

BOARD OF
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KAREN BASS
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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

June 11, 2026

Council District: # 4

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

JOB ADDRESS: 2337 NORTH MERRYWOOD DRIVE, LOS ANGELES, CA
ASSESSORS PARCEL NO. (APN): 5567-031-015
Re: Invoice # 906518-5

Pursuant to the authority granted by Section 91.103 of the Los Angeles Municipal Code, the Los Angeles Department of Building and Safety (LADBS) investigated and identified code violations at: **2337 North Merrywood Drive, Los Angeles, CA** ("Property"). A copy of the title report which includes a full legal description of the property is attached as Exhibit A.

Following the Department's investigation an order or orders to comply were issued on January 9, 2023 to the property owner and all interested parties. Pursuant to Section 98.0411(a) the order warned that "a proposed noncompliance fee 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 slight modification is filed within 15 days after the compliance date." The owners failed to comply within the time prescribed by ordinance. The Department imposed non-compliance fee as follows:

<u>Description</u>	<u>Amount</u>
Non-Compliance fee	660.00
Late Charge/Collection fee (250%)	1,650.00
Accumulated Interest (1%/month)	482.59
Title Report fee	30.00
Grand Total	\$ 2,822.59

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 **\$2,822.59** be recorded against the property. It is requested that the Honorable City Council of the City of Los Angeles (the "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 Council instruct the LADBS to deposit to Dept 08, Fund 48R, Balance Sheet Account 2200, any payment received against this lien in the amount of **\$2,822.59** 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


Ana Mae Yutan
Chief, Resource Management Bureau

ATTEST: PATRICE LATTIMORE, CITY CLERK

Lien confirmed by
City Council on:

BY: _____
DEPUTY



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

Property Title Report

Work Order No. T18742
Dated as of: 12/19/2025

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 5567-031-015

Property Address: 2337 N MERRYWOOD DR ***City: Los Angeles*** ***County: Los Angeles***

VESTING INFORMATION

Type of Document: CORRECTIVE TRUST TRANSFER DEED

Grantee : SHARMAGNE LELAND-ST JOHN-SYLBERT AS TRUSTEE OF THE SHARMAGNE LELAND-ST JOHN-SYLBERT

Grantor : SHARMAGNE LELAND-ST JOHN-SYLBERT

Deed Date : 03/14/2016 ***Recorded : 03/18/2016***

Instr No. : 16-0298321

MAILING ADDRESS: SHARMAGNE LELAND-ST JOHN-SYLBERT AS TRUSTEE OF THE SHARMAGNE LELAND-ST JOHN-SYLBERT
2357 MERRYWOOD DR, LOS ANGELES, CA 90046-1552

SCHEDULE B

LEGAL DESCRIPTION

Lot Number: 14 Brief Description: MERRYWOOD LOT 14

MORTGAGES/LIENS

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

This page is part of your document - DO NOT DISCARD



20160298321



Pages:
0004

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

03/18/16 AT 09:28AM

FEES:	28.00
TAXES:	0.00
OTHER:	0.00
PAID:	28.00



LEADSHEET



201603183310015

00011843882



007441212

SEQ:
02

DAR - Counter (Upfront Scan)



THIS FORM IS NOT TO BE DUPLICATED

RECORDING REQUESTED BY:

Kenneth E. Devore & Associates, APC
Attorneys at Law

AND WHEN RECORDED MAIL TO:

Sharmagne Leland-St. John-Sylbert
2357 Merrywood Drive
Los Angeles, CA 90046

SPACE ABOVE FOR RECORDER'S USE

(CORRECTIVE) TRUST TRANSFER DEED

*****This document is being recorded to show the correct name of the Grantee, the correct date of the Trust, the street address(es), and the APNs on the Grant Deed recorded June 9, 1992, as Document No. 92 1038356.**

Grant Deed (Excluded from Reappraisal under Proposition 13, i.e., Calif. Const. Art. 13A, §1, et. seq.) THE UNDERSIGNED GRANTOR DECLARES UNDER PENALTY OF PERJURY THAT THE FOLLOWING IS TRUE AND CORRECT:

There is zero Documentary Transfer Tax due. "This conveyance transfers an interest into or out of a Living Trust, R & T 11930."

