

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

JACOB STEVENS
PRESIDENT

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VICE PRESIDENT

CORISSA HERNANDEZ
JAVIER NUNEZ
MOISES ROSALES

CITY OF LOS ANGELES
CALIFORNIA



KAREN BASS
MAYOR

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

OSAMA YOUNAN, P.E.
GENERAL MANAGER
SUPERINTENDENT OF BUILDING

JOHN WEIGHT
EXECUTIVE OFFICER

March 6, 2026

Council District: # 11

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

JOB ADDRESS: **843 EAST SUNSET AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **4243-018-027**
Re: Invoice #905378-4, 922969-7

Pursuant to the authority granted by Section 91.103 of the Los Angeles Municipal Code, the Los Angeles Department of Building and Safety (LADBS) investigated and identified code violations at: **843 East Sunset Avenue, Los Angeles, CA** ("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.

In addition, pursuant to Section 98.0421, the property owner was issued an order on November 29, 2023 to pay a code violation inspection fee after violations were identified and verified upon inspection. The non-compliance and 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
Late Charge/Collection fee (250%)	534.24
Non-Compliance Code Enforcement fee	660.00
Late Charge/Collection fee (250%)	1,650.00
Accumulated Interest (1%/month)	354.15
Title Report fee	30.00
Grand Total	\$ 3,584.55

Pursuant to the authority granted by Section 7.35.3 of the Los Angeles Administrative Code, it is proposed that a lien for a total sum of **\$3,584.55** be recorded against the property. It is requested that the Honorable City Council of the City of Los Angeles (the "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 Council instruct LADBS to deposit to Dept 08, Fund 48R, Balance Sheet Account 2200, any payment received against this lien in the amount of **\$3,584.55** 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


Ana Mae Yutan
Chief, LADBS Resource Management Bureau

ATTEST: PATRICE LATTIMORE, CITY CLERK

Lien confirmed by
City Council on:

BY: _____
DEPUTY



1649 BUCKINGHAM RD.
LOS ANGELES, CA 90019
Phone 310-943-9235 latitle@in2-res.com

Property Title Report

Work Order No. T18676
Dated as of: 12/08/2025

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 4243-018-027

Property Address: 843 E SUNSET AVE City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : JEREMY REED

Grantor : JEREMY REED

Deed Date : 10/10/2013 Recorded : 10/18/2013

Instr No. : 13-1497187

MAILING ADDRESS: JEREMY REED
843 SUNSET AVE, VENICE, CA 90291-2769

SCHEDULE B

LEGAL DESCRIPTION

Lot Number: 482 Tract No: 5109 Brief Description: TRACT # 5109 LOT 482

MORTGAGES/LIENS

Type of Document: ASSIGNMENT OF DEED OF TRUST

Recording Date: 04/24/2024 Document #: 24-0269280

Loan Amount: \$756,000

Lender Name: FIRST AMERICAN MORTGAGE SOLUTIONS

Borrowers Name: JEREMY REED

MAILING ADDRESS: FIRST AMERICAN MORTGAGE SOLUTIONS
1795 INTERNATIONAL WAY IDAHO FALLS, ID 83402

Type of Document: NOTICE OF DEFAULT

Recording Date: 08/07/2024 Document #: 24-0525782

MAILING ADDRESS: NATIONAL DEFAULT SERVICING CORPORATION
7720 N. 16TH STREET STE 300 PHOENIX, AZ 85020

This page is part of your document - DO NOT DISCARD



20131497186



Pages:
0004

Recorded/Filed in Official Records
Recorder's Office, Los Angeles County,
California

10/18/13 AT 08:00AM

FEES:	25.00
TAXES:	0.00
OTHER:	0.00
PAID:	25.00



LEADSHEET



201310180140015

00008448565



005841800

SEQ:
15

DAR - Title Company (Hard Copy)



THIS FORM IS NOT TO BE DUPLICATED

T01

RECORDING REQUESTED BY:

Chicago Title Company

Order No.: 121302545

When Recorded Mail Document To:

Jeremy Reed

843 Sunset Avenue

Los Angeles, CA 90291



APN/Parcel ID(s): 4243-018-027

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERSPOUSAL TRANSFER DEED

(Excluded from reappraisal under California Constitution Article 13 A Section 1 et seq.)

The undersigned grantor(s) declare(s)


Signature of Declarant or Agent determining tax, First Name

☒ This transfer is exempt from the documentary transfer tax.

"This conveyance establishes sole and separate property of a spouse, R & T 11911."

