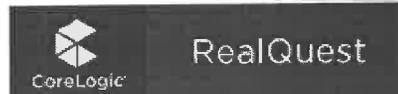
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## LIST OF OWNERS AND INTERESTED PARTIES

- 1) SHUHUA LIU AND JING WEI  
18416 NOTTINGHAM LN,  
ROWLAND HEIGHTS, CA 91748      CAPACITY: OWNERS

**Property Detail Report**

For Property Located At :

**9499 CHEROKEE LN, BEVERLY HILLS, CA 90210-1752****Owner Information**

Owner Name: **LIU SHUHUA/WEI JING**  
 Mailing Address: **18416 NOTTINGHAM LN, ROWLAND HEIGHTS CA 91748-5170 C089**  
 Vesting Codes: **//**

**Location Information**

Legal Description: **COLDWATER CANON TRACT LOT EX OF ST COM N 65 42' E 105.07 FT FROM SW TERMINUS OF A COURSE IN SE LINE OF LOT 28 HAVING A BEARING OF N 65 42' E AND A LENGTH OF 133.64 FT TH N 12 15'30" E 23.84 FT TH BEG PART OF LOT 28**

|                       |                 |                       |                  |
|-----------------------|-----------------|-----------------------|------------------|
| County:               | LOS ANGELES, CA | APN:                  | 4388-009-033     |
| Census Tract / Block: | 2611.04 / 1     | Alternate APN:        |                  |
| Township-Range-Sect:  |                 | Subdivision:          | COLDWATER CANYON |
| Legal Book/Page:      | 31-81           | Map Reference:        | 33-C2 /          |
| Legal Lot:            | 28              | Tract #:              |                  |
| Legal Block:          |                 | School District:      | LOS ANGELES      |
| Market Area:          | C02             | School District Name: | LOS ANGELES      |
| Neighbor Code:        |                 | Munic/Township:       | LOMITA           |

**Owner Transfer Information**

|                      |                         |                     |            |
|----------------------|-------------------------|---------------------|------------|
| Recording/Sale Date: | 03/30/2016 / 03/10/2016 | Deed Type:          | GRANT DEED |
| Sale Price:          |                         | 1st Mtg Document #: | 348331     |
| Document #:          | 348330                  |                     |            |

**Last Market Sale Information**

|                      |                         |                         |                  |
|----------------------|-------------------------|-------------------------|------------------|
| Recording/Sale Date: | 07/02/2012 / 06/04/2012 | 1st Mtg Amount/Type:    | \$962,500 / CONV |
| Sale Price:          | \$1,375,000             | 1st Mtg Int. Rate/Type: | 3.00 / ADJ       |
| Sale Type:           | FULL                    | 1st Mtg Document #:     | 979034           |
| Document #:          | 979033                  | 2nd Mtg Amount/Type:    | /                |
| Deed Type:           | GRANT DEED              | 2nd Mtg Int. Rate/Type: | /                |
| Transfer Document #: |                         | Price Per SqFt:         | \$410.45         |
| New Construction:    |                         | Multi/Split Sale:       |                  |
| Title Company:       | EQUITY TITLE CO.        |                         |                  |
| Lender:              | HSBC BK USA             |                         |                  |
| Seller Name:         | KAPOOR VISHAL           |                         |                  |

**Prior Sale Information**

|                      |                         |                          |                                 |
|----------------------|-------------------------|--------------------------|---------------------------------|
| Prior Rec/Sale Date: | 08/25/2005 / 08/01/2005 | Prior Lender:            | METROCITIES MTG LLC             |
| Prior Sale Price:    |                         | Prior 1st Mtg Amt/Type:  | \$1,271,250 / CONV              |
| Prior Doc Number:    | 2044668                 | Prior 1st Mtg Rate/Type: | 5.88 / ADJUSTABLE INT RATE LOAN |

