

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

September 08, 2015

Council District: # 5

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

JOB ADDRESS: 1911 SOUTH HILLSBORO AVENUE, LOS ANGELES, CA
ASSESSORS PARCEL NO. (APN): 4305-029-007

On September 19, 2010, 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: **1911 South Hillsboro Avenue, 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.

Following the Department's investigation an order or orders to comply were issued to the property owner and all interested parties. Pursuant to Section 98.0411(a) the order warned that "a proposed noncompliance fee may be imposed for failure to comply with the order within 15 days after the compliance date specified in the order or unless an appeal or slight modification is filed within 15 days after the compliance date." The owners failed to comply within the time prescribed by ordinance. The Department imposed non-compliance fee as follows:

<u>Description</u>	<u>Amount</u>
Non-Compliance Code Enforcement fee	\$ 550.00
Late Charge/Collection fee (250%)	1,375.00
Accumulated Interest (1%/month)	1,203.99
Title Report fee	42.00
Grand Total	\$ 3,170.99

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 **\$3,170.99** 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 **\$3,170.99** 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

Lien confirmed by
City Council on:

ATTEST: HOLLY WOLCOTT, CITY CLERK

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. T12166
 Dated as of: 07/23/2015

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 4305-029-007

Property Address: 1911 S HILLSBORO AVE ✓ **City:** Los Angeles **County:** Los Angeles

VESTING INFORMATION

Type of Document: Grant Deed

Grantee : Frydoon Keshmirizadeh and Rashel Keshmiri, as trustees of the Frydoon Keshmirizadeh and Rashel Keshmiri 2004 trust dated March 23, 2004

Grantor : Frydoon Keshmiri (also known as Frydoon Keshmirizadeh) and Rashel Keshmiri, husband and wife

Deed Date : 10/12/2006

Recorded : 10/25/2006

Instr No. : 06 2365307

MAILING ADDRESS: Frydoon Keshmirizadeh and Rashel Keshmiri, as trustees of the Frydoon Keshmirizadeh and Rashel Keshmiri 2004 trust
 1911 Hillsboro Ave., Los Angeles, CA 90035

SCHEDULE B

LEGAL DESCRIPTION

The following described property:

Situated in the City of Los Angeles, County of Los Angeles, State of California: Lot 65 of Tract No. 12460 as per map recorded in Book 243 Pages 5, 6 and 7 of Maps, in the office of the County Recorder of Los Angeles County, State of California.

Assessor's Parcel No: 4305-029-007

MORTGAGES/LIENS

Type of Document: A deed of trust to secure an indebtedness in the amount shown below, and any other obligations secured thereby

Amount : \$500,000.00

Dated : 10/11/2006

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. T12166

SCHEDULE B (Continued)

Trustor : Frydoon Keshmiri and Rashel Keshmiri
Trustee : California Reconveyance Company, a California Corp
Beneficiary : Washington Mutual Bank, FA
Recorded : 10/20/2006 **Instr No. :** 06 2331979
Maturity Date is: 11/1/2036

MAILING ADDRESS: Washington Mutual Bank, FA,
2273 N. Green Valley Parkway, Suite 14, Henderson, NV 89014

MAILING ADDRESS: California Reconveyance Company, a California Corp – None Shown

Type of Document: A deed of trust to secure an indebtedness in the amount shown below, and any other obligations secured thereby

Amount : \$250,000.00 **Dated :** 10/12/2006

Trustor : Frydoon Keshmiri and Rashel Keshmiri
Trustee : Fidelity National Title Company, a California Corporation
Beneficiary : Washington Mutual Bank, a Federal Association
Recorded : 10/20/2006 **Instr No. :** 06 2331980
Maturity Date is: 10/12/2036

MAILING ADDRESS: Washington Mutual Bank, a Federal Association,
2273 N. Green Valley Parkway, Suite 14, Henderson, NV 89014

MAILING ADDRESS: Fidelity National Title Company, a California Corporation –
6060 Sepulveda Blvd Suite 100 Van Nuys, CA 91411

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO

FRYDOON KESHMIRI
1911 Hillsboro Ave.
Los Angeles, California 90035

06 2365307

2

19495035

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Assessor's Parcel No. 4305-029-007

4305.029.007

GRANT DEED

ACCOMODATION

This Document delivered to Recorder as an accomodation only at the express request of the parties hereto. It has not been examined as to its effect or validity.

The undersigned grantor(s) declare(s):
Documentary transfer tax is None due**
() computed on full value of the interest of property conveyed, or
() computed on the full value less the value of liens or encumbrances remaining thereon at the time of sale.
(X) City of: Los Angeles, and

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

FRYDOON KESHMIRI (also known as Frydoon Keshmirizadeh) and RASHEL KESHMIRI, husband and wife,

hereby **GRANTS(S) TO**

V1

FRYDOON KESHMIRIZADEH and RASHEL KESHMIRI, as Trustees of the Frydoon Keshmirizadeh and Rashel Keshmiri 2004 Trust dated March 23, 2004

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

L1

LOT 65 OF TRACT NO. 12460 AS PER MAP RECORDED IN BOOK 243 PAGES 5, 6 AND 7 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY, STATE OF CALIFORNIA.

