

BOARD OF
BUILDING AND SAFETY
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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

FRANK M. BUSH
GENERAL MANAGER

OSAMA YOUNAN, P.E.
EXECUTIVE OFFICER

October 19, 2018

UPDATED
December 13, 2018

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.: B125341-2 C-125341-1 C123679-2 C126532-2 C126532-3 C127623 C128935 F127623-1
T123628-2 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, cleaning of the lot, fencing of the lot and demolition of the building(s) at the above address in the City of Los Angeles. The cost of barricading the subject building(s) was \$8,817.27. The cost of cleaning the subject lot was \$3,888.50. The cost of fencing the subject lot was \$3,264.97. The cost of demolishing the subject building(s) was \$64,396.78. The cost of title search(es) on the subject lot was \$80.00.

It is proposed that a lien for the total amount of **\$80,447.52** 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

Alexander Moffatt Principle Inspector
Lien Review

FB:BH: am

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 remove the accumulation of trash, debris, vehicle parts, rubbish, excessive vegetation or other similar conditions, fence the lot, and demolish and remove or repair the building(s) on the parcel on the parcel located at **10919 S MAIN ST DUPLEX**, 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	B4159	September 01, 2016	\$618.31
BARRICADE	B4167	September 01, 2016	\$1,380.61
BARRICADE	B4185	December 12, 2016	\$3,210.13
BARRICADE	B4230	June 22, 2017	\$1,871.87
BARRICADE	B4264	September 20, 2017	\$1,736.35
CLEAN	C4398	August 26, 2016	\$894.74
CLEAN	C4418	March 02, 2017	\$845.74
CLEAN	C4466	June 19, 2017	\$1,597.40
CLEAN	C4492	October 11, 2017	\$550.62
DEMOLITION	D1395	May 18, 2018	\$62,411.58
DEMOLITION/ASBESTOS REPORT	D1393	May 18, 2018	\$1,985.20
FENCE	F3925	January 10, 2017	\$635.21
FENCE	F4030	May 02, 2018	\$2,629.76
			<hr/> <hr/>
			\$80,367.52

Title report costs were as follows:

<u>Title Search</u>	<u>Work Order No.</u>	<u>Amount</u>
FULL	T13358	\$42.00
FULL	T15449	\$38.00
		<hr/> <hr/>
		\$80.00

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 \$57,482.37 plus applicable fees and charges, plus the Cost of Title Search(es) on the subject lot was \$80.00 for a total of **\$80,447.52**, 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 \$80,367.52, , and to deposit to Fund 100 the amount of \$80.00.

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: October 19, 2018

FRANK M. BUSH
GENERAL MANAGER



Alexander Moffat, Principal Inspector
Lien Review

Report and lien confirmed by
City Council on:

ATTEST: HOLLY WOLCOTT
CITY CLERK

BY

DEPUTY

October 16, 2018

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

CASE #: 671800

Last Full Title: 06/29/2018

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
LN# 0051185203
9680 HAVEN AVENUE STE 200
RANCHO CUCAMONGA, CA 91730 | Capacity: INTERESTED PARTY |



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

Property Title Report

Work Order No. T15449
Dated as of: 06/28/2018

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 TR#:4741 TRACT # 4741 LOT 66

MORTGAGES/LIENS

Type of Document: DEED OF TRUST

Recording Date: 05/14/2010

Document #: 10-0659968

Loan Amount: \$315,000

Lender Name: JUST MORTGAGE INC

Borrowers Name: KATE AURELL

MAILING ADDRESS: JUST MORTGAGE INC

9680 HAVEN AVENUE STE 200 RANCHO CUCAMONGA, CA 91730

Property Detail Report

For Property Located At :

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



RealQuest

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

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:	3,002	Parking Type:	PAVED	Construction:	FRAME
Living Area:	3,002	Garage Area:		Heat Type:	HEATED
Tot Adj Area:		Garage Capacity:		Exterior wall:	SHINGLE SIDING
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	Roof Material:	ROLL COMPOSITION	Condition:	FAIR
Other Improvements:	Building Permit				

Site Information

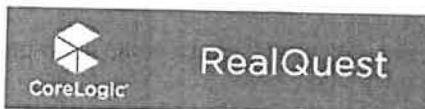
Zoning:	LAC2	Acres:	0.07	County Use:	DUPLEX (0200)
Lot Area:	3,127	Lot Width/Depth:	x	State Use:	
Land Use:	DUPLEX	Res/Comm Units:	2 /	Water Type:	
Site Influence:				Sewer Type:	

Tax Information

Total Value:	\$510,499	Assessed Year:	2018	Property Tax:	\$15,768.82
Land Value:	\$141,803	Improved %:	72%	Tax Area:	461
Improvement Value:	\$368,696	Tax Year:	2017	Tax Exemption:	
Total Taxable Value:	\$510,499				

Comparable Sales Report

For Property Located At

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

4 Comparable(s) Selected.

Report Date: 10/16/2018

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$450,000	\$613,000	\$1,250,000	\$970,750
Bldg/Living Area	3,002	2,758	3,124	2,885
Price/Sqft	\$149.90	\$211.38	\$453.23	\$341.08
Year Built	2009	2007	2017	2010
Lot Area	3,127	1,358	5,427	4,254
Bedrooms	8	6	9	8
Bathrooms/Restrooms	4	4	6	4
Stories	1.00	1.00	1.00	1.00
Total Value	\$510,499	\$309,696	\$588,800	\$434,704
Distance From Subject	0.00	0.22	0.46	0.39

