

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

VAN AMBATIOLOS  
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

**UPDATED**  
**December 17, 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 \$7,775.46. The cost of title search(es) on the subject lot was \$84.00.

It is proposed that a lien for the total amount of \$7,859.46 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  
UPDATED  
December 17, 2015**

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
BARRICADE	B4048	December 02, 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 \$5,637.90 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 **\$7,859.46**, 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 **\$7,775.46**, 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 17, 2015

CASE #: 426823

ASSIGNED INSPECTOR: DUANE JOHNSON

JOB ADDRESS: 8943 N TELFAIR AVE

ASSESSORS PARCEL NO.: 2631-020-021

Last Full Title: 11/06/2015

Last Update Title:

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**LIST OF OWNERS AND INTERESTED PARTIES**

- 1 BAG FUND INC  
1999 CENTURY PARK EAST 1100  
LOS ANGELES, CA 90067
  
- 2 JAMES C ALEXANDER JR  
6700 SEPULVEDA BLVD # 219C STATION 2  
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

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## ***Property Title Report***

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

**Prepared for: City of Los Angeles**

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### ***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

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**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

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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

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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

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### **-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. 91733  
Phone 626-348-2479 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

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<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>

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### **-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.

100 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  
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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

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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

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**-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 626-343-2479 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

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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

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**-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 626-543-2479 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: 18-24 Subdivision: 1292  
Legal Book/Page: 41 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 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: \$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
<b>Subject Property</b>									
	8943 TELFAIR AVE		1939	3	2		1,292	13,994	0.0
<b>Comparables</b>									
<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