**This conveyance transfers grantors interest into their living trust. R & T 11930.

Dated: OCTOBER 12, 2006

STATE OF CALIFORNIA,

COUNTY OF Los Angeles) SS

On October 12, 2006 before me

C. Mylroie

a Notary Public in and for said state, personally appeared Frydoon Keshmirizadeh And Rashel Keshmiri

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature C. Mylroie

(This area for official notarial seal)

Title Order No. _____

Escrow or Loan No. 50896-CM

MAIL TAX STATEMENTS TO PARTY SHOWN BELOW; IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE.

Frydoon Keshmirizadeh
FRYDOON KESHMIRIZADEH
Rashel Keshmiri
RASHEL KESHMIRI



10/25/06

Recording Requested By:
WASHINGTON MUTUAL BANK FA

2

Return To:
WASHINGTON MUTUAL BANK FA
2210 ENTERPRISE DR
FLORENCE, SC 29501
DOC OPS M/S FSCE 440

06 2331979

Prepared By:
ROBERT HURLEY

19495035 [Space Above This Line For Recording Data]
ZCA14305-029-007 **DEED OF TRUST** 3011048372-057
M28

DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined in Sections 3, 11, 13, 18, 20 and 21. Certain rules regarding the usage of words used in this document are also provided in Section 16.

(A) "Security Instrument" means this document, which is dated **OCTOBER 11, 2008** together with all Riders to this document.

(B) "Borrower" is **FRYDOON KESHMIRI AND, RASHEL KESHMIRI, HUSBAND AND WIFE, AS COMMUNITY PROPERTY**

Borrower's address is **1911 HILLSBORO AVE, LOS ANGELES, CA 90035**
Borrower is the trustor under this Security Instrument.

(C) "Lender" is **WASHINGTON MUTUAL BANK, FA**

Lender is a **FEDERAL SAVINGS BANK**
organized and existing under the laws of **THE UNITED STATES OF AMERICA**

CALIFORNIA - Single Family - Fannie Mae/Freddie Mac UNIFORM INSTRUMENT Form 3005 1/01

VMP - 6(CA) (0207)

Page 1 of 15

x A.K.
x Initials R.K.

VMP MORTGAGE FORMS - (800)521-7291



10/20/08

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Lender's address is 2273 N. GREEN VALLEY PARKWAY, SUITE 14, HENDERSON, NV 89014

Lender is the beneficiary under this Security Instrument.

(D) "Trustee" is CALIFORNIA RECONVEYANCE COMPANY, A CALIFORNIA CORP

(E) "Note" means the promissory note signed by Borrower and dated OCTOBER 11, 2008. The Note states that Borrower owes Lender FIVE HUNDRED THOUSAND AND 00/100

Dollars

(U.S. \$ 500,000.00) plus interest. Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than NOVEMBER 01, 2036

(F) "Property" means the property that is described below under the heading "Transfer of Rights in the Property."

(G) "Loan" means the debt evidenced by the Note, plus interest, any prepayment charges and late charges due under the Note, and all sums due under this Security Instrument, plus interest.

(H) "Riders" means all Riders to this Security Instrument that are executed by Borrower. The following Riders are to be executed by Borrower (check box as applicable):

- Adjustable Rate Rider
- Balloon Rider
- 1-4 Family Rider
- Condominium Rider
- Planned Unit Development Rider
- Biweekly Payment Rider
- Second Home Rider
- Other(s) [specify]

(I) "Applicable Law" means all controlling applicable federal, state and local statutes, regulations, ordinances and administrative rules and orders (that have the effect of law) as well as all applicable final, non-appealable judicial opinions.

(J) "Community Association Dues, Fees, and Assessments" means all dues, fees, assessments and other charges that are imposed on Borrower or the Property by a condominium association, homeowners association or similar organization.

(K) "Electronic Funds Transfer" means any transfer of funds, other than a transaction originated by check, draft, or similar paper instrument, which is initiated through an electronic terminal, telephonic instrument, computer, or magnetic tape so as to order, instruct, or authorize a financial institution to debit or credit an account. Such term includes, but is not limited to, point-of-sale transfers, automated teller machine transactions, transfers initiated by telephone, wire transfers, and automated clearinghouse transfers.

(L) "Escrow Items" means those items that are described in Section 3.

(M) "Miscellaneous Proceeds" means any compensation, settlement, award of damages, or proceeds paid by any third party (other than insurance proceeds paid under the coverages described in Section 5) for: (i) damage to, or destruction of, the Property; (ii) condemnation or other taking of all or any part of the Property; (iii) conveyance in lieu of condemnation; or (iv) misrepresentations of, or omissions as to, the value and/or condition of the Property.

(N) "Mortgage Insurance" means insurance protecting Lender against the nonpayment of, or default on, the Loan.

(O) "Periodic Payment" means the regularly scheduled amount due for (i) principal and interest under the Note, plus (ii) any amounts under Section 3 of this Security Instrument.

