

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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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

February 25, 2015

Council District: # 11

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

JOB ADDRESS: **12042 WEST ALLIN STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **4221-013-043**

On May 03, 2011, pursuant to the authority granted by Section 91.103 of the Los Angeles Municipal Code, the Department of Building and Safety (the "Department") investigated and identified code violations at: **12042 West Allin Street, Los Angeles, California** (the "Property"). A copy of the title report which includes a full legal description of the property is attached as Exhibit A.

Pursuant to Section 98.0421, the property owner was issued an order on May 03, 2011, to pay a code violation inspection fee after violations were identified and verified upon inspection. The code violation inspection fees imposed by the Department are as follows:

<u>Description</u>	<u>Amount</u>
Code Violation Investigation fee	336.00
System Development Surcharge	20.16
System Development Surcharge late fee	50.40
Late Charge/Collection fee (250%)	840.00
Accumulated Interest (1%/month)	601.02
Title Report fee	42.00
Grand Total	\$ 1,889.58

Pursuant to the authority granted by Section 7.35.3 of the Los Angeles Administrative Code, it is proposed a lien for a total sum of **\$1,889.58** recorded against the property. It is requested that the Honorable City Council of the City of Los Angeles (the "City Council") designate the time and place protest can be heard concerning this matter, as set forth in Sections 7.35.3 and 7.35.5 of the Los Angeles Administrative Code.

It is further requested that the City Council instruct the Department to deposit to Dept 08, Fund 48R, Balance Sheet Account 2200, any payment received against this lien in the amount of **\$1,889.58** on the referenced property. A copy of the title report which includes a full legal description of the property is attached as Exhibit A. A list of all the names and addresses of owners and all interested parties entitled to notice is included (Exhibit B). Also attached is a report which includes the current fair market value of the property including all encumbrances of record on the property as of the date of the report (Exhibit C).

DEPARTMENT OF BUILDING AND SAFETY


Steve Ongele
Chief, Resource Management Bureau

ATTEST: HOLLY L. WOLCOTT, CITY CLERK

Lien confirmed by
City Council on:

BY: _____
DEPUTY



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

Property Title Report

Work Order No. T10490
 Dated as of: 07/22/2014

Prepared for: City of Los Angeles

SCHEDULE A
 (Reported Property Information)

APN #: 4221-013-043

Property Address: 12042 W ALLIN ST ✓ **City:** Los Angeles **County:** Los Angeles

VESTING INFORMATION

Type of Instrument QUITCLAIM DEED

Grantor: MARILYN KOSINSKI

Grantee: THE ANGEL TRUST; MARILYN KOSINSKI AND CYNTHIA JOYCE JELINEK, AS TRUSTEES TO SUBJECT TRUST DATED MAY 6TH, 2005

Instrument: 2005 / 2650829

Book/Page: N/A

Dated: 05/06/2005

Recorded: 11/02/2005

MAILING ADDRESS: THE ANGEL TRUST; MARILYN KOSINSKI AND CYNTHIA JOYCE JELINEK, AS TRUSTEES
 12042 ALLIN STREET CULVER CITY, CA 90230

SCHEDULE B

LEGAL DESCRIPTION

LOT 158; TRACT NO. 6051; BOOK 99; PAGE 31 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

MORTGAGES/LIENS

NO OPEN DOT/MORTGAGE FOUND

Type of Instrument MISCELLANEOUS

Comments: AFFIDAVIT – DEATH OF JOINT TENANT, DATED 11/03/1983, RECORDED 11/07/1983 AS INST# 1983 / 1320163

MAILING ADDRESS: MARILYN KOSINSKI,
 12042 ALLIN STREET CULVER CITY, CA 90230

05 2650829

2

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL THIS DEED AND UNLESS
OTHERWISE SHOWN BELOW, MAIL TAX STATEMENT TO
NAME: **MARILYN KOSINSKI**
ADDRESS: **12042 ALLIN STREET**
CITY, STATE & ZIP: **CULVER CITY, CA 90230**

QUITCLAIM DEED

TRANSFER TAX

\$ NONE IS DUE

COMPUTED ON FULL VALUE OF PROPERTY CONVEYED
"THIS CONVEYANCE TRANSFERS THE GRANOR'S
INTEREST INTO HER REVOCABLE LIVING TRUST
R & T 11930."

