

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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CALIFORNIA



ERIC GARCETTI
MAYOR

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

FRANK M. BUSH
GENERAL MANAGER

OSAMA YOUNAN, P.E.
EXECUTIVE OFFICER

July 26, 2019

Council District # 5

Case #: 335122

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

JOB ADDRESS: 1611 S BEDFORD ST

CONTRACT NO.: B125341-2 B131051-2 C128935-2 T128934

Pursuant to the provisions of Section 91.8903 and Section 91.8904, Los Angeles Municipal Code the Department of Building and Safety has caused the barricading of all openings and cleaning of the lot at the above address in the City of Los Angeles. The cost of barricading the subject building(s) was \$2,957.51. The cost of cleaning the subject lot was \$1,089.76.

It is proposed that a lien for the total amount of \$4,085.27 be recorded against the real property upon which the services were rendered. The official report, in duplicate, as required in connection with this matter is submitted for your consideration.

It is requested that the Honorable Council designate the time and place, when and where protest can be heard concerning this matter, as set forth in Section 91.8906 of the Los Angeles Municipal Code and Section 7.35.3, Los Angeles Administrative Code.

FRANK M. BUSH
GENERAL MANAGER

 7-25-19

Armond Gregoryona, Principal Inspector
Lien Review

REPORT OF ABATE OF A PUBLIC NUISANCE

On October 30, 2009 pursuant to the authority granted by Section 91.8903 and 91.8904 of the Los Angeles Municipal Code, the Department of Building and Safety ordered the owners or other parties in interest within thirty days(30) days to secure all openings accessible for entry from the exterior of the building(s) and weatherproof the barricades installed, on the parcel located at **1611 S BEDFORD ST** , within the limits of the City of Los Angeles, State of California, being more particularly described as follows: *See Attached Title Report for Legal Description*

The owners or other parties in interest of the above described property having failed to comply with the time prescribed by Ordinance, the Department solicited bids, awarded a contract and caused said abatement of nuisance as follows:

<u>Work Description</u>	<u>Work Order No.</u>	<u>Date Completed</u>	<u>Cost</u>
BARRICADE	B4239	August 09, 2017	\$1,346.73
BARRICADE	B4367	May 24, 2019	\$1,610.78
CLEAN	C4570	May 28, 2019	\$778.40
CLEAN	C4574	June 01, 2019	\$311.36
			<u>\$4,047.27</u>

Title report costs were as follows:

<u>Title Search</u>	<u>Work Order No.</u>	<u>Amount</u>
FULL	T16063	\$0.00
FULL	T16063	<u>\$38.00</u>
		\$38.00

Pursuant to the authority granted by Section 91.8906 of the Los Angeles Municipal Code and Section 7.35.3 of the Los Angeles Administrative Code, it is proposed that a lien for the sum of \$2,928.91 plus applicable fees and charges, plus the Cost of Title Search(es) on the subject lot was \$38.00 for a total of **\$4,085.27**, be recorded against said property.


It is further requested that the Honorable Council instruct the Financial Services Section of the Department of Building and Safety, that upon receipt of any payment on this lien against this property to deposit the amount to Dept. 08 (Bldg. & Safety Dept.), Fund 346, Revenue Source No. 3191 in the amount of \$1,346.73, , and to deposit to Fund 100 the amount of \$38.00.

Please see attached for the names and addresses of owners entitled to notice. Also attached is a statement of the fair market value of this property including all encumbrances of record on the property as of the date of this report.

This official report, in duplicate, as set forth in Section 91.8906 of the Los Angeles Municipal Code and Section 7.35.3 of the Los Angeles Administrative Code is submitted for your consideration.

DATED: July 26, 2019

FRANK M. BUSH
GENERAL MANAGER

 7-26-19

Report and lien confirmed by
City Council on:

Armond Gregoryona, Principal Inspector
Lien Review

ATTEST: HOLLY WOLCOTT
CITY CLERK

BY

DEPUTY

ASSIGNED INSPECTOR: DONALD GALLAGHER

JOB ADDRESS: 1611 S BEDFORD ST

ASSESSORS PARCEL NO.: 4303-013-029

Last Full Title: 07/19/2019

Last Update Title:

LIST OF OWNERS AND INTERESTED PARTIES

- 1 Leonelle Collins; Collins Jordan Rev. Family Tr.; Leonelle Collins,
TRS
C/O Chanie Jordan / Angela Wallace
1611 S BEDFORD ST
LOS ANGELES, CA 90035
Capacity: OWNER
- 2 ANGELA WALLACE
9663 SANTA MONICA BLVD. STE 329
BEVERLY HILLS, CA 90210
Capacity: OWNER
- 3 LEONELLE COLLINS
P.O. BOX 351034
LOS ANGELES, CA 90035
Capacity: OWNER



P.O. BOX 5152
CULVER CITY, CA 90231
Phone 310-943-9235 latitle@in2-res.com

Property Title Report

Work Order No. T16063
Dated as of: 07/19/2019

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 4303-013-029

Property Address: 1611 S BEDFORD ST City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Document: TRUST TRANSFER GRANT DEED

Grantee : THE LEONELLE COLLINS REVOCABLE TRUST

Grantor : LEONELLE COLLINS

Deed Date : 06/01/2005

Recorded : 11/15/2016

Instr No. : 16-1428625

MAILING ADDRESS: THE LEONELLE COLLINS REVOCABLE TRUST, LEONELLE COLLINS, TRS
1611 S BEDFORD ST LOS ANGELES CA 90035

SCHEDULE B

LEGAL DESCRIPTION

Lot: 13 Tract No: 7385 Abbreviated Description: LOT:13 TR#:7385 TRACT NO 7385 LOT 13

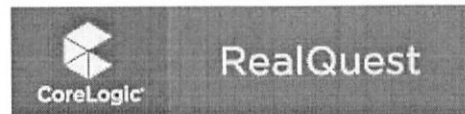
MORTGAGES/LIENS

We find no Open Mortgages/Deeds of Trust of Record.