☐ The documentary transfer tax is \$ 0 and is computed on:

☐ the full value of the interest or property conveyed.

☐ the full value less the liens or encumbrances remaining thereon at the time of sale.

The property is located in ☒ the City of Los Angeles.

This is an Interspousal Transfer and not a change in ownership under Section 63 of the Revenue and Taxation Code and Grantor(s) has (have) checked the applicable exclusion from reappraisal:

- A creation, transfer, or termination, solely between spouses, of any co-owner's interest.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Nicole Reed, Spouse of Grantee

hereby GRANT(S) to Jeremy Reed, A Married Man as his Sole and Separate Property.

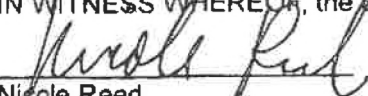
the real property in the City of Los Angeles, County of Los Angeles, State of California:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

The grantor is executing this instrument for the purpose of relinquishing all of grantor's rights, title and interest, including, but not limited to, any community property interest in and to the land described herein and placing title in the name of the grantee as his/her separate property.

Dated: October 10, 2013

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.


Nicole Reed

MAIL TAX STATEMENTS AS DIRECTED ABOVE

15f

3

INTERSPOUSAL TRANSFER DEED
(continued)

APN/Parcel ID(s): 4243-018-027

State of California

County of Los Angeles

On October 11, 2013 before me, Lori Shnayderman, Notary Public, personally appeared
Nicole Reed

who 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

Signature [Signature]

(Seal)



MAIL TAX STATEMENTS AS DIRECTED ABOVE

4

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 4243-018-027

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

LOT 482 OF TRACT NO. 5109, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, AS PER MAP RECORDED IN BOOK 91 PAGES 61 TO 63, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

MAIL TAX STATEMENTS AS DIRECTED ABOVE

This page is part of your document - DO NOT DISCARD



20240269280



Pages:
0004

Recorded/Filed in Official Records
Recorder's Office, Los Angeles County,
California

04/24/24 AT 11:23AM

FEES :	28.00
TAXES :	0.00
OTHER :	0.00
SB2 :	75.00
PAID :	103.00



LEADSHEET



202404240260021

00024401632



014651479

SEQ:
01

SECURE - Daily



THIS FORM IS NOT TO BE DUPLICATED

E13-202404240260021

RECORDING REQUESTED BY:
MELISSA TAYLOR
FIRST AMERICAN MORTGAGE SOLUTIONS
1795 INTERNATIONAL WAY
IDAHO FALLS, ID 83402
(208) 528-9895

WHEN RECORDED MAIL TO:
FIRST AMERICAN MORTGAGE SOLUTIONS
1795 INTERNATIONAL WAY
IDAHO FALLS, ID 83402

Space above for recorder's use only

ASSIGNMENT OF DEED OF TRUST (DEED OF TRUST)
Title of Document

This cover sheet added to provide adequate space for recording information
(\$3.00 Additional Recording Fee Applies)

 19175180878432330

Recording Requested By:
MELISSA TAYLOR
FIRST AMERICAN MORTGAGE SOLUTIONS
1795 INTERNATIONAL WAY
IDAHO FALLS, ID 83402
(208) 528-9895

When Recorded Mail Document
and Tax Statement To:
FIRST AMERICAN MORTGAGE SOLUTIONS
1795 INTERNATIONAL WAY
IDAHO FALLS, ID 83402

Tax/Parcel #: 4243-018-027

[Space Above This Line for Recording Data]

ASSIGNMENT OF DEED OF TRUST

For Value Received, **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS")**, AS **BENEFICIARY, AS NOMINEE FOR BANK OF AMERICA, N.A., ITS SUCCESSORS AND ASSIGNS** (herein "Assignor"), whose address is P.O. Box 2026, Flint, MI 48501-2026, does hereby grant, assign, transfer and convey unto **BANK OF AMERICA, N.A.** (herein "Assignee"), whose address is **4909 SAVARESE CIRCLE, TAMPA, FL 33634**, and its successors and assigns all its right, title and interest in and to a certain Deed of Trust described below.