X *Marilyn Kosinski*
SIGNATURE OF DECLARANT OR AGENT DETERMINING TAX

GRANTOR(S): **MARILYN KOSINSKI**

THE UNDERSIGNED GRANTORS, FOR VALUABLE CONSIDERATION, RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, DO HEREBY REMISE, RELEASE AND FOREVER QUITCLAIM TO

**THE ANGEL TRUST; MARILYN KOSINSKI and CYNTHIA JOYCE JELINEK, AS TRUSTEES TO
SUBJECT TRUST DATED MAY 6th, 2005.**

THE FOLLOWING DESCRIBED REAL PROPERTY IN THE CITY OF **CULVER CITY** COUNTY OF **LOS ANGELES** STATE OF **CALIFORNIA**.

**LOT 158; TRACT NO. 6051; BOOK 99; PAGE 31 OF MAPS, IN THE OFFICE OF THE COUNTY
RECORDER OF SAID COUNTY.**

ASSESSOR'S PARCEL NO: 42210130430400 Common Address: **12042 Allin St. Culver City, CA 90230**

EXECUTED ON 5-6-, 2005 AT Carson, California

STATE OF CALIFORNIA,

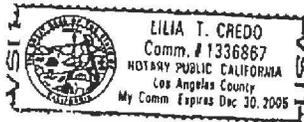
COUNTY OF LOS ANGELES

X *Marilyn Kosinski*
MARILYN KOSINSKI

ON 5-6-05 BEFORE ME, Lilia T. Credo, NOTARY PUBLIC PERSONALLY APPEARED MARILYN KOSINSKI PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE, TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/HEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT

WITNESS MY HAND AND OFFICIAL SEAL

Lilia T. Credo
(SIGNATURE OF NOTARY)



MAIL TAX STATEMENTS TO: **KOSINSKI TRUST @ 12042 ALLIN ST., CULVER CITY, CA 90230**

83- 1320163

RECORDING REQUESTED BY
MARILYN KOSINSKI
 AND WHEN RECORDED MAIL THIS DEED AND, UNLESS OTHERWISE SHOWN BELOW, MAIL TAX STATEMENTS TO

12042 Allin Street
 Culver City, CA.
 90230

RECORDED IN OFFICIAL RECORDS
 RECORDER'S OFFICE
 LOS ANGELES COUNTY
 CALIFORNIA
 31 MIN. 126 RE. NOV 7 1983

REC'D
 11/7/83

SPACE ABOVE THIS LINE FOR RECORDER'S USE

AFFIDAVIT—DEATH OF JOINT TENANT

STATE OF CALIFORNIA } ss.
 COUNTY OF LOS ANGELES
MARILYN KOSINSKI, of legal age, being first duly sworn, deposes and says:
 That ALFRED JOHN KOSINSKI, the decedent mentioned in the attached certified copy of Certificate of Death, is the same person as ALFRED J. KOSINSKI named as one of the parties in that certain Grant Deed dated April 1, 1966 executed by Wataru Sugimoto and Margaret Sugimoto to Alfred J. Kosinski and Marilyn Kosinski, husband and wife, as joint tenants, recorded as Instrument No. 1055 on April 20, 1966, in Book D3277, Page 91, of the Official Records in the Office of the County Recorder of Los Angeles County, State of California, concerning the following described real property situated in the City of Culver City, County of Los Angeles, State of California:

Lot 158 of Tract 6051, as per Map recorded in Book 99, Page 31, of Maps in Office of County Recorder of said County.

That the value of all real and personal property owned by the decedent at the date of death, including the full value of the above described real property, did not then exceed the sum of \$ 66,000.00

Dated NOVEMBER 3, 1983 Marilyn Kosinski
(Signature of Joint Tenant)
MARILYN KOSINSKI
(Type or Print Full Name of Joint Tenant)

SUBSCRIBED AND SWORN TO BEFORE ME
 This 3RD day of NOVEMBER, 1983
(Signature of Joint Tenant)

Marietta Pampena
(Signature of Notary)



AFFIDAVIT—DEATH OF JOINT TENANT
 WOLCOTT'S 1-288 308-496, 11-82

This standard form is intended for the typical situations encountered in the field indicated. However, before you sign, read it, fill in all blanks, and make whatever changes are appropriate and necessary in your particular situation. Contact a lawyer if you could not fill this form for your purpose and use.
 © 1982 WOLCOTT, INC.