(P) "RESPA" means the Real Estate Settlement Procedures Act (12 U.S.C. Section 2601 et seq.) and its implementing regulation, Regulation X (24 C.F.R. Part 3500), as they might be amended from time to time, or any additional or successor legislation or regulation that governs the same subject matter. As used in this Security Instrument, "RESPA" refers to all requirements and

> F.K.
x Initials: R.K.

10/20/06

06 2331979

restrictions that are imposed in regard to a "federally related mortgage loan" even if the Loan does not qualify as a "federally related mortgage loan" under RHPA. 4

(Q) "Successor in Interest of Borrower" means any party that has taken title to the Property, whether or not that party has assumed Borrower's obligations under the Note and/or this Security Instrument.

TRANSFER OF RIGHTS IN THE PROPERTY

This Security Instrument secures to Lender: (i) the repayment of the Loan, and all renewals, extensions and modifications of the Note; and (ii) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower irrevocably grants and conveys to Trustee, in trust, with power of sale, the following described property located in the COUNTY of LOS ANGELES

[Type of Recording Jurisdiction]

[Name of Recording Jurisdiction]

THE LEGAL DESCRIPTION IS ATTACHED HERETO AS A SEPARATE EXHIBIT AND IS MADE A PART HEREOF.

SEE EXHIBIT "ONE" ATTACHED

Parcel ID Number: 4305-029-007
1911 HILLSBORO AVE
LOS ANGELES
("Property Address"):

which currently has the address of
(Street)
(City), California 90035 (Zip Code)

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property."

BORROWER COVENANTS that Borrower is lawfully seised of the estate hereby conveyed and has the right to grant and convey the Property and that the Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property.

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

1. Payment of Principal, Interest, Escrow Items, Prepayment Charges, and Late Charges. Borrower shall pay when due the principal of, and interest on, the debt evidenced by the

X F.C.
X Initials: R.K.

10/20/06

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Without conveyance of the Property, the successor trustee shall succeed to all the title, powers and duties conferred upon the Trustee herein and by Applicable Law. This procedure for substitution of trustee shall govern to the exclusion of all other provisions for substitution.

25. Statement of Obligation Fee. Lender may collect a fee not to exceed the maximum amount permitted by Applicable Law for furnishing the statement of obligation as provided by Section 2943 of the Civil Code of California.

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

Witnesses:

_____ *Frydoon Keshmiri* (Seal)
 -Borrower
 FRYDOON KESHMIRI

_____ *Rashel Keshmiri* (Seal)
 -Borrower
 RASHEL KESHMIRI

_____ (Seal) _____ (Seal)
 -Borrower -Borrower

_____ (Seal) _____ (Seal)
 -Borrower -Borrower

_____ (Seal) _____ (Seal)
 -Borrower -Borrower

10/28/06

06 2331979

State of California
County of LOS ANGELES

} ss.

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On *October 12, 2006*

before me, *C. Mylroie*, A NOTARY PUBLIC
personally appeared

FRYDOON KESHMIRI, RASHEL KESHMIRI

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

C. Mylroie (Seal)



10/20/06

VMP-6(CA) (0207)

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x *Rice*
x Initials: *R.K.*

Form 3005 1/01

06 2331979

FIDELITY-VAN NUYS

2

Recording requested by and
when recorded return to:
WASHINGTON MUTUAL BANK
CONSUMER LOAN RECORDS CENTER
1170 SILBER RD
HOUSTON, TX 77055
ATTN: MAILSTOP: CLRVLTXX

06 2331980

19495035-



4305-029 007

**WaMu Equity Plus™
DEED OF TRUST**

Loan Number: 0749426870

THIS DEED OF TRUST is between:
FRYDOON KESHMIRI AND RASHEL KESHMIRI, HUSBAND AND WIFE AS COMMUNITY
PROPERTY

whose address is:

1911 HILLSBORO AVE LOS ANGELES, CA 90035-4124

("Trustor"); FIDELITY NATIONAL TITLE COMPANY, a CALIFORNIA
corporation, the address of which is:

6060 SEPULVEDA BLVD SUITE 100 VAN NUYS, CA 91411

and its successors in trust and assigns ("Trustee"); and
WASHINGTON MUTUAL BANK, A FEDERAL ASSOCIATION, WHICH IS ORGANIZED AND
EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA AND WHOSE ADDRESS IS
2273 N GREEN VALLEY PARKWAY, SUITE #14, HENDERSON, NV 89014 ("BENEFICIARY") AND
ITS SUCCESSORS OR ASSIGNS.

1. **Granting Clause.** Trustor hereby grants, bargains, sells and conveys to Trustee in
trust, with power of sale, the real property in LOS ANGELES County, California,
described below and all interest in it Trustor ever gets:
SEE ATTACHED

**SEE EXHIBIT "ONE"
ATTACHED**

This Deed of Trust is second and subordinate to Washington Mutual Bank first Deed of
Trust in the amount of \$ 500,000.00 recording concurrently herewith.