Original Beneficiary: **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS")**, AS **BENEFICIARY, AS NOMINEE FOR BANK OF AMERICA, N.A., ITS SUCCESSORS AND ASSIGNS**
Borrower(s): **JEREMY REED, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY**
Original Trustee: **FIRST AMERICAN TITLE**
Date of Deed of Trust: **OCTOBER 11, 2013**
Original Loan Amount: **\$756,000.00**
Property Address: **843 SUNSET AVE, VENICE, CALIFORNIA 90291**

Recorded on **OCTOBER 18, 2013** in **INSTRUMENT NO. 20131497188** of the official Records of **LOS ANGELES COUNTY, State of CALIFORNIA**

IN WITNESS WHEREOF, the undersigned has caused this Assignment of Deed of Trust to be executed on

APR 17 2024
Date

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS
NOMINEE FOR BANK OF AMERICA, N.A., ITS SUCCESSORS AND ASSIGNS

By: [Signature] Melissa A Taylor
(Signature) (Print Name)
VICE PRESIDENT

[Space Below This Line for Acknowledgments]

State of TEXAS
County of DALLAS

This instrument was acknowledged before me on APR 17 2024 by
Melissa A Taylor, the VICE PRESIDENT of MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR BANK OF
AMERICA, N.A., ITS SUCCESSORS AND ASSIGNS, a company, on behalf of the company.

N/A This notarial act was an online notarization using communication technology.

[Signature]
Notary Public

Printed Name: Kari Ann Minesinger
My commission expires: AUG 18 2027



This page is part of your document - DO NOT DISCARD



20240525782



Pages:
0005

Recorded/Filed in Official Records
Recorder's Office, Los Angeles County,
California

08/07/24 AT 08:00AM

FEES:	38.00
TAXES:	0.00
OTHER:	0.00
SB2:	75.00
PAID:	113.00



LEADSHEET



202408070240016

00024686655



014827517

SEQ:
02

SECURE - 8:00AM



THIS FORM IS NOT TO BE DUPLICATED

3152394-2 24-00000-BA-

RECORDING REQUESTED BY:

National Default Servicing Corporation,
an Arizona Corporation

WHEN RECORDED MAIL TO:

National Default Servicing Corporation,
an Arizona Corporation
7720 N. 16th Street, Suite 300
Phoenix, AZ 85020

NDSC File No. : 24-30505-BA-CA

Title Order No. : 3152394

Property Address: 843 Sunset Ave Venice CA 90291

APN: 4243-018-027

**NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST
IMPORTANT NOTICE**

**ATTENTION RECORDER: THE FOLLOWING REFERENCE TO AN ATTACHED SUMMARY IS
APPLICABLE TO THE NOTICE PROVIDED TO THE TRUSTOR ONLY PURSUANT TO CIVIL CODE
2923.3**

NOTE: THERE IS A SUMMARY OF THE INFORMATION IN THIS DOCUMENT ATTACHED

注：本文件包含一个信息摘要

참고사항: 본 첨부 문서에 정보 요약서가 있습니다

NOTA: SE ADJUNTA UN RESUMEN DE LA INFORMACIÓN DE ESTE DOCUMENTO
TALA: MAYROONG BUOD NG IMPORMASYON SA DOKUMENTONG ITO NA NAKALAKIP
LƯU Ý: KÈM THEO ĐÂY LÀ BẢN TRÌNH BÀY TÓM LƯỢC VỀ THÔNG TIN TRONG TÀI LIỆU NÀY

**IF YOUR PROPERTY IS IN FORECLOSURE BECAUSE YOU ARE BEHIND IN YOUR
PAYMENTS, IT MAY BE SOLD WITHOUT ANY COURT ACTION,** and you may have
the legal right to bring your account in good standing by paying all of your past due payments plus
permitted costs and expenses within the time permitted by law for reinstatement of your account,
which is normally five business days prior to the date set for the sale of your property. No sale date
may be set until approximately 90 days from the date this notice of default may be recorded (which
date of recordation appears on this notice).

This amount is \$71,705.36, as of 08/02/2024 and will increase until your account becomes current.

While your property is in foreclosure, you still must pay other obligations (such as
insurance and taxes) required by your Note and Deed of Trust or Mortgage. If you fail to make
future payments on the loan, pay taxes on the property, provide insurance on the property, or pay
other obligations as required by the Note and Deed of Trust or Mortgage, the beneficiary or
mortgagee may insist that you do so in order to reinstate your account in good standing. In
addition, the beneficiary or mortgagee may require as a condition to reinstatement that you provide
reliable written evidence that you paid all senior liens, property taxes, and hazard insurance
premiums.

