

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

—
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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
—

June 21, 2019

Council District # 6

Case #: 836897

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

JOB ADDRESS: 14451 W NORDHOFF ST

CONTRACT NO.: 280142674-6 B131051 C128935-1 G127648-2 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 and graffiti abatement at the above address in the City of Los Angeles. The cost of barricading the subject building(s) was \$4,474.40. The cost of cleaning the subject lot was \$5,049.52. The cost of exterior graffiti abatement of the subject building(s) was \$1,029.00.

It is proposed that a lien for the total amount of **\$11,883.48** 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

M. Schulzinger (for)

Armond Gregoryona, Principal Inspector
Lien Review

REPORT OF ABATE OF A PUBLIC NUISANCE

On December 06, 2018 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,abate the graffiti, on the parcel located at **14451 W NORDHOFF 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 | B4347 | January 04, 2019 | \$4,474.40 |
| CLEAN | C4545 | December 28, 2018 | \$3,168.20 |
| CLEAN | C4550 | January 28, 2019 | \$1,881.32 |
| GRAFFITI ABATEMENT | G2238 | January 02, 2019 | \$1,029.00 |
| | | | \$10,552.92 |

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 | 771242-5 | \$356.16 | \$890.40 | \$1,246.56 |
| | | | | \$1,246.56 |

Title report costs were as follows:

| <u>Title Search</u> | <u>Work Order No.</u> | <u>Amount</u> |
|---------------------|-----------------------|---------------|
| FULL | T16030 | \$42.00 |
| FULL | T15671 | \$42.00 |
| | | \$84.00 |

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 \$7,977.96 plus applicable fees and charges, 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 **\$11,883.48**, 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 \$3,168.20, 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 21, 2019

FRANK M. BUSH
GENERAL MANAGER

M. Schulzinger (for)

Report and lien confirmed by
City Council on:

Armond Gregoryona, Principal Inspector
Lien Review

ATTEST: HOLLY WOLCOTT
CITY CLERK

BY
DEPUTY

ASSIGNED INSPECTOR: RICHARD SIMONS
JOB ADDRESS: 14451 W NORDHOFF ST
ASSESSORS PARCEL NO.: 2639-010-009

CASE #: 836897

Last Full Title: 06/19/2019

Last Update Title:

LIST OF OWNERS AND INTERESTED PARTIES

- 1 ALBER G., LLC. & 4 SEMILLAS, LLC.
C/O FLORA ALARCON
11249 VINEDALE ST.
SUN VALLEY, CA 91352
Capacity: OWNER

- 2 FLORA ALARCON; ALBERT G LLC; 4SEMILLAS LLC
11249 VINEDALE ST
SUN VALLEY, CA 91352
Capacity: OWNER

- 3 JPMORGAN CHASE BANK NA
PO BOX 8000
MONROE, LA 71203
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. T16040
Dated as of: 06/18/2019

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 2639-010-009

Property Address: 14451 W NORDHOFF ST City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : FLORA ALARCON; ALBERT G LLC; 4 SEMILLAS LLC

Grantor : FLORA ALARCON; FLORA MONTES DE OCA

Deed Date : 12/01/2015

Recorded : 06/04/2013

Instr No. : 15-1511769

MAILING ADDRESS: FLORA ALARCON; ALBERT G LLC; 4 SEMILLAS LLC
11249 VINEDALE ST SUN VALLEY CA 91352

SCHEDULE B

LEGAL DESCRIPTION

Lot: 30 Tract No: 11458 Abbreviated Description: LOT:30 TR#:11458 TRACT NO 11458 LOT 30

MORTGAGES/LIENS

Type of Document: DEED OF TRUST

Recording Date: 06/04/2013

Document #: 13-0830526

Loan Amount: \$200,000

Lender Name: JPMORGAN CHASE BANK NA

Borrowers Name: FLORA ALARCON

MAILING ADDRESS: JPMORGAN CHASE BANK NA
PO BOX 8000 MONROE, LA 71203

Type of Document: NOTICE OF PENDING LIEN

Recording Date: 01/15/2019

Document #: 19-0040399

MAILING ADDRESS: DEPARTMENT OF BUILDING AND SAFETY CODE
3550 WILSHIRE BLVD# 1800, LOS ANGELES, CA 90010



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

Property Title Report

Work Order No. T15674
Dated as of: 12/03/2018

Prepared for: City of Los Angeles

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

APN #: 2639-010-009

Property Address: 14451 W NORDHOFF ST ***City: Los Angeles*** ***County: Los Angeles***

