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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

June 16, 2016

Council District # 8

Case #: 671800

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

JOB ADDRESS: 10919 S MAIN ST DUPLEX

CONTRACT NO.: 280097562-5 B120245-2 B125341 C123679-2 F122791-1 F122791-2 G122815-2 T123628
TY123628-2

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, cleaning of the lot, fencing of the lot and graffiti abatement at the above address in the City of Los Angeles. The cost of barricading the subject building(s) was \$3,306.50. The cost of cleaning the subject lot was \$358.57. The cost of fencing the subject lot was \$4,060.84. The cost of exterior graffiti abatement of the subject building(s) was \$230.00. The cost of investigating the violation(s) was \$1,246.56. The cost of title search(es) on the subject lot was \$84.00.

It is proposed that a lien for the total amount of \$9,286.47 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.

RAYMOND S. CHAN, C.E., S.E.
GENERAL MANAGER

Gene Lirio for:

J.T. Christian Senior Inspector
Lien Review

RC:JC: fmr

Attachments

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 Hirsch for:
J.T. Christian Senior Inspector
Lien Review

Report and lien confirmed by
City Council on:

ATTEST: HOLLY WOLCOTT
CITY CLERK

BY

DEPUTY

June 10, 2016

ASSIGNED INSPECTOR: JOHN STEPHENS
JOB ADDRESS: 10919 S MAIN ST DUPLEX
ASSESSORS PARCEL NO.: 6074-015-007

CASE #: 671800

Last Full Title: 05/27/2016

Last Update Title:

LIST OF OWNERS AND INTERESTED PARTIES

- | | | |
|---|---|----------------------------|
| 1 | KATE AURELL
10919 S MAIN ST
LOS ANGELES, CA 90061 | Capacity: OWNER |
| 2 | KATE AURELL
PO BOX 480163
LOS ANGELES, CA 90048 | Capacity: OWNER |
| 3 | JUST MORTGAGE INC
9680 HAVEN AVENUE STE 200
RANCHO CUCAMONGA, CA 91730 | Capacity: INTERESTED PARTY |
| 4 | ALL COUNTIES TRUSTEE SERVICE COMPANY
2400 W MAGNOLIA BLVD
BURBANK, CA 91506 | Capacity: INTERESTED PARTY |
| 5 | OLD REPUBLIC TITLE COMPANY
101 NORTH BRAND BLVD
GLENDALE, CA 91203 | Capacity: INTERESTED PARTY |
| 6 | CREATIVE INVESTMENT GROUP INC
2400 W MAGNOLICA BLVD
BURBANK, CA 91506 | Capacity: INTERESTED PARTY |
| 7 | DARNELL WATSON
8720 S VERMONT AVE
LOS ANGELES, CA 90044 | Capacity: INTERESTED PARTY |



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

Property Title Report

Work Order No. T13244
Dated as of: 05/26/2016

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 IMP1=DUP, 2

UNIT,3002SF,YB:2009,08BD/04BA.City/Muni/Twp: REGION/CLUSTER: 14/14411

MORTGAGES/LIENS

Type of Document: DEED OF TRUST

Recording Date: 01/23/2012

Document #: 12-0109406

Loan Amount: \$125,000

Lender Name: CREATIVE INVESTMENT GROUP INC

Borrowers Name: KATE AURELL

MAILING ADDRESS: JUST MORTGAGE, INC

9680 HAVEN AVENUE STE 200 RANCHO CUCAMONGA, CA 91730

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. T13244

SCHEDULE B (Continued)

Type of Document: Notice Of Default

Recording Date: 08/20/2012

Document #: 12-1239624

MAILING ADDRESS: ALL COUNTIES TRUSTEE SERVICE COMPANY
2400 W MAGNOLIA BLVD, BURBANK, CA 91506

Property Detail Report

For Property Located At :
10919 S MAIN ST, LOS ANGELES, CA 90061-2027



Owner Information

Owner Name: **AURELL KATE**
Mailing Address: **10919 S MAIN ST, LOS ANGELES CA 90061-2027 C031**
Vesting Codes: **SW //**

Location Information

Legal Description:	TRACT # 4741 LOT 66	APN:	6074-015-007
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	2411.20 / 3	Subdivision:	4741
Township-Range-Sect:		Map Reference:	58-B4 /
Legal Book/Page:	63-73	Tract #:	4741
Legal Lot:	66	School District:	LOS ANGELES
Legal Block:		School District Name:	
Market Area:	C37	Munic/Township:	
Neighbor Code:			

