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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 #: 692942

Regarding the property known as:
8114 S AVALON BLVD
AKA 8112-8114 S AVALON BLVD

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 **\$11,917.77**. 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.

8114 S AVALON BLVD

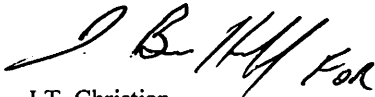
AKA 8112-8114 S AVALON BLVD- NOTICE OF HEARING

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". The signature is fluid and cursive, with the first letters of each word being capitalized and prominent.

J.T. Christian
Senior Inspector

**8114 S AVALON BLVD
AKA 8112-8114 S AVALON BLVD- NOTICE OF HEARING**

Interested Parties List:

PATRICIA A FRAZIER
4859 W SLAUSON AVE UNIT 169
LOS ANGELES CA 90056

REPORT OF ABATE OF A PUBLIC NUISANCE

On August 21, 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, and fence the lot on the parcel located at 8114 S AVALON BLVD , 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 | B4025 | September 18, 2015 | \$1,194.27 |
| BARRICADE | B4028 | September 30, 2015 | \$355.74 |
| BARRICADE | B4039 | October 29, 2015 | \$355.60 |
| BARRICADE | B4046 | November 10, 2015 | \$300.00 |
| BARRICADE | B4100 | March 01, 2016 | \$300.00 |
| CLEAN | C4290 | September 25, 2015 | \$2,899.68 |
| CLEAN | C4294 | October 22, 2015 | \$728.00 |
| CLEAN | C4303 | October 29, 2015 | \$300.00 |
| CLEAN | C4309 | October 29, 2015 | \$1,333.64 |
| CLEAN | C4307 | November 18, 2015 | \$300.00 |
| FENCE | F3816 | October 29, 2015 | \$1,803.20 |
| FENCE | F3861 | April 12, 2016 | \$717.08 |

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 | 661527-3 | \$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 | T12395 | \$42.00 |
| FULL | T13250 | \$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 \$7,945.31 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 \$11,917.77, 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 \$10,587.21, and to deposit to Fund 48R the amount of \$1,246.56, and to deposit to Fund 100 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 Niccio for:

Report and lien confirmed by
City Council on:

J.T. Christian Senior Inspector
Lien Review

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. T13355
Dated as of: 07/07/2016

Prepared for: City of Los Angeles

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

APN #: 6029-009-032

Property Address: 8114 S AVALON BLVD City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : PATRICIA A FRAZIER,

Grantor : OKSANA KOMOVA,

Deed Date : 06/11/2014

Recorded : 07/31/2014

Instr No. : 14-0795184

MAILING ADDRESS: PATRICIA A FRAZIER,
4859 W SLAUSON AVE STE 169 LOS ANGELES CA 90056

SCHEDULE B

LEGAL DESCRIPTION

Lot: 1024 Tract No: 6097 Abbreviated Description: LOT:1024 CITY:REGION/CLUSTER:

26/26817 TR#:6097 TRACT NO 6097 LOT 1024 City/Muni/Twp: REGION/CLUSTER: 26/26817

MORTGAGES/LIENS

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