

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

June 26, 2017

Council District # 6

Case #: 426823

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

JOB ADDRESS: **8943 N TELFAIR AVE**

CONTRACT NO.: **C123679 C123679-2 C128935 T123628-2 T128934**

Pursuant to the provisions of Section 91.8903 and Section 91.8904, Los Angeles Municipal Code the Department of Building and Safety has caused the cleaning of the lot at the above address in the City of Los Angeles. The cost of cleaning the subject lot was \$2,269.24. The cost of title search(es) on the subject lot was \$80.00.

It is proposed that a lien for the total amount of **\$2,049.24** be recorded against the real property upon which the services were rendered. The official report, in duplicate, as required in connection with this matter is submitted for your consideration.

It is requested that the Honorable Council designate the time and place, when and where protest can be heard concerning this matter, as set forth in Section 91.8906 of the Los Angeles Municipal Code and Section 7.35.3, Los Angeles Administrative Code.

FRANK M. BUSH
GENERAL MANAGER

Alexander Moffat, Principal Inspector
Lien Review

FB:AM: fmr

Attachments

REPORT OF ABATE OF A PUBLIC NUISANCE

On August 29, 2011 pursuant to the authority granted by Section 91.8903 and 91.8904 of the Los Angeles Municipal Code, the Department of Building and Safety ordered the owners or other parties in interest within thirty days(30) days to remove the accumulation of trash, debris, vehicle parts, rubbish, excessive vegetation or other similar conditions on the parcel located at **8943 N TELFAIR AVE** , within the limits of the City of Los Angeles, State of California, being more particularly described as follows:

See Attached Title Report for Legal Description

The owners or other parties in interest of the above described property having failed to comply with the time prescribed by Ordinance, the Department solicited bids, awarded a contract and caused said abatement of nuisance as follows:

<u>Work Description</u>	<u>Work Order No.</u>	<u>Date Completed</u>	<u>Cost</u>
CLEAN	C4361	April 21, 2016	\$724.92
CLEAN	C4461	May 19, 2017	\$1,244.32

Additionally, there are unpaid invoices for fees assessed to recover Departmental costs in pursuit of compliance as follows:

Title report costs were as follows:

	<u>Work Order No.</u>	<u>Amount</u>
FULL	T13172	\$42.00
FULL	T14373	\$38.00

Pursuant to the authority granted by Section 91.8906 of the Los Angeles Municipal Code and Section 7.35.3 of the Los Angeles Administrative Code, it is proposed that a lien for the sum of \$1,486.60 plus an amount equal to forty percent (40%) or a minimum of \$100.00 of such cost, plus the Cost of Title Search(es) on the subject lot was \$80.00. for a total of **\$2,049.24**, be recorded against said property.

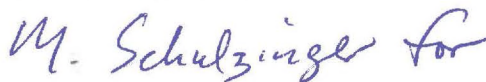
It is further requested that the Honorable Council instruct the Financial Services Section of the Department of Building and Safety, that upon receipt of any payment on this lien against this property to deposit the amount to Dept. 08 (Bldg. & Safety Dept.), Fund 346, Revenue Source No. 3191 in the amount of **\$1,969.24**, and to deposit to Fund 100 the amount of **\$80.00**.

Please see attached for the names and addresses of owners entitled to notice. Also attached is a statement of the fair market value of this property including all encumbrances of record on the property as of the date of this report.

This official report, in duplicate, as set forth in Section 91.8906 of the Los Angeles Municipal Code and Section 7.35.3 of the Los Angeles Administrative Code is submitted for your consideration.

DATED: June 26, 2017

FRANK M. BUSH
Superintendent of Building
GENERAL MANAGER



Alexander Moffat, Principal Inspector
Lien Review

Report and lien confirmed by
City Council on:

ATTEST: HOLLY WOLCOTT
CITY CLERK

BY

DEPUTY

ASSIGNED INSPECTOR: DUANE JOHNSON

JOB ADDRESS: 8943 N TELFAIR AVE

ASSESSORS PARCEL NO.: 2631-020-021

Last Full Title: 06/16/2017

Last Update Title:

LIST OF OWNERS AND INTERESTED PARTIES

- | | | |
|---|---|----------------------------|
| 1 | JAMES C ALEXANDER JR
6700 SEPULVEDA BLVD # 219C STATION 2
VAN NUYS, CA 91411-1297 | Capacity: OWNER |
| 2 | BAG FUND INC
1999 CENTURY PARK EAST 1100
LOS ANGELES, CA 90067 | Capacity: INTERESTED PARTY |



5711 W. SLAUSON AVE., SUITE 170
CULVER CITY, CA 90230
Phone 310-649-2020 310-649-0030 Fax

Property Title Report

Work Order No. TI4373
Dated as of: 06/15/2017

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 2631-020-021

Property Address: 8943 N TELFAIR AVE **City:** Los Angeles **County:** Los Angeles

