

BOARD OF  
BUILDING AND SAFETY  
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CITY OF LOS ANGELES  
CALIFORNIA



KAREN BASS  
MAYOR

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 # 8

Case #: 971394

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

JOB ADDRESS: 1154 W 67TH ST

CONTRACT NO.: T137838 B138088-2 C14232 C135857-2 C141028-1

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 fencing of the lot at the above address in the City of Los Angeles. The cost of barricading the subject building(s) was \$1,816.85. The cost of cleaning the subject lot was \$15,064.00. The cost of fencing the subject lot was \$4,678.52.

It is proposed that a lien for the total amount of \$21,594.37 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

*Armond Gregoryona* 4-14-2023

Armond Gregoryona, Principal Inspector  
Lien Review

## REPORT OF ABATE OF A PUBLIC NUISANCE

On October 14, 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 fence the lot, on the parcel located at **1154 W 67TH 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	B4754	February 17, 2023	\$1,816.85
CLEAN	C4786	November 09, 2022	\$5,600.00
CLEAN	C4796	November 09, 2022	\$4,984.00
CLEAN	C4826	March 09, 2023	\$4,480.00
FENCE	F4249	November 17, 2022	\$4,678.52
			<u>\$21,559.37</u>

Title report costs were as follows:

<u>Title Search</u>	<u>Work Order No.</u>	<u>Amount</u>
FULL	T17265	\$30.00
SUPPLEMENTAL	T17500	\$5.00
		<u>\$35.00</u>

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 \$15,434.55 plus applicable fees and charges, plus the Cost of Title Search(es) on the subject lot was \$35.00 for a total of **\$21,594.37**, 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 #: 971394

ASSIGNED INSPECTOR: NEVILLE REID

JOB ADDRESS: 1154 W 67TH ST

ASSESSORS PARCEL NO.: 6014-019-002

Last Full Title: 11/01/2022

Last Update Title:

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**LIST OF OWNERS AND INTERESTED PARTIES**

1 RAW ELEVATION LLC C/O THOMAS REESE II  
4859 W SLAUSON AVE. #377  
LOS ANGELES, CA 90056

Capacity: OWNER

2 CALIFORNIA CORPORATION  
RE RAW ELEVATION LLC  
1930 S BREA CANYN RD., #160  
DIAMOND BAR, CA 91765

Capacity: INTERESTED PARTY



1649 BUCKINGHAM RD.  
LOS ANGELES, CA 90019  
Phone 310-943-9235 [latitle@in2-res.com](mailto:latitle@in2-res.com)

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## ***Property Title Report***

***Work Order No. T17265***  
***Dated as of: 10/27/2022***

***Prepared for: City of Los Angeles***

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### ***SCHEDULE A***

***(Reported Property Information)***

***APN #: 6014-019-002***

***Property Address: 1154 W 67TH ST***

***City: Los Angeles***

***County: Los Angeles***

### **VESTING INFORMATION**

***Type of Document: GRANT DEED***

***Grantee : RAW ELEVATION LLC***

***Grantor : DARRELL K. DOWNS ADMINISTRATOR OF THE ESTATE OF BONNY R. HENDERSON***

***Deed Date : 11/22/2021***

***Recorded : 12/13/2021***

***Instr No. : 21-1845361***

***MAILING ADDRESS: RAW ELEVATION LLC***  
***1154 W 67TH ST, LOS ANGELES, CA 90044***

### ***SCHEDULE B***

### **LEGAL DESCRIPTION**

***Lot Number: 65 Tract No: 3724 Brief Description: TRACT # 3724 W 30 FT OF LOT 65***

### **MORTGAGES/LIENS**

***Type of Document: DEED OF TRUST***

***Recording Date: 12/13/2021***

***Document #: 21-1845362***

***Loan Amount: \$230,400***

***Lender Name: PL & AL HOLDINGS***

***Borrowers Name: RAW ELEVATION LLC***

***MAILING ADDRESS: PL & AL HOLDINGS***  
***1930 S. BREA CANYON RD. DIAMOND BAR, CA 91765***

# Property Detail Report

For Property Located At :

1154 W 67TH ST, LOS ANGELES, CA 90044-2523



RealQuest

## Owner Information

Owner Name: RAW ELEVATION LLC  
 Mailing Address: 4859 W SLAUSON AVE #377, LOS ANGELES CA 90056-1290 C008  
 Vesting Codes: // CO

## Location Information

Legal Description: TRACT # 3724 W 30 FT OF LOT 65  
 County: LOS ANGELES, CA APN: 6014-019-002  
 Census Tract / Block: 2374.01 / 1 Alternate APN:  
 Township-Range-Sect: Subdivision: 3724  
 Legal Book/Page: 48-91 Map Reference: 51-F5 /  
 Legal Lot: 65 Tract #: 3724  
 Legal Block: School District: LOS ANGELES  
 Market Area: C34 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: 12/13/2021 / 11/22/2021 1st Mtg Amount/Type: \$230,400 /  
 Sale Price: \$256,000 1st Mtg Int. Rate/Type: /  
 Sale Type: FULL 1st Mtg Document #: 1845362  
 Document #: 1845361 2nd Mtg Amount/Type: /  
 Deed Type: GRANT DEED 2nd Mtg Int. Rate/Type: /  
 Transfer Document #: Price Per SqFt: \$666.67  
 New Construction: Multi/Split Sale:  
 Title Company: PRIORITY TITLE CO  
 Lender: PRIVATE INDIVIDUAL  
 Seller Name: HENDERSON BONNY R

## Prior Sale Information

Prior Rec/Sale Date: 08/15/1978 / Prior Lender:  
 Prior Sale Price: \$5,900 Prior 1st Mtg Amt/Type: /  
 Prior Doc Number: 899298 Prior 1st Mtg Rate/Type: /  
 Prior Deed Type: DEED (REG)

## Property Characteristics

Gross Area:		Parking Type:		Construction:	
Living Area:	384	Garage Area:		Heat Type:	HEATED
Tot Adj Area:		Garage Capacity:		Exterior wall:	
Above Grade:		Parking Spaces:		Porch Type:	
Total Rooms:		Basement Area:		Patio Type:	
Bedrooms:		Finish Bsmnt Area:		Pool:	
Bath(F/H):	1 /	Basement Type:		Air Cond:	YES
Year Built / Eff:	1943 / 1943	Roof Type:		Style:	
Fireplace:	/	Foundation:		Quality:	
# of Stories:	1	Roof Material:		Condition:	
Other Improvements:					

## Site Information

Zoning:	LAR1	Acres:	0.05	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	2,257	Lot Width/Depth:	30 x 76	State Use:	
Land Use:	SFR	Res/Comm Units:	1 /	Water Type:	
Site Influence:				Sewer Type:	TYPE UNKNOWN

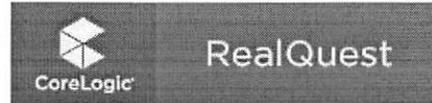
**Tax Information**

Total Value:	\$256,000	Assessed Year:	2022	Property Tax:	\$3,105.88
Land Value:	\$220,000	Improved %:	14%	Tax Area:	212
Improvement Value:	\$36,000	Tax Year:	2022	Tax Exemption:	
Total Taxable Value:	\$256,000				

## Foreclosure Activity Report

For Property Located At

1154 W 67TH ST, LOS ANGELES, CA 90044-2523



### Foreclosure Activity Report is not available

1154 W 67TH ST LOS ANGELES CA 90044

The selected property does not contain active foreclosure information. This could mean the data is not available or an activity that needs to occur for this report to capture, has not occurred.

[Back to report selection](#)

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