Owner Transfer Information

Recording/Sale Date:	/	Deed Type:	
Sale Price:		1st Mtg Document #:	
Document #:			

Last Market Sale Information

Recording/Sale Date:	05/14/2010 / 05/06/2010	1st Mtg Amount/Type:	\$315,000 / CONV
Sale Price:	\$450,000	1st Mtg Int. Rate/Type:	/
Sale Type:	UNKNOWN	1st Mtg Document #:	659968
Document #:	659967	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$149.90
New Construction:		Multi/Split Sale:	
Title Company:	OLD REPUBLIC TITLE		
Lender:	JUST MTG INC		
Seller Name:	BM2 PROPERTIES LLC		

Prior Sale Information

Prior Rec/Sale Date:	12/16/2008 / 10/16/2008	Prior Lender:	
Prior Sale Price:	\$103,500	Prior 1st Mtg Amt/Type:	/
Prior Doc Number:	2207480	Prior 1st Mtg Rate/Type:	/
Prior Deed Type:	GRANT DEED		

Property Characteristics

Gross Area:		Parking Type:	PAVED	Construction:	FRAME
Living Area:	3,002	Garage Area:		Heat Type:	HEATED
Tot Adj Area:		Garage Capacity:		Exterior wall:	SHINGLE SIDI
Above Grade:		Parking Spaces:	500	Porch Type:	
Total Rooms:		Basement Area:		Patio Type:	
Bedrooms:	8	Finish Bsmnt Area:		Pool:	
Bath(F/H):	4 /	Basement Type:		Air Cond:	YES
Year Built / Eff:	2009 / 2009	Roof Type:		Style:	
Fireplace:	/	Foundation:	CONCRETE	Quality:	AVERAGE
# of Stories:	1.00	Roof Material:	ROLL COMPOSITION	Condition:	FAIR
Other Improvements:					

Site Information

Zoning:	LAC2	Acres:	0.07	County Use:	DUPLEX (0200
Lot Area:	3,127	Lot Width/Depth:	x	State Use:	
Land Use:	DUPLEX	Res/Comm Units:	2 /	Water Type:	
Site Influence:				Sewer Type:	

Tax Information

Total Value:	\$483,308	Assessed Year:	2015	Property Tax:	\$6,215.42
Land Value:	\$134,251	Improved %:	72%	Tax Area:	461
Improvement Value:	\$349,057	Tax Year:	2015	Tax Exemption:	
Total Taxable Value:	\$483,308				

Comparable Summary

For Property Located At



CoreLogic

RealQuest Professional

10919 S MAIN ST, LOS ANGELES, CA 90061-2027

4 Comparable(s) found. (Click on the address to view more property information)

▶ View Report

▶ Configure Display Fields

▶ Modify Comparable Search Criteria

Summary Statistics For Selected Properties: 4

	Subject Property	Low	High	Average
Sale Price	\$450,000	\$410,000	\$560,000	\$506,000
Bldg/Living Area	3,002	2,872	3,259	3,089
Price/Sqft	\$149.90	\$128.12	\$185.19	\$164.40
Year Built	2009	1991	2013	2006
Lot Area	3,127	3,143	5,400	4,797
Bedrooms	8	2	9	6
Bathrooms/Restrooms	4	3	5	4
Stories	1.00	1.00	1.00	1.00
Total Value	\$483,308	\$376,928	\$471,588	\$430,754
Distance From Subject	0.00	0.10	0.40	0.24

*= user supplied for search only

<input checked="" type="checkbox"/> # F	Address	Sale Price	Yr Blt	Bed	Baths/Restrooms(Full)	Last Recording	Bld/Liv	Lot Area	Dist
Subject Property									
	10919 S MAIN ST	\$450,000	2009	8	4	05/14/2010	3,002	3,127	0.0
Comparables									
<input checked="" type="checkbox"/> 1	129 E 110TH ST	\$505,000	2012	8	4	03/25/2016	2,872	5,323	0.1
<input checked="" type="checkbox"/> 2	211 W 109TH PL	\$549,000	2013	9	5	11/04/2015	3,259	5,321	0.14
<input checked="" type="checkbox"/> 3	123 E 105TH ST	\$560,000	2011	2	4	09/10/2015	3,024	5,400	0.32
<input checked="" type="checkbox"/> 4	322 W 105TH ST	\$410,000	1991	3	3	09/04/2015	3,200	3,143	0.4