

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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CITY OF LOS ANGELES
CALIFORNIA



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DEPARTMENT OF
BUILDING AND SAFETY
201 NORTH FIGUEROA STREET
LOS ANGELES, CA 90012

OSAMA YOUNAN, P.E.
GENERAL MANAGER
SUPERINTENDENT OF BUILDING
JOHN WEIGHT
EXECUTIVE OFFICER

April 14, 2023

Council District # 4

Case #: 972657

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

JOB ADDRESS: 7571 W MULHOLLAND DR

CONTRACT NO.: 280179011-9 C141028-1 B138088-2 T137838 C142032

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 and fencing of the lot at the above address in the City of Los Angeles. The cost of barricading the subject building(s) was \$1,299.69. The cost of fencing the subject lot was \$7,364.90.

It is proposed that a lien for the total amount of **\$9,055.75** 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.

OSAMA YOUNAN, P.E.
GENERAL MANAGER
SUPERINTENDENT OF BUILDING

 4-14-2023

Armond Gregoryona, Principal Inspector
Lien Review

REPORT OF ABATE OF A PUBLIC NUISANCE

On October 31, 2022 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, fence the lot, on the parcel located at **7571 W MULHOLLAND DR** , 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	B4713	November 26, 2022	\$764.33
BARRICADE	B4725	November 27, 2022	\$535.36
FENCE	F4267	December 28, 2022	\$7,364.90
			\$8,664.59

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	877945-2	\$356.16	\$0.00	\$356.16
				\$356.16

Title report costs were as follows:

<u>Title Search</u>	<u>Work Order No.</u>	<u>Amount</u>
FULL	T17284	\$30.00
SUPPLEMENTAL	T17496	\$5.00
		\$35.00

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 \$6,580.14 plus applicable fees and charges, plus the fee for investigating the violation(s) of \$356.16, plus the Cost of Title Search(es) on the subject lot was \$35.00 for a total of **\$9,055.75**, be recorded against said property.

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: April 14, 2023

OSAMA YOUNAN, P.E.
GENERAL MANAGER
SUPERINTENDENT OF BUILDING

Report and lien confirmed by
City Council on:

Armond Gregoryona, Principal Inspector
Lien Review

ATTEST: HOLLY WOLCOTT
CITY CLERK



4-14-2023

BY
DEPUTY

April 13, 2023

CASE #: 972657

ASSIGNED INSPECTOR: RICHARD SIMONS
JOB ADDRESS: 7571 W MULHOLLAND DR
ASSESSORS PARCEL NO.: 2427-005-036

Last Full Title: 11/01/2022

Last Update Title:

LIST OF OWNERS AND INTERESTED PARTIES

- 1 JOHN P. MIDDLETON
9348 CIVIC CENTER DR.
BEVERLY HILLS, CA 90210
Capacity: OWNER

- 2 WELLS FARGO BANK NA
RE: JOHN POWERS MIDDLETON
85 CLEVELAND RD 2ND FLOOR
PLEASANT HILL, CA 94523
Capacity: INTERESTED PARTY



1649 BUCKINGHAM RD.
LOS ANGELES, CA 90019
Phone 310-943-9235 latitle@in2-res.com

Property Title Report

Work Order No. T17496
Dated as of: 03/31/2023

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 2427-005-036

Property Address: 7571 W MULHOLLAND DR City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : JOHN POWERS MIDDLETON

Grantor : GIL KORESH TRUSTEE OF THE WEST COAST TRUST

Deed Date : 05/21/2012

Recorded : 06/04/2012

Instr No. : 12-0826693

MAILING ADDRESS: JOHN POWERS MIDDLETON
9348 CIVIC CENTER DR, BEVERLY HILLS, CA 90210

SCHEDULE B

LEGAL DESCRIPTION

Lot Number: 1 Subdivision Name: LANKERSHIM RANCH LAND & WATER CO Brief Description:
MR=66-83-85 FOR DESC SEE ASSESSOR'S MAPS POR OF LOT 1