Tax Parcel Number: 4305-029-007 together with all
insurance and condemnation proceeds related to it; all plumbing, lighting, air conditioning and
heating apparatus and equipment; and all fencing, blinds, drapes, floor coverings, built-in

10/20/06

appliances and other fixtures at any time installed on or in or used in connection with such real property. 3

All of the property described above will be called the "Property". As used herein "State" shall refer to the state of California.

2. Obligation Secured. This Deed of Trust is given to secure performance of each promise of Trustor contained herein and in a WaMu Equity Plus(TM) Agreement and Disclosure with Beneficiary of even date herewith with a maximum credit limit of \$250,000.00 (the "Credit Agreement"), including any extensions, renewals or modifications thereof, and repayment of all sums borrowed by Trustor under the Credit Agreement, with interest from the date of each advance until paid at the rates provided therein. The Credit Agreement provides for variable and fixed rates of interest. Under the Credit Agreement, the Trustor may borrow, repay and re-borrow from time to time, up to the maximum credit limit stated above, and all such advances shall be secured by the lien of this Deed of Trust. This Deed of Trust also secures payment of certain fees and charges payable by Trustor under the Credit Agreement, certain fees and costs of Beneficiary as provided in Section 9 of this Deed of Trust, and repayment of money advanced by Beneficiary to protect the Property or Beneficiary's interest in the Property, including advances made pursuant to Section 6 below. The Credit Agreement provides that unless sooner repaid, all amounts due under the Credit Agreement are due and payable in full thirty (30) years from the date of this Deed of Trust (the "Maturity Date"). All amounts due under the Credit Agreement and this Deed of Trust are called the "Debt".

3. Representations of Trustor. Trustor represents that:

(a) Trustor is the owner of the Property, which is unencumbered except by: easements, reservations, and restrictions of record not inconsistent with the intended use of the Property and any existing first mortgage or deed of trust given in good faith and for value, the existence of which has been disclosed in writing to Beneficiary; and

(b) The Property is not presently and will not during the term of this Deed of Trust be used for any agricultural purposes.

4. Promises of Trustor. Trustor promises:

(a) To keep the Property in good repair and not to remove, alter or demolish any of the improvements on the Property, without first obtaining Beneficiary's written consent;

(b) To allow representatives of Beneficiary to inspect the Property at any reasonable hour, and to comply with all laws, ordinances, regulations, covenants, conditions and restrictions affecting the Property;

(c) To pay on time all lawful taxes and assessments on the Property;

(d) To perform on time all terms, covenants and conditions of any prior mortgage or deed of trust covering the Property or any part of it and pay all amounts due and owing thereunder in a timely manner;

(e) To see to it that this Deed of Trust remains a valid lien on the Property superior to all liens except those described in Section 3(a), and to keep the Property free of all encumbrances which may impair Beneficiary's security;

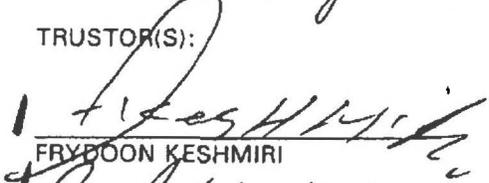
(f) To keep the improvements on the Property insured by a company satisfactory to Beneficiary against fire and extended coverage perils, and against such other risks as Beneficiary may reasonably require, in an amount equal to the full insurable value of the improvements, and to deliver evidence of such insurance coverage to Beneficiary. Subject to the rights of the holder of any lien described in 3(a), Beneficiary shall be named as the loss payee on all such policies pursuant to a standard lender's loss payable clause. The amount collected under any insurance policy shall

0749426870

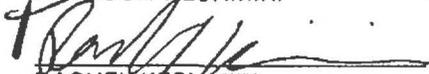
By signing below Trustor accepts and agrees to the provisions of this Deed of Trust and of any rider(s) executed by Trustor concurrently therewith.

DATED at Los Angeles CA this 12TH day of October, 2006.

TRUSTOR(S):



FRYDOON KESHMIRI



RASHEL KESHMIRI

10/20/06

8

STATE OF CALIFORNIA

COUNTY OF Los Angeles

On Oct. 12 2006 before me, C. Mylroie, Notary Public,
(here insert name)

personally appeared
FRYDOON KESHMIRI
RASHEL KESHMIRI

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

(Seal or Stamp)

Signature: *C. Mylroie*
My Commission expires: 5-13-07
My Commission number: 1411646



REQUEST FOR FULL RECONVEYANCE

Do not record. To be used only when Trustor's indebtedness has been repaid and Credit Agreement cancelled.

TO: TRUSTEE _____

The undersigned is Trustee of the within Deed of Trust, and the legal owner and holder of the WaMu Equity Plus(TM) Agreement secured thereby. Said Deed of Trust is hereby surrendered to you for reconveyance and you are requested, upon payment of all sums owing to you, to reconvey, without warranty, to the person(s) entitled thereto, the right, title and interest now held by you thereunder.