VESTING INFORMATION

Type of Document: AFFIDAVIT – DEATH OF JOINT TENANT

Grantee : HELEN L ALEXANDER

Grantor : ALEXANDER, JAMES C; ALEXANDER, HELEN L

Deed Date : 10/26/2009

Recorded : 02/10/2010

Instr No. : 10-0189147

MAILING ADDRESS: HELEN L ALEXANDER
6700 SEPULVEDA BLVD # 219C VAN NUYS CA 91411

SCHEDULE B

LEGAL DESCRIPTION

**Lot: 41 Tract No: 1292 Abbreviated Description: LOT:41 CITY:REGION/CLUSTER:
03/03133 TR#:1292 TRACT # 1292 NW 80 FT OF SE 476.5 FT OF NE 175 FT OF LOT 41
City/Muni/Twp: REGION/CLUSTER: 03/03133**

MORTGAGES/LIENS

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



5711 W. SLAUSON AVE., SUITE 170
CULVER CITY, CA 90230
Phone 310-649-2020 310-649-0030 Fax

Property Title Report

Work Order No. T13172
Dated as of: 04/07/2016

Prepared for: City of Los Angeles

SCHEDULE A (Reported Property Information)

APN #: 2631-020-021

Property Address: 8943 N TELFAIR AVE **City: Los Angeles** **County: Los Angeles**

VESTING INFORMATION

Type of Document: SUPERIOR COURT OF THE STATE OF CALIFORNIA

Grantee : ALEXANDER JAMES C JR

Grantor : HELEN L. ALEXANDER

Deed Date : 09/03/2010

Recorded : 08/22/2011

Instr No. : 2011-1131604

MAILING ADDRESS: ALEXANDER JAMES C JR
6700 SEPULVEDA BLVD #219C VAN NUYS CA 91411

SCHEDULE B

LEGAL DESCRIPTION

**Lot: 41 Tract No: 1292 Abbreviated Description: LOT:41 CITY:REGION/CLUSTER:
03/03133 TR#:1292 TRACT # 1292 NW 80 FT OF SE 476.5 FT OF NE 175 FT OF LOT 41
IMP1=SFR,1 UNIT,1292SF,YB:1939,03BD/02BA.City/Muni/Twp: REGION/CLUSTER: 03/03133**

MORTGAGES/LIENS

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



5711 W. SLAUSON AVE., SUITE 170
CULVER CITY, CA 90230
Phone 310-649-2020 310-649-0030 Fax

Property Title Report

Work Order No. T13075
Dated as of: 02/25/2016

Prepared for: City of Los Angeles

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

APN #: 2631-020-021

Property Address: 8943 N TELFAIR AVE ***City: Los Angeles*** ***County: Los Angeles***

VESTING INFORMATION

Type of Document: SUPERIOR COURT OF THE STATE OF CALIFORNIA

Grantee : JAMES C JR ALEXANDER

Grantor : ESTATE OF HELEN L ALEXANDER, (DECEDENT)

Recorded : 08/22/2011 ***Instr No. : 11-1131604***

MAILING ADDRESS: JAMES C JR ALEXANDER
6700 SEPULVEDA BLVD # 219C VAN NUYS CA 91411

SCHEDULE B

LEGAL DESCRIPTION

***Lot: 41 Tract No: 1292 Abbreviated Description: LOT:41 CITY:REGION/CLUSTER:
03/03133 TR#:1292 TRACT # 1292 NW 80 FT OF SE 476.5 FT OF NE 175 FT OF LOT 41
IMP1=SFR,1 UNIT,1292SF,YB:1939,03BD/02BA.City/Muni/Twp: REGION/CLUSTER: 03/03133***

MORTGAGES/LIENS

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



5711 W. SLAUSON AVE., SUITE 170
CULVER CITY, CA 90230
Phone 310-649-2020 310-649-0030 Fax

Property Title Report

Work Order No. T12939
Dated as of: 01/08/2016

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 2631-020-021

Property Address: 8943 N TELFAIR AVE

City: Los Angeles

County: Los Angeles

VESTING INFORMATION

Type of Document: SUPERIOR COURT OF THE STATE OF CALIFORNIA

Grantee : ALEXANDER JAMES C JR

Grantor : HELEN L. ALEXANDER

Deed Date : 09/03/2010

Recorded : 08/22/2011

Instr No. : 2011-1131604

MAILING ADDRESS: ALEXANDER JAMES C JR

6700 SEPULVEDA BLVD #219C VAN NUYS CA 91411

SCHEDULE B

LEGAL DESCRIPTION

Lot: 41 **Tract No:** 1292 **Abbreviated Description:** LOT:41 **CITY:REGION/CLUSTER:**

03/03133 **TR#:** 1292 **TRACT #** 1292 **NW 80 FT OF SE 476.5 FT OF NE 175 FT OF LOT 41**

IMP1=SFR,1 UNIT,1292SF,YB:1939,03BD/02BA.City/Muni/Twp: REGION/CLUSTER: 03/03133

MORTGAGES/LIENS

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



5711 W. SLAUSON AVE., SUITE 170
CULVER CITY, CA 90230
Phone 310-649-2020 310-649-0030 Fax

Property Title Report

Work Order No. T12879
Dated as of: 11/05/2015

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 2631-020-021

Property Address: 8943 N TELFAIR AVE City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Document: SUPERIOR COURT OF THE STATE OF CALIFORNIA

Grantee : JAMES C JR ALEXANDER

Grantor : ESTATE OF HELEN L ALEXANDER, (DECEDENT)

