

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  
—

September 25, 2017

Council District # 4

Case #: 763500

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

JOB ADDRESS: 2200 N NICHOLS CANYON ROAD

CONTRACT NO.: 280091915-5 B125341-2 F127623-1 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 and fencing of the lot at the above address in the City of Los Angeles. The cost of barricading the subject building(s) was \$3,896.20. The cost of fencing the subject lot was \$1,972.32. The cost of investigating the violation(s) was \$1,246.56. The cost of title search(es) on the subject lot was \$45.00.

It is proposed that a lien for the total amount of **\$7,160.08** 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

Alexander Moffat, Principal Inspector  
Lien Review

FB:AM: fmr

Attachments

## REPORT OF ABATE OF A PUBLIC NUISANCE

On April 19, 2017 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, and fence the lot on the parcel located at **2200 N NICHOLS CANYON ROAD**, 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               | B4209                 | April 11, 2017        | \$3,896.20  |
| FENCE                   | F3997                 | August 30, 2017       | \$1,972.32  |

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 | 718902-1           | \$356.16      | \$890.00         | \$1,246.56   |

Title report costs were as follows:

| <u>Title Search</u> | <u>Work Order No.</u> | <u>Amount</u> |
|---------------------|-----------------------|---------------|
| FULL                | T14163                | \$38.00       |
| SUPPLEMENTAL        | T14704                | \$7.00        |

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 \$4,592.96 plus an amount equal to forty percent (40%) or a minimum of \$100.00 of such cost, plus the fee for investigating the violation(s) of \$1,246.56, plus the Cost of Title Search(es) on the subject lot was \$45.00. for a total of **\$7,160.08**, 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 **\$5,868.52**, and to deposit to Fund 48R the amount of **\$1,246.56**, and to deposit to Fund 100 the amount of **\$45.00**.

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: September 25, 2017

FRANK M. BUSH  
Superintendent of Building  
GENERAL MANAGER



Alexander Moffat, Principal Inspector  
Lien Review

Report and lien confirmed by  
City Council on:

ATTEST: HOLLY WOLCOTT  
CITY CLERK

BY

DEPUTY

September 25, 2017

ASSIGNED INSPECTOR: DUANE JOHNSON  
JOB ADDRESS: 2200 N NICHOLS CANYON ROAD  
ASSESSORS PARCEL NO.: 5571-008-003

CASE #: 763500

Last Full Title: 04/14/2017

Last Update Title:

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**LIST OF OWNERS AND INTERESTED PARTIES**

- |   |   |                 |
|---|---|-----------------|
| 1 | MARK FORRESTER<br>2200 NICHOLS CANYON RD<br>LOS ANGELES, CA 90046 | Capacity: OWNER |
| 2 | MARK FORRESTER<br>2665 LONGWOOD AVE<br>LOS ANGELES, CA 90016      | Capacity: OWNER |

UPDATED AS OF 09/19/2017



P.O. BOX 5152  
CULVER CITY, CA 90231  
Phone 310-943-9235 [latitle@in2-res.com](mailto:latitle@in2-res.com)

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## ***Property Title Report***

**Work Order No. T14704**  
**UPDATED as of: 09/19/2017**

**Prepared for: City of Los Angeles**

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### ***SCHEDULE A***

***(Reported Property Information)***

**APN #: 5571-008-003**

**Property Address: 2200 N NICHOLS CANYON ROAD      City: Los Angeles      County: Los Angeles**

### **VESTING INFORMATION**

**Type of Document: LOS ANGELES SUPERIOR COURT ORDER OF FINAL DISTRIBUTION**

**Grantee : MARK FORRESTER**

**Grantor : ESTATE PAULA HIRSCHHORN**

**Deed Date : 02/19/2014**

**Recorded : 05/15/2014**

**Instr No. : 14-0502085**

**MAILING ADDRESS: MARK FORRESTER**

**2200 NICHOLS CANYON RD LOS ANGELES CA 90046**

### ***SCHEDULE B***

### **LEGAL DESCRIPTION**

**Lot: 43 Tract No: 11665 Abbreviated Description: LOT:43 CITY:REGION/CLUSTER:**

**09/09159 TR#:11665 TRACT # 11665 LOT 43 IMP1=SFR,1**

**UNIT,1850SF,YB:1942,02BD/01BA.City/Muni/Twp: REGION/CLUSTER: 09/09159**

### **MORTGAGES/LIENS**

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



5711 W. SLAUSON AVE., SUITE 170  
CULVER CITY, CA 90230  
Phone 310-649-2020 310-649-0030 Fax

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## ***Property Title Report***