DATE: _____

WASHINGTON MUTUAL BANK

By _____

Its _____

06 2331980

10/20/06

Property Detail Report

For Property Located At :
1911 HILLSBORO AVE, LOS ANGELES, CA 90035-4124



Owner Information

Owner Name: **KESHMIRIZADEH FRYDOON (TE)/KESHMIRIZADEH KESHMIRI**
 Mailing Address: **1911 HILLSBORO AVE, LOS ANGELES CA 90035-4124 C061**
 Vesting Codes: **// TR**

Location Information

Legal Description:	TRACT # 12406 LOT 65	APN:	4305-029-007
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	2695.00 / 4	Subdivision:	12406
Township-Range-Sect:		Map Reference:	42-C3 /
Legal Book/Page:	243-5	Tract #:	12406
Legal Lot:	65	School District:	LOS ANGELES
Legal Block:		School District Name:	
Market Area:	C09	Munic/Township:	
Neighbor Code:			

Owner Transfer Information

Recording/Sale Date:	10/25/2006 / 10/12/2006	Deed Type:	GRANT DEED
Sale Price:		1st Mtg Document #:	
Document #:	2365307		

Last Market Sale Information

Recording/Sale Date:	03/21/2001 / 02/07/2001	1st Mtg Amount/Type:	\$430,500 / CONV
Sale Price:	\$630,000	1st Mtg Int. Rate/Type:	/ ADJ
Sale Type:	FULL	1st Mtg Document #:	449168
Document #:	449167	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$237.92
New Construction:		Multi/Split Sale:	
Title Company:	EQUITY TITLE CO.		
Lender:	WORLD SVGS BK FSB		
Seller Name:	SIDNEY EVELYN M TRUST		

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:	2,648	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:	2	Finish Bsmnt Area:		Pool:	
Bath(F/H):	3 /	Basement Type:		Air Cond:	
Year Built / Eff:	1949 / 1955	Roof Type:		Style:	CONVENTIONAL
Fireplace:	Y / 1	Foundation:	RAISED	Quality:	
# of Stories:	1.00	Roof Material:	COMPOSITION	Condition:	
			SHINGLE		

Other Improvements: **FENCE;ADDITION;FENCED YARD**

Site Information

Zoning:	LAR1	Acres:	0.20	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	8,776	Lot Width/Depth:	56 x 156	State Use:	
Land Use:	SFR	Res/Comm Units:	/	Water Type:	
Site Influence:				Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$799,217	Assessed Year:	2015	Property Tax:	\$9,787.15
Land Value:	\$616,852	Improved %:	23%	Tax Area:	67
Improvement Value:	\$182,365	Tax Year:	2014	Tax Exemption:	HOMEOWNER
Total Taxable Value:	\$792,217				

Comparable Sales Report

For Property Located At

1911 HILLSBORO AVE, LOS ANGELES, CA 90035-4124



9 Comparable(s) Selected.

Report Date: 09/08/2015

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$630,000	\$1,385,000	\$2,130,000	\$1,734,889
Bldg/Living Area	2,648	2,318	2,990	2,607
Price/Sqft	\$237.92	\$556.90	\$790.35	\$666.23
Year Built	1949	1931	1951	1943
Lot Area	8,776	5,697	10,679	7,260
Bedrooms	2	3	5	4
Bathrooms/Restrooms	3	2	4	3
Stories	1.00	1.00	2.00	1.33
Total Value	\$799,217	\$105,216	\$1,041,752	\$626,582
Distance From Subject	0.00	0.14	0.47	0.33

*= user supplied for search only

Comp #:1		Distance From Subject:0.14 (miles)	
Address: 1920 S DURANGO AVE, LOS ANGELES, CA 90034-1117			
Owner Name: HELFAND MICHAEL A/EMERSON SARAH E			
Seller Name: PEPPERDINE UNIV			
APN: 4302-007-014	Map Reference: 42-D4 /	Living Area: 2,553	
County: LOS ANGELES, CA	Census Tract: 2695.00	Total Rooms: 6	
Subdivision: 12983	Zoning: LAR1	Bedrooms: 5	
Rec Date: 08/14/2015	Prior Rec Date: 06/09/2015	Bath(F/H): 4 /	
Sale Date: 07/22/2015	Prior Sale Date: 04/30/2015	Yr Built/Eff: 1948 / 1980	
Sale Price: \$1,765,000	Prior Sale Price: \$1,765,000	Air Cond: 	
Sale Type: FULL	Prior Sale Type: FULL	Style: CONVENTIONAL	
Document #: 1001399	Acres: 0.13	Fireplace: Y / 1	
1st Mtg Amt: \$1,412,000	Lot Area: 5,697	Pool: 	
Total Value: \$735,786	# of Stories: 1.00	Roof Mat: WOOD SHAKE	
Land Use: SFR	Park Area/Cap#: / 2	Parking: PARKING AVAIL	

