

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

JACOB STEVENS
PRESIDENT

NANCY YAP
VICE PRESIDENT

CORISSA HERNANDEZ
JAVIER NUNEZ
MOISES ROSALES

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

January 17, 2025

Council District: # 2

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

JOB ADDRESS: **11643 WEST OTSEGO STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2354-005-043**
Re: Invoice # 878383-3

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: **11643 West Otsego 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.

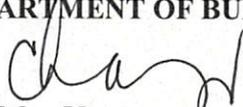
Following the Department's investigation an order or orders to comply were issued on September 16, 2021 to the property owner and all interested parties. Pursuant to Section 98.0411(a) the order warned that "a proposed noncompliance fee may be imposed for failure to comply with the order within 15 days 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) | 192.78 |
| Title Report fee | 30.00 |
| Grand Total | \$ 2,532.78 |

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 **\$2,532.78** 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 **\$2,532.78** on the referenced property. A copy of the title report which includes a full legal description of the property is attached as Exhibit A. A list of all the names and addresses of owners and all interested parties entitled to notice is included (Exhibit B). Also attached is a report which includes the current fair market value of the property including all encumbrances of record on the property as of the date of the report (Exhibit C).

DEPARTMENT OF BUILDING AND SAFETY


Ana Mae Yutan
Chief, Resource Management Bureau

ATTEST: HOLLY WOLCOTT, CITY CLERK

Lien confirmed by
City Council on:

BY: _____
DEPUTY



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

Property Title Report

Work Order No. T18063
Dated as of: 05/22/2024

Prepared for: City of Los Angeles

SCHEDULE A
(Reported Property Information)

APN #: 2354-005-043

Property Address: 11643 W OTSEGO ST City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Document: CORPORATION GRANT DEED
Grantee : ROBERT MOORE
Grantor : HOUSEHOLD FINANCE CORPORATION
Deed Date : 01/11/1993 Recorded : 02/01/1993
Instr No. : 93-191501

MAILING ADDRESS: ROBERT MOORE
11643 OTSEGO ST, NORTH HOLLYWOOD, CA 91601-3628

SCHEDULE B

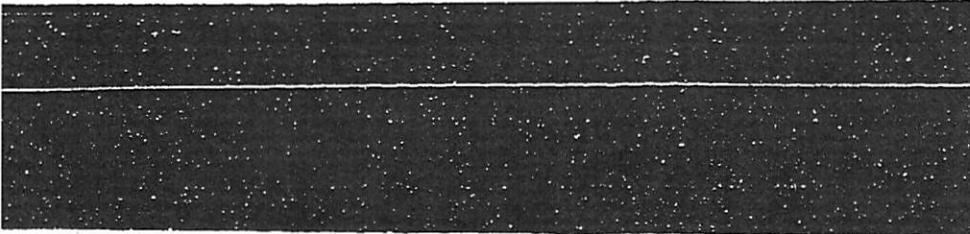
LEGAL DESCRIPTION

Lot Number: 20 Tract No: 10323 Brief Description: TRACT # 10323 LOT 20

MORTGAGES/LIENS

Type of Document: SHORT FORM DEED OF TRUST
Recording Date: 10/24/2006 Document #: 06-2354698
Loan Amount: \$400,000
Lender Name: CUSTOM RECORDING SOLUTIONS
Borrowers Name: ROBERT MOORE

MAILING ADDRESS: CUSTOM RECORDING SOLUTIONS
2550 N. REDHILL AVE. SANTA ANA, CA 92705



RECORDING REQUESTED BY
EQUITY NATIONAL TITLE INS. CO.
AND WHEN RECORDED MAIL TO

93-191501

Name: ROBERT MOORE
Street: 11643 OTSEGO STREET
Address: NORTH HOLLYWOOD, CA. 91601
City & State:

RECORDED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA
FEB 1 1993 AT 8 A.M.

Name: ROBERT MOORE
Street: 11643 OTSEGO STREET
Address: NORTH HOLLYWOOD, CA. 91601
City & State:

FEE \$8 E
2

11643

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Corporation Grant Deed

The undersigned grantor(s) declare(s):
Documentary transfer tax is \$ 198.00 + 810.00 = 1008.00
(X) computed on full value of property conveyed, or
() computed on full value less value of liens and encumbrances remaining at time of sale.
() Unincorporated area: (X) City of NORTH HOLLYWOOD, and

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

HOUSEHOLD FINANCE CORPORATION

a corporation organized under the laws of the State of DELAWARE hereby GRANTS to

ROBERT MOORE, a single man

the following described real property in the County of LOS ANGELES, State of California:

Lot 20 of Tract no. 10323, in the city of Los Angeles, State of California, as per map recorded in Book 148, Page 21 of maps, in the office of the county recorder of said county.

In Witness Whereof, said corporation has caused its corporate name and seal to be affixed hereto and this instrument to be executed by its VICE President and Secretary thereunto duly authorized.

HOUSEHOLD FINANCE CORPORATION
a DELAWARE Corporation

By [Signature]
JOHN BERENS VICE PRESIDENT

On _____ before me,
_____ a Notary Public in and for
said state, personally appeared _____

personally known to be (or proved to me on the basis of satisfactory evidence to be) the person(s) whose name(s) _____ subscribed to the within instrument and acknowledged to me that he executed the same in _____ authorized capacity(ies), and that by such signature on the instrument the person or entity executed the instrument.