Recorded : 08/22/2011

Instr No. : 11-1131604

MAILING ADDRESS: JAMES C JR ALEXANDER
6700 SEPULVEDA BLVD # 219C VAN NUYS CA 91411

SCHEDULE B

LEGAL DESCRIPTION

Lot: 41 Tract No: 1292 Abbreviated Description: LOT:41 CITY:REGION/CLUSTER:
03/03133 TR#:1292 TRACT # 1292 NW 80 FT OF SE 476.5 FT OF NE 175 FT OF LOT 41
1MP1--SFR,1 UNIT,1292SF,YB:1939,03BD/02BA, City/Muni/Twp: REGION/CLUSTER: 03/03133

MORTGAGES/LIENS

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



5711 W. SLAUSON AVE., SUITE 170
CULVER CITY, CA 90230
Phone 310-649-2020 310-649-0030 Fax

Property Title Report

Work Order No. T10904
Dated as of: 11/25/2014

Prepared for: City of Los Angeles

SCHEDULE A (Reported Property Information)

APN #: 2631-020-021

Property Address: 8943 N TELFAIR AVE City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Instrument ORDER SETTLING REPORT OF STATUS OF ADMINISTRATION AND PETITION FOR ITS SETTLEMENT, FOR ALLOWANCE OF STATUTORY ATTORNEY'S COMPENSATION AND COSTS, EXTRAORDINARY ATTORNEY'S COMPENSATION, AND FOR FINAL DISTRIBUTION ON WAIVER OF ACCOUNT

Grantor: ESTATE OF HELEN L ALEXANDER

Grantee: JAMES C ALEXANDER, JR.

Instrument: 20111131604

Book/Page: N/A

Dated: 10/04/2010

Recorded: 08/22/2011

MAILING ADDRESS: JAMES C ALEXANDER, JR
6700 SEPULVEDA BLVD. #219C VAN NUYS CA 91411

SCHEDULE B

LEGAL DESCRIPTION

THE SOUTHEASTERLY 80 FEET OF THE NORTHWESTERLY 295 FEET OF LOT 41 OF TRACT NO 1292 IN THE CITY OF LOS ANGELES, AS PER MAP RECORDED IN BOOK 18, PAGE 24 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

EXCEPTING THEREFROM THE SOUTHEASTERLY 140 FEET

MORTGAGES/LIENS

NO OPEN DOT/ MORTGAGE FOUND ON SUBJECT PROPERTY

Type of Instrument JUDGMENT

ABSTRACT OF JUDGMENT DATED 01/09/2006 RECORDED 07/09/2012 AS INSTRUMENT NO. 20121010457

MAILING ADDRESS: AMIR SAM DIBAEI 12121 WILSHIRE BLVD. STE 1240 LOS ANGELES, CA 90025

INTUITIVE REAL ESTATE SOLUTIONS
5711 W. SLAUSON AVE., SUITE 170
CULVER CITY, CA 90230
Phone 310-649-2020 310-649-0030 Fax

Work Order No. T10904

SCHEDULE B (Continued)

MAILING ADDRESS: HELEN L ALEXANDER AN INDIVIDUAL 8943 TELFAIR AV SUN VALLEY CA 91352

MAILING ADDRESS: BAG FUND INC 1999 CENTURY PARK EAST 1100 LOS ANGELES CA 90067

CERTIFIED ASSIGNMENT OF JUDGMENT AND ACKNOWLEDGMENT OF ASSIGNMENT OF JUDGMENT DATED 10/21/2013 RECORDED 04/02/2014 AS INSTRUMENT NO. 20140332396

MAILING ADDRESS: LAW OFFICES OF BARRY G. COLEMAN 23931 SOFIA STREET MISSION VIEJO CA 92691

MAILING ADDRESS: BARRY G. COLEMAN, ESQ. 23931 SOFIA STREET MISSION VIEJO, CA 92691

Type of Instrument MISCELLANEOUS

NOTICE OF BUILDING(S), STRUCTURE(S), OR PREMISES CLASSIFIED AS EITHER HAZARDOUS SUBSTANDARD OR A NUISANCE -ABATEMENT PROCEEDINGS DATED 08/26/2011 RECORDED 08/26/2011 AS INSTRUMENT NO. 20111160557

MAILING ADDRESS: DEPARTMENT OF BUILDING AND SAFETY CODE ENFORCEMENT BUREAU 3550 WILSHIRE BLVD. SUITE 1800 LOS ANGELES, CA 90010

MAILING ADDRESS: ALEXANDER, HELEN L DECD EST OF 8943 TELFAIR AVE SUN VALLEY, CA 91352

NOTICE OF PENDING LIEN DATED 04/06/2012 RECORDED 04/06/2012 AS INSTRUMENT NO. 20120525618

MAILING ADDRESS: DEPARTMENT OF BUILDING AND SAFETY CODE ENFORCEMENT BUREAU 3550 WILSHIRE BLVD. SUITE 1800 LOS ANGELES, CA 90010

MAILING ADDRESS: ALEXANDER, HELEN L DECD EST OF 8943 TELFAIR AVE SUN VALLEY, CA 91352

NOTICE OF LIEN DATED 06/06/2013, RECORDED 06/14/2013 AS INSTRUMENT NO. 20130890730

MAILING ADDRESS: DEPARTMENT OF BUILDING AND SAFETY FINANCIAL SERVICES DIVISION 201 N. FIGUEROA ST. 9TH FLOOR LOS ANGELES CA 90012