Comp #:2		Distance From Subject:0.16 (miles)	
Address: 1750 S CANFIELD AVE, LOS ANGELES, CA 90035-4217			
Owner Name: SOKOL AARON R TRUST/UTERMAN CLAUDINE J TRUST			
Seller Name: FREEMAN JAMES R II			
APN: 4305-024-019	Map Reference: 42-D3 /	Living Area: 2,696	
County: LOS ANGELES, CA	Census Tract: 2170.01	Total Rooms: 6	
Subdivision: 6659	Zoning: LAR1	Bedrooms: 4	
Rec Date: 04/30/2015	Prior Rec Date: 03/31/2000	Bath(F/H): 3 /	
Sale Date: 02/25/2015	Prior Sale Date: 02/23/2000	Yr Built/Eff: 1937 / 1971	
Sale Price: \$1,825,000	Prior Sale Price: \$529,500	Air Cond: CENTRAL	
Sale Type: FULL	Prior Sale Type: FULL	Style: CONVENTIONAL	
Document #: 495925	Acres: 0.16	Fireplace: Y / 1	
1st Mtg Amt: 	Lot Area: 7,000	Pool: 	
Total Value: \$805,514	# of Stories: 1.00	Roof Mat: WOOD SHAKE	
Land Use: SFR	Park Area/Cap#: / 2	Parking: PARKING AVAIL	

Comp #:3		Distance From Subject:0.19 (miles)	
Address: 1940 S CREST DR, LOS ANGELES, CA 90034-1151			
Owner Name: SPIVAK RYAN M/AMES DANIELLE M			
Seller Name: JOFFE NATHAN & DEBORAH			
APN: 4302-008-035	Map Reference: 42-D4 /	Living Area: 2,318	
County: LOS ANGELES, CA	Census Tract: 2695.00	Total Rooms: 7	
Subdivision: 12983	Zoning: LAR1	Bedrooms: 4	
Rec Date: 03/31/2015	Prior Rec Date: 12/24/1997	Bath(F/H): 3 /	
Sale Date: 03/26/2015	Prior Sale Date: 12/01/1997	Yr Built/Eff: 1948 / 1975	
Sale Price: \$1,500,000	Prior Sale Price: \$410,000	Air Cond: 	
Sale Type: FULL	Prior Sale Type: FULL	Style: CONVENTIONAL	
Document #: 348926	Acres: 0.16	Fireplace: Y / 2	
1st Mtg Amt: \$1,000,000	Lot Area: 7,036	Pool: 	
Total Value: \$544,707	# of Stories: 1.00	Roof Mat: WOOD SHAKE	
Land Use: SFR	Park Area/Cap#: / 2	Parking: PARKING AVAIL	

Comp #:4		Distance From Subject:0.31 (miles)	
Address: 9514 OAKMORE RD, LOS ANGELES, CA 90035-4020			

Owner Name:	EINSTEIN ROSAMOND	Map Reference:	42-C3 /	Living Area:	2,695
Seller Name:	BRANDY-EINSTEIN TRUST	Census Tract:	2695.00	Total Rooms:	8
APN:	4306-027-006	Zoning:	LAR1	Bedrooms:	4
County:	LOS ANGELES, CA	Prior Rec Date:	02/20/2001	Bath(F/H):	3 /
Subdivision:	11477	Prior Sale Date:	01/29/2001	Yr Built/Eff:	1948 / 1952
Rec Date:	06/16/2015	Prior Sale Price:		Air Cond:	CENTRAL
Sale Date:	06/10/2015	Prior Sale Type:	N	Style:	CONVENTIONAL
Sale Price:	\$2,130,000	Acres:	0.16	Fireplace:	Y / 1
Sale Type:	FULL	Lot Area:	7,080	Pool:	POOL
Document #:	709461	# of Stories:	1.00	Roof Mat:	WOOD SHAKE
1st Mtg Amt:	\$1,701,000	Park Area/Cap#:	/ 2	Parking:	PARKING AVAIL
Total Value:	\$1,041,752				
Land Use:	SFR				

Comp #:5		Distance From Subject:0.37 (miles)			
Address:	9600 BOLTON RD, LOS ANGELES, CA 90034-1042				
Owner Name:	SOLOMON JASON S & RACHEL S				
Seller Name:	VALENTE G & T R TRUST				
APN:	4309-009-009	Map Reference:	42-C3 /	Living Area:	2,590
County:	LOS ANGELES, CA	Census Tract:	2695.00	Total Rooms:	8
Subdivision:	13492	Zoning:	LAR1	Bedrooms:	3
Rec Date:	06/30/2015	Prior Rec Date:	08/30/1994	Bath(F/H):	3 /
Sale Date:	06/10/2015	Prior Sale Date:		Yr Built/Eff:	1951 / 1953
Sale Price:	\$1,680,000	Prior Sale Price:	\$420,000	Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	784527	Acres:	0.16	Fireplace:	Y / 1
1st Mtg Amt:	\$900,000	Lot Area:	7,056	Pool:	
Total Value:	\$592,114	# of Stories:	2.00	Roof Mat:	GRAVEL & ROCK
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	PARKING AVAIL