WITNESS my hand and official seal.
Signature _____

(This area for official notarial seal)

Title Order No. 144049B Escrow or Loan No. 4-14284-CM

MAIL TAX STATEMENTS AS DIRECTED ABOVE

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

No 5102

State of CALIFORNIA

County of LOS ANGELES

93 191501

On 1-11-92 before me, DARRELL R NETOZEL NOTARY PUBLIC
NAME, TITLE OR OFFICIAL - E.G. "JANE DOE, NOTARY PUBLIC"

personally appeared JOHN BERRENS
NAME(S) OF SIGNER(S)

personally known to me - OR - 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.

WITNESS my hand and official seal.

[Signature]
SIGNATURE OF NOTARY

OPTIONAL SECTION
CAPACITY CLAIMED BY SIGNER

Though estate does not require the Notary to fill in the data below, doing so may prove valuable to persons relying on the document.

- INDIVIDUAL
- CORPORATE OFFICER(S)

- TITLES:
- PARTNER(S) LIMITED GENERAL
 - ATTORNEY-IN-FACT
 - TRUSTEE(S)
 - GUARDIAN/CONSERVATOR
 - OTHER: _____

SIGNER IS REPRESENTING:
NAME OF PERSON(S) OR ENTITY(ES)

VICE PRESIDENT

THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED AT RIGHT.

Though the data requested here is not required by law, it could prevent fraudulent reassignment of this form.

OPTIONAL SECTION
TITLE OR TYPE OF DOCUMENT CORP GRANT DEED

NUMBER OF PAGES 1 DATE OF DOCUMENT 1-11-92

SIGNER(S) OTHER THAN NAMED ABOVE _____

This page is part of your document - DO NOT DISCARD

06 2354698

RECORDED/FILED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA
10/24/06 AT 08:00am

TITLE(S) :



FEE

D.T.T.

| | |
|----------|----|
| FEE \$16 | HH |
| DAF \$2 | |
| C-20 | 4 |

CODE

20

CODE

19

CODE

9

NOTIFICATION SENT \$4

Assessor's Identification Number (AIN)

To be completed by Examiner OR Title Company in black ink.

Number of AIN's Shown

THIS FORM IS NOT TO BE DUPLICATED

Recording Requested By:
Bank of America, NA

Recording requested by: LSI
When recorded return to :
Custom Recording Solutions
2550 N. Redhill Ave.
Santa Ana, CA. 92705
800-756-3524 ext. 5011
Loan Number: 68249006492299

2812276
t-21

06 2354698

[Space Above This Line For Recording Data]

995062557853570
2812276

**SHORT FORM DEED OF TRUST
(EQUITY MAXIMIZER ACCOUNT)**

This Deed of Trust is made on SEPTEMBER 18, 2006 by ROBERT D MOORE

(collectively and individually "Trustor"): PRLAP, INC. ("Trustee"); and the beneficiary, Bank of America, N.A. ("Bank") Trustee is a subsidiary of Bank. Any non-titleholder signs below as Trustor solely for the purpose of subjecting any community property interest in the property described below to this Deed of Trust. The words "I," "me," and "my" in this Deed of Trust refer to the Trustor, whether one or more.

BANK AND I AGREE:

1. **Property Security.** For the purpose of securing the obligations described below, I irrevocably grant, convey, transfer and assign to Trustee, in trust with power of sale, the property located in LOS ANGELES County, California described as follows:

SCHEDULE A ATTACHED HERETO AND MADE A PART OF.

EXHIBIT

with the street address: 11643 OTSEGO STREET, NORTH HOLLYWOOD, CALIFORNIA 91601 and with Parcel No. *2354-005-043* and including all improvements and fixtures now or later erected on the property, and all easements, rights, appurtenances and fixtures now or later a part of or related to the above described property (collectively the "Property").

2. **This Deed of Trust secures:**

- All of the obligations of the borrowers under the Disclosure and Loan Agreement dated SEPTEMBER 18, 2006, and naming ROBERT D MOORE

10/24/06

as borrowers, for a revolving line of credit account (the "Agreement"), as well as any modifications and renewals of the Agreement. The Agreement provides for a Total Credit Commitment (as defined in the Agreement) of \$ 400,000.00, allows for repeated credit advances drawn against the Total Credit Commitment, and provides for a variable interest rate. By mutual agreement, Bank may increase the Total Credit Commitment ("Increased Credit Commitment"); and

- Trustor's performance of each obligation in this Deed of Trust.

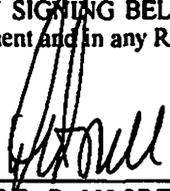
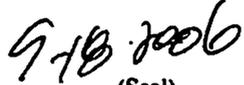
This Deed of Trust will not secure borrowers' obligations under the Agreement in excess of the Total Credit Commitment or Increased Credit Commitment, except for any amounts due to: (a) unpaid interest, or (b) expenses that Bank incurs because obligations of a borrower under the Agreement are not fulfilled (including without limitation, any advances that Bank makes to perform borrowers' duties to pay taxes, insurance, etc.)