MORTGAGES/LIENS

Type of Document: SHORT FORM OPEN-END DEED OF TRUST

Recording Date: 12/31/2012

Document #: 12-2025220

Loan Amount: \$3,000,000

Lender Name: WELLS FARGO BANK NA

Borrowers Name: JOHN POWERS MIDDLETON

MAILING ADDRESS: WELLS FARGO BANK NA
85 CLEVELAND RD 2ND FL PLEASANT HILL, CA 94523

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. T17496

SCHEDULE B (Continued)

Type of Document: NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST
Recording Date: 11/08/2022 **Document #: 22-1053338**

Type of Document: NOTICE OF TRUSTEE SALE UNDER DEED OF TRUST
Recording Date: 02/13/2023 **Document #: 23-0089526**



1649 BUCKINGHAM RD.
LOS ANGELES, CA 90019
Phone 310-943-9235 latitle@in2-res.com

Property Title Report

Work Order No. T17284
Dated as of: 10/27/2022

Prepared for: City of Los Angeles

SCHEDULE A **(Reported Property Information)**

APN #: 2427-005-036

Property Address: 7571 W MULHOLLAND DR
Angeles

City: Los Angeles

County: Los

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : JOHN POWERS MIDDLETON

Grantor : GIL KORESH TRUSTEE OF THE WEST COAST TRUST

Deed Date : 05/21/2012

Recorded : 06/04/2012

Instr No. : 12-0826693

MAILING ADDRESS: JOHN POWERS MIDDLETON
9348 CIVIC CENTER DR, BEVERLY HILLS, CA 90210

SCHEDULE B

LEGAL DESCRIPTION

Lot Number: 1 Subdivision Name: LANKERSHIM RANCH LAND & WATER CO Brief Description:
MR=66-83-85 FOR DESC SEE ASSESSOR'S MAPS POR OF LOT 1

MORTGAGES/LIENS

Type of Document: SHORT FORM OPEN-END DEED OF TRUST

Recording Date: 12/31/2012

Document #: 12-2025220

Loan Amount: \$3,000,000

Lender Name: WELLS FARGO BANK N.A.

Borrowers Name: JOHN POWERS MIDDLETON

MAILING ADDRESS: WELLS FARGO BANK N.A
85 CLEVELAND RD. 2ND FLOOR PLEASANT HILL, CA 94523

Property Detail Report

For Property Located At :
7571 MULHOLLAND DR, LOS ANGELES, CA 90046-1238



Owner Information

Owner Name: **MIDDLETON JOHN P**
 Mailing Address: **9348 CIVIC CENTER DR, BEVERLY HILLS CA 90210-3624 C010**
 Vesting Codes: **//**

Location Information

Legal Description: **MR=66-83-85 FOR DESC SEE ASSESSOR'S MAPS POR OF LOT 1**
 County: **LOS ANGELES, CA** APN: **2427-005-036**
 Census Tract / Block: **1437.00 / 3** Alternate APN:
 Township-Range-Sect: **Subdivision: LANKERSHIM RANCH LAND & WATER**
 Legal Book/Page: **6-32** Map Reference: **/**
 Legal Lot: **1** Tract #: **/**
 Legal Block: School District: **LOS ANGELES**
 Market Area: **C03** School District Name: **LOS ANGELES**
 Neighbor Code: Munic/Township: **LOS ANGELES**

Owner Transfer Information

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

Last Market Sale Information

Recording/Sale Date: **06/04/2012 / 05/21/2012** 1st Mtg Amount/Type: **/**
 Sale Price: **\$4,750,000** 1st Mtg Int. Rate/Type: **/**
 Sale Type: **FULL** 1st Mtg Document #: **/**
 Document #: **826693** 2nd Mtg Amount/Type: **/**
 Deed Type: **GRANT DEED** 2nd Mtg Int. Rate/Type: **/**
 Transfer Document #: **Price Per SqFt: \$829.69**
 New Construction: **Multi/Split Sale:**
 Title Company: **CHICAGO TITLE CO**
 Lender: **WEST COAST TRUST**

Prior Sale Information

Prior Rec/Sale Date: **06/26/1985 /** Prior Lender:
 Prior Sale Price: **\$80,000** Prior 1st Mtg Amt/Type: **/**
 Prior Doc Number: **738602** Prior 1st Mtg Rate/Type: **/**
 Prior Deed Type: **DEED (REG)**