Prior Deed Type: **GRANT DEED**

**Property Characteristics**

|                     |                                   |                    |                 |                |                |
|---------------------|-----------------------------------|--------------------|-----------------|----------------|----------------|
| Gross Area:         |                                   | Parking Type:      | ATTACHED GARAGE | Construction:  |                |
| Living Area:        | 3,350                             | Garage Area:       |                 | Heat Type:     | CENTRAL        |
| Tot Adj Area:       |                                   | Garage Capacity:   |                 | Exterior wall: | SHINGLE SIDING |
| Above Grade:        |                                   | Parking Spaces:    | 2               | Porch Type:    |                |
| Total Rooms:        | 8                                 | Basement Area:     |                 | Patio Type:    |                |
| Bedrooms:           | 4                                 | Finish Bsmnt Area: |                 | Pool:          |                |
| Bath(F/H):          | 4 /                               | Basement Type:     |                 | Air Cond:      | CONVENTIONAL   |
| Year Built / Eff:   | 1959 / 1968                       | Roof Type:         |                 | Style:         | GOOD           |
| Fireplace:          | Y / 1                             | Foundation:        | SLAB            | Quality:       | EXCELLENT      |
| # of Stories:       | 2                                 | Roof Material:     | WOOD SHAKE      | Condition:     |                |
| Other Improvements: | FENCE;SHED;WETBAR Building Permit |                    |                 |                |                |

**Site Information**

|                 |        |                  |          |             |                            |
|-----------------|--------|------------------|----------|-------------|----------------------------|
| Zoning:         | LARE15 | Acres:           | 0.15     | County Use: | SINGLE FAMILY RESID (0100) |
| Lot Area:       | 6,434  | Lot Width/Depth: | 56 x 116 | State Use:  |                            |
| Land Use:       | SFR    | Res/Comm Units:  | 1 /      | Water Type: |                            |
| Site Influence: |        |                  |          | Sewer Type: | TYPE UNKNOWN               |

**Tax Information**

|                      |             |                |      |                |             |
|----------------------|-------------|----------------|------|----------------|-------------|
| Total Value:         | \$1,691,654 | Assessed Year: | 2022 | Property Tax:  | \$20,001.07 |
| Land Value:          | \$1,323,019 | Improved %:    | 22%  | Tax Area:      | 67          |
| Improvement Value:   | \$368,635   | Tax Year:      | 2021 | Tax Exemption: |             |
| Total Taxable Value: | \$1,691,654 |                |      |                |             |

# Comparable Sales Report

For Property Located At



**9499 CHEROKEE LN, BEVERLY HILLS, CA 90210-1752**

5 Comparable(s) Selected.

Report Date: 11/10/2022

**Summary Statistics:**

|                       | Subject     | Low         | High         | Average      |
|-----------------------|-------------|-------------|--------------|--------------|
| Sale Price            | \$1,375,000 | \$2,500,000 | \$75,902,273 | \$18,639,455 |
| Bldg/Living Area      | 3,350       | 2,924       | 3,644        | 3,245        |
| Price/Sqft            | \$410.45    | \$854.99    | \$23,594.12  | \$5,785.03   |
| Year Built            | 1959        | 1951        | 1960         | 1955         |
| Lot Area              | 6,434       | 11,190      | 33,566       | 19,453       |
| Bedrooms              | 4           | 2           | 6            | 4            |
| Bathrooms/Restrooms   | 4           | 2           | 6            | 4            |
| Stories               | 2.00        | 1.00        | 1.00         | 1.00         |
| Total Value           | \$1,691,654 | \$473,464   | \$4,100,000  | \$2,202,610  |
| Distance From Subject | 0.00        | 0.16        | 0.47         | 0.28         |

\*= user supplied for search only

|              |  |                                    |                 |
|--------------|--|------------------------------------|-----------------|
| Comp #:1     |  | Distance From Subject:0.16 (miles) |                 |
| Address:     | 2064 COLDWATER CANYON DR, BEVERLY HILLS, CA 90210-1733 |                                    |                 |
| Owner Name:  | ZAKI ASHRAF & CORA M TRUST                             |                                    |                 |
| Seller Name: | ADLER/ DULSE LIVING TRUST                              |                                    |                 |
| APN:         | 4387-031-009   | Map Reference:                     | 33-B2 /         |
| County:      | LOS ANGELES, CA  | Census Tract:                      | 2611.04         |
| Subdivision: | COLDWATER CANON TR                                     | Zoning:                            | LARE15          |
| Rec Date:    | 07/12/2022   | Prior Rec Date:                    | 06/15/1987      |
| Sale Date:   | 06/16/2022   | Prior Sale Date:                   |                 |
| Sale Price:  | \$3,825,000  | Prior Sale Price:                  |                 |
| Sale Type:   | FULL   | Prior Sale Type:                   |                 |
| Document #:  | 712971   | Acres:                             | 0.41            |
| 1st Mtg Amt: |  | Lot Area:                          | 17,752          |
| Total Value: | \$886,971  | # of Stories:                      | 1               |
| Land Use:    | SFR  | Park Area/Cap#:                    | /               |
|              |  | Living Area:                       | 3,644           |
|              |  | Total Rooms:                       | 7               |
|              |  | Bedrooms:                          | 6               |
|              |  | Bath(F/H):                         | 5 /             |
|              |  | Yr Built/Eff:                      | 1951 / 1974     |
|              |  | Air Cond:                          | CENTRAL         |
|              |  | Style:                             | RANCH           |
|              |  | Fireplace:                         | Y / 1           |
|              |  | Pool:                              | POOL            |
|              |  | Roof Mat:                          | WOOD SHAKE      |
|              |  | Parking:                           | ATTACHED GARAGE |