Comp #:6		Distance From Subject:0.38 (miles)			
Address:	1551 GLENVILLE DR, LOS ANGELES, CA 90035-3107				
Owner Name:	ROTTER FAMILY TRUST				
Seller Name:	HELLER ANDREW J & NANCY K				
APN:	4306-016-019	Map Reference:	42-C3 /	Living Area:	2,990
County:	LOS ANGELES, CA	Census Tract:	2691.00	Total Rooms:	6
Subdivision:	7580	Zoning:	LAR1	Bedrooms:	3
Rec Date:	08/18/2015	Prior Rec Date:	05/08/1987	Bath(F/H):	3 /
Sale Date:	06/25/2015	Prior Sale Date:	03/1987	Yr Built/Eff:	1931 / 1956
Sale Price:	\$1,804,000	Prior Sale Price:	\$325,000	Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	1012995	Acres:	0.16	Fireplace:	Y / 1
1st Mtg Amt:	\$1,262,684	Lot Area:	7,012	Pool:	
Total Value:	\$702,489	# of Stories:	2.00	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	PARKING AVAIL

Comp #:7		Distance From Subject:0.45 (miles)			
Address:	2406 DUXBURY PL, LOS ANGELES, CA 90034-1021				
Owner Name:	ROBIN AARON				
Seller Name:	SOMMER ABRAHAM & G TRUST				
APN:	4309-007-023	Map Reference:	42-C4 /	Living Area:	2,760
County:	LOS ANGELES, CA	Census Tract:	2695.00	Total Rooms:	8
Subdivision:	12776	Zoning:	LAR1	Bedrooms:	3
Rec Date:	08/21/2015	Prior Rec Date:	01/10/1984	Bath(F/H):	2 /
Sale Date:	07/14/2015	Prior Sale Date:		Yr Built/Eff:	1951 / 1951
Sale Price:	\$1,750,000	Prior Sale Price:		Air Cond:	
Sale Type:	FULL	Prior Sale Type:		Style:	CONVENTIONAL
Document #:	1032333	Acres:	0.16	Fireplace:	Y / 1
1st Mtg Amt:		Lot Area:	7,161	Pool:	
Total Value:	\$116,808	# of Stories:	1.00	Roof Mat:	WOOD SHAKE
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	ATTACHED GARAGE

Comp #:8		Distance From Subject:0.46 (miles)			
Address:	1500 S CREST DR, LOS ANGELES, CA 90035-3314				
Owner Name:	MILLER MATTHEW P/MILLER TAHLIA				
Seller Name:	WILDER BRADFORD E & SIOBHAN				
APN:	4305-012-011	Map Reference:	42-D3 /	Living Area:	2,487
County:	LOS ANGELES, CA	Census Tract:	2170.01	Total Rooms:	7
Subdivision:	6834	Zoning:	LAR1	Bedrooms:	3
Rec Date:	03/05/2015	Prior Rec Date:	04/11/2006	Bath(F/H):	2 /
Sale Date:	02/02/2015	Prior Sale Date:	03/31/2006	Yr Built/Eff:	1931 / 1931
Sale Price:	\$1,385,000	Prior Sale Price:	\$879,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	SPANISH
Document #:	238177	Acres:	0.15	Fireplace:	Y / 1
1st Mtg Amt:	\$1,038,750	Lot Area:	6,623	Pool:	
Total Value:	\$994,855	# of Stories:	2.00	Roof Mat:	TILE
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	PARKING AVAIL

Comp #:9		Distance From Subject:0.47 (miles)
Address:	2000 CASTLE HEIGHTS AVE, LOS ANGELES, CA 90034-1044	

Owner Name:	2000 CASTLE HEIGHTS LLC	Map Reference:	42-C3 /	Living Area:	2,375
Seller Name:	HENDERSON TRUST	Census Tract:	2695.00	Total Rooms:	7
APN:	4309-011-028	Zoning:	LAR1	Bedrooms:	3
County:	LOS ANGELES, CA	Prior Rec Date:		Bath(F/H):	2 /
Subdivision:	13058	Prior Sale Date:		Yr Built/Eff:	1950 / 1950
Rec Date:	07/21/2015	Prior Sale Price:		Air Cond:	
Sale Date:	07/09/2015	Prior Sale Type:		Style:	CONVENTIONAL
Sale Price:	\$1,775,000	Acres:	0.25	Fireplace:	Y / 1
Sale Type:	FULL	Lot Area:	10,679	Pool:	
Document #:	882817	# of Stories:	1.00	Roof Mat:	WOOD SHAKE
1st Mtg Amt:	\$1,000,000	Park Area/Cap#:	/ 2	Parking:	PARKING AVAIL
Total Value:	\$105,216				
Land Use:	SFR				

EXHIBIT D

ASSIGNED INSPECTOR: **JOHN MATTILLO**

Date: **September 08, 2015**

JOB ADDRESS: **1911 SOUTH HILLSBORO AVENUE LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **4305-029-007**

CASE#: **387343**

ORDER NO: **A-2592424**

EFFECTIVE DATE OF ORDER TO COMPLY: **August 25, 2010**

COMPLIANCE EXPECTED DATE: **September 19, 2010**

DATE COMPLIANCE OBTAINED: **May 18, 2011**

LIST OF IDENTIFIED CODE VIOLATIONS
(ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-2592424