CERTIFICATE OF DEATH
STATE OF CALIFORNIA

1A. NAME OF DECEDENT - FIRST: Alfred										1B. MIDDLE: John										1C. LAST: Kosinski										2A. DATE OF DEATH - MONTH DAY YEAR: 8-29-83										2B. TIME: 1236																													
3. SEX: Male										4. RACE/ETHNICITY: White										5. SPANISH/HISPANIC: NO										6. DATE OF BIRTH: July 2, 1932										7. AGE: 51																													
8. STATE OF BIRTH: Massachusetts										9. NAME AND BIRTH PLACE OF FATHER: John Kosinski - Poland										10. BIRTH NAME AND BIRTHPLACE OF MOTHER: Helen Kellar - Poland										11. CITIZEN OF BIRTH COUNTRY: United States										12. SOCIAL SECURITY NUMBER: 023-24-76 81										13. MARITAL STATUS: Married										14. NAME OF SURVIVING SPOUSE (IF WIFE ENTER WITH NAME): Marylin Marton									
15. FATHER'S OCCUPATION: Assembler										16. NUMBER OF YEARS THIS DECEDENT: 20										17. EMPLOYER (IF SELF EMPLOYED, SO STATE): Avitron Corp.										18. KIND OF INDUSTRY OR BUSINESS: Aircraft										19A. USUAL RESIDENCE - STREET ADDRESS, LOT AND NUMBER OR LOCATION: 12042 Allin St.										19B. CITY: Culver City																			
19C. COUNTY: Los Angeles										19D. STATE: California										20. NAME AND ADDRESS OF INFORMANT - RELATIONSHIP: Marylin Kosinski (Wife)										20A. PLACE OF BIRTH: Freeman Medical Center										20B. COUNTY: Los Angeles																													
20C. STREET ADDRESS, LOT AND NUMBER OR LOCATION: 4650 Lincoln Blvd.										20D. CITY OR TOWN: Marina Del Rey										21A. STREET ADDRESS, LOT AND NUMBER OR LOCATION: 4650 Lincoln Blvd.										21B. CITY OR TOWN: Marina Del Rey																																							
22. DEATH WAS CAUSED BY: IMMEDIATE CAUSE										23. OTHER CONDITIONS CONTRIBUTING BUT NOT BELIEVED TO BE THE IMMEDIATE CAUSE OF DEATH										24. WAS DEATH EXPECTED TO OCCUR? NO										25. WAS DISPOST PERFORMED? NO										26. WAS AUTOPSY PERFORMED? YES																													
(A) ACUTE CIRCULATORY FAILURE 16 MIN										(B) MYOCARDIAL INFARCTION HOUR										(C) EXTENSIVE CORONARY ARTERY SCLEROSIS YEARS										27. WAS OPERATION PERFORMED FOR THIS CONDITION IN PAST 24 OR 27 DAYS? NO										28. TYPE OF OPERATION																													
28A. I CERTIFY THAT DEATH OCCURRED AT THE PLACE, DATE AND PLACE STATED FROM THE CAUSE STATED										28B. SIGNATURE OF PHYSICIAN: Leon M. Trunk, M.D.										28C. DATE SIGNED: 8/31/83										28D. PHYSICIAN LICENSE NUMBER: A028604																																							
29. SPECIFY ACCIDENT OR INJURY: 8/9/83										30. PLACE OF INJURY: 8/23/83										31. TIME OF DEATH: 8/9/83										32. DATE OF INJURY: 8/23/83										32B. HOUR																													
33. LOCATION, STATE AND NUMBER OF LOCATION AND CITY OR TOWN										34. DESCRIBE HOW INJURY OCCURRED (EVENTS WHICH RESULTED IN INJURY)										35A. I CERTIFY THIS DEATH OCCURRED AT THE HOME, DATE AND PLACE STATED FROM THE CAUSE STATED AS REQUIRED BY LAW (I HAVE HELD AN ANATOMY CERTIFICATION)										35B. CORONER - SIGNATURE AND RECEIPT BY TITLE										35C. DATE SIGNED																													
36. DISPOSITION: Cremation										37. DATE (MONTH DAY YEAR): 9/2/1983										38. NAME AND ADDRESS OF CEMETERY OR CREMATOR: Live Oak Crematory, Monrovia, CA										39. EMERALD LICENSE NUMBER AND IN NUMBER: Not Embalmed																																							
40A. NAME OF FORMAL DIRECTOR OR PERSON ACTING AS SUCH: Gates, Kingsley & Gates										40B. LICENSE NO.: F451										41. LOCAL HEALTH OFFICER SIGNATURE: [Signature]										42. DATE RECEIVED BY LOCAL HEALTH OFFICER: SEP 01 1983																																							
STATE REGISTRAR										A.										B.										C.										D.										E.										F.									