|              |  |                                    |                 |
|--------------|--|------------------------------------|-----------------|
| Comp #:2     |  | Distance From Subject:0.21 (miles) |                 |
| Address:     | 2247 COLDWATER CANYON DR, BEVERLY HILLS, CA 90210-1736 |                                    |                 |
| Owner Name:  | GREENMEADOWS REALTY LLC                                |                                    |                 |
| Seller Name: | ROBINSON ROY & ROLLE TRUST                             |                                    |                 |
| APN:         | 4387-012-006   | Map Reference:                     | 33-B2 /         |
| County:      | LOS ANGELES, CA  | Census Tract:                      | 2611.04         |
| Subdivision: | 17419  | Zoning:                            | LARE15          |
| Rec Date:    | 05/06/2022   | Prior Rec Date:                    | 01/12/1996      |
| Sale Date:   | 05/02/2022   | Prior Sale Date:                   |                 |
| Sale Price:  | \$2,500,000  | Prior Sale Price:                  |                 |
| Sale Type:   | FULL   | Prior Sale Type:                   |                 |
| Document #:  | 493834   | Acres:                             | 0.26            |
| 1st Mtg Amt: |  | Lot Area:                          | 11,190          |
| Total Value: | \$473,464  | # of Stories:                      | 1               |
| Land Use:    | SFR  | Park Area/Cap#:                    | /               |
|              |  | Living Area:                       | 2,924           |
|              |  | Total Rooms:                       | 6               |
|              |  | Bedrooms:                          | 2               |
|              |  | Bath(F/H):                         | 2 /             |
|              |  | Yr Built/Eff:                      | 1953 / 1959     |
|              |  | Air Cond:                          |                 |
|              |  | Style:                             | CONVENTIONAL    |
|              |  | Fireplace:                         | Y / 1           |
|              |  | Pool:                              | POOL            |
|              |  | Roof Mat:                          | WOOD SHAKE      |
|              |  | Parking:                           | ATTACHED GARAGE |

|             |   |                                    |  |
|-------------|---|------------------------------------|--|
| Comp #:3    |   | Distance From Subject:0.24 (miles) |  |
| Address:    | 590 EVELYN PL, BEVERLY HILLS, CA 90210-1824 |                                    |  |
| Owner Name: | SEAGULL DESIGN LLC                          |                                    |  |

|  |                        |                                      |
|--|------------------------|--------------------------------------|
| <b>Seller Name: SPHERIS LINDA LIVING TRUST</b> |                        |                                      |
| APN:   | <b>4391-002-001</b>    | Map Reference: <b>33-C2 /</b>        |
| County:  | <b>LOS ANGELES, CA</b> | Census Tract: <b>7006.00</b>         |
| Subdivision:                                   | <b>21365</b>           | Zoning: <b>BHR1*</b>                 |
| Rec Date:                                      | <b>05/10/2022</b>      | Prior Rec Date: <b>12/05/2003</b>    |
| Sale Date:                                     | <b>03/29/2022</b>      | Prior Sale Date: <b>11/07/2003</b>   |
| Sale Price:                                    | <b>\$5,570,000</b>     | Prior Sale Price: <b>\$2,327,000</b> |
| Sale Type:                                     | <b>FULL</b>            | Prior Sale Type: <b>FULL</b>         |
| Document #:                                    | <b>506904</b>          | Acres: <b>0.77</b>                   |
| 1st Mtg Amt:                                   | <b>\$4,177,500</b>     | Lot Area: <b>33,566</b>              |
| Total Value:                                   | <b>\$3,117,679</b>     | # of Stories: <b>1</b>               |
| Land Use:                                      | <b>SFR</b>             | Park Area/Cap#: <b>/</b>             |
|  |                        | Living Area: <b>3,006</b>            |
|  |                        | Total Rooms: <b>7</b>                |
|  |                        | Bedrooms: <b>4</b>                   |
|  |                        | Bath(F/H): <b>4 /</b>                |
|  |                        | Yr Built/Eff: <b>1960 / 1962</b>     |
|  |                        | Air Cond: <b>WALL</b>                |
|  |                        | Style: <b>CONTEMPORARY</b>           |
|  |                        | Fireplace: <b>Y / 1</b>              |
|  |                        | Pool: <b>POOL</b>                    |
|  |                        | Roof Mat: <b>GRAVEL &amp; ROCK</b>   |
|  |                        | Parking: <b>PARKING AVAIL</b>        |