To Protect the Security of this Deed of Trust, I Agree: By the execution and delivery of this Deed of Trust and the Equity Maximizer Agreement and Disclosure secured hereby, that provisions (3) to (20), inclusive of the fictitious deed of trust recorded in LOS ANGELES County JULY 19, 1999 as Instrument No. 99-1334924 in Book and at Page of the Official Records of the County Recorder of that county, (which provisions, identical in all counties, are printed on the following pages) hereby are adopted and incorporated herein and made a part hereof as though set forth at length; and I will observe and perform such provisions; and that the reference to Property, obligations, and parties in such provisions shall be construed to refer to the Property, obligations, and parties set forth in this Deed of Trust.

Trustor requests that a copy of ANY NOTICE OF DEFAULT AND ANY NOTICE OF SALE under this Deed of Trust be mailed to Trustor at the Trustor's address shown below, or if no address is shown, then at the address of the Property.

Mailing Address for Notices: 11643 OTSEGO STREET, NORTH HOLLYWOOD, CALIFORNIA 91601

BY SIGNING BELOW, Trustor accepts and agrees to the terms and covenants contained in this Security Instrument and in any Rider executed by Trustor and recorded with it.

 _____ (Seal) _____ (Seal)
 ROBERT D MOORE -Trustor -Trustor

_____ (Seal) _____ (Seal)
 -Trustor -Trustor

_____ (Seal) _____ (Seal)
 -Trustor -Trustor

10/24/06

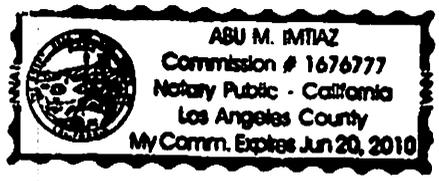
[Space Below This Line For Acknowledgment]

State of California)
County of LOS ANGELES) ss.

On SEPTEMBER 18, 2006 before me, ABU M. IMTIAZ, NOTARY PUBLIC,
personally appeared ROBERT D MOORE

personally known to me (or 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/hers/their authorized capacity(ies), and that by his/hers/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.



Abu M. Imtiaz
NOTARY SIGNATURE
ABU M. IMTIAZ
(Typed Name of Notary)

NOTARY SEAL

ABU M. IMTIAZ
Commission # 1676777
Notary Public - California
Los Angeles County
Comm. Expires Jun 20, 2010
1.818.506.2651

10/24/06

Order ID: 2812276

Loan No.: 995062551853570

**EXHIBIT A
LEGAL DESCRIPTION**

The following described real property in the County of Los Angeles, State of California:

Lot 20 of Tract No 10323, in the City of Los Angeles, State of California, as per map recorded in Book 148, Page 21 of Maps, in the office of the County Recorder of said County.

WITH THE APPURTENANCES THERETO.

APN: 2354-005-043

10/24/06

06 2354698

Property Detail Report

For Property Located At :

11643 OTSEGO ST, NORTH HOLLYWOOD, CA 91601-3628

RealQuest

Owner Information

Owner Name: **MOORE ROBERT**
 Mailing Address: **11643 OTSEGO ST, NORTH HOLLYWOOD CA 91601-3628 C003 (No Mail)**
 Vesting Codes: **SM //**

Location Information

Legal Description: **TRACT # 10323 LOT 20**
 County: **LOS ANGELES, CA** APN: **2354-005-043**
 Census Tract / Block: **1252.00 / 2** Alternate APN:
 Township-Range-Sect: **148-21** Subdivision: **10323**
 Legal Book/Page: **20** Map Reference: **23-D2 /**
 Legal Lot: **20** Tract #: **10323**
 Legal Block: **VVL** School District: **LOS ANGELES**
 Market Area: **VVL** School District Name: **LOS ANGELES**
 Neighbor Code: **VVL** Munic/Township: **LOS ANGELES**

Owner Transfer Information

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

Last Market Sale Information

Recording/Sale Date: **02/01/1993 /** 1st Mtg Amount/Type: **\$171,000 / CONV**
 Sale Price: **\$180,000** 1st Mtg Int. Rate/Type: **/ ADJ**
 Sale Type: **FULL** 1st Mtg Document #: **/**
 Document #: **191501** 2nd Mtg Amount/Type: **/**
 Deed Type: **GRANT DEED** 2nd Mtg Int. Rate/Type: **/**
 Transfer Document #: **Price Per SqFt: \$106.70**
 New Construction: **Multi/Split Sale:**
 Title Company: **FIDELITY NAT'L TITLE INS CO/NY**
 Lender: **HOUSEHOLD FIN'L**
 Seller Name: **HOUSEHOLD FINANCE CORP**

Prior Sale Information

Prior Rec/Sale Date: **10/08/1992 /** Prior Lender:
 Prior Sale Price: **\$156,562** Prior 1st Mtg Amt/Type: **/**
 Prior Doc Number: **1876005** Prior 1st Mtg Rate/Type: **/**
 Prior Deed Type: **TRUSTEE DEED**