SHARMAGNE LELAND-ST JOHN-SYLBERT (ALSO KNOWN AS SHARMAGNE LELAND-ST. JOHN), hereby grants to SHARMAGNE LELAND-ST. JOHN-SYLBERT, AS TRUSTEE OF THE SHARMAGNE LELAND-ST. JOHN DECLARATION OF TRUST, dated May 23, 1991, the following described real property in the City of Los Angeles, County of Los Angeles, State of California, commonly known as 2337-2361 Merrywood Drive:

LOTS 14, 15 AND 16 OF MERRYWOOD, SHEET NO. 1, IN THE CITY OF LOS ANGELES, AS PER MAP RECORDED IN BOOK 14 PAGE 181 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM THAT PORTION OF LOT 16, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHWESTERLY LINE OF SAID LOT 16, DISTANT THEREON SOUTH 72 DEGREES 49 MINUTES WEST, 49.80 FEET FROM THE MOST NORTHERLY CORNER OF SAID LOT; THENCE SOUTH 17 DEGREES 11 MINUTES EAST, 14.00 FEET; THENCE NORTH 72 DEGREES 49 MINUTES EAST AND PARALLEL TO SAID NORTHWESTERLY LINE 55.95 FEET MORE OR LESS, TO A POINT IN THE NORTHEASTERLY LINE OF SAID LOT 16, THENCE NORTH 40 DEGREES 53 MINUTES WEST ALONG SAID NORTHEASTERLY LINE 15.29

Page 1 of 3

APNs: 5567-031-015, 5567-031-016 and 5567-031-017
(CORRECTIVE) TRUST TRANSFER DEED

MAIL TAX STATEMENTS TO: Sharmagne Leland-St. John-Sylbert, 2357 Merrywood Drive, Los Angeles, CA 90046

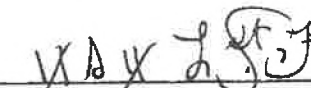
FEET, MORE OR LESS, TO THE MOST NORTHERLY CORNER OF SAID LOT,
THENCE SOUTH 72 DEGREES 49 MINUTES WEST, ALONG THE
NORTHWESTERLY LINE OF SAID LOT, 49.80 FEET TO THE POINT OF
BEGINNING.

Dated: March 14, 2016

Grantor - Transferor

SHARMAGNE LELAND-ST. JOHN
DECLARATION OF TRUST

By: _____



SHARMAGNE LELAND-ST JOHN-
SYLBERT (also known as SHARMAGNE
LELAND-ST. JOHN), Trustee

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)

COUNTY OF LOS ANGELES)

On March 14, 2016, before me, Stephanie M. Manis, a Notary Public, personally appeared SHARMAGNE LELAND-ST JOHN-SYLBERT, 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.

Stephanie M. Manis
Notary Public

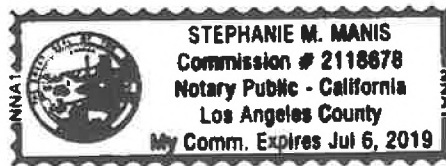


EXHIBIT B

ASSIGNED INSPECTOR: **PTOLEMY HILL**
JOB ADDRESS: **2337 NORTH MERRYWOOD DRIVE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5567-031-015**

Date: June 11, 2026

Last Full Title: **12/19/2025**

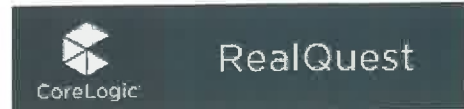
Last Update to Title:

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LIST OF OWNERS AND INTERESTED PARTIES

- 1) SHARMAGNE LELAND-ST. JOHN-SYLBERT, TRUSTEE
OF THE SHARMAGNE LELAND-ST. JOHN TRUST
2357 MERRYWOOD DRIVE
LOS ANGELES, CA 90046-1552

CAPACITY: OWNER

Property Detail Report**For Property Located At :****2337 MERRYWOOD DR, LOS ANGELES, CA 90046-1552****Owner Information**

Owner Name: **LELAND ST JOHN SYLBERT S/SHARMAGNE LELAND ST JOHN**
 Mailing Address: **2357 MERRYWOOD DR, LOS ANGELES CA 90046-1552 C056**
 Vesting Codes: **// TR**