83-1320163

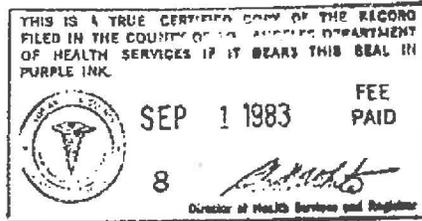


EXHIBIT B

ASSIGNED INSPECTOR: **ROBERT GARTH**

Date: **February 25, 2015**

JOB ADDRESS: **12042 WEST ALLIN STREET, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **4221-013-043**

Last Full Title: **07/22/2014**

Last Update to Title:

.....

LIST OF OWNERS AND INTERESTED PARTIES

- 1). MARILYN KOSINSKI AND CYNTHIA JOYCE JELINEK
TRUSTEES, THE ANGEL TRUST
12042 ALLIN STREET
CULVER CITY, CA 90230

CAPACITY: OWNERS

Property Detail Report

For Property Located At:
12042 ALLIN ST, CULVER CITY, CA 90230-5803



Owner Information

Owner Name: **KOSINSKI MARILYN (TE)/ANGEL TRUST**
 Mailing Address: **12042 ALLIN ST, CULVER CITY CA 90230-5803 C021**
 Vesting Codes: **// TR**

Location Information

Legal Description:	TRACT # 6051 LOT 158	APN:	4221-013-043
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	2755.00 / 3	Subdivision:	6051
Township-Range-Sect:		Map Reference:	50-A4 / 672-E5
Legal Book/Page:	99-31	Tract #:	6051
Legal Lot:	158	School District:	LOS ANGELES
Legal Block:		School District Name:	
Market Area:	C28	Munic/Township:	
Neighbor Code:			

Owner Transfer Information

Recording/Sale Date:	11/02/2005 / 05/06/2005	Deed Type:	QUIT CLAIM DEED
Sale Price:		1st Mtg Document #:	
Document #:	2650829		

Last Market Sale Information

Recording/Sale Date:	11/07/1983 /	1st Mtg Amount/Type:	/
Sale Price:		1st Mtg Int. Rate/Type:	/
Sale Type:		1st Mtg Document #:	
Document #:	1320163	2nd Mtg Amount/Type:	/
Deed Type:	DEED (REG)	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	
New Construction:		Multi/Split Sale:	

Title Company:

Lender:

Seller Name:

OWNER RECORD

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:	896	Garage Area:		Heat Type:	HEATED
Tot Adj Area:		Garage Capacity:	1	Exterior wall:	SHINGLE SIDING
Above Grade:		Parking Spaces:	1	Porch Type:	
Total Rooms:	4	Basement Area:		Patio Type:	
Bedrooms:	2	Finish Bsmnt Area:		Pool:	
Bath(F/H):	1 /	Basement Type:		Air Cond:	
Year Built / Eff:	1948 / 1948	Roof Type:		Style:	CONVENTIONAL
Fireplace:	/	Foundation:	RAISED	Quality:	
# of Stories:	1.00	Roof Material:	COMPOSITION	Condition:	
			SHINGLE		