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : ALBERT G LLC AND 4 SEMILLAS, LLC

Grantor : FLORA ALARCON

Deed Date : 12/03/2015

Recorded : 12/15/2015

Instr No. : 15-1573949

MAILING ADDRESS: ALBERT G LLC AND 4 SEMILLAS, LLC
11249 VINEDALE ST SUN VALLEY CA 91352

SCHEDULE B

LEGAL DESCRIPTION

Lot: 30 Tract No: 11458 Abbreviated Description: LOT:30 TR#:11458 TRACT NO 11458 LOT 30

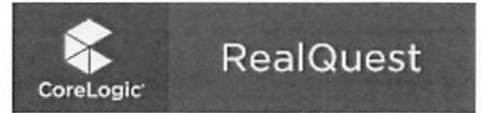
MORTGAGES/LIENS

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

Property Detail Report

For Property Located At :

14451 NORDHOFF ST, PANORAMA CITY, CA 91402-1929



Owner Information

Owner Name: **ALBER G LLC &/SEMILLAS LLC**
 Mailing Address: **11249 VINEDALE ST, SUN VALLEY CA 91352-3217 C027**
 Vesting Codes: **//**

Location Information

Legal Description: **TRACT NO 11458 LOT 30**
 County: **LOS ANGELES, CA** APN: **2639-010-009**
 Census Tract / Block: **1193.41 / 1** Alternate APN:
 Township-Range-Sect: Subdivision: **11458**
 Legal Book/Page: **263-29** Map Reference: **8-D5 /**
 Legal Lot: **30** Tract #: **11458**
 Legal Block: School District: **LOS ANGELES**
 Market Area: **PC** 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: **12/03/2015 / 12/01/2015** 1st Mtg Amount/Type: **/**
 Sale Price: **\$225,000** 1st Mtg Int. Rate/Type: **/**
 Sale Type: **FULL** 1st Mtg Document #: **/**
 Document #: **1511769** 2nd Mtg Amount/Type: **/**
 Deed Type: **GRANT DEED** 2nd Mtg Int. Rate/Type: **/**
 Transfer Document #: Price Per SqFt: **\$201.97**
 New Construction: Multi/Split Sale:
 Title Company: **USA NAT'L TITLE CO**
 Lender:
 Seller Name: **ALARCON FLORA**

Prior Sale Information

Prior Rec/Sale Date: **06/01/1998 / 04/23/1998** Prior Lender: **METROCITI MTG CORP**
 Prior Sale Price: **\$140,000** Prior 1st Mtg Amt/Type: **\$112,000 / CONV**
 Prior Doc Number: **918375** Prior 1st Mtg Rate/Type: **/**
 Prior Deed Type: **GRANT DEED**

Property Characteristics

| | | | | | |
|-------------------|--------------------|--------------------|----------------------------|----------------|---------------------|
| Gross Area: | | Parking Type: | DETACHED GARAGE | Construction: | FRAME |
| Living Area: | 1,114 | Garage Area: | | Heat Type: | HEATED |
| Tot Adj Area: | | Garage Capacity: | 2 | Exterior wall: | STUCCO |
| Above Grade: | | Parking Spaces: | 2 | Porch Type: | |
| Total Rooms: | 4 | Basement Area: | | Patio Type: | |
| Bedrooms: | 2 | Finish Bsmnt Area: | | Pool: | |
| Bath(F/H): | 2 / | Basement Type: | | Air Cond: | WALL |
| Year Built / Eff: | 1950 / 1950 | Roof Type: | | Style: | CONVENTIONAL |
| Fireplace: | Y / 1 | Foundation: | RAISED | Quality: | AVERAGE |
| # of Stories: | 1 | Roof Material: | COMPOSITION SHINGLE | Condition: | AVERAGE |