**Work Order No. T14163**  
**Dated as of: 04/13/2017**

**Prepared for: City of Los Angeles**

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

**APN #: 5571-008-003**

**Property Address: 2200 N NICHOLS CANYON ROAD      City: Los Angeles      County: Los Angeles**

### **VESTING INFORMATION**

**Type of Document: LOS ANGELES SUPERIOR COURT ORDER OF FINAL DISTRIBUTION**

**Grantee : MARK FORRESTER**

**Grantor : ESTATE PAULA HIRSCHHORN**

**Deed Date : 02/19/2014**

**Recorded : 05/15/2014**

**Instr No. : 14-0502085**

**MAILING ADDRESS: MARK FORRESTER**

**2200 NICHOLS CANYON RD LOS ANGELES CA 90046**

### ***SCHEDULE B***

### **LEGAL DESCRIPTION**

**Lot: 43 Tract No: 11665 Abbreviated Description: LOT:43 CITY:REGION/CLUSTER:**

**09/09159 TR#:11665 TRACT # 11665 LOT 43 IMP1=SFR,1**

**UNIT,1850SF,YB:1942,02BD/01BA.City/Muni/Twp: REGION/CLUSTER: 09/09159**

### **MORTGAGES/LIENS**

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

# Property Detail Report

For Property Located At :  
2200 NICHOLS CANYON RD, LOS ANGELES, CA 90046-1731



CoreLogic  
RealQuest Professional

## Owner Information

Owner Name: FORRESTER MARK  
Mailing Address: 2200 NICHOLS CANYON RD, LOS ANGELES CA 90046-1731 C080  
Vesting Codes: / /

## Location Information

|                       |                      |                       |              |
|-----------------------|----------------------|-----------------------|--------------|
| Legal Description:    | TRACT # 11665 LOT 43 | APN:                  | 5571-008-003 |
| County:               | LOS ANGELES, CA      | Alternate APN:        |              |
| Census Tract / Block: | 1941.01 / 1          | Subdivision:          | 11665        |
| Township-Range-Sect:  |                      | Map Reference:        | 33-F2 /      |
| Legal Book/Page:      | 238-3                | Tract #:              | 11665        |
| Legal Lot:            | 43                   | School District:      | LOS ANGELES  |
| Legal Block:          |                      | School District Name: |              |
| Market Area:          | C03                  | Munic/Township:       |              |
| Neighbor Code:        |                      |                       |              |

## Owner Transfer Information

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

## Last Market Sale Information

|                      |              |                         |                 |
|----------------------|--------------|-------------------------|-----------------|
| Recording/Sale Date: | 10/02/1973 / | 1st Mtg Amount/Type:    | \$46,000 / CONV |
| Sale Price:          | \$60,000     | 1st Mtg Int. Rate/Type: | /               |
| Sale Type:           | FULL         | 1st Mtg Document #:     | /               |
| Document #:          |              | 2nd Mtg Amount/Type:    | /               |
| Deed Type:           | DEED (REG)   | 2nd Mtg Int. Rate/Type: | /               |
| Transfer Document #: |              | Price Per SqFt:         | \$32.43         |
| New Construction:    |              | Multi/Split Sale:       |                 |
| Title Company:       |              |                         |                 |
| Lender:              |              |                         |                 |
| Seller Name:         |              |                         |                 |

## 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

|                     |                |                    |               |                |         |
|---------------------|----------------|--------------------|---------------|----------------|---------|
| Gross Area:         |                | Parking Type:      | PARKING AVAIL | Construction:  |         |
| Living Area:        | 1,850          | Garage Area:       |               | Heat Type:     | HEATED  |
| Tot Adj Area:       |                | Garage Capacity:   | 2             | Exterior wall: | STUCCO  |
| Above Grade:        |                | Parking Spaces:    | 2             | Porch Type:    |         |
| Total Rooms:        | 5              | Basement Area:     |               | Patio Type:    |         |
| Bedrooms:           | 2              | Finish Bsmnt Area: |               | Pool:          | POOL    |
| Bath(F/H):          | 1 /            | Basement Type:     |               | Air Cond:      |         |
| Year Built / Eff:   | 1942 / 1944    | Roof Type:         |               | Style:         | UNKNOWN |
| Fireplace:          | Y / 1          | Foundation:        | RAISED        | Quality:       |         |
| # of Stories:       | 1.00           | Roof Material:     | WOOD SHAKE    | Condition:     |         |
| Other Improvements: | FENCE;ADDITION |                    |               |                |         |