MAILING ADDRESS: JAMES C. ALEXANDER, JR. C/O TIMOTHY J. BERESKY ESQ. 972 SANTA ROSA STREET, SUITE E SAN LUIS OBISPO, CA 93401

MAILING ADDRESS: ESTATE OF HELEN L. ALEXANDER DCD. C/O JAMES C. ALEXANDER JR CALIFORNIA CARE AND REHAB CTR RM #219 C, STATION 2 6700 SEPULVEDA BLVD. VAN NUYS, CA 91411

NOTICE OF LIEN DATED 02/14/2014 RECORDED 04/18/2014 AS INSTRUMENT NO. 20140400902

MAILING ADDRESS: DEPARTMENT OF BUILDING AND SAFETY FINANCIAL SERVICES DIVISION 201 N. FIGUEROA ST. 9TH FLOOR LOS ANGELES CA 90012

MAILING ADDRESS: JAMES C. ALEXANDER, JR. 6700 SEPULVEDA BLVD. RM 219C VAN NUYS 91411

MAILING ADDRESS: ESTATE OF HELEN L. ALEXANDER DCD. C/O JAMES C. ALEXANDER JR. 8943 TELFAIR AVE SUN VALLEY, CA 91352



3711 W. SLAUSON AVE SUITE 170
CULVER CITY, CA 90230
Phone 310-649-2020 310-649-0030 Fax

Property Title Report

Work Order No. T10864
Dated as of 11/03/2014

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 2631-020-021

Property Address: 8943 N TELFAIR AVE City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Instrument ORDER SETTLING REPORT OF STATUS OF ADMINISTRATION AND PETITION FOR ITS SETTLEMENT, FOR ALLOWANCE OF STATUTORY ATTORNEY'S COMPENSATION AND COSTS,

EXTRAORDINARY ATTORNEY'S COMPENSATION, AND FOR FINAL DISTRIBUTION ON WAIVER OF ACCOUNT

Grantor: ESTATE OF HELEN L. ALEXANDER

Grantee: JAMES C. ALEXANDER, JR.

Instrument: 2011131604

Book/Page: N/A

Dated: 10/04/2010

Recorded: 08/22/2011

MAILING ADDRESS: JAMES C. ALEXANDER, JR.
6700 SEPULVEDA BLVD #119C VAN NUYS CA 91411

SCHEDULE B

LEGAL DESCRIPTION

THE SOUTHEASTERLY 80 FEET OF THE NORTHWESTERLY 795 FEET OF LOT 41 OF TRACT NO. 1262 IN THE CITY OF LOS ANGELES AS PER MAP RECORDED IN BOOK 18, PAGE 24 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

EXCEPTING THEREFROM THE SOUTHEASTERLY 140 FEET

MORTGAGES/LIENS

NO OPEN END MORTGAGE FOUND ON SUBJECT PROPERTY

Type of Instrument JUDGMENT

ABSTRACT OF JUDGMENT DATED 01/09/2006 RECORDED 07/09/2012 AS INSTRUMENT NO. 20121010437

MAILING ADDRESS: AMIR SAM DIBAEI 12121 WILSHIRE BLVD STE 1240 LOS ANGELES, CA 90025

INTUITIVE REAL ESTATE SOLUTIONS
5711 W. SLAUSON AVE., SUITE 170
CULVER CITY, CA 90230
Phone 310-649-2020 310-649-0030 Fax

Work Order No. T10864

SCHEDULE B (Continued)

MAILING ADDRESS: HELEN L ALEXANDER AN INDIVIDUAL 8943 TELFAIR AV SUN VALLEY CA 91352

MAILING ADDRESS: BAG FUND INC 1999 CENTURY PARK EAST 1100 LOS ANGELES CA 90067

CERTIFIED ASSIGNMENT OF JUDGMENT AND ACKNOWLEDGMENT OF ASSIGNMENT OF JUDGMENT DATED 10/21/2013 RECORDED 04/02/2014 AS INSTRUMENT NO. 20140332396

MAILING ADDRESS: LAW OFFICES OF BARRY G. COLEMAN 23931 SOFIA STREET MISSION VIEJO CA 92691

MAILING ADDRESS: BARRY G. COLEMAN, ESQ. 23931 SOFIA STREET MISSION VIEJO, CA 92691

Type of Instrument MISCELLANEOUS

NOTICE OF BUILDING(S), STRUCTURE(S), OR PREMISES CLASSIFIED AS EITHER HAZARDOUS SUBSTANDARD OR A NUISANCE - ABATEMENT PROCEEDINGS DATED 08/26/2011 RECORDED 08/26/2011 AS INSTRUMENT NO. 20111160557

MAILING ADDRESS: DEPARTMENT OF BUILDING AND SAFETY CODE ENFORCEMENT BUREAU 3550 WILSHIRE BLVD. SUITE 1800 LOS ANGELES, CA 90010