Location Information

Legal Description:	MERRYWOOD LOT 14	APN:	5567-031-015
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	1942.00 / 2	Subdivision:	MERRYWOOD 01
Township-Range-Sect:		Map Reference:	/
Legal Book/Page:		Tract #:	
Legal Lot:	14	School District:	LOS ANGELES
Legal Block:		School District Name:	LOS ANGELES
Market Area:	C03	Munic/Township:	LOS ANGELES
Neighbor Code:			

Owner Transfer Information

Recording/Sale Date:	03/18/2016 / 03/14/2016	Deed Type:	CORRECTION DEED
Sale Price:		1st Mtg Document #:	
Document #:	298321		

Last Market Sale Information

Recording/Sale Date:	07/10/1985 /	1st Mtg Amount/Type:	/
Sale Price:	\$63,000	1st Mtg Int. Rate/Type:	/
Sale Type:	FULL	1st Mtg Document #:	
Document #:	791958	2nd Mtg Amount/Type:	/
Deed Type:	DEED (REG)	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	
New Construction:		Multi/Split Sale:	MULTIPLE
Title Company:			
Lender:			
Seller Name:	DUNN EDWARD L		

Prior Sale Information

Prior Rec/Sale Date:	/	Prior Lender:	
Prior Sale Price:		Prior 1st Mtg Amt/Type:	/
Prior Doc Number:		Prior 1st Mtg Rate/Type:	/
Prior Deed Type:			

Property Characteristics

Year Built / Eff:	/	Total Rooms/Offices		Garage Area:	
Gross Area:		Total Restrooms:		Garage Capacity:	
Building Area:		Roof Type:		Parking Spaces:	
Tot Adj Area:		Roof Material:		Heat Type:	
Above Grade:		Construction:		Air Cond:	
# of Stories:		Foundation:		Pool:	
Other Improvements:		Exterior wall:		Quality:	
		Basement Area:		Condition:	

Site Information

Zoning:	LAR1	Acres:	0.19	County Use:	VACANT RESIDENTIAL (010V)
Lot Area:	8,116	Lot Width/Depth:	x	State Use:	
Land Use:	RESIDENTIAL LOT	Res/Comm Units:	/	Water Type:	
Site Influence:				Sewer Type:	

Tax Information

Total Value:	\$30,604	Assessed Year:	2025	Property Tax:	\$408.51
Land Value:	\$30,604	Improved %:		Tax Area:	67
Improvement Value:		Tax Year:	2024	Tax Exemption:	
Total Taxable Value:	\$30,604				

EXHIBIT D

ASSIGNED INSPECTOR: **PTOLEMY HILL**
JOB ADDRESS: **2337 NORTH MERRYWOOD DRIVE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5567-031-015**

Date: June 11, 2026

CASE NO.: 976070
ORDER NO.: A-5884306

EFFECTIVE DATE OF ORDER TO COMPLY: **January 9, 2023**
COMPLIANCE EXPECTED DATE: **January 9, 2023**
DATE COMPLIANCE OBTAINED: **No Compliance to Date**

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LIST OF IDENTIFIED CODE VIOLATIONS
(ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-5884306

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

JAVIER NUNEZ
PRESIDENT

ELVIN W. MOON
VICE-PRESIDENT

JOSELYN GEAGA-ROSENTHAL
LAUREL GILLETTE
GEORGE HOVAGUIMIAN

CITY OF LOS ANGELES
CALIFORNIA



KAREN BASS
MAYOR

DEPARTMENT OF
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201 NORTH FIGUEROA STREET
LOS ANGELES, CA 90012

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

JOHN WEIGHT
EXECUTIVE OFFICER

SUBSTANDARD ORDER

SHARMAGNE LELAND-ST.JOHN TRUST C/O SHARMAGNE
LELAND-ST.JOHN-SYLBERT
2357 MERRYWOOD DR
LOS ANGELES, CA 90046

CASE #: 976070

ORDER #: A-5884306
EFFECTIVE DATE: January 09, 2023
COMPLIANCE DATE: January 09, 2023

OWNER OF

SITE ADDRESS: **2337 N MERRYWOOD DR**

ASSESSORS PARCEL NO.: 5567-031-015

ZONE: R1; One-Family Zone

THIS ORDER REQUIRES IMMEDIATE ACTION.

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.

