

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

RAYMOND S. CHAN, C.E., S.E.
GENERAL MANAGER

FRANK BUSH
EXECUTIVE OFFICER

December 07, 2015

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.: B125341 T123628-1

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 barricading of all openings at the above address in the City of Los Angeles. The cost of barricading the subject building(s) was \$3,887.73. The cost of title search(es) on the subject lot was \$84.00.

It is proposed that a lien for the total amount of **\$3,971.73** 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.

RAYMOND S. CHAN, C.E., S.E.
GENERAL MANAGER

J.T. Christian Senior Inspector
Lien Review

RC:JC: 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 secure all openings accessible for entry from the exterior of the building(s) and weatherproof the barricades installed 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>
BARRICADE	B4026	October 01, 2015	\$3,887.73

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>Title Search</u>	<u>Work Order No.</u>	<u>Amount</u>
FULL	T10904	\$42.00
FULL	T12879	\$42.00

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 \$2,860.95 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 \$84.00. for a total of \$3,971.73, 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 \$3,887.73, and to deposit to Fund 100 the amount of \$84.00.

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: December 07, 2015

RAYMOND S CHAN C.E., S.E.
Superintendent of Building
General Manager



Report and lien confirmed by
City Council on:

J.T. Christian Senior Inspector
Lien Review

ATTEST: HOLLY WOLCOTT
CITY CLERK

BY

DEPUTY

December 03, 2015

ASSIGNED INSPECTOR: DUANE JOHNSON

CASE #: 426823

JOB ADDRESS: 8943 N TELFAIR AVE

ASSESSORS PARCEL NO.: 2631-020-021

Last Full Title: 11/06/2015

Last Update Title:

LIST OF OWNERS AND INTERESTED PARTIES

1 JAMES C ALEXANDER JR
6700 SEPULVEDA BLVD # 219C
VAN NUYS, CA 91411-1297

Capacity: OWNER



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

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. 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



5711 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: 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. 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. 91755
Phone 626-548-2479 818-337-0474 fax

Page 2
Order Number: T9864

-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

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: 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.

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

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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
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2. A Notice of Pending Lien Recorded 04-06-2012
as Document Number 12-0525618
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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

Siuis 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: T8137

-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



CoreLogic
 RealQuest Professional

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:		Subdivision:	1292
Legal Book/Page:	18-24	Map Reference:	9-C6 /
Legal Lot:	41	Tract #:	1292
Legal Block:		School District:	LOS ANGELES
Market Area:	SUNV	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	Quality:	
# of Stories:	1.00	Roof Material:	COMPOSITION	Condition:	
			SHINGLE		

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	Slate Use:	
Land Use:	SFR	Res/Comm Units:	/	Water Type:	
Site Influence:				Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$61,554	Assessed Year:	2015	Property Tax:	\$6,270.63
Land Value:	\$28,123	Improved %:	54%	Tax Area:	13
Improvement Value:	\$33,431	Tax Year:	2014	Tax Exemption:	
Total Taxable Value:	\$61,554				

Comparable Summary

For Property Located At



CoreLogic

RealQuest Professional

8943 TELFAIR AVE, SUN VALLEY, CA 91352-2441

5 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: 5

	Subject Property	Low	High	Average
Sale Price	\$0	\$365,000	\$430,000	\$399,800
Bldg/Living Area	1,292	1,180	1,290	1,243
Price/Sqft	\$0.00	\$297.25	\$357.74	\$321.83
Year Built	1939	1926	1958	1946
Lot Area	13,994	6,070	21,301	10,013
Bedrooms	3	2	4	3
Bathrooms/Restrooms	2	1	2	2
Stories	1.00	1.00	1.00	1.00
Total Value	\$61,554	\$69,311	\$391,000	\$267,314
Distance From Subject	0.00	0.07	0.19	0.14

*= 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	11900 SNELLING ST	\$379,000	1956	4	2	06/30/2015	1,275	7,593	0.07
<input checked="" type="checkbox"/>	2	11804 PEORIA ST	\$410,000	1947	2	2	03/30/2015	1,290	7,551	0.12
<input checked="" type="checkbox"/>	3	11832 PEORIA ST	\$415,000	1944	2	2	10/08/2015	1,269	7,550	0.12
<input checked="" type="checkbox"/>	4	11764 SNELLING ST	\$365,000	1958	3	2	06/12/2015	1,180	6,070	0.18
<input checked="" type="checkbox"/>	5	9055 TELFAIR AVE	\$430,000	1926	3	1	06/23/2015	1,202	21,301	0.19