MAILING ADDRESS: ALEXANDER, HELEN L DECD EST OF 8943 TELFAIR AVE SUN VALLEY, CA 91352

NOTICE OF PENDING LIEN DATED 04/06/2012 RECORDED 04/06/2012 AS INSTRUMENT NO. 20120525618

MAILING ADDRESS: DEPARTMENT OF BUILDING AND SAFETY CODE ENFORCEMENT BUREAU 3550 WILSHIRE BLVD. SUITE 1800 LOS ANGELES, CA 90010

MAILING ADDRESS: ALEXANDER, HELEN L DECD EST OF 8943 TELFAIR AVE SUN VALLEY, CA 91352

NOTICE OF LIEN DATED 06/06/2013, RECORDED 06/14/2013 AS INSTRUMENT NO. 20130890730

MAILING ADDRESS: DEPARTMENT OF BUILDING AND SAFETY FINANCIAL SERVICES DIVISION 201 N. FIGUEROA ST. 9TH FLOOR LOS ANGELES CA 90012

MAILING ADDRESS: JAMES C. ALEXANDER, JR. C/O TIMOTHY J. BERESKY ESQ. 972 SANTA ROSA STREET, SUITE E SAN LUIS OBISPO, CA 93401

MAILING ADDRESS: ESTATE OF HELEN L. ALEXANDER DCD. C/O JAMES C. ALEXANDER JR CALIFORNIA CARE AND REHAB CTR RM #219 C, STATION 2 6700 SEPULVEDA BLVD. VAN NUYS, CA 91411

NOTICE OF LIEN DATED 02/14/2014 RECORDED 04/18/2014 AS INSTRUMENT NO. 20140400902

MAILING ADDRESS: DEPARTMENT OF BUILDING AND SAFETY FINANCIAL SERVICES DIVISION 201 N. FIGUEROA ST. 9TH FLOOR LOS ANGELES CA 90012

MAILING ADDRESS: JAMES C. ALEXANDER, JR. 6700 SEPULVEDA BLVD. RM 219C VAN NUYS 91411

MAILING ADDRESS: ESTATE OF HELEN L. ALEXANDER DCD. C/O JAMES C. ALEXANDER JR. 8943 TELFAIR AVE SUN VALLEY, CA 91352

Westcoast Title



& Abstract Company, Inc.

400 S. Alhambra Ave. Ste B
Monterey Park, Ca. 91755
Phone 626-548-2479 818-337-0474 fax

Work Order No. T9864 Prepared for: City of Los Angeles
Type of Report: GAP Report
Order Date: 11-27-2013 Dated as of: 11-19-2013 Fee: \$48.00

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

For Assessors Parcel Number: 2631-020-021

Situs Address: 8943 N Telfair Ave. City: Los Angeles County: Los Angeles

-VESTING INFORMATION (Ownership)

The last Recorded Document Transferring Fee Title Recorded on: 08-22-2011
As Document Number: 11-1131604
Documentary Transfer Tax: \$None
In Favor of: James C. Alexander, Jr.

Mailing Address: Timothy J. Beresky, Esq.
972 Santa Rosa St., Suite E
San Luis Obispo, CA 93401

-SCHEDULE B-

-The Property Reported Herein is Described as follows:

The Southeasterly 80 feet of the Northwesterly 295 feet of Lot 41 of Tract No. 1292, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 18, Page(s) 24 of Maps, in the office of the County Recorder of said County.

Excepting therefrom the Southeasterly 140 feet.

Westcoast Title & Abstract Company, Inc.

400 S. Alhambra Ave. Ste B
Monterey Park, Ca. 91753
Phone 626-548-2479 818-337-0474 fax

Page 2
Order Number: 79864

-Schedule B Continued-

1. A Notice of Sub Standard Property Recorded on: 08-26-2011
as Document Number: 11-1160557
Filed by the City of Los Angeles, Code Enforcement Department

2. A Notice of Pending Lien Recorded 04-06-2012
as Document Number 12-0525618
Filed by the City of Los Angeles Dept. of Building and Safety

3. An Abstract of Judgment Recorded on: 07-09-2012
as Document number: 12-1010457
Case Number: 05A01698
Plaintiff/Creditor: L&J Assets, LLC
Debtor(s) Name: Helen L. Alexander, an Individual
Amount: \$5,199.64
Creditors Mailing Address: Helen L. Alexander, an Individual
8943 Telfair Ave.
Sun Valley, CA 91352

4. A Notice of Tax Default and Power to Sell Recorded: 08-09-2012
Document No.: 12-1181745
Filed by: County of Los Angeles Tax Collector

5. A Writ of Execution Recorded: 09-21-2012
Document Number: 12-1422983
Case No.: 05A01698 R
Plaintiff: L&J Assets, LLC
Defendant: Helen L. Alexander

Address: L.A. County Sheriff
Court Services Division
Real Estate Section
110 N. Grand Ave. Rm 525
Los Angeles, CA 90012

6. A Notice of Lien Recorded: 06-14-2013
Document No.: 13-0890730
Amount: \$4,502.64
Owner: James C. Alexander, Jr.
Claimant: City of Los Angeles, Department of Building and Safety

Address: Department of Building and Safety
Financial Services Division
201 N. Figueroa St., 9th Floor
Los Angeles, CA 90012

A Statement of information may be required to provide further information on the owners listed below:
No Statement of information is required.