|  |                        |   |                                      |
|--|------------------------|---|--------------------------------------|
| <b>Comp #:4</b>  |                        | <b>Distance From Subject:0.34 (miles)</b> |                                      |
| <b>Address: 1949 COLDWATER CANYON DR, BEVERLY HILLS, CA 90210-1730</b> |                        |   |                                      |
| <b>Owner Name: KCS LOS ANGELES LLC</b>                                 |                        |   |                                      |
| <b>Seller Name: LOWENSTEIN ROGER</b>                                   |                        |   |                                      |
| APN:   | <b>4387-026-010</b>    | Map Reference: <b>33-B2 /</b>             | Living Area: <b>3,217</b>            |
| County:  | <b>LOS ANGELES, CA</b> | Census Tract: <b>2611.04</b>              | Total Rooms: <b>8</b>                |
| Subdivision:   | <b>12321</b>           | Zoning: <b>LARE40</b>                     | Bedrooms: <b>3</b>                   |
| Rec Date:  | <b>10/25/2022</b>      | Prior Rec Date: <b>03/31/2015</b>         | Bath(F/H): <b>4 /</b>                |
| Sale Date:   | <b>09/27/2022</b>      | Prior Sale Date: <b>03/24/2015</b>        | Yr Built/Eff: <b>1955 / 1957</b>     |
| Sale Price:  | <b>\$75,902,273</b>    | Prior Sale Price: <b>\$2,150,000</b>      | Air Cond:                            |
| Sale Type:   | <b>FULL</b>            | Prior Sale Type: <b>FULL</b>              | Style: <b>CONTEMPORARY</b>           |
| Document #:  | <b>1014658</b>         | Acres: <b>0.28</b>                        | Fireplace: <b>Y / 1</b>              |
| 1st Mtg Amt:   | <b>\$3,768,000</b>     | Lot Area: <b>12,223</b>                   | Pool: <b>POOL</b>                    |
| Total Value:   | <b>\$2,434,934</b>     | # of Stories: <b>1</b>                    | Roof Mat: <b>COMPOSITION SHINGLE</b> |
| Land Use:  | <b>SFR</b>             | Park Area/Cap#: <b>/</b>                  | Parking: <b>PARKING AVAIL</b>        |

|  |                        |   |                                    |
|--|------------------------|---|------------------------------------|
| <b>Comp #:5</b>  |                        | <b>Distance From Subject:0.47 (miles)</b> |                                    |
| <b>Address: 1920 LOMA VISTA DR, BEVERLY HILLS, CA 90210-1840</b> |                        |   |                                    |
| <b>Owner Name: 1743 VAN HORN LN LLC</b>                          |                        |   |                                    |
| <b>Seller Name: CASTLE XXVI LLC</b>                              |                        |   |                                    |
| APN:   | <b>4391-005-010</b>    | Map Reference: <b>33-C2 /</b>             | Living Area: <b>3,432</b>          |
| County:  | <b>LOS ANGELES, CA</b> | Census Tract: <b>7006.00</b>              | Total Rooms: <b>10</b>             |
| Subdivision:   | <b>18598</b>           | Zoning: <b>BHR1*</b>                      | Bedrooms: <b>6</b>                 |
| Rec Date:  | <b>08/16/2022</b>      | Prior Rec Date: <b>10/28/2021</b>         | Bath(F/H): <b>6 /</b>              |
| Sale Date:   | <b>07/22/2022</b>      | Prior Sale Date: <b>07/15/2021</b>        | Yr Built/Eff: <b>1959 / 1963</b>   |
| Sale Price:  | <b>\$5,400,000</b>     | Prior Sale Price: <b>\$4,100,000</b>      | Air Cond:                          |
| Sale Type:   | <b>FULL</b>            | Prior Sale Type: <b>FULL</b>              | Style: <b>CONTEMPORARY</b>         |
| Document #:  | <b>819863</b>          | Acres: <b>0.52</b>                        | Fireplace: <b>Y / 1</b>            |
| 1st Mtg Amt:   | <b>\$2,000,000</b>     | Lot Area: <b>22,534</b>                   | Pool: <b>POOL</b>                  |
| Total Value:   | <b>\$4,100,000</b>     | # of Stories: <b>1</b>                    | Roof Mat: <b>GRAVEL &amp; ROCK</b> |
| Land Use:  | <b>SFR</b>             | Park Area/Cap#: <b>/</b>                  | Parking: <b>PARKING AVAIL</b>      |