## Site Information

|                 |        |                  |           |             |                            |
|-----------------|--------|------------------|-----------|-------------|----------------------------|
| Zoning:         | LARE15 | Acres:           | 0.49      | County Use: | SINGLE FAMILY RESID (0101) |
| Lot Area:       | 21,506 | Lot Width/Depth: | 205 x 105 | State Use:  |                            |
| Land Use:       | SFR    | Res/Comm Units:  | /         | Water Type: |                            |
| Site Influence: |        |                  |           | Sewer Type: | TYPE UNKNOWN               |

## Tax Information

|                      |           |                |      |                |            |
|----------------------|-----------|----------------|------|----------------|------------|
| Total Value:         | \$125,643 | Assessed Year: | 2017 | Property Tax:  | \$1,773.76 |
| Land Value:          | \$65,038  | Improved %:    | 48%  | Tax Area:      | 67         |
| Improvement Value:   | \$60,605  | Tax Year:      | 2016 | Tax Exemption: |            |
| Total Taxable Value: | \$125,643 |                |      |                |            |

## Comparable Summary

For Property Located At



**2200 NICHOLS CANYON RD, LOS ANGELES, CA 90046-1731**

**4 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: 4

|                       | Subject Property | Low         | High        | Average     |
|-----------------------|------------------|-------------|-------------|-------------|
| Sale Price            | \$60,000         | \$1,025,000 | \$1,595,000 | \$1,357,500 |
| Bldg/Living Area      | 1,850            | 1,607       | 2,033       | 1,836       |
| Price/Sqft            | \$32.43          | \$504.18    | \$885.96    | \$748.87    |
| Year Built            | 1942             | 1925        | 1959        | 1939        |
| Lot Area              | 21,506           | 2,563       | 53,259      | 16,692      |
| Bedrooms              | 2                | 2           | 4           | 3           |
| Bathrooms/Restrooms   | 1                | 1           | 3           | 2           |
| Stories               | 1.00             | 1.00        | 2.00        | 1.75        |
| Total Value           | \$125,643        | \$863,641   | \$1,980,595 | \$1,566,001 |
| Distance From Subject | 0.00             | 0.27        | 0.48        | 0.36        |

\*= user supplied for search only

| <input checked="" type="checkbox"/> # F | Address                | Sale Price  | Yr Blt | Bed | Baths/Restrooms(Full) | Last Recording | Bld/Liv | Lot Area | Dist |
|---|------------------------|-------------|--------|-----|-----------------------|----------------|---------|----------|------|
| <b>Subject Property</b>                 |                        |             |        |     |                       |                |         |          |      |
|   | 2200 NICHOLS CANYON RD | \$60,000    | 1942   | 2   | 1                     | 10/02/1973     | 1,850   | 21,506   | 0.0  |
| <b>Comparables</b>                      |                        |             |        |     |                       |                |         |          |      |
| <input checked="" type="checkbox"/> 1   | 2039 N CURSON AVE      | \$1,515,000 | 1959   | 3   | 3                     | 12/28/2016     | 1,710   | 4,820    | 0.27 |
| <input checked="" type="checkbox"/> 2   | 2425 NICHOLS CANYON RD | \$1,025,000 | 1947   | 2   | 1                     | 01/31/2017     | 2,033   | 53,259   | 0.32 |
| <input checked="" type="checkbox"/> 3   | 2000 N CURSON AVE      | \$1,595,000 | 1926   | 4   | 2                     | 01/20/2017     | 1,995   | 6,128    | 0.35 |
| <input checked="" type="checkbox"/> 4   | 8028 HIGHLAND TRL      | \$1,295,000 | 1925   | 2   | 1                     | 07/31/2017     | 1,607   | 2,563    | 0.48 |