

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

VAN AMBATIELOS
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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 11, 2018

Council District: # 4

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

JOB ADDRESS: **1351 NORTH ORANGE DRIVE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5548-023-089**
Re: Invoice #711790-1

Pursuant to the authority granted by Section 91.103 of the Los Angeles Municipal Code, the Department of Building and Safety (the "Department") investigated and identified code violations at: **1351 North Orange Drive, Los Angeles, California**, (the "Property"). A copy of the title report which includes a full legal description of the property is attached as Exhibit A.

Pursuant to Section 98.0421, the property owner was issued an order on April 1, 2016, to pay a code violation inspection fee after violations were identified and verified upon inspection. The code violation inspection fees imposed by the Department are as follows:

<u>Description</u>	<u>Amount</u>
Code Violation Investigation fee	336.00
System Development Surcharge	20.16
System Development Surcharge late fee	50.40
Late Charge/Collection fee (250%)	840.00
Title Report fee	38.00
Grand Total	\$ 1,284.56

Pursuant to the authority granted by Section 7.35.3 of the Los Angeles Administrative Code, it is proposed that a lien for a total sum of **\$1,284.56** be recorded against the property. It is requested that the Honorable City Council of the City of Los Angeles (the "City Council") designate the time and place protest can be heard concerning this matter, as set forth in Sections 7.35.3 and 7.35.5 of the Los Angeles Administrative Code.

It is further requested that the City Council instruct the Department to deposit to Dept 08, Fund 48R, Balance Sheet Account 2200, any payment received against this lien in the amount of **\$1,284.56** on the referenced property. A copy of the title report which includes a full legal description of the property is attached as Exhibit A. A list of all the names and addresses of owners and all interested parties entitled to notice is included (Exhibit B). Also attached is a report which includes the current fair market value of the property including all encumbrances of record on the property as of the date of the report (Exhibit C).

DEPARTMENT OF BUILDING AND SAFETY


Steve Angele
Chief, Resource Management Bureau

ATTEST: HOLLY L. WOLCOTT, CITY CLERK

Lien confirmed by
City Council on:

BY: _____
DEPUTY



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

Property Title Report

Work Order No. T15548
Dated as of: 09/20/2018

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 5548-023-089

Property Address: 1351 N ORANGE DR City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Document: TRUSTEE'S DEED UPON SALE
Grantee : ORANGE DRIVE HOMEOWNERS ASSOCIATION
Grantor : MICHAEL P KELLERMAN; GUY C MILLER
Deed Date : 01/25/2011 Recorded : 01/28/2011
Instr No. : 11-0155063

MAILING ADDRESS: ORANGE DRIVE HOMEOWNERS ASSOCIATION
900 WILSHIRE BLVD # 630 LOS ANGELES CA 90017

SCHEDULE B

LEGAL DESCRIPTION

Tract No: 36973 Abbreviated Description: TR#:36973 *TR=36973 CONDOMINIUM*UNIT 216

MORTGAGES/LIENS

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

This page is part of your document - DO NOT DISCARD



20110155063



Pages:
0004

Recorded/Filed in Official Records
Recorder's Office, Los Angeles County,
California

01/28/11 AT 08:00AM

FEES:	21.00
TAXES:	0.00
OTHER:	0.00
PAID:	21.00



LEADSHEET



201101280210002

00003675277



003129797

SEQ:
15

DAR - Title Company (Hard Copy)



THIS FORM IS NOT TO BE DUPLICATED

t29

2

WHEN RECORDED MAIL TO

MAIL TAX STATEMENTS TO

Orange Drive, HOA
c/o Wilshire Pacific Equities
900 Wilshire Blvd, Suite 630
Los Angeles, CA 90017



Space above this line for recorder's use

Title No.: 4395351

T.S. No.: 09-9381

Reference No: 80-00216-2

TRUSTEE'S DEED UPON SALE

A.P. No. 5548-023-089

The undersigned grantor declares:

- 1) The grantee herein was the foreclosing beneficiary.
- 2) The amount of the unpaid debt together with costs was \$9,787.80
- 3) The amount paid by the grantee at the trustee sale was \$9,787.80
- 4) The documentary transfer tax is \$0.00
- 5) Said property is in the City of LOS ANGELES