Property Characteristics

Gross Area:		Parking Type:		Construction:	
Living Area:	5,725	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:	4	Finish Bsmnt Area:		Pool:	POOL
Bath(F/H):	4 /	Basement Type:		Air Cond:	CENTRAL
Year Built / Eff:	2003 / 2003	Roof Type:		Style:	
Fireplace:	/	Foundation:		Quality:	
# of Stories:		Roof Material:		Condition:	
Other Improvements:					

Site Information

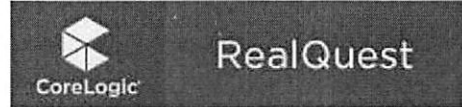
Zoning:	LARE15	Acres:	0.44	County Use:	SINGLE FAMILY RESID (0101)
Lot Area:	18,953	Lot Width/Depth:	x	State Use:	
Land Use:	SFR	Res/Comm Units:	1 /	Water Type:	
Site Influence:				Sewer Type:	

Tax Information

Total Value:	\$5,622,146	Assessed Year:	2022	Property Tax:	\$66,407.72
Land Value:	\$3,550,830	Improved %:	37%	Tax Area:	13
Improvement Value:	\$2,071,316	Tax Year:	2022	Tax Exemption:	
Total Taxable Value:	\$5,622,146				

Comparable Sales Report

For Property Located At


7571 MULHOLLAND DR, LOS ANGELES, CA 90046-1238
2 Comparable(s) Selected.

Report Date: 03/29/2023

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$4,750,000	\$2,625,000	\$6,495,000	\$4,560,000
Bldg/Living Area	5,725	5,175	5,725	5,450
Price/Sqft	\$829.69	\$458.52	\$1,255.07	\$856.79
Year Built	2003	1930	1960	1945
Lot Area	18,953	15,445	30,280	22,862
Bedrooms	4	3	4	4
Bathrooms/Restrooms	4	4	4	4
Stories	0.00	2.00	2.00	2.00
Total Value	\$5,622,146	\$1,020,905	\$1,565,792	\$1,293,348
Distance From Subject	0.00	0.09	0.26	0.17

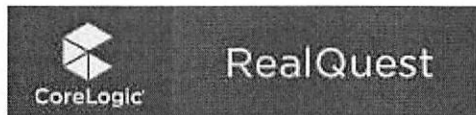
* = user supplied for search only

Comp #:	1	Distance From Subject: 0.09 (miles)			
Address:	3131 FLOYE DR, LOS ANGELES, CA 90046-1217				
Owner Name:	JAMES INDIA R				
Seller Name:	IDLE ERIC & TANIA TRUST				
APN:	5570-012-028	Map Reference:	/	Living Area:	5,175
County:	LOS ANGELES, CA	Census Tract:	1941.02	Total Rooms:	
Subdivision:	7259	Zoning:	LARE15	Bedrooms:	4
Rec Date:	03/09/2023	Prior Rec Date:	04/28/1995	Bath(F/H):	4 /
Sale Date:	03/02/2023	Prior Sale Date:		Yr Built/Eff:	1930 / 1940
Sale Price:	\$6,495,000	Prior Sale Price:	\$1,500,000	Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	150531	Acres:	0.70	Fireplace:	/
1st Mtg Amt:		Lot Area:	30,280	Pool:	POOL
Total Value:	\$1,565,792	# of Stories:		Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:	2	Distance From Subject: 0.26 (miles)			
Address:	3572 MULTIVIEW DR, LOS ANGELES, CA 90068-1222				
Owner Name:	NGUYEN GIAHUY				
Seller Name:	KIMBLE KEITH & JANET				
APN:	2425-016-020	Map Reference:	23-F5 /	Living Area:	5,725
County:	LOS ANGELES, CA	Census Tract:	1437.00	Total Rooms:	7
Subdivision:	LANKERSHIM RANCH LAND & WATER CO	Zoning:	LARE15	Bedrooms:	3
Rec Date:	12/09/2022	Prior Rec Date:	01/24/1995	Bath(F/H):	4 /
Sale Date:	08/30/2022	Prior Sale Date:		Yr Built/Eff:	1960 / 1971
Sale Price:	\$2,625,000	Prior Sale Price:	\$645,000	Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONTEMPORARY
Document #:	1153216	Acres:	0.35	Fireplace:	Y / 1
1st Mtg Amt:	\$1,500,000	Lot Area:	15,445	Pool:	POOL
Total Value:	\$1,020,905	# of Stories:	2	Roof Mat:	GRAVEL & ROCK
Land Use:	SFR	Park Area/Cap#:	/	Parking:	PARKING AVAIL