Property Characteristics

| | | | | | |
|----------------------------|-----------------------|--------------------|--------------------------|----------------|----------------------|
| Gross Area: | | Parking Type: | DETACHED GARAGE | Construction: | FRAME |
| Living Area: | 1,687 | Garage Area: | | Heat Type: | HEATED |
| Tot Adj Area: | | Garage Capacity: | | Exterior wall: | STUCCO |
| Above Grade: | | Parking Spaces: | 2 | Porch Type: | |
| Total Rooms: | 7 | Basement Area: | | Patio Type: | COVERED PATIO |
| Bedrooms: | 2 | Finish Bsmnt Area: | | Pool: | |
| Bath(F/H): | 2 / | Basement Type: | | Air Cond: | |
| Year Built / Eff: - | 1947 / 1951 | Roof Type: | | Style: | CONVENTIONAL |
| Fireplace: | Y / 1 | Foundation: | RAISED | Quality: | AVERAGE |
| # of Stories: | 1 | Roof Material: | GRAVEL & ROCK | Condition: | GOOD |
| Other Improvements: | FENCE;ADDITION | | | | |

Site Information

Zoning: LAR1 Acres: 0.17 County Use: SINGLE FAMILY RESID (0100)
 Lot Area: 7,292 Lot Width/Depth: 54 x 135 State Use:
 Land Use: SFR Res/Comm Units: 1 / Water Type: PUBLIC
 Site Influence: Sewer Type: TYPE UNKNOWN

Tax Information

Total Value: \$361,569 Assessed Year: 2023 Property Tax: \$4,701.80
 Land Value: \$289,267 Improved %: 20% Tax Area: 13
 Improvement Value: \$72,302 Tax Year: 2023 Tax Exemption:
 Total Taxable Value: \$361,569

Comparable Sales Report

For Property Located At



11643 OTSEGO ST, NORTH HOLLYWOOD, CA 91601-3628

13 Comparable(s) Selected.

Report Date: 06/03/2024

Summary Statistics:

| | Subject | Low | High | Average |
|-----------------------|-----------|-------------|-------------|-------------|
| Sale Price | \$180,000 | \$1,085,000 | \$4,600,000 | \$1,841,731 |
| Bldg/Living Area | 1,687 | 1,516 | 1,903 | 1,701 |
| Price/Sqft | \$106.70 | \$628.26 | \$2,929.94 | \$1,097.93 |
| Year Built | 1947 | 1935 | 2017 | 1962 |
| Lot Area | 7,292 | 1,195 | 10,334 | 5,956 |
| Bedrooms | 2 | 2 | 4 | 3 |
| Bathrooms/Restrooms | 2 | 2 | 4 | 3 |
| Stories | 1.00 | 1.00 | 1.00 | 1.00 |
| Total Value | \$361,569 | \$130,532 | \$1,810,500 | \$963,044 |
| Distance From Subject | 0.00 | 0.17 | 0.45 | 0.36 |

*= user supplied for search only

| | | | | |
|--------------|--|-------------------|----------------|------------------------------------|
| Comp #:1 | | | | Distance From Subject:0.17 (miles) |
| Address: | 11750 HESBY ST, VALLEY VILLAGE, CA 91607-3209 | | | |
| Owner Name: | YEDID LAVI/YEDID BARBARA | | | |
| Seller Name: | DINKIN MORRIS & LORI TRUST | | | |
| APN: | 2355-004-032 | Map Reference: | 23-D2 / | Living Area: 1,866 |
| County: | LOS ANGELES, CA | Census Tract: | 1251.02 | Total Rooms: 6 |
| Subdivision: | 11077 | Zoning: | LAR1 | Bedrooms: 2 |
| Rec Date: | 03/06/2024 | Prior Rec Date: | | Bath(F/H): 3 / |
| Sale Date: | 02/06/2024 | Prior Sale Date: | | Yr Built/Eff: 1939 / 1939 |
| Sale Price: | \$1,654,500 | Prior Sale Price: | | Air Cond: EVAP COOLER |
| Sale Type: | FULL | Prior Sale Type: | | Style: CONVENTIONAL |
| Document #: | 147715 | Acres: | 0.20 | Fireplace: Y / 2 |
| 1st Mtg Amt: | \$1,150,000 | Lot Area: | 8,794 | Pool: |
| Total Value: | \$130,532 | # of Stories: | 1 | Roof Mat: WOOD SHAKE |
| Land Use: | SFR | Park Area/Cap#: | / | Parking: PARKING AVAIL |

| | | | | | |
|--------------|---|-------------------|------------|------------------------|---------------|
| Comp #: | 2 | | | Distance From Subject: | 0.25 (miles) |
| Address: | 11653 WEDDINGTON ST, NORTH HOLLYWOOD, CA 91601-3062 | | | | |
| Owner Name: | HOLSTEIN JIA-WEI Y/HOLSTEIN ALAN | | | | |
| Seller Name: | DE LARA MICHAEL C TRUST | | | | |
| APN: | 2348-004-060 | Map Reference: | 23-D1 / | Living Area: | 1,537 |
| County: | LOS ANGELES, CA | Census Tract: | 1252.00 | Total Rooms: | 5 |
| Subdivision: | 5779 | Zoning: | LAR1 | Bedrooms: | 3 |
| Rec Date: | 09/15/2023 | Prior Rec Date: | 10/17/2002 | Bath(F/H): | 2 / |
| Sale Date: | 09/05/2023 | Prior Sale Date: | 09/13/2002 | Yr Built/Eff: | 1935 / 1961 |
| Sale Price: | \$1,160,000 | Prior Sale Price: | \$399,000 | Air Cond: | |
| Sale Type: | FULL | Prior Sale Type: | FULL | Style: | CONVENTIONAL |
| Document #: | 616602 | Acres: | 0.14 | Fireplace: | Y / 1 |
| 1st Mtg Amt: | \$812,000 | Lot Area: | 6,001 | Pool: | |
| Total Value: | \$1,305,600 | # of Stories: | 1 | Roof Mat: | WOOD SHAKE |
| Land Use: | SFR | Park Area/Cap#: | / | Parking: | PARKING AVAIL |