Upon your written request, the beneficiary or mortgagee will give you a written itemization
of the entire amount you must pay. You may not have to pay the entire unpaid portion of your
account, even though full payment was demanded, but you must pay all amounts in default at the

NDSC File No. : 24-30505-BA-CA

time payment is made. However, you and your beneficiary or mortgagee may mutually agree in writing prior to the time the notice of sale is posted (which may not be earlier than three months

after this notice of default is recorded) to, among other things, (1) provide additional time in which to cure the default by the transfer of the property or otherwise; or (2) establish a schedule of payments in order to cure your default; or both (1) and (2).

Following the expiration of the time period referred to in the first paragraph of this notice, unless the obligation being foreclosed upon or a separate written agreement between you and your creditor permits a longer period, you have only the legal right to stop the sale of your property by paying the entire amount demanded by your creditor.

To find out the amount you must pay, or to arrange for payment to stop the foreclosure, or if your property is in foreclosure for any other reason, contact:

Bank of America, N.A.
c/o National Default Servicing Corporation, an Arizona Corporation
7720 N. 16th Street, Suite 300
Phoenix, AZ 85020 Phone 602-264-6101 Sales Website: www.ndscorp.com/sales/

If you have any questions, you should contact a lawyer or the governmental agency which may have insured your loan. Notwithstanding the fact that your property is in foreclosure, you may offer your property for sale, provided the sale is concluded prior to the conclusion of the foreclosure. Remember, **YOU MAY LOSE LEGAL RIGHTS IF YOU DO NOT TAKE PROMPT ACTION.**

This is an attempt to collect a debt and any information obtained will be used for that purpose.

NOTICE IS HEREBY GIVEN THAT : NATIONAL DEFAULT SERVICING CORPORATION, an Arizona Corporation, is either the original Trustee, the duly appointed substituted Trustee or acting as agent for the Trustee or Beneficiary under a Deed of Trust dated 10/11/2013, executed by Jeremy Reed, a married man as his sole and separate property, as Trustor, to secure certain obligations in favor of Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Bank of America, N.A., its successors and assigns as beneficiary recorded 10/18/2013 as Instrument No. 20131497188 (or Book, Page) of the Official Records of Los Angeles County, CA. Said obligations including ONE NOTE FOR THE ORIGINAL sum of \$756,000.00.

That a breach of, and default in, the obligations for which such Deed of Trust is security has occurred in that payment has not been made of : FAILURE TO PAY THE INSTALLMENT OF PRINCIPAL, INTEREST AND IMPOUNDS WHICH BECAME DUE ON 02/01/2024 AND ALL SUBSEQUENT INSTALLMENTS OF PRINCIPAL, INTEREST AND IMPOUNDS, TOGETHER WITH ALL LATE CHARGES; PLUS ADVANCES MADE AND COSTS INCURRED BY THE BENEFICIARY INCLUDING FORECLOSURE FEES AND COSTS AND/OR ATTORNEY'S FEES.

NDSC File No. : 24-30505-BA-CA

That by reason thereof, the present beneficiary under such Deed of Trust has executed and delivered to duly appointed Trustee a written Declaration of Default and Demand for Sale, and has deposited with said duly appointed Trustee such Deed of Trust and all documents evidencing obligations secured thereby, and has declared and does hereby declare all sums secured thereby immediately due and payable and has elected and does hereby elect to cause the trust property to be sold to satisfy the obligations secured thereby.

The Declaration required by California Civil Code Sections 2923.5 or 2923.55 is attached hereto.

Dated Aug 2, 2024

National Default Servicing Corporation, an Arizona Corporation, as Trustee for Bank of America, N.A.


By: Connie Hernandez, Trustee Sales Representative



Mail Stop: PTX A-65
7105 Corporate Drive
Plano, TX 75024

Important Information

Account number

Property address
843 SUNSET AVE
VENICE, CA 90291

JEREMY REED
843 SUNSET AVE
VENICE CA 90291-2769

Date
July 09, 2024

CALIFORNIA DECLARATION

Borrower(s) JEREMY REED:

Nichole Renee Williams

Assistant Vice President; Mtg Servicing Specialist Lead of Bank of America, N.A., declare under the laws of the State of California, that I have reviewed Bank of America, N.A.'s business records maintained in the ordinary course of business, and having personal knowledge of the contents of those records, hereby state, that those business records reflect that:

Bank of America, N.A. has.

1. ☒ Contacted the borrower to assess the borrower's financial situation and to explore options for the borrower to avoid foreclosure in accordance with California Civil Code §2923.55(b)(2).