Other Improvements: **FENCE Building Permit**

Site Information

| | | | | | |
|-----------------|---------------|------------------|-------------|-------------|-----------------------------------|
| Zoning: | LARA | Acres: | 0.60 | County Use: | SINGLE FAMILY RESID (0100) |
| Lot Area: | 26,121 | Lot Width/Depth: | x | State Use: | |
| Land Use: | SFR | Res/Comm Units: | 1 / | Water Type: | PUBLIC |
| Site Influence: | CORNER | | | Sewer Type: | TYPE UNKNOWN |

Tax Information

| | | | | | |
|----------------------|------------------|----------------|-------------|----------------|-------------------|
| Total Value: | \$495,230 | Assessed Year: | 2018 | Property Tax: | \$6,296.80 |
| Land Value: | \$445,291 | Improved %: | 10% | Tax Area: | 13 |
| Improvement Value: | \$49,939 | Tax Year: | 2018 | Tax Exemption: | |
| Total Taxable Value: | \$495,230 | | | | |

Comparable Summary

For Property Located At



14451 NORDHOFF ST, PANORAMA CITY, CA 91402-1929

8 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: 8

| | Subject Property | Low | High | Average |
|-----------------------|------------------|-----------|-----------|-----------|
| Sale Price | \$225,000 | \$360,000 | \$968,000 | \$535,125 |
| Bldg/Living Area | 1,114 | 1,014 | 1,258 | 1,162 |
| Price/Sqft | \$201.97 | \$295.81 | \$769.48 | \$460.11 |
| Year Built | 1950 | 1948 | 1953 | 1950 |
| Lot Area | 26,121 | 5,687 | 28,290 | 9,439 |
| Bedrooms | 2 | 2 | 3 | 3 |
| Bathrooms/Restrooms | 2 | 1 | 2 | 1 |
| Stories | 1.00 | 1.00 | 1.00 | 1.00 |
| Total Value | \$495,230 | \$179,968 | \$447,780 | \$328,342 |
| Distance From Subject | 0.00 | 0.06 | 0.50 | 0.37 |

*= user supplied for search only

| <input checked="" type="checkbox"/> | # | F | Address | Sale Price | Yr Blt | Bed | Baths(Full) | Last Recording | Bld/Liv | Lot Area | Dist |
|-------------------------------------|---|---|--------------------|------------|--------|-----|-------------|----------------|---------|----------|------|
| Subject Property | | | | | | | | | | | |
| | | | 14451 NORDHOFF ST | \$225,000 | 1950 | 2 | 2 | 12/03/2015 | 1,114 | 26,121 | 0.0 |
| Comparables | | | | | | | | | | | |
| <input checked="" type="checkbox"/> | 1 | | 14421 NORDHOFF ST | \$968,000 | 1952 | 2 | 1 | 11/13/2018 | 1,258 | 28,290 | 0.06 |
| <input checked="" type="checkbox"/> | 2 | | 9030 KATHERINE AVE | \$500,000 | 1953 | 3 | 2 | 11/27/2018 | 1,232 | 6,013 | 0.14 |
| <input checked="" type="checkbox"/> | 3 | | 8813 KATHERINE AVE | \$540,000 | 1948 | 3 | 1 | 12/18/2018 | 1,056 | 7,336 | 0.38 |
| <input checked="" type="checkbox"/> | 4 | | 8803 TYRONE AVE | \$520,000 | 1948 | 3 | 2 | 04/08/2019 | 1,250 | 6,127 | 0.40 |
| <input checked="" type="checkbox"/> | 5 | | 14430 PARTHENIA ST | \$489,000 | 1948 | 3 | 1 | 04/30/2019 | 1,251 | 6,791 | 0.49 |
| <input checked="" type="checkbox"/> | 6 | | 8744 KATHERINE AVE | \$484,000 | 1949 | 3 | 1 | 05/23/2019 | 1,014 | 5,687 | 0.49 |
| <input checked="" type="checkbox"/> | 7 | | 14231 PARTHENIA ST | \$420,000 | 1949 | 3 | 1 | 12/28/2018 | 1,014 | 6,864 | 0.49 |
| <input checked="" type="checkbox"/> | 8 | | 9452 WOODMAN AVE | \$360,000 | 1953 | 3 | 2 | 02/08/2019 | 1,217 | 8,406 | 0.50 |