| | | | | | |
|--------------|---|-------------------|------------|------------------------|---------------|
| Comp #: | 3 | | | Distance From Subject: | 0.27 (miles) |
| Address: | 11582 WEDDINGTON ST, NORTH HOLLYWOOD, CA 91601-3023 | | | | |
| Owner Name: | HARTSOOK HOLDING LLC | | | | |
| Seller Name: | HUNT DEIRDRE D | | | | |
| APN: | 2348-006-061 | Map Reference: | 23-D2 / | Living Area: | 1,516 |
| County: | LOS ANGELES, CA | Census Tract: | 1252.00 | Total Rooms: | 6 |
| Subdivision: | 6397 | Zoning: | LAR1 | Bedrooms: | 2 |
| Rec Date: | 02/01/2024 | Prior Rec Date: | 06/20/2006 | Bath(F/H): | 2 / |
| Sale Date: | 01/22/2024 | Prior Sale Date: | 05/25/2006 | Yr Built/Eff: | 1936 / 1936 |
| Sale Price: | \$1,750,000 | Prior Sale Price: | \$749,000 | Air Cond: | |
| Sale Type: | FULL | Prior Sale Type: | FULL | Style: | SPANISH |
| Document #: | 71127 | Acres: | 0.17 | Fireplace: | Y / 1 |
| 1st Mtg Amt: | | Lot Area: | 7,506 | Pool: | |
| Total Value: | \$983,811 | # of Stories: | 1 | Roof Mat: | TILE |
| Land Use: | SFR | Park Area/Cap#: | / | Parking: | PARKING AVAIL |

| | | | | | |
|--------------|---|-------------------|------------|------------------------|---------------|
| Comp #: | 4 | | | Distance From Subject: | 0.32 (miles) |
| Address: | 5334 IRVINE AVE, NORTH HOLLYWOOD, CA 91601-3055 | | | | |
| Owner Name: | CHAUDHARY USHA I | | | | |
| Seller Name: | KRANE JOSHUA | | | | |
| APN: | 2348-006-054 | Map Reference: | 23-D2 / | Living Area: | 1,727 |
| County: | LOS ANGELES, CA | Census Tract: | 1252.00 | Total Rooms: | 7 |
| Subdivision: | 10974 | Zoning: | LAR1 | Bedrooms: | 4 |
| Rec Date: | 12/05/2023 | Prior Rec Date: | 10/28/2014 | Bath(F/H): | 2 / |
| Sale Date: | 11/03/2023 | Prior Sale Date: | 10/07/2014 | Yr Built/Eff: | 1939 / 1939 |
| Sale Price: | \$1,085,000 | Prior Sale Price: | \$665,000 | Air Cond: | |
| Sale Type: | FULL | Prior Sale Type: | FULL | Style: | CONVENTIONAL |
| Document #: | 842461 | Acres: | 0.15 | Fireplace: | Y / 1 |
| 1st Mtg Amt: | \$935,000 | Lot Area: | 6,482 | Pool: | |
| Total Value: | \$768,185 | # of Stories: | 1 | Roof Mat: | WOOD SHAKE |
| Land Use: | SFR | Park Area/Cap#: | / | Parking: | PARKING AVAIL |

| | | | | | |
|--------------|---|-------------------|-------------|------------------------|--------------|
| Comp #: | 5 | | | Distance From Subject: | 0.32 (miles) |
| Address: | 11522 MORRISON ST, NORTH HOLLYWOOD, CA 91601-4341 | | | | |
| Owner Name: | MORRIS DIONNE/MORRIS STEVEN | | | | |
| Seller Name: | QUALITY CONTROL INVS LLC | | | | |
| APN: | 2354-007-007 | Map Reference: | 23-D2 / | Living Area: | 1,734 |
| County: | LOS ANGELES, CA | Census Tract: | 1252.00 | Total Rooms: | 6 |
| Subdivision: | 9311 | Zoning: | LAR1 | Bedrooms: | 3 |
| Rec Date: | 10/30/2023 | Prior Rec Date: | 03/09/2022 | Bath(F/H): | 2 / |
| Sale Date: | 10/11/2023 | Prior Sale Date: | 02/10/2022 | Yr Built/Eff: | 1936 / 1936 |
| Sale Price: | \$3,600,000 | Prior Sale Price: | \$1,387,000 | Air Cond: | |