2. ☐ Tried with due diligence to contact the borrower in order to assess their financial situation and to explore options for the borrower to avoid foreclosure in accordance with California Civil Code Section §2923.55, including by:

- a) Providing the borrower a toll-free telephone number providing access to a live representative during business hours
- b) Posting a prominent link on its internet website homepage to the information required by California Civil Code §2923.55(f)(5)(A)-(D)
- c) Sending a letter via first class mail to the borrower(s)
- d) Attempting to contact the borrower on three separate days at a different time each day
- e) Sending a letter via certified mail, return receipt requested

3. ☐ Determined that the provisions of the California Civil Code §2923.55 do not apply because the loan is not secured by a first lien mortgage or deed of trust on "owner-occupied" residential real property as defined by California Civil Code §2924.15.

7/9/2024 Addison, Texas
Date and place

Nichole Renee Williams
Signature

EXHIBIT B

ASSIGNED INSPECTOR: **RYAN BARNES**
JOB ADDRESS: **843 EAST SUNSET AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **4243-018-027**

Date: **March 6, 2026**

Last Full Title: **12/08/2025**

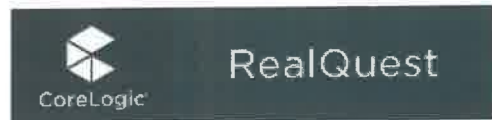
Last Update to Title:

LIST OF OWNERS AND INTERESTED PARTIES

- | | |
|--|----------------------------|
| 1) JEREMY REED
843 SUNSET AVENUE
VENICE, CA 90291-2769 | CAPACITY: OWNER |
| 2) FIRST AMERICAN MORTGAGE SOLUTIONS
1795 INTERNATIONAL WAY
IDAHO FALLS, ID 83402 | CAPACITY: INTERESTED PARTY |
| 3) NATIONAL DEFAULT SERVICING CORPORATION
7720 N. 16 TH STREET, SUITE 300
PHOENIX, AZ 85020 | CAPACITY: INTERESTED PARTY |

Property Detail Report

For Property Located At :
843 SUNSET AVE, VENICE, CA 90291-2769

**Owner Information**

Owner Name: REED JEREMY
Mailing Address: 843 SUNSET AVE, VENICE CA 90291-2769 C001
Vesting Codes: SM / /

Location Information

Legal Description:	TRACT # 5109 LOT 482	APN:	4243-018-027
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	2731.00 / 3	Subdivision:	5109
Township-Range-Sect:		Map Reference:	/
Legal Book/Page:	91-61	Tract #:	5109
Legal Lot:	482	School District:	LOS ANGELES
Legal Block:		School District Name:	LOS ANGELES
Market Area:	C11	Munic/Township:	LOS ANGELES
Neighbor Code:			

Owner Transfer Information

Recording/Sale Date:	10/18/2013 / 10/10/2013	Deed Type:	GRANT DEED
Sale Price:		1st Mtg Document #:	1497188
Document #:	1497187		

Last Market Sale Information

Recording/Sale Date:	04/02/2007 / 02/26/2007	1st Mtg Amount/Type:	\$639,200 / CONV
Sale Price:	\$799,000	1st Mtg Int. Rate/Type:	6.12 / ADJ
Sale Type:	FULL	1st Mtg Document #:	769351
Document #:	769350	2nd Mtg Amount/Type:	\$159,800 / CONV
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$842.83
New Construction:		Multi/Split Sale:	
Title Company:	EQUITY TITLE CO.		
Lender:	CTX MTG CO LLC		
Seller Name:	RUED SUSAN J		

Prior Sale Information

Prior Rec/Sale Date:	02/26/1999 / 02/08/1999	Prior Lender:	BANK OF AMERICA
Prior Sale Price:	\$245,000	Prior 1st Mtg Amt/Type:	\$220,250 / CONV
Prior Doc Number:	322057	Prior 1st Mtg Rate/Type:	/ FIXED RATE LOAN
Prior Deed Type:	GRANT DEED		

Property Characteristics

Gross Area:		Parking Type:	Construction:
Living Area:	948	Garage Area:	Heat Type:
Tot Adj Area:		Garage Capacity:	HEATED
Above Grade:		Parking Spaces:	Exterior wall:
Total Rooms:		Basement Area:	Porch Type:
Bedrooms:	2	Finish Bsmnt Area:	Patio Type:
Bath(F/H):	1 /	Basement Type:	Pool:
Year Built / Eff:	1946 / 1946	Roof Type:	Air Cond:
Fireplace:	/	Foundation:	Style:
# of Stories:		Roof Material:	Quality:
Other Improvements:			Condition:

Site Information

Zoning:	LAR1	Acres:	0.13	County Use:	SINGLE FAMILY RESID (0104)
Lot Area:	5,648	Lot Width/Depth:	40 x 140	State Use:	
Land Use:	SFR	Res/Comm Units:	1 /	Water Type:	
Site Influence:				Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value: \$1,070,474
 Land Value: \$856,385
 Improvement Value: \$214,089
 Total Taxable Value: \$1,070,474

Assessed Year: 2025
 Improved %: 20%
 Tax Year: 2024

Property Tax: \$12,814.18
 Tax Area: 67
 Tax Exemption:

Comparable Sales Report

For Property Located At



RealQuest

843 SUNSET AVE, VENICE, CA 90291-2769**6 Comparable(s) Selected.**

Report Date: 12/29/2025

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$799,000	\$1,250,000	\$2,546,000	\$1,719,083
Bldg/Living Area	948	827	1,080	963
Price/Sqft	\$842.83	\$1,265.18	\$2,746.49	\$1,809.56
Year Built	1946	1914	1957	1930
Lot Area	5,648	2,007	5,793	4,333
Bedrooms	2	2	3	2
Bathrooms/Restrooms	1	1	1	1
Stories	0.00	0.00	0.00	0.00
Total Value	\$1,070,474	\$63,638	\$2,001,059	\$937,343
Distance From Subject	0.00	0.20	0.50	0.37

*= user supplied for search only

Comp #1Distance From Subject: **0.20 (miles)**

Address: **707 SUNSET AVE, VENICE, CA 90291-2734**
 Owner Name: **GUPTA KAPIL**
 Seller Name: **VALDIVIA M G SEPARATE TRUST**
 APN: **4240-017-059**
 County: **LOS ANGELES, CA**
 Subdivision: **4372**
 Rec Date: **10/02/2025**
 Sale Date: **09/04/2025**
 Sale Price: **\$1,582,000**
 Sale Type: **FULL**
 Document #: **680293**
 1st Mtg Amt: **\$1,265,600**
 Total Value: **\$63,638**
 Land Use: **SFR**

Map Reference: **/**
 Census Tract: **2732.00**
 Zoning: **LARD1.5**
 Prior Rec Date: **09/14/1998**
 Prior Sale Date: **09/12/1998**
 Prior Sale Price:
 Prior Sale Type:
 Acres: **0.13**
 Lot Area: **5,793**
 # of Stories:
 Park Area/Cap#: **/**

Living Area: **1,080**
 Total Rooms:
 Bedrooms: **2**
 Bath(F/H): **1 /**
 Yr Built/Eff: **1922 / 1924**
 Air Cond:
 Style:
 Fireplace: **/**
 Pool:
 Roof Mat:
 Parking:

Comp #2Distance From Subject: **0.24 (miles)**

Address: **839 COMMONWEALTH AVE, VENICE, CA 90291-2805**
 Owner Name: **ROBERTSON IAN/CURRIN ELIZA**
 Seller Name: **MMHR FAMILY TRUST**
 APN: **4243-011-012**
 County: **LOS ANGELES, CA**
 Subdivision: **5109**

Map Reference: **/**
 Census Tract: **2731.00**
 Zoning: **LAR1**

Living Area: **1,040**
 Total Rooms:
 Bedrooms: **2**

Rec Date:	10/22/2025	Prior Rec Date:	08/03/2012	Bath(F/H):	1 /
Sale Date:	10/08/2025	Prior Sale Date:	07/05/2012	Yr Built/Eff:	1928 / 1928
Sale Price:	\$1,511,500	Prior Sale Price:	\$830,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	731356	Acres:	0.10	Fireplace:	/
1st Mtg Amt:	\$1,209,200	Lot Area:	4,178	Pool:	
Total Value:	\$1,022,073	# of Stories:		Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:3 Distance From Subject:0.40 (miles)

Address: 1102 OAKWOOD AVE, VENICE, CA 90291-3418

Owner Name: BECERRA SERGIO/BLADES ROBIN

Seller Name: MURPHY KEVIN

APN:	4239-017-003	Map Reference:	/	Living Area:	827
County:	LOS ANGELES, CA	Census Tract:	2732.00	Total Rooms:	
Subdivision:	VENICE PLACE	Zoning:	LARD1.5	Bedrooms:	2
Rec Date:	05/21/2025	Prior Rec Date:	08/03/2001	Bath(F/H):	1 /
Sale Date:	05/08/2025	Prior Sale Date:	07/09/2001	Yr Built/Eff:	1947 / 1948
Sale Price:	\$1,640,000	Prior Sale Price:	\$340,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	335393	Acres:	0.10	Fireplace:	/
1st Mtg Amt:		Lot Area:	4,450	Pool:	
Total Value:	\$522,274	# of Stories:		Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:4 Distance From Subject:0.42 (miles)