End of Report

Westcoast Title



& Abstract Company, Inc.
400 S. Alhambra Ave. Ste B
Monterey Park, Ca. 91755
Phone 626-548-2479 818-337-0474 fax

Work Order No 19776
Type of Report: Update Report
Order Date: 12-13-2012

Prepared for: City of Los Angeles
Updated as of: 10-31-2013

Fee: \$7.50

-SCHEDULE A- (Reported Property Information)

For Assessors Parcel Number: 2631-020-021

Status Address: 8943 N Telfair Ave. City: Los Angeles County: Los Angeles

-VESTING INFORMATION (Ownership)

The last Recorded Document Transferring Fee Title Recorded on: 08-22-2011
As Document Number: 11-1131604
Documentary Transfer Tax: \$None
In Favor of: James C. Alexander, Jr.

Mailing Address: Timothy J. Berusky, Esq.
972 Santa Rosa St., Suite E
San Luis Obispo, CA 93401

-SCHEDULE B-

-The Property Reported Herein is Described as follows:

The Southeasterly 80 feet of the Northwesterly 295 feet of Lot 41 of Tract No. 1292, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 18, Page(s) 24 of Maps, in the office of the County Recorder of said County.

Excepting therefrom the Southeasterly 140 feet.

Westcoast Title & Abstract Company, Inc.

400 S. Alhambra Ave. Ste B
Monterey Park, Ca. 91755
Phone 626-548-2479 818-337-0474 fax

Page 2
Order Number: T9776

-Schedule B Continued-

1. A Notice of Sub Standard Property Recorded on: 08-26-2011
as Document Number: 11-1160557
Filed by the City of Los Angeles, Code Enforcement Department

2. A Notice of Pending Lien Recorded 04-06-2012
as Document Number 12-0525618
Filed by the City of Los Angeles Dept. of Building and Safety

3. An Abstract of Judgment Recorded on: 07-09-2012
as Document number: 12-1010457
Case Number: 05A01698
Plaintiff/Creditor: L&J Assets, LLC
Debtor(s) Name: Helen L. Alexander, an Individual
Amount: \$5,199.64
Creditors Mailing Address: Helen L. Alexander, an Individual
8943 Telfair Ave.
Sun Valley, CA 91352

4. A Notice of Tax Default and Power to Sell Recorded: 08-09-2012
Document No.: 12-1181745
Filed by: County of Los Angeles Tax Collector

5. A Writ of Execution Recorded: 09-21-2012
Document Number: 12-1422983
Case No.: 05A01698 R
Plaintiff: L&J Assets, LLC
Defendant: Helen L. Alexander

Address: L.A. County Sheriff
Court Services Division
Real Estate Section
110 N. Grand Ave. Rm 525
Los Angeles, CA 90012

6. A Notice of Lien Recorded: 06-14-2013
Document No.: 13-0890730
Amount: \$4,502.64
Owner: James C. Alexander, Jr.
Claimant: City of Los Angeles, Department of Building and Safety

Address: Department of Building and Safety
Financial Services Division
201 N. Figueroa St., 9th Floor
Los Angeles, CA 90012

A Statement of information may be required to provide further information on the owners listed below:
No Statement of information is required.

End of Report

Westcoast Title



& Abstract Company, Inc.

400 S. Alhambra Ave. Ste B
Monterey Park, Ca. 91755
Phone 626-548-2479 818-337-0474 fax

<i>Work Order No. T9212</i>	<i>Prepared for: City of Los Angeles</i>	
<i>Type of Report: GAP Report</i>		
<i>Order Date: 12-13-2012</i>	<i>Dated as of: 12-08-2012</i>	<i>Fee: \$48.00</i>

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

For Assessors Parcel Number: 2631-020-021

Situs Address: 8943 N Telfair Ave. City: Los Angeles County: Los Angeles

-VESTING INFORMATION (Ownership)

*The last Recorded Document Transferring Fee Title Recorded on: 08-22-2011
As Document Number: 11-1131604
Documentary Transfer Tax: \$None
In Favor of: James C. Alexander, Jr.*

*Mailing Address: Timothy J. Beresky, Esq.
972 Santa Rosa St., Suite E
San Luis Obispo, CA 93401*

-SCHEDULE B-

-The Property Reported Herein is Described as follows:

The Southeasterly 80 feet of the Northwesterly 295 feet of Lot 41 of Tract No. 1292, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 18. Page(s) 24 of Maps, in the office of the County Recorder of said County.

Excepting therefrom the Southeasterly 140 feet.

Westcoast Title & Abstract Company, Inc.

160 S. Alhambra Ave. Ste B
Monterey Park, Ca. 91755
Phone 626-548-2779 818-337-0474 fax

Page 2
Order Number: T9212

-Schedule B Continued-

1. A Notice of Sub Standard Property Recorded on: 08-26-2011
as Document Number: 11-1160557
Filed by the City of Los Angeles, Code Enforcement Department

2. A Notice of Pending Lien Recorded 04-06-2012
as Document Number 12-0525618
Filed by the City of Los Angeles Dept. of Building and Safety

3. An Abstract of Judgment Recorded on: 07-09-2012
as Document number: 12-1010457
Case Number: 05A01698
Plaintiff/Creditor: L&J Assets, LLC
Debtor(s) Name: Helen L. Alexander, an Individual
Amount: \$5,199.64
Creditors Mailing Address: Helen L. Alexander, an Individual
8943 Telfair Ave.
Sun Valley, CA 91352

4. A Notice of Tax Default and Power to Sell Recorded: 08-09-2012
Document No.: 12-1181745
Filed by: County of Los Angeles Tax Collector

5. A Writ of Execution Recorded: 09-21-2012
Document Number: 12-1422983
Case No.: 05A01698 R
Plaintiff: L&J Assets, LLC
Defendant: Helen L. Alexander

Address: L.A. County Sheriff
Court Services Division
Real Estate Section
110 N. Grand Ave. Rm 525
Los Angeles, CA 90012

A Statement of Information may be required to provide further information on the owners listed below:

No Statement of Information is required.