**FIRST AMERICAN TITLE COMPANY
AS AN ACCOMMODATION ONLY**

and Best Alliance Foreclosure and Lien Services (herein called Trustee), as the duly appointed Trustee under the Notice of Delinquent Assessment and Claim of Lien hereinafter described, does hereby grant and convey, "AS-IS" and "WITH ALL FAULTS" and that no representations or warranties, expressed or implied, are made as to the legal title, possession, legal condition, location, dimensions of land, boundary lines, legality of boundary line adjustments, compliance with or violations of the subdivision map act, or any other law, rules or regulations concerning the legality of the property or as described, or encumbrances existing or regarding the physical condition of the property, to **Orange Drive Homeowners Association**

(herein called Grantee), all of its right, title and interest in and to that certain property situated in the County of Los Angeles, State of California, described as follows:

PLEASE SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN

RECITALS:

This conveyance is made pursuant to the powers conferred upon Trustee by Civil Code Sections 1366, 1367, 2924 et. seq. and that certain Notice of Delinquent Assessment and Claim of Lien dated 12/7/2009 and recorded 12/8/2009 as Instrument No. 2009-1857303 ,Book--, Page--, of Official Records Of Los Angeles County, California.

The name of the owner of the property (Trustor) was: Michael P. Kellerman & Guy C. Miller

Default occurred as set forth in a Notice of Default and Election to Sell which was recorded in the office of the Recorder of said County.

Continued on page 2

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3

All requirements of law regarding the mailing of copies of notices or the publication of a copy of the Notice of Default or the personal delivery of the copy of the Notice of Default and the posting and publication of copies of the Notice of a Sale have been compiled with.

Said property was sold by said Trustee at public auction on 10/14/2010 at the place named in the Notice of Sale, in the County of Los Angeles, State of California, in which the property is situated. Grantee, being the highest bidder at such sale, became the purchaser of said property and paid therefore to said trustee the amount bid being \$10,362.61 in lawful money of the United States, or by the satisfaction, pro tanto, of the obligations then secured by said Notice of Delinquent Assessment.

Date: 1/25/2011

Best Alliance Foreclosure and Lien Services, as Trustee



Sid Richman

State of California } ss.
County of Los Angeles }

On 1/25/2011 before me, Barbara Yrbe MacKenzie Notary Public, personally appeared Sid Richman who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature  (Seal)



TS# 09-9381 4

EXHIBIT "A"

THE LAND REFERRED TO IN THIS GUARANTEE IS SITUATED IN THE STATE OF CALIFORNIA, CITY OF LOS ANGELES, COUNTY OF LOS ANGELES AND IS DESCRIBED AS FOLLOWS:

A CONDOMINIUM COMPRISED OF:

PARCEL 1:

AN UNDIVIDED 632/31,232 INTEREST IN AND TO ALL THAT PORTION OF LOT 1 OF TRACT NO. 36973, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 954 PAGE(S) 98 TO 100 INCLUSIVE OF MAPS, SHOWN AND DEFINED AS "COMMON AREA" ON THE CONDOMINIUM PLAN RECORDED AUGUST 18, 1980 AS INSTRUMENT NO. 80-794222 OF OFFICIAL RECORDS OF SAID COUNTY.

PARCEL 2:

ALL THAT PORTION OF LOT 1 OF SAID TRACT NO. 36973, SHOWN AND DEFINED AS UNIT NO. 216 ON SAID CONDOMINIUM PLAN.

PARCEL 3:

AN EXCLUSIVE EASEMENT FOR THE BENEFIT OF AND APPURTENANT TO PARCELS 1 AND 2 ABOVE FOR PARKING PURPOSES OVER THOSE PORTION(S) OF LOT. 1 OF SAID TRACT NO. 36973 SHOWN AND DEFINED AS AREA 42-PS ON SAID CONDOMINIUM PLAN.

EXHIBIT B

ASSIGNED INSPECTOR: **GORDON ZUBER**

Date: **October 11, 2018**

JOB ADDRESS: **1351 NORTH ORANGE DRIVE, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **5548-023-089**

Last Full Title: **09/20/2018**

Last Update to Title:

.....