| | | | | | |
|--------------|--------------------|------------------|--------------|------------|----------------------------|
| Sale Type: | FULL | Prior Sale Type: | FULL | Style: | CONVENTIONAL |
| Document #: | 740196 | Acres: | 0.18 | Fireplace: | Y / 1 |
| 1st Mtg Amt: | \$2,880,000 | Lot Area: | 7,802 | Pool: | |
| Total Value: | \$1,414,740 | # of Stories: | 1 | Roof Mat: | COMPOSITION SHINGLE |
| Land Use: | SFR | Park Area/Cap#: | / | Parking: | PARKING AVAIL |

| | | | |
|--------------|---|------------------------|----------------------------|
| Comp #: | 6 | Distance From Subject: | 0.38 (miles) |
| Address: | 11758 LA MAIDA ST, VALLEY VILLAGE, CA 91607-3226 | | |
| Owner Name: | SCHNEIDER DAVID LIVING TRUST | | |
| Seller Name: | 11758 LA MAIDA ST LLC | | |
| APN: | 2355-017-001 | Map Reference: | 23-D2 / |
| County: | LOS ANGELES, CA | Census Tract: | 1251.02 |
| Subdivision: | 4295 | Zoning: | LAR1 |
| Rec Date: | 04/10/2024 | Prior Rec Date: | 03/24/2022 |
| Sale Date: | 03/21/2024 | Prior Sale Date: | 03/15/2022 |
| Sale Price: | \$4,600,000 | Prior Sale Price: | \$1,775,000 |
| Sale Type: | FULL | Prior Sale Type: | FULL |
| Document #: | 232446 | Acres: | 0.24 |
| 1st Mtg Amt: | \$2,760,000 | Lot Area: | 10,334 |
| Total Value: | \$1,810,500 | # of Stories: | 1 |
| Land Use: | SFR | Park Area/Cap#: | / |
| | | Parking: | PARKING AVAIL |
| | | Living Area: | 1,570 |
| | | Total Rooms: | 6 |
| | | Bedrooms: | 2 |
| | | Bath(F/H): | 2 / |
| | | Yr Built/Eff: | 1947 / 1947 |
| | | Air Cond: | |
| | | Style: | CONVENTIONAL |
| | | Fireplace: | Y / 1 |
| | | Pool: | |
| | | Roof Mat: | COMPOSITION SHINGLE |
| | | Parking: | PARKING AVAIL |

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|--------------|--|------------------------|------------------------|
| Comp #: | 7 | Distance From Subject: | 0.40 (miles) |
| Address: | 11945 ADDISON ST, VALLEY VILLAGE, CA 91607-3106 | | |
| Owner Name: | GHAZALIAN TADEH/TOSUNYAN OSANNA | | |
| Seller Name: | FIBUS M J & P W L/TR | | |
| APN: | 2355-002-028 | Map Reference: | 23-C2 / |
| County: | LOS ANGELES, CA | Census Tract: | 1251.02 |
| Subdivision: | 9851 | Zoning: | LAR1 |
| Rec Date: | 03/29/2024 | Prior Rec Date: | 12/18/1995 |
| Sale Date: | 03/29/2024 | Prior Sale Date: | |
| Sale Price: | \$1,840,000 | Prior Sale Price: | \$380,000 |
| Sale Type: | FULL | Prior Sale Type: | |
| Document #: | 203619 | Acres: | 0.23 |
| 1st Mtg Amt: | \$1,472,000 | Lot Area: | 10,111 |
| Total Value: | \$536,489 | # of Stories: | 1 |
| Land Use: | SFR | Park Area/Cap#: | / |
| | | Parking: | ATTACHED GARAGE |
| | | Living Area: | 1,903 |
| | | Total Rooms: | 7 |
| | | Bedrooms: | 3 |
| | | Bath(F/H): | 2 / |
| | | Yr Built/Eff: | 1935 / 1938 |
| | | Air Cond: | CENTRAL |
| | | Style: | CONVENTIONAL |
| | | Fireplace: | Y / 1 |
| | | Pool: | POOL |
| | | Roof Mat: | WOOD SHAKE |
| | | Parking: | ATTACHED GARAGE |

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|--------------|---|------------------------|---------------------|
| Comp #: | 8 | Distance From Subject: | 0.42 (miles) |
| Address: | 11590 RIVERSIDE DR, NORTH HOLLYWOOD, CA 91602-1024 | | |
| Owner Name: | DAVIDIAN PATRICK/DAVIDIAN TRINA | | |
| Seller Name: | ESPINOSA ALMA L | | |
| APN: | 2354-016-062 | Map Reference: | / |
| County: | LOS ANGELES, CA | Census Tract: | 1433.01 |
| Subdivision: | | Zoning: | LAR3 |
| Rec Date: | 05/06/2024 | Prior Rec Date: | 01/24/2020 |
| Sale Date: | 04/12/2024 | Prior Sale Date: | 01/08/2020 |
| Sale Price: | \$1,135,000 | Prior Sale Price: | \$3,518,182 |
| Sale Type: | FULL | Prior Sale Type: | FULL |
| Document #: | 294479 | Acres: | 0.03 |
| 1st Mtg Amt: | \$794,500 | Lot Area: | 1,211 |
| Total Value: | \$904,012 | # of Stories: | |
| Land Use: | SFR | Park Area/Cap#: | / |
| | | Parking: | |
| | | Living Area: | 1,612 |
| | | Total Rooms: | |
| | | Bedrooms: | 3 |
| | | Bath(F/H): | 4 / |
| | | Yr Built/Eff: | 2017 / 2017 |
| | | Air Cond: | CENTRAL |
| | | Style: | |
| | | Fireplace: | / |
| | | Pool: | |
| | | Roof Mat: | |
| | | Parking: | |

