

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

VAN AMBATIELOS

PRESIDENT

E. FELICIA BRANNON

VICE-PRESIDENT

JOSELYN GEAGA-ROSENTHAL

GEORGE HOVAGUIMIAN

JAVIER NUNEZ

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI

MAYOR

DEPARTMENT OF
BUILDING AND SAFETY
201 NORTH FIGUEROA STREET
LOS ANGELES, CA 90012
FRANK BUSH
INTERIM GENERAL MANAGER

NOTICE OF HEARING

DATE: July 21, 2016

CASE #: 671800

Regarding the property known as:
10919 S MAIN ST DUPLEX

Under the Authority of the Provisions of
Chapter IX, Article 1, of the Los Angeles Municipal Code
and

Division 7, Chapter 1, Article 4.6 of the Los Angeles Administrative Code

Pursuant to the provisions of Section 91.8903 and Section 91.8904, Los Angeles Municipal Code the Department of Building and Safety has filed a Notice of Nuisance with the County Recorders Office on the property located at the above address, being more particularly described as follows:

See Attached Title Report for Legal Description

and the work performed to correct the nuisance is listed on the attached **REPORT OF ABATE OF A PUBLIC NUISANCE**.

The Department did inform the Council of the City of Los Angeles of the work performed and that the cost of the work, plus a forty percent (40 %) administrative fee, amounted to **\$9,286.47**. The Department recommends that a lien in the above stated amount be recorded against said property pursuant to Section 7.35.3 of the Los Angeles Administrative Code.

The owner and interested parties listed below are hereby given notice that the City Council of the City of Los Angeles will consider and pass upon a report by the Department of the cost of the work performed at a hearing to be held on Wednesday, September 7, 2016 at 10:00 am in the Council Chamber of City Hall of the City of Los Angeles at 200 North Spring Street, Room 340, Los Angeles, California. The owner and/or interested parties shall have 45 days from the date of this notice to pay the above referenced fee before this lien is recorded.

See attached list of Interested Parties

The owner and interested parties may appear at the City Council Hearing to object to the confirmation of the proposed lien in the amount specified. Failure to appear at the City Council Hearing may result in the recordation of the proposed lien against the property and the placement of this direct assessment on the Secured Tax Roll for the County of Los Angeles without further notice.

10919 S MAIN ST DUPLEX- NOTICE OF HEARING

If you are planning to file a written protest, please provide 15 copies to the Office of the City Clerk, 200 N. Spring Street, Room 395, Los Angeles, CA 90012, Attention: Clerk of the Council and provide them a minimum of ten (10) days in advance of the hearing date.

For additional information, contact J.T. Christian at telephone number (213) 252-3305.

This Notice of Hearing is being served pursuant to Division 7, Chapter 1, Article 4.6, section 7.35.3 (f) of the Los Angeles Administrative Code.

FRANK BUSH
INTERIM GENERAL MANAGER

A handwritten signature in black ink, appearing to read 'J.T. Christian', written in a cursive style.

J.T. Christian
Senior Inspector

10919 S MAIN ST DUPLEX- NOTICE OF HEARING

Interested Parties List:

KATE AURELL
10919 S MAIN ST
LOS ANGELES CA 90061

KATE AURELL
PO BOX 480163
LOS ANGELES CA 90048

CREATIVE INVESTMENT GROUP INC
2400 W MAGNOLICA BLVD
BURBANK CA 91506

ALL COUNTIES TRUSTEE SERVICE COMPANY
2400 W MAGNOLIA BLVD
BURBANK CA 91506

OLD REPUBLIC TITLE COMPANY
101 NORTH BRAND BLVD
GLENDALE CA 91203

JUST MORTGAGE INC
9680 HAVEN AVENUE STE 200
RANCHO CUCAMONGA CA 91730

DARNELL WATSON
8720 S VERMONT AVE
LOS ANGELES CA 90044

REPORT OF ABATE OF A PUBLIC NUISANCE

On February 06, 2015 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, remove the accumulation of trash, debris, vehicle parts, rubbish, excessive vegetation or other similar conditions, fence the lot, and abate the graffiti on the parcel located at 10919 S MAIN 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	B3983	March 06, 2015	\$951.84
BARRICADE	B3997	April 30, 2015	\$1,295.91
BARRICADE	B4114	May 16, 2016	\$1,058.75
CLEAN	C4346	April 18, 2016	\$358.57
FENCE	F3754	March 10, 2015	\$3,606.40
FENCE	F3868	April 18, 2016	\$454.44
GRAFFITI ABATEMENT	G2204	April 18, 2016	\$230.00

Additionally, there are unpaid invoices for fees assessed to recover Departmental costs in pursuit of compliance as follows:

<u>Fee</u>	<u>Invoice No.</u>	<u>Amount</u>	<u>Late Fees</u>	<u>Total</u>
CODE VIOLATION INSPECTION FEE	643340-4	\$356.16	\$890.40	\$1,246.56

Title report costs were as follows:

<u>Title Search</u>	<u>Work Order No.</u>	<u>Amount</u>
FULL	T10984	\$42.00
FULL	T13244	\$42.00

Pursuant to the authority granted by Section 91.8906 of the Los Angeles Municipal Code and Section 7.35.3 of the Los Angeles Administrative Code, it is proposed that a lien for the sum of \$6,088.67 plus an amount equal to forty percent (40%) or a minimum of \$100.00 of such cost, plus the fee for investigating the violation(s) of \$1,246.56, plus the Cost of Title Search(es) on the subject lot was \$84.00. for a total of \$9,286.47, be recorded against said property.

It is further requested that the Honorable Council instruct the Financial Services Section of the Department of Building and Safety, that upon receipt of any payment on this lien against this property to deposit the amount to Dept. 08 (Bldg. & Safety Dept.), Fund 346, Revenue Source No. 3191 in the amount of \$7,955.91, and to deposit to Fund 48R the amount of \$1,330.56, , and to deposit to Fund 48R the amount of \$84.00.

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

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

DATED: June 16, 2016

RAYMOND S CHAN C.E., S.E.
Superintendent of Building
General Manager

Gene Hicoria for:
J.T. Christian Senior Inspector
Lien Review

Report and 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. T13358
Dated as of: 07/07/2016

Prepared for: City of Los Angeles

SCHEDULE A ***(Reported Property Information)***

APN #: 6074-015-007

Property Address: 10919 S MAIN ST City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : KATE AURELL

Grantor : BM2 PROPERTIES LLC

Deed Date : 05/06/2010

Recorded : 05/14/2010

Instr No. : 10-0659967

MAILING ADDRESS: KATE AURELL
10919 S MAIN ST LOS ANGELES CA 90061

SCHEDULE B

LEGAL DESCRIPTION

Lot: 66 Tract No: 4741 Abbreviated Description: LOT:66 CITY:REGION/CLUSTER: 14/14411

TR#:4741 TRACT #4741 LOT 66 City/Muni/Twp: REGION/CLUSTER: 14/14411

MORTGAGES/LIENS

Type of Document: SHORT FORM DEED OF TRUST AND ASSIGNMENT OF RENTS

Recording Date: 01/23/2012

Document #: 12-0109406

Loan Amount: \$125,000

Lender Name: CREATIVE INVESTMENT GROUP INC

Borrowers Name: KATE AURELL

MAILING ADDRESS: CREATIVE INVESTMENT GROUP INC
2400 W. MAGNOLIA BLVD BURBANK, CA 91506