

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

January 25, 2018

Council District: # 4

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

JOB ADDRESS: **2110 NORTH BEACHWOOD DRIVE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5586-012-014**
Re: Invoice #: 695561-2

On July 29, 2016 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: **2110 North Beachwood 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 August 12, 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	42.00
Grand Total	\$ 1,288.56

Pursuant to the authority granted by Section 7.35.3 of the Los Angeles Administrative Code, it is proposed a lien for a total sum of **\$1,288.56** 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 **\$1,288.56** 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 Ongele
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. T15123
Dated as of: 01/03/2018

Prepared for: City of Los Angeles

SCHEDULE A (Reported Property Information)

APN #: 5586-012-014

Property Address: 2110 N BEACHWOOD DR City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : MORGAN; THE MORGAN LIVING TRUST

Grantor : JANE MORGAN

Deed Date : 11/08/2006

Recorded : 11/14/2006

Instr No. : 06-2516416

MAILING ADDRESS: MORGAN; THE MORGAN LIVING TRUST
PO BOX 1812 BEVERLY HILLS CA 90213

SCHEDULE B

LEGAL DESCRIPTION

Lot: 15 Tract No: 7060 Abbreviated Description: LOT:15 SUBD:BEACHWOOD PARK TRACT
TR#:7060 TRACT NO 7060 LOT 15

MORTGAGES/LIENS

Type of Document: DEED OF TRUST

Recording Date: 12/21/2009

Document #: 09-1941079

Loan Amount: \$315,000

Lender Name: GREENLIGHT FINANCIAL SERVICES

Borrowers Name: MORGAN; THE MORGAN LIVING TRUST

MAILING ADDRESS: GREENLIGHT FINANCIAL SERVICES
8105 IRVINE CENTER DR. #150 IRVINE, CA 92618

This page is part of your document - DO NOT DISCARD

06 2516416

RECORDED/FILED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA

8:04 AM NOV 14 2006

TITLE(S) : DEED



LEAD SHEET

FEE

Code 01 - 10.00
Code 18 - 04.00

Code D003 - 001

D.T.T.
Code 0 - 00.00

CODE
20

CODE
19

CODE

9 Grand Total = \$14.00

Page Count = 2

Assessor's Identification Number (AIN)

To be completed by Examiner OR Title Company in black ink.

Number of AIN's Shown

5 5 8 6 - 0 1 2 - 0 1 4

0 0 1

THIS FORM IS NOT TO BE DUPLICATED

RECORDING REQUESTED BY:

**WHEN RECORDED RETURN TO
AND MAIL TAX STATEMENTS TO:**

MORGAN
P.O. Box 1812
Beverly Hills, CA 90213-1812

06 2516416

2

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

THE UNDERSIGNED GRANTORS DECLARE:

Documentary Transfer Tax is \$ NONE


THIS CONVEYANCE TRANSFERS AN INTEREST INTO OR OUT OF A LIVING TRUST [R&T 11930].

Parcel No.: 5586-012-014 Commonly known as: 2110 N. Beachwood Dr., Los Angeles, CA

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, JANE MORGAN, hereby remises, releases, and forever grants to MORGAN, Trustee of THE MORGAN LIVING TRUST dated November 8, 2006, or her successor trustee(s), the following described real property in the County of LOS ANGELES, State of CALIFORNIA:

COMPLETE LEGAL DESCRIPTION MARKED EXHIBIT "A" IS ATTACHED HERETO AND MADE A PART HEREOF.

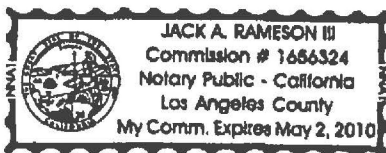
DATED: November 8, 2006

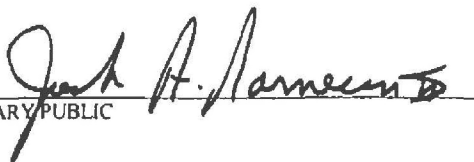

JANE MORGAN

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss.

On November 8, 2006, before me, JACK A. RAMESON III, Notary Public, personally appeared JANE MORGAN, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacities, and that by his/her signature on the instrument the person or the entities upon behalf of which he/she acted executed the instrument.

WITNESS my hand and official seal.