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|---|-----------------|--------------------------|-------------|--|------------------------|
| Comp #: 9 | | | | Distance From Subject: 0.43 (miles) | |
| Address: 11512 LA MAIDA ST, NORTH HOLLYWOOD, CA 91601-4323 | | | | | |
| Owner Name: SHETH SAMIR I/PATEL LISA H | | | | | |
| Seller Name: MANOTU LLC | | | | | |
| APN: | 2354-012-031 | Map Reference: | 23-D2 / | Living Area: | 1,553 |
| County: | LOS ANGELES, CA | Census Tract: | 1252.00 | Total Rooms: | 6 |
| Subdivision: | 9311 | Zoning: | LAR1 | Bedrooms: | 2 |
| Rec Date: | 02/27/2024 | Prior Rec Date: | 02/26/2021 | Bath(F/H): | 2 / |
| Sale Date: | 01/29/2024 | Prior Sale Date: | 02/18/2021 | Yr Built/Eff: | 1940 / 1940 |
| Sale Price: | \$1,950,000 | Prior Sale Price: | \$1,100,000 | Air Cond: | |
| Sale Type: | FULL | Prior Sale Type: | FULL | Style: | CONVENTIONAL |
| Document #: | 126581 | Acres: | 0.19 | Fireplace: | Y / 1 |
| 1st Mtg Amt: | \$1,350,000 | Lot Area: | 8,403 | Pool: | |
| Total Value: | \$1,144,440 | # of Stories: | 1 | Roof Mat: | COMPOSITION SHINGLE |
| Land Use: | SFR | Park Area/Cap#: | / | Parking: | PARKING AVAIL |

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|--|-----------------|--------------------------|------------|--|-------------|
| Comp #: 10 | | | | Distance From Subject: 0.44 (miles) | |
| Address: 11590 GALLERY LN, NORTH HOLLYWOOD, CA 91602-1102 | | | | | |
| Owner Name: SARGENT LEAH S | | | | | |
| Seller Name: STIEGER MICHAEL C & SAMANTHA A | | | | | |
| APN: | 2354-016-073 | Map Reference: | / | Living Area: | 1,649 |
| County: | LOS ANGELES, CA | Census Tract: | 1433.01 | Total Rooms: | |
| Subdivision: | | Zoning: | LAR3 | Bedrooms: | 3 |
| Rec Date: | 03/07/2024 | Prior Rec Date: | 06/26/2019 | Bath(F/H): | 4 / |
| Sale Date: | 02/27/2024 | Prior Sale Date: | 06/06/2019 | Yr Built/Eff: | 2017 / 2017 |
| Sale Price: | \$1,182,000 | Prior Sale Price: | \$899,000 | Air Cond: | CENTRAL |
| Sale Type: | FULL | Prior Sale Type: | FULL | Style: | |
| Document #: | 151072 | Acres: | 0.03 | Fireplace: | / |
| 1st Mtg Amt: | | Lot Area: | 1,262 | Pool: | |
| Total Value: | \$963,908 | # of Stories: | | Roof Mat: | |
| Land Use: | SFR | Park Area/Cap#: | / | Parking: | |

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|---|-----------------|--------------------------|-------------|--|---------------|
| Comp #: 11 | | | | Distance From Subject: 0.44 (miles) | |
| Address: 4828 RADFORD AVE, VALLEY VILLAGE, CA 91607-3721 | | | | | |
| Owner Name: 4828 RADFORD INVESTMENTS LLC | | | | | |
| Seller Name: MULLA HOLDINGS LLC | | | | | |
| APN: | 2355-018-022 | Map Reference: | 23-C2 / | Living Area: | 1,787 |
| County: | LOS ANGELES, CA | Census Tract: | 1251.02 | Total Rooms: | 6 |
| Subdivision: | 8627 | Zoning: | LAR1 | Bedrooms: | 2 |
| Rec Date: | 04/25/2024 | Prior Rec Date: | 11/01/2023 | Bath(F/H): | 2 / |
| Sale Date: | 04/05/2024 | Prior Sale Date: | 09/13/2023 | Yr Built/Eff: | 1938 / 1938 |
| Sale Price: | \$1,525,000 | Prior Sale Price: | \$1,331,000 | Air Cond: | CENTRAL |
| Sale Type: | FULL | Prior Sale Type: | FULL | Style: | CONVENTIONAL |
| Document #: | 272083 | Acres: | 0.16 | Fireplace: | Y / 2 |
| 1st Mtg Amt: | | Lot Area: | 7,001 | Pool: | |
| Total Value: | \$446,127 | # of Stories: | 1 | Roof Mat: | WOOD SHAKE |
| Land Use: | SFR | Park Area/Cap#: | / | Parking: | PARKING AVAIL |