Other Improvements: **FENCE**

Site Information

Zoning:	LAR1	Acres:	0.10	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	4,367	Lot Width/Depth:	38 x 114	State Use:	
Land Use:	SFR	Res/Comm Units:	/	Water Type:	
Site Influence:				Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$60,152	Assessed Year:	2014	Property Tax:	\$765.71
Land Value:	\$43,977	Improved %:	27%	Tax Area:	67
Improvement Value:	\$16,175	Tax Year:	2014	Tax Exemption:	HOMEOWNER
Total Taxable Value:	\$53,152				

Comparable Summary

For Property Located At



12042 ALLIN ST, CULVER CITY, CA 90230-5803

8 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: 8

	Subject Property	Low	High	Average
Sale Price	\$0	\$495,000	\$1,190,000	\$706,500
Bldg/Living Area	896	773	1,026	903
Price/Sqft	\$0.00	\$575.58	\$1,173.57	\$781.81
Year Built	1948	1925	1953	1946
Lot Area	4,367	2,500	6,811	4,852
Bedrooms	2	2	3	2
Bathrooms/Restrooms	1	1	1	1
Stories	1.00	1.00	1.00	1.00
Total Value	\$60,152	\$201,300	\$601,000	\$451,401
Distance From Subject	0.00	0.10	0.48	0.27

*= user supplied for search only

<input checked="" type="checkbox"/>	# F	Address	Sale Price	Yr Bilt	Bed	Baths/Restrooms(Full)	Last Recording	Bld/Liv	Lot Area	Dist
Subject Property										
		12042 ALLIN ST		1948	2	1	11/07/1983	896	4,367	0.0
Comparables										
<input checked="" type="checkbox"/>	1	12141 HAVELOCK AVE	\$707,500	1951	2	1	06/10/2014	941	4,257	0.1
<input checked="" type="checkbox"/>	2	12302 ALLIN ST	\$1,190,000	1925	2	1	09/09/2014	1,014	4,886	0.19
<input checked="" type="checkbox"/>	3	5169 INGLEWOOD BLVD	\$569,000	1953	2	1	10/20/2014	773	2,500	0.24
<input checked="" type="checkbox"/>	4	11950 MCDONALD ST	\$495,000	1953	2	1	06/19/2014	860	5,006	0.25
<input checked="" type="checkbox"/>	5	4733 CAMPBELL DR	\$710,000	1940	2	1	09/24/2014	806	4,594	0.3
<input checked="" type="checkbox"/>	6	11865 MCDONALD ST	\$720,500	1944	2	1	12/05/2014	815	5,005	0.3
<input checked="" type="checkbox"/>	7	5120 MESMER AVE	\$650,000	1951	3	1	10/31/2014	988	6,811	0.32
<input checked="" type="checkbox"/>	8	12214 ANETA ST	\$610,000	1952	2	1	09/18/2014	1,026	5,759	0.48

Comparable Sales Report

For Property Located At



CoreLogic

RealQuest Professional

12042 ALLIN ST, CULVER CITY, CA 90230-5803**8 Comparable(s) Selected.**

Report Date: 02/24/2015

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$0	\$495,000	\$1,190,000	\$706,500
Bldg/Living Area	896	773	1,026	903
Price/Sqft	\$0.00	\$575.58	\$1,173.57	\$781.81
Year Built	1948	1925	1953	1946
Lot Area	4,367	2,500	6,811	4,852
Bedrooms	2	2	3	2
Bathrooms/Restrooms	1	1	1	1
Stories	1.00	1.00	1.00	1.00
Total Value	\$60,152	\$201,300	\$601,000	\$451,401
Distance From Subject	0.00	0.10	0.48	0.27