1010020201025940

**BOARD OF
BUILDING AND SAFETY
COMMISSIONERS**

MARSHA L. BROWN
PRESIDENT

VAN AMBATIELOS
VICE-PRESIDENT

VICTOR H. CUEVAS
HELENA JUBANY
ELENORE A. WILLIAMS

**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" OVROM
GENERAL MANAGER
RAYMOND S. CHAN, C.E., S.E.
EXECUTIVE OFFICER

ORDER TO COMPLY

TRUST KESHMIRZADEH, FRYDOON CO TR KESHMIRZADEH
KESHMIRI
1911 HILLSBORO AVE
LOS ANGELES, CA 90035

CASE #: 387343

ORDER #: A-2592424
EFFECTIVE DATE: August 25, 2010
COMPLIANCE DATE: September 19, 2010

AUG 23 2010

FLM

OWNER OF
SITE ADDRESS: 1911 S HILLSBORO AVE
ASSESSORS PARCEL NO.: 4305-029-007
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.) as follows:

VIOLATION(S):

- 1. The approximate 15' x 15' room addition to the rear of the house was done without the required permits and approvals.**

You are therefore ordered to: 1) Demolish and remove all construction work performed without the required permit(s).
2) Restore the existing structure(s) to its originally approved condition.

OR

3) Submit plans, obtain the required permits and make the structure(s) comply with all requirements of the L.A.M.C.

Code Section(s) in Violation: 91.8105, 91.106.1.1, 91.106.1.2, 91.108.4, 91.106.3.2, 91.103.1, 93.0104, 94.103.1.1, 95.112.1, 12.21A.1.(a) of the L.A.M.C.

- 2. Electrical work has been done without the required permits and approvals.**

You are therefore ordered to: 1) Obtain all required electrical permits and approvals.

Code Section(s) in Violation: 93.0201, 93.0104, 91.103.1 12.21A.1.(a) of the L.A.M.C.

- 3. Construction work was performed and concealed without obtaining the required inspections. CONCEALED WORK WITHOUT INSPECTION(S).**

You are therefore ordered to: 1) Expose all work concealed without the required inspections.
2) Call for inspection.

Code Section(s) in Violation: 91.104.2.2, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

- 4. An investigation fee is required for work performed without the required permits.**

You are therefore ordered to: 1) Pay the required investigation fee.



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

Code Section(s) in Violation: 91.107.5.1, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

NON-COMPLIANCE FEE WARNING:

YOU ARE IN VIOLATION OF THE L.A.M.C. IT IS YOUR RESPONSIBILITY TO CORRECT THE VIOLATION(S) AND CONTACT THE INSPECTOR LISTED BELOW TO ARRANGE FOR A COMPLIANCE INSPECTION BEFORE THE NON-COMPLIANCE FEE IS IMPOSED. Failure to correct the violations and arrange for the compliance inspection within 15 day from the Compliance Date, will result in imposition of the fee noted below.

A proposed noncompliance fee in the amount of \$550.00 may be imposed for failure to comply with the order within 15 days after the compliance date specified in the order or unless an appeal or request for slight modification is filed within 15 days of the compliance date.

If an appeal or request for slight modification is not filed within 15 days of the compliance date or extensions granted therefrom, the determination of the department to impose and collect a non-compliance fee shall be final. Section 98.0411 L.A.M.C.

NOTE: FAILURE TO PAY THE NON-COMPLIANCE FEE WITHIN 30 DAYS AFTER THE DATE OF MAILING THE INVOICE, MAY RESULT IN A LATE CHARGE OF TWO (2) TIMES THE NON-COMPLIANCE FEE PLUS A 50 PERCENT COLLECTION FEE FOR A TOTAL OF \$1,925.00.

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

PENALTY WARNING:

Any person who violates or causes or permits another person to violate any provision of the Los Angeles Municipal Code (L.A.M.C.) is guilty of a misdemeanor which is punishable by a fine of not more than \$1000.00 and/or six (6) months imprisonment for each violation. Section 11.00 (m) L.A.M.C.

INVESTIGATION FEE REQUIRED:

Whenever any work has been commenced without authorization by a permit or application for inspection, and which violates provisions of Articles 1 through 8 of Chapter IX of the Los Angeles Municipal Code (L.A.M.C.) , and if no order has been issued by the department or a court of law requiring said work to proceed, a special investigation fee which shall be double the amount charged for an application for inspection, license or permit fee, but not less than \$400.00 , shall be collected on each permit, license or application for inspection. Section 98.0402 (a) L.A.M.C.

APPEAL PROCEDURES:

There is an appeal procedure established in this city whereby the Department of Building and Safety and the Board of Building and Safety Commissioners have the authority to hear and determine err or abuse of discretion, or requests for slight modification of the requirements contained in this order when appropriate fees have been paid. Section 98.0403.1 and 98.0403.2 L.A.M.C.

If you have any questions or require any additional information please feel free to contact me at (213)252-3035. Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector: _____

Date: August 19, 2010


JOHN MATTILLO
3550 WILSHIRE BLVD. SUITE 1800
LOS ANGELES, CA 90010
~~(213)252-3035~~


REVIEWED BY