Property Detail Report

For Property Located At :

1611 S BEDFORD ST, LOS ANGELES, CA 90035-4410



Owner Information

Owner Name: COLLINS JORDAN FAMILY TRUST
 Mailing Address: 1611 S BEDFORD ST, LOS ANGELES CA 90035-4410 C025
 Vesting Codes: // RT

Location Information

Legal Description: TRACT NO 7385 LOT 13
 County: LOS ANGELES, CA APN: 4303-013-029
 Census Tract / Block: 2170.02 / 3 Alternate APN:
 Township-Range-Sect: Subdivision: 7385
 Legal Book/Page: 81-72 Map Reference: 42-D3 /
 Legal Lot: 13 Tract #: 7385
 Legal Block: School District: LOS ANGELES
 Market Area: C09 School District Name: LOS ANGELES
 Neighbor Code: Munic/Township:

Owner Transfer Information

Recording/Sale Date: 01/11/2017 / 12/19/2016 Deed Type: GRANT DEED
 Sale Price: 1st Mtg Document #: 43638
 Document #: 43637

Last Market Sale Information

Recording/Sale Date: 08/04/1972 / 1st Mtg Amount/Type: /
 Sale Price: \$35,000 1st Mtg Int. Rate/Type: /
 Sale Type: FULL 1st Mtg Document #: /
 Document #: 2nd Mtg Amount/Type: /
 Deed Type: DEED (REG) 2nd Mtg Int. Rate/Type: /
 Transfer Document #: Price Per SqFt: \$21.94
 New Construction: Multi/Split Sale:
 Title Company:
 Lender:
 Seller Name:

Prior Sale Information

Prior Rec/Sale Date: / Prior Lender:
 Prior Sale Price: Prior 1st Mtg Amt/Type: /
 Prior Doc Number: Prior 1st Mtg Rate/Type: /
 Prior Deed Type:

Property Characteristics

Gross Area: Parking Type: Construction:
 Living Area: 1,595 Garage Area: Heat Type:
 Tot Adj Area: Garage Capacity: Exterior wall:
 Above Grade: Parking Spaces: Porch Type:
 Total Rooms: Basement Area: Patio Type:
 Bedrooms: Finish Bsmnt Area: Pool:
 Bath(F/H): / Basement Type: Air Cond: YES
 Year Built / Eff: 1939 / 1939 Roof Type: Style:
 Fireplace: / Foundation: Quality:
 # of Stories: Roof Material: Condition:

Other Improvements: Building Permit

Site Information

Zoning: LAR2 Acres: 0.15 County Use: DUPLEX (0200)
 Lot Area: 6,499 Lot Width/Depth: x State Use:
 Land Use: DUPLEX Res/Comm Units: 2 / Water Type:
 Site Influence: Sewer Type:

Tax Information

Total Value: \$78,244 Assessed Year: 2018 Property Tax: \$1,092.12
 Land Value: \$40,480 Improved %: 48% Tax Area: 67
 Improvement Value: \$37,764 Tax Year: 2018 Tax Exemption: HOMEOWNER
 Total Taxable Value: \$71,244

Comparable Sales Report

For Property Located At



1611 S BEDFORD ST, LOS ANGELES, CA 90035-4410

1 Comparable(s) Selected.

Report Date: 07/18/2019

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$35,000	\$565,500	\$565,500	\$565,500
Bldg/Living Area	1,595	1,826	1,826	1,826
Price/Sqft	\$21.94	\$309.69	\$309.69	\$309.69
Year Built	1939	1928	1928	1928
Lot Area	6,499	5,401	5,401	5,401
Bedrooms	0	4	4	4
Bathrooms/Restrooms	0	2	2	2
Stories	0.00	1.00	1.00	1.00
Total Value	\$78,244	\$785,420	\$785,420	\$785,420
Distance From Subject	0.00	0.39	0.39	0.39

*= user supplied for search only

Comp #:1				Distance From Subject:0.39 (miles)	
Address:	6116 SATURN ST, LOS ANGELES, CA 90035-3708				
Owner Name:	SHOFF ELI/SHOFF SARA				
Seller Name:	SHOFF ALLAN				
APN:	5068-004-007	Map Reference:	42-E3 /	Living Area:	1,826
County:	LOS ANGELES, CA	Census Tract:	2167.00	Total Rooms:	5
Subdivision:	6006	Zoning:	LARD1.5	Bedrooms:	4
Rec Date:	04/01/2019	Prior Rec Date:	03/22/2013	Bath(F/H):	2 /
Sale Date:	02/27/2019	Prior Sale Date:	02/12/2013	Yr Built/Eff:	1928 / 1928
Sale Price:	\$565,500	Prior Sale Price:	\$617,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	SPANISH
Document #:	281778	Acres:	0.12	Fireplace:	Y / 1
1st Mtg Amt:	\$546,626	Lot Area:	5,401	Pool:	
Total Value:	\$785,420	# of Stories:	1	Roof Mat:	ROLL COMPOSITION
Land Use:	DUPLEX	Park Area/Cap#:	/ 1	Parking:	DETACHED GARAGE