End of Report

Westcoast Title



& Abstract Company, Inc.
400 S. Alhambra Ave Ste B
Monterey Park, Ca. 91755
Phone 626-548-2479 818-337-0474 fax

Work Order No. T9016 Prepared for: City of Los Angeles
Type of Report: GAP Report
Order Date: 10-11-2012 Dated as of: 10-11-2012 Fee: \$48.00

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

For Assessors Parcel Number: 2631-020-021

Situs Address: 8943 N Telfair Ave. City: Los Angeles County: Los Angeles

-VESTING INFORMATION (Ownership)

The last Recorded Document Transferring Fee Title Recorded on: 08-22-2011
As Document Number: 11-1131604
Documentary Transfer Tax: \$None
In Favor of: James C. Alexander, Jr.

Mailing Address: Timothy J. Beresky, Esq.
972 Santa Rosa St., Suite E
San Luis Obispo, CA 93401

-SCHEDULE B-

-The Property Reported Herein is Described as follows:

The Southeasterly 80 feet of the Northwesterly 295 feet of Lot 41 of Tract No. 1292, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 18, Page(s) 24 of Maps, in the office of the County Recorder of said County.

Excepting therefrom the Southeasterly 140 feet.

Westcoast Title & Abstract Company, Inc.

400 S. Alhambra Ave. Ste B
Monterey Park, Ca. 91755
Phone 626-548-2479 818-337-0474 fax

Page 2
Order Number: T9016

-Schedule B Continued-

1. A Notice of Sub Standard Property Recorded on: 08-26-2011
as Document Number: 11-1160557
Filed by the City of Los Angeles. Code Enforcement Department

2. A Notice of Pending Lien Recorded 04-06-2012
as Document Number 12-0525618
Filed by the City of Los Angeles Dept. of Building and Safety

3. An Abstract of Judgment Recorded on: 07-09-2012
as Document number: 12-1010457
Case Number: 05A01698
Plaintiff/Creditor: L&J Assets, LLC
Debtor(s) Name: Helen L. Alexander, an Individual
Amount: \$5,199.64
Creditors Mailing Address: Helen L. Alexander, an Individual
8943 Telfair Ave.
Sun Valley, CA 91352

Mailing Address: Amir Sam Dibaei
State Bar 275798
Law Offices of Amir Sam Dibaei
803 6th Ave.
Venice, CA 90291

4. A Notice of Tax Default and Power to Sell Recorded: 08-09-2012
Document No.: 12-1181745
Filed by: County of Los Angeles Tax Collector

A Statement of information may be required to provide further information on the owners listed below:

No Statement of information is required.

End of Report

Westcoast Title



& Abstract Company, Inc.

400 S. Alhambra Ave. Ste B
Monterey Park, Ca. 91755
Phone 626-548-2479 818-337-0474 fax

Work Order No. T8137

Prepared for: City of Los Angeles

Type of Report: GAP Report

Order Date: 09-01-2011

Dated as of: 09-08-2011

Fee: \$48.00

-SCHEDULE A-
(Reported Property Information)

For Assessors Parcel Number: 2631-020-021

Situs Address: 8943 N. Felfair Avenue City: Los Angeles County: Los Angeles

-VESTING INFORMATION (Ownership)

The last Recorded Document Transferring Fee Title Recorded on: 08-22-2011

As Document Number: 11-1131604

Documentary Transfer Tax: \$None

In Favor of: James C. Alexander, Jr.

Mailing Address: Timothy J. Beresky, Esq.

972 Santa Rosa St., Suite E

San Luis Obispo, CA 93401

-SCHEDULE B-

-The Property Reported Herein is Described as follows:

The Southeasterly 80 feet of the Northwesterly 295 feet of Lot 41 of Tract No. 1292, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 18, Page(s) 24 of Maps, in the office of the County Recorder of said County.

Westcoast Title & Abstract Company, Inc.

400 S. Alhambra Ave. Ste B
Monterey Park, Ca. 91755
Phone 626-548-2479 818-337-0474 fax

Page 2
Order Number: 78137

-Schedule B Continued-

1. A Notice of Pending Action Recorded 08-18-2005
as Document Number 05-1983560
Case Number: 05A01698
Defendants Name: James Alexander and Helen Alexander
Plaintiff: L & J Assets LLC

Mailing Address of Plaintiff: Christopher Curry
1999 Avenue of the Stars, #1580
Los Angeles, CA 90067

2. A Notice of Sub Standard Property Recorded on: 08-26-2011
as Document Number: 11-1160557
Filed by the City of Los Angeles, Code Enforcement Department

A Statement of information may be required to provide further information on the owners listed below:

No Statement of information is required.