* = user supplied for search only

Comp #:				Distance From Subject:0.22 (miles)			
Address:		233 W 111TH ST, LOS ANGELES, CA 90061-2037					
Owner Name:		GRISSOM JAMES H III/GRISSOM LETRESSE M					
Seller Name:		SWAMI GROWTH LLC					
APN:		6074-018-018		Map Reference:		58-B4 /	
County:		LOS ANGELES, CA		Census Tract:		2411.20	
Subdivision:		4741		Zoning:		LAR2	
Rec Date:		08/09/2018		Prior Rec Date:		12/30/2014	
Sale Date:		07/09/2018		Prior Sale Date:		11/24/2014	
Sale Price:		\$613,000		Prior Sale Price:		\$407,000	
Sale Type:		FULL		Prior Sale Type:		FULL	
Document #:		801793		Acres:		0.12	
1st Mtg Amt:		\$633,229		Lot Area:		5,023	
Total Value:		\$429,897		# of Stories:			
Land Use:		DUPLEX		Park Area/Cap#:		/	
				Living Area:		2,900	
				Total Rooms:		6	
				Bedrooms:		6	
				Bath(F/H):		4 /	
				Yr Built/Eff:		2007 / 2007	
				Air Cond:			
				Style:			
				Fireplace:		/	
				Pool:			
				Roof Mat:			
				Parking:			

Comp #:				Distance From Subject:0.42 (miles)			
Address:		355 E 107TH ST, LOS ANGELES, CA 90003-4918					
Owner Name:		23RD STANFORD LLC					
Seller Name:		OCEAN DEV INC					
APN:		6063-027-030		Map Reference:		58-B4 /	
County:		LOS ANGELES, CA		Census Tract:		2408.00	
Subdivision:		5745		Zoning:		LAR2	
Rec Date:		01/31/2018		Prior Rec Date:		06/12/2017	
Sale Date:		12/14/2017		Prior Sale Date:		04/03/2017	
Sale Price:		\$770,000		Prior Sale Price:		\$260,000	
Sale Type:		FULL		Prior Sale Type:		FULL	
Document #:		101251		Acres:		0.12	
1st Mtg Amt:		\$577,500		Lot Area:		5,210	
Total Value:		\$588,800		# of Stories:		1	
Land Use:		DUPLEX		Park Area/Cap#:		/	
				Living Area:		3,124	
				Total Rooms:		6	
				Bedrooms:		9	
				Bath(F/H):		6 /	
				Yr Built/Eff:		2017 / 2017	
				Air Cond:		YES	
				Style:			
				Fireplace:		/	
				Pool:			
				Roof Mat:			
				Parking:			

Comp #:				Distance From Subject:0.45 (miles)	
Address:		444 W 109TH PL, LOS ANGELES, CA 90061-1514			
Owner Name:		DIAMOND 786 LLC			
Seller Name:		RIVERBROOK LLC			
APN:		6075-032-011		Map Reference:	
County:		LOS ANGELES, CA		58-A4 /	
Subdivision:		4741		Census Tract:	
Rec Date:		08/20/2018		2412.02	
Sale Date:		07/26/2018		Zoning:	
				LARD1.5	
				Living Area:	
				2,758	
				Total Rooms:	
				8	
				Bedrooms:	
				4 /	
				Bath(F/H):	
				2009 / 2009	
				Yr Built/Eff:	

Sale Price:	\$1,250,000	Prior Sale Price:	\$93,000	Air Cond:	YES
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	835144	Acres:	0.03	Fireplace:	/
1st Mtg Amt:	\$875,000	Lot Area:	1,358	Pool:	
Total Value:	\$309,696	# of Stories:		Roof Mat:	
Land Use:	DUPLEX	Park Area/Cap#:	/	Parking:	

Comp #:4

Distance From Subject:0.46 (miles)

Address:	10950 S FIGUEROA ST, LOS ANGELES, CA 90061-1552		
Owner Name:	DIAMOND 788 LLC		
Seller Name:	RIVERBROOK LLC		
APN:	6075-032-012	Map Reference:	58-A4 /
County:	LOS ANGELES, CA	Census Tract:	2412.02
Subdivision:	4741	Zoning:	LARD1.5
Rec Date:	08/20/2018	Prior Rec Date:	02/11/2009
Sale Date:	07/26/2018	Prior Sale Date:	01/14/2009
Sale Price:	\$1,250,000	Prior Sale Price:	\$93,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	835144	Acres:	0.12
1st Mtg Amt:	\$875,000	Lot Area:	5,427
Total Value:	\$410,424	# of Stories:	
Land Use:	DUPLEX	Park Area/Cap#:	/
		Living Area:	2,758
		Total Rooms:	
		Bedrooms:	8
		Bath(F/H):	4 /
		Yr Built/Eff:	2009 / 2009
		Air Cond:	YES
		Style:	
		Fireplace:	/
		Pool:	
		Roof Mat:	
		Parking:	