* = user supplied for search only

Comp #:1		Distance From Subject:0.1 (miles)	
Address: 12141 HAVELOCK AVE, CULVER CITY, CA 90230-5931			
Owner Name: BERLE LIVING TRUST			
Seller Name: HOCH FRANK W & TOVE B			
APN:	4221-014-035	Map Reference:	50-A4 / 672-E6
County:	LOS ANGELES, CA	Census Tract:	2755.00
Subdivision:	6051	Zoning:	LAR1
Rec Date:	06/10/2014	Prior Rec Date:	11/14/1995
Sale Date:	05/12/2014	Prior Sale Date:	
Sale Price:	\$707,500	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	595834	Acres:	0.10
1st Mtg Amt:	\$565,920	Lot Area:	4,257
Total Value:	\$375,188	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 1
		Living Area:	941
		Total Rooms:	4
		Bedrooms:	2
		Bath(F/H):	1 /
		Yr Built/Eff:	1951 / 1951
		Air Cond:	
		Style:	CONVENTIONAL
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	COMPOSITION SHINGLE
		Parking:	PARKING AVAIL

Comp #:2		Distance From Subject:0.19 (miles)	
Address: 12302 ALLIN ST, CULVER CITY, CA 90230-5809			
Owner Name: BOGOSIAN DAVID H & KATHRYN L			
Seller Name: PLAYA VISTA PARTNERS LLC			
APN:	4221-020-025	Map Reference:	50-A4 / 672-E6
County:	LOS ANGELES, CA	Census Tract:	2755.00
Subdivision:	7428	Zoning:	LAR1
Rec Date:	09/09/2014	Prior Rec Date:	04/23/2013
Sale Date:	09/05/2014	Prior Sale Date:	04/16/2013
Sale Price:	\$1,190,000	Prior Sale Price:	\$400,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	942884	Acres:	0.11
1st Mtg Amt:		Lot Area:	4,886
Total Value:	\$534,186	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	1,014
		Total Rooms:	5
		Bedrooms:	2
		Bath(F/H):	1 /
		Yr Built/Eff:	1925 / 1932
		Air Cond:	
		Style:	CONVENTIONAL
		Fireplace:	/
		Pool:	
		Roof Mat:	ROLL COMPOSITION
		Parking:	NONE

Comp #:3		Distance From Subject:0.24 (miles)	
Address: 5169 INGLEWOOD BLVD, LOS ANGELES, CA 90230-5938			
Owner Name: CHENG GREGORY Y			
Seller Name: BORNACELLI CLEMENTE			
APN:	4221-025-013	Map Reference:	50-B4 / 672-F6
County:	LOS ANGELES, CA	Census Tract:	2756.03
Subdivision:	5184	Zoning:	LAR3
Rec Date:	10/20/2014	Prior Rec Date:	08/23/2011
Sale Date:	10/09/2014	Prior Sale Date:	06/24/2011
Sale Price:	\$569,000	Prior Sale Price:	\$369,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1101575	Acres:	0.06
1st Mtg Amt:	\$275,000	Lot Area:	2,500
Total Value:	\$378,087	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 1
		Living Area:	773
		Total Rooms:	4
		Bedrooms:	2
		Bath(F/H):	1 /
		Yr Built/Eff:	1953 / 1953
		Air Cond:	
		Style:	CONVENTIONAL
		Fireplace:	/
		Pool:	
		Roof Mat:	COMPOSITION SHINGLE
		Parking:	PARKING AVAIL

Comp #:4		Distance From Subject:0.25 (miles)	
Address: 11950 MCDONALD ST, CULVER CITY, CA 90230-6006			
Owner Name: ESTRELLA RAUL & DONNA			
Seller Name: STANGLER JUDY J			
APN:	4218-019-012	Map Reference:	50-B4 / 672-F6
County:	LOS ANGELES, CA	Census Tract:	2756.03
Subdivision:	8539	Zoning:	LAR1
Rec Date:	06/19/2014	Prior Rec Date:	
Sale Date:	06/09/2014	Prior Sale Date:	
Sale Price:	\$495,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	635624	Acres:	0.11
1st Mtg Amt:	\$396,000	Lot Area:	5,006
Total Value:	\$568,539	# of Stories:	
Land Use:	SFR	Park Area/Cap#:	/ 2
		Living Area:	860
		Total Rooms:	4
		Bedrooms:	2
		Bath(F/H):	1 /
		Yr Built/Eff:	1953 / 1953
		Air Cond:	
		Style:	CONVENTIONAL
		Fireplace:	/
		Pool:	
		Roof Mat:	COMPOSITION SHINGLE
		Parking:	PARKING AVAIL