End of Report

Property Detail Report

For Property Located At :
8943 TELFAIR AVE, SUN VALLEY, CA 91352-2441



Owner Information

Owner Name: ALEXANDER JAMES C JR
Mailing Address: 6700 SEPULVEDA BLVD #219C, VAN NUYS CA 91411-1248 C010
Vesting Codes: //

Location Information

Legal Description: TRACT # 1292 NW 80 FT OF SE 476.5 FT OF NE 175 FT OF LOT 41
County: LOS ANGELES, CA APN: 2631-020-021
Census Tract / Block: 1212.22 / 3 Alternate APN:
Township-Range-Sect: 18-24 Subdivision: 1292
Legal Book/Page: 41 Map Reference: 9-C6 /
Legal Lot: 41 Tract #: 1292
Legal Block: SUNV School District: LOS ANGELES
Market Area: School District Name:
Neighbor Code: Munic/Township:

Owner Transfer Information

Recording/Sale Date: 02/10/2010 / 10/26/2009 Deed Type: AFFIDAVIT
Sale Price: 1st Mtg Document #:
Document #: 189147

Last Market Sale Information

Recording/Sale Date: / 1st Mtg Amount/Type: /
Sale Price: 1st Mtg Int. Rate/Type: /
Sale Type: 1st Mtg Document #: /
Document #: 2nd Mtg Amount/Type: /
Deed Type: 2nd Mtg Int. Rate/Type: /
Transfer Document #: Price Per SqFt:
New Construction: Multi/Split Sale:
Title Company:
Lender:
Seller Name:

Prior Sale Information

Prior Rec/Sale Date: / Prior Lender:
Prior Sale Price: Prior 1st Mtg Amt/Type: /
Prior Doc Number: Prior 1st Mtg Rate/Type: /
Prior Deed Type:

Property Characteristics

Gross Area: Parking Type: PARKING AVAIL Construction:
Living Area: 1,292 Garage Area: Heat Type: CENTRAL
Tot Adj Area: Garage Capacity: 2 Exterior wall: STUCCO
Above Grade: Parking Spaces: 2 Porch Type:
Total Rooms: 6 Basement Area: Patio Type: COVERED PATIO
Bedrooms: 3 Finish Bsmnt Area: Pool:
Bath(F/H): 2 / Basement Type: Air Cond: CENTRAL
Year Built / Eff: 1939 / 1939 Roof Type: Style: CONVENTIONAL
Fireplace: / Foundation: RAISED COMPOSITION SHINGLE Quality:
of Stories: 1.00 Roof Material: Condition:
Other Improvements: FENCE;ADDITION;FENCED YARD

Site Information

Zoning: LARA Acres: 0.32 County Use: SINGLE FAMILY RESID (0100)
Lot Area: 13,994 Lot Width/Depth: 80 x 175 State Use:
Land Use: SFR Res/Comm Units: / Water Type:
Site Influence: Sewer Type: TYPE UNKNOWN

Tax Information

Total Value: \$62,491 Assessed Year: 2016 Property Tax: \$15,935.01
Land Value: \$28,551 Improved %: 54% Tax Area: 13
Improvement Value: \$33,940 Tax Year: 2016 Tax Exemption:
Total Taxable Value: \$62,491

Comparable Summary

For Property Located At



CoreLogic

RealQuest Professional

8943 TELFAIR AVE, SUN VALLEY, CA 91352-2441

4 Comparable(s) found. (Click on the address to view more property information)

▶ View Report

▶ Configure Display Fields

▶ Modify Comparable Search Criteria

Summary Statistics For Selected Properties: 4

	Subject Property	Low	High	Average
Sale Price	\$0	\$290,000	\$446,000	\$391,500
Bldg/Living Area	1,292	1,125	1,424	1,237
Price/Sqft	\$0.00	\$252.39	\$396.44	\$317.70
Year Built	1939	1927	1947	1937
Lot Area	13,994	7,519	10,482	9,219
Bedrooms	3	2	5	3
Bathrooms/Restrooms	2	2	2	2
Stories	1.00	1.00	1.00	1.00
Total Value	\$62,491	\$200,959	\$432,731	\$313,618
Distance From Subject	0.00	0.25	0.43	0.32

*= user supplied for search only

<input checked="" type="checkbox"/>	# F	Address	Sale Price	Yr Blt	Bed	Baths/Restrooms(Full)	Last Recording	Bld/Liv	Lot Area	Dist
Subject Property										
		8943 TELFAIR AVE		1939	3	2		1,292	13,994	0.0
Comparables										
<input checked="" type="checkbox"/>	1	11936 NEENACH ST	\$430,000	1939	5	2	02/27/2017	1,424	8,786	0.25
<input checked="" type="checkbox"/>	2	8770 TELFAIR AVE	\$400,000	1938	3	2	12/19/2016	1,250	10,482	0.28
<input checked="" type="checkbox"/>	3	12007 NEENACH ST	\$290,000	1947	2	2	02/01/2017	1,149	7,519	0.33
<input checked="" type="checkbox"/>	4	12103 PEORIA ST	\$446,000	1927	2	2	03/16/2017	1,125	10,088	0.43