# EXHIBIT D

ASSIGNED INSPECTOR: **PATRICK LIEBREGT**  
JOB ADDRESS: **9499 WEST CHEROKEE LANE, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **4388-009-033**

Date: **November 15, 2022**

CASE NO.: **858454**  
ORDER NO.: **A-5009839**

EFFECTIVE DATE OF ORDER TO COMPLY: **May 8, 2019**  
COMPLIANCE EXPECTED DATE: **June 07, 2019**  
DATE COMPLIANCE OBTAINED: **No Compliance to Date**

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

### **VIOLATIONS:**

SEE ATTACHED ORDER # A-5009839

# EXHIBIT D

ASSIGNED INSPECTOR: **PATRICK LIEBREGT**  
JOB ADDRESS: **9499 WEST CHEROKEE LANE, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **4388-009-033**

Date: **July 21, 2023**

CASE NO.: **858454**  
ORDER NO.: **A-5009839**

EFFECTIVE DATE OF ORDER TO COMPLY: **May 8, 2019**  
COMPLIANCE EXPECTED DATE: **June 07, 2019**  
DATE COMPLIANCE OBTAINED: **No Compliance to Date**

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

### **VIOLATIONS:**

SEE ATTACHED ORDER # A-5009839

1050904201983846

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

LIU, SHUHUA & WEI, JING  
18416 NOTTINGHAM LN  
ROWLAND HEIGHTS, CA 91748

CASE #: 858494  
ORDER #: A-5009839  
EFFECTIVE DATE: May 08, 2019  
COMPLIANCE DATE: June 07, 2019

OWNER OF  
SITE ADDRESS: 9499 W CHEROKEE LANE

ASSESSORS PARCEL NO.: 4388-009-033  
ZONE: RE15; Min. Lot 15,000 Sq. Ft.

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. A permit & inspection are required for the work performed.

You are therefore ordered to: Obtain all required building permits & inspections for the repair of drywall in the garage.

Code Section(s) in Violation: 91.5R106.1.1, 91.5R103.1, 12.21A.1(a) of the L.A.M.C.

Location: Garage

2. Carbon Monoxide detector missing.

You are therefore ordered to: A carbon monoxide detector is missing off the wall. Re-install

Code Section(s) in Violation: 91.5R314.3, 91.5R314.1, 91.5R314.6, 91.5R103.1, 12.21A.1(a) of the L.A.M.C.

Location: Hallway

3. Maintenance and repair of existing building.

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

1050904201983840

You are therefore ordered to: Repair light fixture in garage that is currently "dangling" from ceiling.

Code Section(s) in Violation: 91.8104, 91.103.1, 91.5R103.1, 12.21A.1(a) of the L.A.M.C.

Location: Garage

**4. Maintenance and repair of existing building.**

You are therefore ordered to: Install/replace missing fireplace spark screen.

Code Section(s) in Violation: 91.8104, 91.103.1, 91.5R103.1, 12.21A.1(a) of the L.A.M.C.

Location: Living Room

Comments: The required spark screen is missing at fire place.

**NON-COMPLIANCE FEE WARNING:**

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

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

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

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

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

**PENALTY WARNING:**

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

**INVESTIGATION FEE REQUIRED:**

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

**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.

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



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