Comp #:5 Distance From Subject:0.3 (miles)
 Address: **4733 CAMPBELL DR, CULVER CITY, CA 90230-5868**
 Owner Name: **OSTENDORF HENRY T/OSTENDORF JAN R**
 Seller Name: **KEN SMITH & ASSOCIATES REAL**
 APN: **4221-007-036** Map Reference: **50-A4 / 672-E5** Living Area: **806**
 County: **LOS ANGELES, CA** Census Tract: **2755.00** Total Rooms: **5**
 Subdivision: **7428** Zoning: **LAR1** Bedrooms: **2**
 Rec Date: **09/24/2014** Prior Rec Date: **03/03/2014** Bath(F/H): **1 /**
 Sale Date: **08/22/2014** Prior Sale Date: **02/27/2014** Yr Built/Eff: **1940 / 1940**
 Sale Price: **\$710,000** Prior Sale Price: **\$516,000** Air Cond:
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**
 Document #: **1010533** Acres: **0.11** Fireplace: **/**
 1st Mtg Amt: **\$532,500** Lot Area: **4,594** Pool:
 Total Value: **\$361,625** # of Stories: **1.00** Roof Mat: **WOOD SHAKE**
 Land Use: **SFR** Park Area/Cap#: **/ 1** Parking: **PARKING AVAIL**

Comp #:6 Distance From Subject:0.3 (miles)
 Address: **11865 MCDONALD ST, LOS ANGELES, CA 90230-6003**
 Owner Name: **YOO YANG O**
 Seller Name: **FERRO JERROLD**
 APN: **4218-020-020** Map Reference: **50-B4 / 672-F5** Living Area: **815**
 County: **LOS ANGELES, CA** Census Tract: **2756.03** Total Rooms: **4**
 Subdivision: **8539** Zoning: **LAR1** Bedrooms: **2**
 Rec Date: **12/05/2014** Prior Rec Date: **03/21/2008** Bath(F/H): **1 /**
 Sale Date: **11/24/2014** Prior Sale Date: **03/10/2008** Yr Built/Eff: **1944 / 1944**
 Sale Price: **\$720,500** Prior Sale Price: **\$610,000** Air Cond:
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**
 Document #: **1316089** Acres: **0.11** Fireplace: **/**
 1st Mtg Amt: Lot Area: **5,005** Pool:
 Total Value: **\$601,000** # of Stories: Roof Mat: **COMPOSITION**
 Land Use: **SFR** Park Area/Cap#: **/ 2** Parking: **SHINGLE**
PARKING AVAIL

Comp #:7 Distance From Subject:0.32 (miles)
 Address: **5120 MESMER AVE, CULVER CITY, CA 90230-6039**
 Owner Name: **VATTEROTT TIMOTHY J & MIRANDA M**
 Seller Name: **AZARIAN MICHAEL & S TRUST**
 APN: **4218-005-045** Map Reference: **50-B4 / 672-F5** Living Area: **988**
 County: **LOS ANGELES, CA** Census Tract: **2756.03** Total Rooms: **5**
 Subdivision: **16954** Zoning: **LAR1** Bedrooms: **3**
 Rec Date: **10/31/2014** Prior Rec Date: **11/27/1984** Bath(F/H): **1 /**
 Sale Date: **10/06/2014** Prior Sale Date: Yr Built/Eff: **1951 / 1951**
 Sale Price: **\$650,000** Prior Sale Price: **\$121,500** Air Cond:
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**
 Document #: **1157118** Acres: **0.16** Fireplace: **/**
 1st Mtg Amt: **\$645,000** Lot Area: **6,811** Pool:
 Total Value: **\$201,300** # of Stories: **1.00** Roof Mat: **COMPOSITION**
 Land Use: **SFR** Park Area/Cap#: **/ 2** Parking: **SHINGLE**
DETACHED
GARAGE