NOTARY PUBLIC

3

LEGAL DESCRIPTION

PROPERTY ADDRESS: 2110 – 2112 N. BEACHWOOD DRIVE

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

LOT 15 OF TRACT 7060, AS PER MAP RECORDED IN BOOK 84 PAGE 17 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

A.P.N. 5586-012-014

06 2516416

EXHIBIT B

ASSIGNED INSPECTOR: **GORDON ZUBER**

Date: **January 25, 2018**

JOB ADDRESS: **2110 NORTH BEACHWOOD DRIVE, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **5586-012-014**

Last Full Title: **01/03/2018**

Last Update to Title:

.....

LIST OF OWNERS AND INTERESTED PARTIES

1). MORGAN JANE
THE MORGAN LIVING TRUST
P.O. BOX 1812
BEVERLY HILLS CA, 90213

CAPACITY: OWNER

2). GREENLIGHT FINANCIAL SERVICES
8105 IRVINE CENTER DR #150
IRVINE CA, 92618

CAPACITY: INTERESTED PARTY

Property Detail Report

For Property Located At :
2110 N BEACHWOOD DR, LOS ANGELES, CA 90068



CoreLogic

RealQuest Professional

Owner Information

Owner Name: **MORGAN JANE/MORGAN TRUST**
 Mailing Address: **PO BOX 1812, BEVERLY HILLS CA 90213-1812 B031**
 Vesting Codes: **// TR**

Location Information

Legal Description:	TRACT NO 7060 LOT 15	APN:	5586-012-014
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	1895.00 / 1	Subdivision:	7060
Township-Range-Sect:		Map Reference:	34-D2 /
Legal Book/Page:	84-17	Tract #:	7060
Legal Lot:	15	School District:	LOS ANGELES
Legal Block:		School District Name:	
Market Area:	C30	Munic/Township:	
Neighbor Code:			

Owner Transfer Information

Recording/Sale Date:	11/14/2006 / 11/08/2006	Deed Type:	GRANT DEED
Sale Price:		1st Mtg Document #:	
Document #:	2516416		

Last Market Sale Information

Recording/Sale Date:	11/03/1993 /	1st Mtg Amount/Type:	/
Sale Price:		1st Mtg Int. Rate/Type:	/
Sale Type:		1st Mtg Document #:	
Document #:	2148285	2nd Mtg Amount/Type:	/
Deed Type:	DEED (REG)	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	
New Construction:		Multi/Split Sale:	
Title Company:			
Lender:			
Seller Name:	OWNER RECORD		

Prior Sale Information

Prior Rec/Sale Date:	03/24/1977 /	Prior Lender:	
Prior Sale Price:	\$66,000	Prior 1st Mtg Amt/Type:	\$56,000 / CONV
Prior Doc Number:	295821	Prior 1st Mtg Rate/Type:	/
Prior Deed Type:	DEED (REG)		

Property Characteristics

Gross Area:		Parking Type:		Construction:	
Living Area:	1,848	Garage Area:		Heat Type:	
Tot Adj Area:		Garage Capacity:		Exterior wall:	
Above Grade:		Parking Spaces:		Porch Type:	
Total Rooms:		Basement Area:		Patio Type:	
Bedrooms:	2	Finish Bsmnt Area:		Pool:	
Bath(F/H):	2 /	Basement Type:		Air Cond:	YES
Year Built / Eff:	1925 / 1925	Roof Type:		Style:	
Fireplace:	/	Foundation:		Quality:	
# of Stories:		Roof Material:		Condition:	
Other Improvements:					

Site Information

Zoning:	LAR3	Acres:	0.16	County Use:	DUPLEX (0200)
Lot Area:	7,014	Lot Width/Depth:	x	State Use:	
Land Use:	DUPLEX	Res/Comm Units:	2 /	Water Type:	
Site Influence:				Sewer Type:	

Tax Information

Total Value:	\$131,332	Assessed Year:	2017	Property Tax:	\$2,162.59
Land Value:	\$116,829	Improved %:	11%	Tax Area:	13
Improvement Value:	\$14,503	Tax Year:	2017	Tax Exemption:	HOMEOWNER
Total Taxable Value:	\$124,332				