LIST OF OWNERS AND INTERESTED PARTIES

- 1). ORANGE DRIVE HOMEOWNERS ASSOCIATION
C/O DOUGLAS ROWLEY & GERALD ZACK
900 WILSHIRE BLVD #630
LOS ANGELES, CA 90017
CAPACITY: OWNER

Property Detail Report

For Property Located At :

1351 N ORANGE DR 216, LOS ANGELES, CA 90028-7538



RealQuest

Owner Information

Owner Name: ORANGE DRIVE HOMEOWNERS ASSN
 Mailing Address: 900 WILSHIRE BLVD #630, LOS ANGELES CA 90017-4701 C002 C/O WILSHIRE PACIFIC EQUITIES
 Vesting Codes: // AS

Location Information

Legal Description: TR=36973 CONDOMINIUM UNIT 216
 County: LOS ANGELES, CA APN: 5548-023-089
 Census Tract / Block: 1901.00 / 1 Alternate APN:
 Township-Range-Sect: Subdivision: 36973
 Legal Book/Page: 954-98 Map Reference: 34-B4 /
 Legal Lot: 1 Tract #: 36973
 Legal Block: School District: LOS ANGELES
 Market Area: C20 School District Name: LOS ANGELES
 Neighbor Code: Munic/Township:

Owner Transfer Information

Recording/Sale Date: 01/28/2011 / 10/14/2010 Deed Type: TRUSTEE'S DEED
 Sale Price: \$9,787 1st Mtg Document #:
 Document #: 155063

Last Market Sale Information

Recording/Sale Date: 09/03/1998 / 1st Mtg Amount/Type: /
 Sale Price: \$50,000 1st Mtg Int. Rate/Type: /
 Sale Type: FULL 1st Mtg Document #: /
 Document #: 1582048 2nd Mtg Amount/Type: /
 Deed Type: GRANT DEED 2nd Mtg Int. Rate/Type: /
 Transfer Document #: Price Per SqFt: \$84.89
 New Construction: Multi/Split Sale:

Title Company: EQUITY TITLE CO.
 Lender:
 Seller Name: EDGERLY ROBERT TRUST

Prior Sale Information

Prior Rec/Sale Date: 09/01/1989 / 08/1989 Prior Lender: FIRST FRANKLIN FIN'L
 Prior Sale Price: \$65,000 Prior 1st Mtg Amt/Type: \$46,550 / CONV
 Prior Doc Number: 1407907 Prior 1st Mtg Rate/Type: /
 Prior Deed Type: GRANT DEED

Property Characteristics

Gross Area: 589 Parking Type: Construction:
 Living Area: 589 Garage Area: Heat Type: CENTRAL
 Tot Adj Area: Garage Capacity: Exterior wall:
 Above Grade: Parking Spaces: Porch Type:
 Total Rooms: Basement Area: Patio Type:
 Bedrooms: 1 Finish Bsmnt Area: Pool:
 Bath(F/H): 1 / Basement Type: Air Cond: CENTRAL
 Year Built / Eff: 1977 / 1977 Roof Type: Style:
 Fireplace: / Foundation: Quality:
 # of Stories: Roof Material: Condition:

Other Improvements: Building Permit

Site Information

Zoning: LARD1.5 Acres: 0.55 County Use: CONDOMINIUM (010E)
 Lot Area: 23,794 Lot Width/Depth: x State Use:
 Land Use: CONDOMINIUM Res/Comm Units: 1 / Water Type:
 Site Influence: Sewer Type:

Tax Information

Total Value: \$237,577 Assessed Year: 2018 Property Tax: \$2,855.78
 Land Value: \$181,280 Improved %: 24% Tax Area: 200
 Improvement Value: \$56,297 Tax Year: 2017 Tax Exemption:
 Total Taxable Value: \$237,577

Comparable Sales Report

For Property Located At

**1351 N ORANGE DR 216, LOS ANGELES, CA 90028-7538**

2 Comparable(s) Selected.

Report Date: 10/11/2018

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$50,000	\$430,000	\$470,000	\$450,000
Bldg/Living Area	589	550	560	555
Price/Sqft	\$84.89	\$781.82	\$839.29	\$810.56
Year Built	1977	1985	1985	1985
Lot Area	23,794	36,439	36,439	36,439
Bedrooms	1	0	0	0
Bathrooms/Restrooms	1	1	1	1
Stories	0.00	0.00	0.00	0.00
Total Value	\$237,577	\$382,000	\$435,000	\$408,500
Distance From Subject	0.00	0.50	0.50	0.50