Address: 839 MILWOOD AVE, VENICE, CA 90291-3830

Owner Name: NGUYEN CHRISTINA H/MURPHY TIMOTHY

Seller Name: TIERNEY MAURA

APN:	4241-007-030	Map Reference:	/	Living Area:	918
County:	LOS ANGELES, CA	Census Tract:	2736.00	Total Rooms:	
Subdivision:	VENICE ANX #2	Zoning:	LAR2	Bedrooms:	2
Rec Date:	08/04/2025	Prior Rec Date:	05/21/2024	Bath(F/H):	1 /
Sale Date:	07/23/2025	Prior Sale Date:	04/19/2024	Yr Built/Eff:	1915 / 1919
Sale Price:	\$1,785,000	Prior Sale Price:	\$1,735,000	Air Cond:	YES
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	524253	Acres:	0.10	Fireplace:	/
1st Mtg Amt:	\$1,428,000	Lot Area:	4,378	Pool:	
Total Value:	\$1,769,700	# of Stories:		Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:5 Distance From Subject:0.47 (miles)

Address: 651 OZONE ST, SANTA MONICA, CA 90405-5621

Owner Name: MEYERS & F FAMILY LIVING TRUST

Seller Name: MARTINEZ FAMILY TRUST

APN:	4287-036-018	Map Reference:	/	Living Area:	988
County:	LOS ANGELES, CA	Census Tract:	7021.02	Total Rooms:	
Subdivision:	FOUNTAIN GLEN	Zoning:	SMOP1*	Bedrooms:	2
Rec Date:	08/27/2025	Prior Rec Date:	12/14/1982	Bath(F/H):	1 /
Sale Date:	08/15/2025	Prior Sale Date:		Yr Built/Eff:	1957 / 1957
Sale Price:	\$1,250,000	Prior Sale Price:		Air Cond:	YES
Sale Type:	FULL	Prior Sale Type:		Style:	
Document #:	582013	Acres:	0.05	Fireplace:	/
1st Mtg Amt:		Lot Area:	2,007	Pool:	
Total Value:	\$245,312	# of Stories:		Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:	6	Distance From Subject:0.50 (miles)	
Address:	663 SANTA CLARA AVE, VENICE, CA 90291-3445		
Owner Name:	2001 GLENCOE AVENUE LLC		
Seller Name:	DRACHMAN ERIC E TRUST		
APN:	4239-025-035	Map Reference:	/
County:	LOS ANGELES, CA	Census Tract:	2732.00
Subdivision:	2	Zoning:	LARD1.5
Rec Date:	09/24/2025	Prior Rec Date:	06/06/2013
Sale Date:	09/18/2025	Prior Sale Date:	04/29/2013
Sale Price:	\$2,546,000	Prior Sale Price:	\$1,625,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	658421	Acres:	0.12
1st Mtg Amt:		Lot Area:	5,194
Total Value:	\$2,001,059	# of Stories:	
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	927
		Total Rooms:	
		Bedrooms:	3
		Bath(F/H):	1 /
		Yr Built/Eff:	1914 / 1920
		Air Cond:	
		Style:	
		Fireplace:	/
		Pool:	
		Roof Mat:	
		Parking:	

EXHIBIT D

ASSIGNED INSPECTOR: RYAN BARNES
JOB ADDRESS: 843 EAST SUNSET AVENUE, LOS ANGELES, CA
ASSESSORS PARCEL NO. (APN): 4243-018-027

Date: March 6, 2026

CASE NO.: 992102
ORDER NO.: A-6110536

EFFECTIVE DATE OF ORDER TO COMPLY: November 29, 2023
COMPLIANCE EXPECTED DATE: December 29, 2023
DATE COMPLIANCE OBTAINED: September 10, 2025

.....