Comp #:8 Distance From Subject:0.48 (miles)
 Address: **12214 ANETA ST, CULVER CITY, CA 90230-5914**
 Owner Name: **AHN THOMAS & ZSUZSANNA**
 Seller Name: **PINTERNE JUDIT G**
 APN: **4220-011-029** Map Reference: **50-B4 / 672-F6** Living Area: **1,026**
 County: **LOS ANGELES, CA** Census Tract: **2756.03** Total Rooms: **4**
 Subdivision: **9483** Zoning: **LAR1** Bedrooms: **2**
 Rec Date: **09/18/2014** Prior Rec Date: **07/06/1966** Bath(F/H): **1 /**
 Sale Date: **09/03/2014** Prior Sale Date: Yr Built/Eff: **1952 / 1952**
 Sale Price: **\$610,000** Prior Sale Price: **\$24,000** Air Cond:
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**
 Document #: **987110** Acres: **0.13** Fireplace: **Y / 1**
 1st Mtg Amt: Lot Area: **5,759** Pool: **POOL**
 Total Value: **\$591,281** # of Stories: **1.00** Roof Mat: **GRAVEL & ROCK**
 Land Use: **SFR** Park Area/Cap#: **/ 2** Parking: **PARKING AVAIL**

EXHIBIT D

ASSIGNED INSPECTOR: **ROBERT GARTH**
JOB ADDRESS: **12042 WEST ALLIN STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **4221-013-043**

Date: **February 25, 2015**

CASE#: **415208**
ORDER NO: **A-2760217**

EFFECTIVE DATE OF ORDER TO COMPLY: **May 03, 2011**
COMPLIANCE EXPECTED DATE: **June 02, 2011**
DATE COMPLIANCE OBTAINED: **May 25, 2011**

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-2760217

10
11
12
13
14
15
16
17
18
19
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21
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**BOARD OF
BUILDING AND SAFETY
COMMISSIONERS**

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**CITY OF LOS ANGELES
CALIFORNIA**



ANTONIO R. VILLARAIGOSA
MAYOR

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

ROBERT R. "Bud" OVRUM
GENERAL MANAGER

RAYMOND S. CHAN, C.E., S.E.
EXECUTIVE OFFICER

ORDER TO COMPLY AND NOTICE OF FEE

KOSINSKI, MARILYN CO TR ANGEL TRUST
12042 ALLIN ST
CULVER CITY, CA 90230

CASE #: 415208
ORDER #: A-2760217
EFFECTIVE DATE: May 03, 2011
COMPLIANCE DATE: June 02, 2011

OWNER OF

SITE ADDRESS: 12042 W ALLIN ST

ASSESSORS PARCEL NO.: 4221-013-043

ZONE: R1; One-Family Zone

An inspection has revealed that the property (Site Address) listed above is in violation of the Los Angeles Municipal Code (L.A.M.C.) sections listed below. You are hereby ordered to correct the violation(s) and contact the inspector listed in the signature block at the end of this document for a compliance inspection by the compliance date listed above.

FURTHER, YOU ARE ORDERED TO PAY THE CODE VIOLATION INSPECTION FEE (C.V.I.F) OF \$ 356.16 (\$336 fee plus a six percent Systems Development Surcharge of \$20.16) WHICH WILL BE BILLED TO YOU SEPARATELY. Section 98.0421 L.A.M.C.

NOTE: FAILURE TO PAY THE C.V.I.F. WITHIN 30 DAYS OF THE INVOICE DATE OF THE BILL NOTED ABOVE WILL RESULT IN A LATE CHARGE OF TWO (2) TIMES THE C.V.I.F. PLUS A 50 PERCENT COLLECTION FEE FOR A TOTAL OF \$1,176.00.

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

The inspection has revealed that the property is in violation of the Los Angeles Municipal Code as follows:

VIOLATION(S):

1. The fence is in need of maintenance.

You are therefore ordered to: Maintain all fences in good repair and keep straight, uniform and structurally sound.

Code Section(s) in Violation: 91.8104.13, 91.103.1, 12.21A.1.(a)
of the L.A.M.C.

Location: Front yard

2. Excessive or overgrown vegetation on the premises.

You are therefore ordered to: 1) Remove the excessive or overgrown vegetation from the premises.

Code Section(s) in Violation: 91.8104, 91.8104.2, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

PDJ
APR 27 2011



CODE ENFORCEMENT BUREAU
For routine City business and non-emergency services: Call 3-1-1
www.ladbs.org