* = user supplied for search only

Comp #:1

Distance From Subject:0.50 (miles)

Address:	7320 HAWTHORN AVE 323, LOS ANGELES, CA 90046-3675		
Owner Name:	MAZEL NICHE LLC		
Seller Name:	TITMUS ROGER A		
APN:	5550-017-098	Map Reference:	/
County:	LOS ANGELES, CA	Census Tract:	1899.05
Subdivision:	62455	Zoning:	LAR3
Rec Date:	02/27/2018	Prior Rec Date:	10/01/2007
Sale Date:	01/29/2018	Prior Sale Date:	08/22/2007
Sale Price:	\$430,000	Prior Sale Price:	\$362,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	191967	Acres:	0.84
1st Mtg Amt:	\$240,000	Lot Area:	36,439
Total Value:	\$382,000	# of Stories:	/
Land Use:	CONDOMINIUM	Park Area/Cap#:	/
		Living Area:	550
		Total Rooms:	/
		Bedrooms:	1 /
		Bath(F/H):	1985 / 1988
		Yr Built/Eff:	CENTRAL
		Air Cond:	/
		Style:	/
		Fireplace:	/
		Pool:	/
		Roof Mat:	/
		Parking:	/

Comp #:2

Distance From Subject:0.50 (miles)

Address:	7320 HAWTHORN AVE 420, LOS ANGELES, CA 90046-3678		
Owner Name:	THOMAS STANLEY L/THOMAS ABRAHAM		
Seller Name:	NING JUNE S		
APN:	5550-017-120	Map Reference:	/
County:	LOS ANGELES, CA	Census Tract:	1899.05
Subdivision:	62455	Zoning:	LAR3
Rec Date:	08/23/2018	Prior Rec Date:	09/19/2017
Sale Date:	07/30/2018	Prior Sale Date:	08/16/2017
Sale Price:	\$470,000	Prior Sale Price:	\$435,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	851975	Acres:	0.84
1st Mtg Amt:	\$111,000	Lot Area:	36,439
Total Value:	\$435,000	# of Stories:	/
Land Use:	CONDOMINIUM	Park Area/Cap#:	/
		Living Area:	560
		Total Rooms:	/
		Bedrooms:	1 /
		Bath(F/H):	1985 / 1988
		Yr Built/Eff:	CENTRAL
		Air Cond:	/
		Style:	/
		Fireplace:	/
		Pool:	/
		Roof Mat:	/
		Parking:	/

EXHIBIT D

ASSIGNED INSPECTOR: **GORDON ZUBER**

Date: **October 11, 2018**

JOB ADDRESS: **1351 NORTH ORANGE DRIVE, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **5548-023-089**

CASE#: **715144**

ORDER NO: **A-4025805**

EFFECTIVE DATE OF ORDER TO COMPLY: **April 1, 2016**

COMPLIANCE EXPECTED DATE: **May 1, 2016**

DATE COMPLIANCE OBTAINED: **August 9, 2016**

LIST OF IDENTIFIED CODE VIOLATIONS
(ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-4025805

1060114261725673

BOARD OF
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201 NORTH FIGUEROA STREET
LOS ANGELES, CA 90012

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

FRANK BUSH
EXECUTIVE OFFICER

ORDER TO COMPLY AND NOTICE OF FEE

DOUGLAS ROWLEY & GERALD ZACK WILSHIRE PACIFIC EQUITIES
900 WILSHIRE BLVD. SUITE 630
LOS ANGELES, CA 90017

CASE #: 715144
ORDER #: A-4025805
EFFECTIVE DATE: April 01, 2016
COMPLIANCE DATE: May 01, 2016

APPL OF

SITE ADDRESS: 1351 N ORANGE DR

ASSESSORS PARCEL NO.: 5548-023-***

ZONE: RD1.5; Min. Per Unit 1,500

An inspection has revealed that the property (Site Address) listed above is in violation of the Los Angeles Municipal Code (L.A.M.C.) sections listed below. You are hereby ordered to correct the violation(s) and contact the inspector listed in the signature block at the end of this document for a compliance inspection by the compliance date listed above