LIST OF IDENTIFIED CODE VIOLATIONS
(ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-6110536

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

JAVIER NUNEZ
PRESIDENT
JOSELYN GEAGA-ROSENTHAL
VICE-PRESIDENT
JACOB STEVENS
MOISES ROSALES
NANCY YAP

CITY OF LOS ANGELES
CALIFORNIA



KAREN BASS
MAYOR

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

OSAMA YOUNAN, P.E.
GENERAL MANAGER
SUPERINTENDENT OF BUILDING
JOHN WEIGHT
EXECUTIVE OFFICER

SUBSTANDARD ORDER AND NOTICE OF FEE

REED, JEREMY
843 SUNSET AVE
VENICE, CA 90291

CASE #: 992102
ORDER #: A-6110536
EFFECTIVE DATE: November 29, 2023
COMPLIANCE DATE: December 29, 2023

OWNER OF
SITE ADDRESS: 843 E SUNSET AVE
ASSESSORS PARCEL NO.: 4243-018-027
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, THE CODE VIOLATION INSPECTION FEE (C.V.I.F) OF \$ 356.16 (\$336 fee plus a six percent Systems Development Surcharge of \$20.16) WILL BE BILLED TO THE PROPERTY OWNER. The invoice/notice will be sent to the owner as it appears on the last equalized assessment roll. 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:

As a result of an inspection of the property (Site Address) listed above, this office has determined the building(s) to be SUBSTANDARD as pursuant to the provisions of Division 89 of Article 1 of Chapter IX of the Los Angeles Municipal Code (L.A.M.C.). You are therefore ordered to secure all required permits and begin the necessary work to eliminate the following code violations within 30 days from the effective date of this order. All necessary work shall be completed within 90 days from the effective date of this order. If the necessary permits are not obtained or the required work is not physically commenced within 45 days from the effective date of this order, the Department of Building and Safety may order the owner to cause the building(s) to be vacated.

VIOLATION(S):

1. The building or premises is Substandard due to illegal use of the garage as a dwelling unit.

You are therefore ordered to: Discontinue the use and occupancy of all buildings or portions thereof occupied for living, sleeping, cooking or dining purposes which were not designed or intended to be used for such occupancies.

Code Section(s) in Violation: 91.8902.14, 91.8902, 91.103.1, 91.5R103.1, 12.21A.1(a) of the L.A.M.C.

2. The garage has been converted to habitable space without the required permits and approvals.

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities.



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You are therefore ordered to: Discontinue the use as a dwelling and restore the garage to its originally permitted use as a garage. Or Obtain the required Permits and Inspection approvals for an Accessory Dwelling Unit.

Code Section(s) in Violation: 12.21A.1.(a), 12.21A4(a), 12.21A4(m), 91.8902.14, 91.8105, 91.103.1 of the L.A.M.C.

3. Unpermitted electrical in converted garage.

You are therefore ordered to: Remove all electrical wiring and equipment which was installed without the required permits and return the electrical system to its original approved condition.

OR

Obtain the required electrical permit, expose concealed work and call for required inspections.

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

4. Unpermitted plumbing in converted garage.

You are therefore ordered to: 1) Remove unpermitted plumbing in garage.

Code Section(s) in Violation: 94.103.1.1, 12.21A.1.(a) of the L.A.M.C.

NOTE: A certificate has been filed with the County Recorder noting the above substandard condition.

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 days from the Compliance Date, will result in imposition of the fee noted below.

In addition to the C.V.I.F. noted above, a proposed noncompliance fee in the amount of **\$660.00** 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 \$2,310.00.

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.

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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.

NOTE:

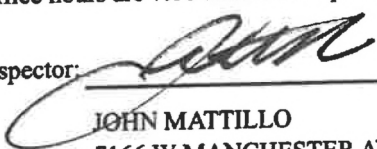
California Health and Safety Code Section 17980.12 Notice (If applicable): The owner of an Accessory Dwelling Unit ("ADU") has a right to request a delay in enforcement of building standards subject to compliance with California Health and Safety Code Section 17980.12. To request a delay in enforcement, submit an application before the expiration of the compliance date specified in the order. Contact the inspector for additional information.

NOTICE:

Relocation assistance may be required if a tenant is evicted in order to comply with an order from a governmental agency. (LAMC 151.09.A.11 & 163.00 to 163.07) For information, call the **Los Angeles Housing Department (LAHD)** at (213) 808-8888 or go to: <http://lahd.lacity.org>

Any questions regarding invoices or how to pay fees should be directed to financial services at (213) 482-6890.
Any questions regarding the order to comply and compliance matters contact the inspector noted below at (213)978-4498.
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector: _____

Date: November 08, 2023
JOHN MATTILLO

7166 W MANCHESTER AVENUE, #10B

LOS ANGELES, CA 90045

(213)978-4498

John.Mattillo@lacity.org


REVIEWED BY

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