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

As a result of an inspection of the property (Site Address) listed above, this office has determined the building(s) to be **SUBSTANDARD** as pursuant to the provisions of Division 89 of Article 1 of Chapter IX of the Los Angeles Municipal Code (L.A.M.C.). You are therefore ordered to secure all required permits and begin the necessary work to eliminate the following code violations within 30 days from the effective date of this order. All necessary work shall be completed within 90 days from the effective date of this order. If the necessary permits are not obtained or the required work is not physically commenced within 45 days from the effective date of this order, the Department of Building and Safety may order the owner to cause the building(s) to be vacated.

VIOLATION(S):

1. The building or premises is Substandard due to deteriorated or inadequate foundations.

You are therefore ordered to: Obtain all required approvals and permits for repair and/or replace deteriorated or inadequate foundations.

Code Section(s) in Violation: 91.8902.2# 1, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

2. The building or premises is Substandard due to broken, rotted, split or buckled exterior wall coverings or roof coverings.

You are therefore ordered to: Obtain all required approvals and permits for repair or replace broken, rotted, split or buckled exterior wall coverings or roof coverings.

Code Section(s) in Violation: 91.8902.7# 4, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

3. Change of occupancy without obtaining the required permits and approvals.

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, I 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

You are therefore ordered to: Discontinue the unapproved building use and return the site to its approved condition.
Code Section(s) in Violation: 12.21A.1.(a), 12.26E1, 91.0104.2.5, 91.0106.1.1, 91.0106.3.2.1, 91.0108.1, 91.0109.1, 91.8203, 91.8204 of the L.A.M.C.
Comments: Discontinue use of storage as habitable space. See permit #1986LA31046

4. A permit is required for the work performed.

You are therefore ordered to: Obtain all required building permits.
Code Section(s) in Violation: 91.5R106.1.1, 91.5R103.1, 12.21A.1(a), 91.8902, 91.8105, 93.0104, 93.0201, 94.103.1.1, 95.112.1 of the L.A.M.C.
Comments: Including but not limited to all unpermitted and unapproved structural alterations, electrical, plumbing and mechanical installations.

5. Retaining and foundation wall(s) made of wood.

You are therefore ordered to: 1) Provide plans and specifications and obtain required grading and building permits. 2) Maintain all protective devices as shown on the approved plans and specifications submitted with the application for a permit.

Code Section(s) in Violation: 91.5R404.2, 91.5R103.1, 12.21A.1(a) of the L.A.M.C.

6. The Department may, without an order or notice of any kind whatsoever and without a hearing, cause the building, structure or premises or any portion thereof to be immediately vacated, barricaded, removed or demolished by means suitable

You are therefore ordered to: Vacate the premises deemed unsafe by the Los Angeles Department of Building and Safety

Code Section(s) in Violation: 91.8905.1, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

NOTE: A certificate has been filed with the County Recorder noting the above substandard condition.

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.

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.

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

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.

INVESTIGATION FEE REQUIRED:

Whenever any work has been commenced without authorization by a permit or application for inspection, and which violates provisions of Articles 1 through 8 of Chapter IX of the Los Angeles Municipal Code (L.A.M.C.), and if no order has been issued by the department or a court of law requiring said work to proceed, a special investigation fee which shall be double the amount charged for an application for inspection, license or permit fee, but not less than \$400.00, shall be collected on each permit, license or application for inspection. Section 98.0402 (a) 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.

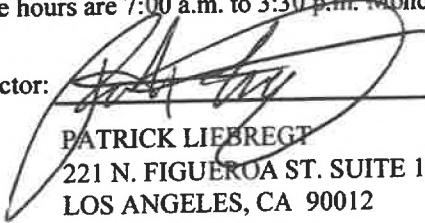
NOTICE:

Relocation assistance may be required if a tenant is evicted in order to comply with an order from a governmental agency. (LAMC 151.09.A.11 & 163.00 to 163.07) For information, call the **Los Angeles Housing Department (LAHD)** at (213) 808-8888 or go to: <http://lahd.lacity.org>

Any questions regarding invoices or how to pay fees should be directed to financial services at (213) 482-6890.
Any questions regarding the order to comply and compliance matters contact the inspector noted below at (213)263-6884.
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector: _____

Date: January 09, 2023


PATRICK LIEBRECHT
221 N. FIGUEROA ST. SUITE 1100
LOS ANGELES, CA 90012
(213)263-6884

patrick.liebrecht@lacity.org


REVIEWED BY

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

JAN 09 2023

To the address as shown on the
last equalized assessment roll:
Initialed by PC

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.



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