Foreclosure Activity Report

For Property Located At

**7571 MULHOLLAND DR, LOS ANGELES, CA 90046-1238****Most Recent Foreclosure Transaction:**

Foreclosure Doc Type: **NOTICE OF TRUSTEE'S SALE** Foreclosure Stage: **AUCTION**
 Recording Date: **02/13/2023** Filing Date: **02/07/2023**
 Foreclosure Doc #: **89526** Recording Book/Page: **/**

Borrower 1: **MIDDLETON POWERS**
 Borrower 2:
 Borrower 3:
 Borrower 4:

Trustee Name: **AFFINIA DEFAULT SERVICES LLC** Trustee Phone #: **(833) 290-7452**
 Trustee Address: **301 E OCEAN BLVD #1720** Trustee Sale Order #: **22-04683**
 City: **LONG BEACH** Trustee Sale Order Ext: **CA**
 State: **CA**
 Zip: **90802**

Auction Date: **04/11/2023** Judgement Amount: **\$3,336,238**
 Auction Time: **10:00**
 Auction Address: **400 CIVIC CENTER PLZ**
 City: **POMONA**

Default Mortgage Information:

Mtg Amt/Type: **\$3,000,000 /** Default Amt:
 Mtg Recording Date: **12/31/2012** Default Date:
 Mtg Doc #: **2025220**
 Mtg Book/Page:
 Lender: **053704** 1st Missed Pymt Date:
 Lender Address:
 City: Lender Phone #:
 State: **SM / /** Vesting Codes:
 Zip: Title Company: **FIRST AMERICAN TITLE CO/CA**

Location Information:

Legal Description: **MR=66-83-85 FOR DESC SEE ASSESSOR'S MAPS POR OF LOT 1**
 County: **LOS ANGELES, CA** APN: **2427-005-036**
 Subdivision: **LANKERSHIM RANCH LAND & WATER** Map Reference: **/**
 Legal Lot: **1** Township-Range-Sect:
 Legal Block: Munic/Township: **LOS ANGELES**

Last Market Sale Information:

Sale Date: **05/21/2012** 1st Mtg Amount/Type: **/**
 Recording Date: **06/04/2012** 1st Mtg Int. Rate/Type: **/**
 Sale Price: **\$4,750,000** 2nd Mtg Amount/Type: **/**
 Sale Type: **FULL** 2nd Mtg Int. Rate/Type: **/**
 Deed Type: **GRANT DEED** Seller: **WEST COAST TRUST**
 Deed Doc #: **826693**

Owner Information:

Owner Name: **MIDDLETON JOHN P**
 Mailing Address: **9348 CIVIC CENTER DR**
 City: **BEVERLY HILLS**
 State: **CA** Carrier Route: **C010**
 Zip: **90210-3624**

Owner Transfer Information:

Sale Date:
 Recording Date: Deed Type:
 Sale Price: Deed Doc #:
 Vesting Codes: **/ /**

Property Characteristics:

Living Area: **5,725** Parking Type:

Total Rooms:
Bedrooms **4**
Bath (F/H): **4 /**
Year Built / Eff: **2003 / 2003**
Fireplace:
of Stories:
Quality:

Garage Area:
Garage Capacity:
Parking Spaces:
Pool: **POOL**
Pool Area:
Style:

Site Information:

Land Use: **SFR**
Zoning: **LARE15**
Site Influence:

Acres: **0.44**
Lot Area: **18,953**
Res/Comm Units: **1 /**

Tax Information:

Assessed Value: **\$5,622,146**
Land Value: **\$3,550,830**
Improvement Value: **\$2,071,316**
Total Taxable Value: **\$5,622,146**

Property Tax: **\$66,407.72**
Tax Area: **13**
Tax Exemption:
Improvement %: **37%**