FURTHER, THE CODE VIOLATION INSPECTION FEE (C.V.I.F) OF \$ 356.16 (\$336 fee plus a six percent Systems Development Surcharge of \$20.16) **WILL BE BILLED TO THE PROPERTY OWNER.** The invoice/notice will be sent to the owner as it appears on the last equalized assessment roll. Section 98.0421 L.A.M.C.

NOTE: FAILURE TO PAY THE C.V.I.F. WITHIN 30 DAYS OF THE INVOICE DATE OF THE BILL NOTED ABOVE WILL RESULT IN A LATE CHARGE OF TWO (2) TIMES THE C.V.I.F. PLUS A 50 PERCENT COLLECTION FEE FOR A TOTAL OF \$1,176.00. Any person who fails to pay the fee, late charge and collection fee, shall also pay interest. Interest shall be calculated at the rate of one percent per month.

The inspection has revealed that the property is in violation of the Los Angeles Municipal Code as follows:

VIOLATION(S):

- 1. Emergency exit door by Unit #105 is inoperable. All emergency exit doors shall be fully operational.

You are therefore ordered to: 1) Provide the required means of egress by repairing emergency exit door(s) to be fully functional.

Code Section(s) in Violation: 91.1008.1.1, 91.1008.1.3.1 of the L.A.M.C.

NON-COMPLIANCE FEE WARNING:

YOU ARE IN VIOLATION OF THE L.A.M.C. IT IS YOUR RESPONSIBILITY TO CORRECT THE VIOLATION(S) AND CONTACT THE INSPECTOR LISTED BELOW TO ARRANGE FOR A COMPLIANCE INSPECTION BEFORE THE NON-COMPLIANCE FEE IS IMPOSED. Failure to correct the violations and arrange for the compliance inspection within 15 days from the Compliance Date, will result in imposition of the fee noted below.

In addition to the C.V.I.F. noted above, a proposed noncompliance fee in the amount of \$660.00 may be imposed for failure to comply with the order within 15 days after the compliance date specified in the order or unless an appeal or request for slight modification is filed within 15 days of the compliance date.

If an appeal or request for slight modification is not filed within 15 days of the compliance date or extensions granted therefrom, the determination of the department to impose and collect a non-compliance fee shall be final. Section 98.0411 L.A.M.C.



CODE ENFORCEMENT BUREAU

For routine City business and non-emergency services: Call 3-1-1

www.ladbs.org

NOTE: FAILURE TO PAY THE NON -COMPLIANCE FEE WITHIN 30 DAYS AFTER THE DATE OF MAILING THE INVOICE, MAY RESULT IN A LATE CHARGE OF TWO (2) TIMES THE NON-COMPLIANCE FEE PLUS A 50 PERCENT COLLECTION FEE FOR A TOTAL OF **\$2,310.00**.

Any person who fails to pay the non-compliance fee, late charge and collection fee shall also pay interest. Interest shall be calculated at the rate of one percent per month.

PENALTY WARNING :

Any person who violates or causes or permits another person to violate any provision of the Los Angeles Municipal Code (L.A.M.C.) is guilty of a misdemeanor which is punishable by a fine of not more than \$1000.00 and/or six (6) months imprisonment for each violation. Section 11.00 (m) L.A.M.C.

APPEAL PROCEDURES:

There is an appeal procedure established in this city whereby the Department of Building and Safety and the Board of Building and Safety Commissioners have the authority to hear and determine error or abuse of discretion or requests for slight modification of the requirements contained in this order when appropriate fees have been paid Section 98.0403.1 and 98.0403.2 L.A.M.C.

If you have any questions or require any additional information please feel free to contact me at (213)252-3045. Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector : *Gordon Zuber*

Date: March 23, 2016

GORDON ZUBER
3550 WILSHIRE BLVD. SUITE 1800
LOS ANGELES, CA 90010
(213)252-3045
Gordon.Zuber@lacity.org

REVIEWED BY