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|---|-----------------|-------------------------|------------|--|-------------|
| Comp #: 12 | | | | Distance From Subject: 0.44 (miles) | |
| Address: 4809 CARPENTER AVE, VALLEY VILLAGE, CA 91607-3204 | | | | | |
| Owner Name: GEGENHEIMER PHILIP J JR/GEGENHEIMER KATHRYN R | | | | | |
| Seller Name: BELNICK SARAH Y & JASON | | | | | |
| APN: | 2355-018-048 | Map Reference: | / | Living Area: | 1,828 |
| County: | LOS ANGELES, CA | Census Tract: | 1251.02 | Total Rooms: | |
| Subdivision: | | Zoning: | | Bedrooms: | 3 |
| Rec Date: | 10/16/2023 | Prior Rec Date: | 07/09/2021 | Bath(F/H): | 4 / |
| Sale Date: | 09/15/2023 | Prior Sale Date: | 06/22/2021 | Yr Built/Eff: | 2017 / 2018 |

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|--------------|--------------------|-------------------|--------------------|------------|----------------|
| Sale Price: | \$1,200,000 | Prior Sale Price: | \$1,003,000 | Air Cond: | CENTRAL |
| Sale Type: | FULL | Prior Sale Type: | FULL | Style: | |
| Document #: | 703620 | Acres: | 0.03 | Fireplace: | / |
| 1st Mtg Amt: | | Lot Area: | 1,195 | Pool: | |
| Total Value: | \$1,023,060 | # of Stories: | | Roof Mat: | |
| Land Use: | SFR | Park Area/Cap#: | / | Parking: | |

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|--------------|--|-------------------|-------------------|---------------|------------------------------------|
| Comp #:13 | | | | | Distance From Subject:0.45 (miles) |
| Address: | 4803 CARPENTER AVE, VALLEY VILLAGE, CA 91607-3204 | | | | |
| Owner Name: | BIALO FAMILY LIVING TRUST | | | | |
| Seller Name: | TANGEHITNOB PAMELA P | | | | |
| APN: | 2355-018-045 | Map Reference: | / | Living Area: | 1,828 |
| County: | LOS ANGELES, CA | Census Tract: | 1251.02 | Total Rooms: | |
| Subdivision: | | Zoning: | | Bedrooms: | 3 |
| Rec Date: | 01/26/2024 | Prior Rec Date: | 06/15/2018 | Bath(F/H): | 4 / |
| Sale Date: | 01/19/2024 | Prior Sale Date: | 04/30/2018 | Yr Built/Eff: | 2017 / 2018 |
| Sale Price: | \$1,261,000 | Prior Sale Price: | \$995,000 | Air Cond: | CENTRAL |
| Sale Type: | FULL | Prior Sale Type: | FULL | Style: | |
| Document #: | 58603 | Acres: | 0.03 | Fireplace: | / |
| 1st Mtg Amt: | | Lot Area: | 1,332 | Pool: | |
| Total Value: | \$1,088,174 | # of Stories: | | Roof Mat: | |
| Land Use: | SFR | Park Area/Cap#: | / | Parking: | |

EXHIBIT D

ASSIGNED INSPECTOR: **SCOTT SHUSTER**
JOB ADDRESS: **11643 WEST OTSEGO STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2354-005-043**

Date: **January 17, 2025**

CASE NO.: **923832**
ORDER NO.: **A-5577963**

EFFECTIVE DATE OF ORDER TO COMPLY: **September 16, 2021**
COMPLIANCE EXPECTED DATE: **October 16, 2021**
DATE COMPLIANCE OBTAINED: **No Compliance to Date**

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

VIOLATIONS:

SEE ATTACHED ORDER # A-5577963

101102620214303400

BOARD OF BUILDING AND SAFETY COMMISSIONERS

VAN AMBATIELOS PRESIDENT
JAVIER NUNEZ VICE-PRESIDENT
JOSELYN GEAGA-ROSENTHAL
GEORGE HOVAGUIMIAN
ELVIN W MOON

CITY OF LOS ANGELES CALIFORNIA



ERIC GARCETTI 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

ORDER TO COMPLY AND NOTICE OF FEE

MOORE, ROBERT
11643 OTSEGO ST
NORTH HOLLYWOOD, CA 91601

This undesignated mailed this notice by regular mail, postage prepaid, to the addressee on this day.

SEP 16 2021

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

CASE #: 923832
ORDER #: A-5577963
EFFECTIVE DATE: September 16, 2021
COMPLIANCE DATE: October 16, 2021

OWNER OF
SITE ADDRESS: 11643 W OTSEGO ST
ASSESSORS PARCEL NO.: 2354-005-043
ZONE: R1; One-Family 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. A permit is required for masonry or concrete fences over 3.5 ft. high.

You are therefore ordered to: Obtain proper permit for the masonry or concrete fence over 3.5 feet high or lower the fence to not exceed 3.5 feet at any point of the fence.

Code Section(s) in Violation: 91.5R106.2 #13, 91.5R103.1, 12.21A.1(a) of the L.A.M.C.

Location: Rear of property.

Comments: 2' of block wall has been added to an already 6' high block wall.

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.



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)374-9851.

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

Inspector: _____

Date: September 08, 2021

BRYAN MEYER
14410 SYLVAN STREET SUITE 105
VAN NUYS, CA 91401
(818)374-9851

Bryan.Meyer@lacity.org

D.H.
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