Comparable Sales Report

For Property Located At



CoreLogic

RealQuest Professional

2110 N BEACHWOOD DR, LOS ANGELES, CA 90068**1 Comparable(s) Selected.**

Report Date: 01/24/2018

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$0	\$1,194,000	\$1,194,000	\$1,194,000
Bldg/Living Area	1,848	2,078	2,078	2,078
Price/Sqft	\$0.00	\$574.59	\$574.59	\$574.59
Year Built	1925	1939	1939	1939
Lot Area	7,014	3,982	3,982	3,982
Bedrooms	2	4	4	4
Bathrooms/Restrooms	2	2	2	2
Stories	0.00	0.00	0.00	0.00
Total Value	\$131,332	\$634,335	\$634,335	\$634,335
Distance From Subject	0.00	0.39	0.39	0.39

*= user supplied for search only

Comp #:				Distance From Subject:0.39 (miles)	
Address:	2619 RUTHERFORD DR, LOS ANGELES, CA 90068-3042				
Owner Name:	WEINBACH MARC B				
Seller Name:	MINTZ RUSSELL P				
APN:	5580-009-031	Map Reference:	34-D2 /	Living Area:	2,078
County:	LOS ANGELES, CA	Census Tract:	1894.00	Total Rooms:	
Subdivision:	1504	Zoning:	LAR1	Bedrooms:	4
Rec Date:	08/30/2017	Prior Rec Date:	05/08/2000	Bath(F/H):	2 /
Sale Date:	07/27/2017	Prior Sale Date:	04/19/2000	Yr Built/Eff:	1939 / 1940
Sale Price:	\$1,194,000	Prior Sale Price:	\$479,000	Air Cond:	YES
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	987669	Acres:	0.09	Fireplace:	/
1st Mtg Amt:	\$814,500	Lot Area:	3,982	Pool:	
Total Value:	\$634,335	# of Stories:		Roof Mat:	
Land Use:	DUPLEX	Park Area/Cap#:	/	Parking:	

EXHIBIT D

ASSIGNED INSPECTOR: **GORDON ZUBER**

Date: **January 25, 2018**

JOB ADDRESS: **2110 NORTH BEACHWOOD DRIVE, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **5586-012-014**

CASE#: **730558**

ORDER NO: **A-4124901**

EFFECTIVE DATE OF ORDER TO COMPLY: **August 12, 2016**

COMPLIANCE EXPECTED DATE: **September 11, 2016**

DATE COMPLIANCE OBTAINED: **July 17, 2017**

LIST OF IDENTIFIED CODE VIOLATIONS **(ORDER TO COMPLY)**

VIOLATIONS:

SEE ATTACHED ORDER # A-4124901

1051026201744337

BOARD OF
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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 BUSH
INTERIM GENERAL MANAGER

ORDER TO COMPLY AND NOTICE OF FEE

MORGAN, JANE TR MORGAN TRUST
PO BOX 1812
BEVERLY HILLS, CA 90213

The undersigned mailed this notice
by regular mail, postage prepaid,
to the addressee on this day.

AUG 03 2016

CASE #: 730558
ORDER #: A-4124901
EFFECTIVE DATE: August 12, 2016
COMPLIANCE DATE: September 11, 2016

OWNER OF

SITE ADDRESS: 2110 N BEACHWOOD DR

ASSESSORS PARCEL NO.: 5586-012-014

ZONE: R3; Multiple Dwelling Zone

To the address as shown on the
last equalized assessment roll.
Initialed by *[Signature]*

7-18-17

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. Open storage within the required yards.

You are therefore ordered to: Discontinue the open storage of boxes, metal parts, in the required yard(s).

Code Section(s) in Violation: 12.03, 12.21A.1.(a) and 12.21C.1.(g) of the L.A.M.C.

Comments: There are items being stored in front yard & side yard.

2. Excessive or overgrown vegetation on the premises.

You are therefore ordered to: Cut and remove the excessive or overgrown vegetation and weeds from the premises.

Code Section(s) in Violation: 91.8104, 91.8104.2, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

Comments: There is dead & overgrown vegetation in the front & side yard, trim & remove all overgrown or dead vegetation in front & side yard.

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities.



CODE ENFORCEMENT BUREAU

For routine City business and non-emergency services call 311

www.ladbs.org

INSPECTOR COPY

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.

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 :



Date: August 01, 2016

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



REVIEWED BY

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities.



CODE ENFORCEMENT BUREAU

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

www.ladbs.org