

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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CITY OF LOS ANGELES
CALIFORNIA



ANTONIO R. VILLARAIGOSA
MAYOR

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

ANDREW A. ADELMAN, P.E.
GENERAL MANAGER
RAYMOND CHAN
EXECUTIVE OFFICER

April 15, 2009

Council District # 7
Case #: 247039

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

JOB ADDRESS: 13861 N WALLABI AVE
CONTRACT NO.: F114222

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 fencing of the lot at the above address in the City of Los Angeles. The cost of fencing the subject lot was \$7,315.05.

It is proposed that a lien for the total amount of **\$7,315.05** 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.

ANDREW A. ADELMAN, P.E.
General Manager

Adrian 'Andi' Harris, Principal Inspector
Citywide Nuisance Abatement Program

AA:AH: fmr

Attachments

REPORT OF ABATE OF A PUBLIC NUISANCE

On January 28, 2009 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 13861 N WALLABI AVE , 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>Job Description</u>	<u>Date Completed</u>	<u>Cost</u>
FENCE	March 03, 2009	\$7,315.05

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 \$5,225.04 plus an amount equal to forty percent (40%) or a minimum of \$100.00 of such cost, for a total of **\$7,315.05**, be recorded against said property.

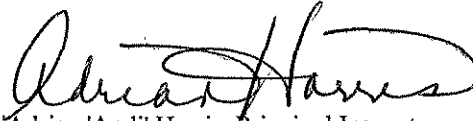
It is further requested that the Honorable Council instruct the Financial Services Section of the Department of Building and Safety, that upon receipt of any payment on this lien against this property to deposit the amount to Dept. 08 (Bldg. & Safety Dept.), Fund 346, Revenue Source No. 3191 in the amount of \$7,315.05.

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 15, 2009

ANDREW A. ADELMAN, P.E.
General Manager


Adrian 'Andi' Harris, Principal Inspector
Citywide Nuisance Abatement Program

Report and lien confirmed by
City Council on:

ATTEST: KAREN E. KALFAYAN
INTERIM CITY CLERK

BY

DEPUTY

April 29, 2009

ASSIGNED INSPECTOR: BEN MATHIAS
JOB ADDRESS: 13861 N WALLABI AVE
ASSESSORS PARCEL NO.: 2582-027-054

CASE #: 247039

Last Full Title: 01/27/2009

Last Update Title:

LIST OF OWNERS AND INTERESTED PARTIES

1 HENRY L MILLS AND STEPHEN A MAC DONALD
13861 WALLABI AVENUE
SYLMAR, CA 91342

Capacity: OWNER

2 JP MORGAN CHASE BANK NA
c/o QUALITY LOAN SERV CORP
2141 5TH AVE
SAN DIEGO, CA 92101

Capacity: INTERESTED PARTY

WestCoast Title Company



15480 Arrow Hwy. Suite 216
Irwindale, Ca. 91706
{626} 307-1145 {626} 307-1784 fax

Work Order No. T5886	Prepared for: City of Los Angeles	
Type of Report: GAP Report		
Order Date: 04-03-2009	Dated as of: 03-30-2009	Fee: \$5.00

-SCHEDULE A-
(Reported Property Information)

For Assessors Parcel Number: 2582-027-057

Situs Address: 13861 N. Wallabi Avenue **City:** Los Angeles **County:** Los Angeles

-VESTING INFORMATION (Ownership)

The last Recorded Document Transferring Fee Title Recorded on: 07-19-2002

As Document Number: 02-1680847

Documentary Transfer Tax: None

In Favor of: Henry L. Mills and Stephen A. MacDonald, an Unmarried Man as Joint Tenants

Mailing Address: Stephen A. Mac Donald
13861 Wallabi Avenue
Sylmar, CA 91342

-SCHEDULE B-

-The Property Reported Herein is Described as follows:

Parcel C as Shown on Parcel Map No. 263, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 2, Page(s) 79 of Parcel Maps, in the office of the County Recorder of said County.

Except reservations recorded February 18, 193 in Book 41007 Page 163 of Official Records and November 20, 1958 as Instrument No. 4139, of Official Records.

WestCoast Title Company

15480 Arrow Hwy. Suite 216
Irwindale, Ca. 91706
{626} 307-1145 {626} 307-1784 fax

Page 2
Order Number: T5886

-Schedule B Continued-

1. *A Deed of Trust Recorded on 08-08-2001*

as Document Number 01-1441648

Amount: \$163,800.00

Trustor: Henry Lynde Mills Sr., a Widower

Trustee: Commonwealth Land Title

Beneficiary: Aegis Mortgage Corporation dba New America Financial

Mailing Address: Aegis Mortgage Corporation dba New America Financial

11111 Wilcrest Green, Suite 250

Houston, TX 77042

Mailing Address: Mortgage Electronic Registration Systems, Inc. (MERS)

P.O. Box 2026

Flint, MI 48501-2026

An Assignment of Beneficial interest Recorded on 11-18-2008

as Document Number 08-2030398

Interest assigned to: JPMorgan Chase Bank, National Association

Mailing Address: California Reconveyance Company

9200 Oakdale Avenue

Mail Stop: N 11 06 12

Chatsworth, CA 91311

A Notice of Default Recorded on: 03-31-2009

Document Number: 09-0460073

2. *A Power of Attorney - Special Recorded on 08-08-2001*

as Document Number 01-1441645

Filed by: Shelley Mills

(see attached document for details)

3. *A Notice of Sub Standard Property Recorded on: 01-23-2009*

as Document Number: 09-00888382

Filed by the City of Los Angeles, Code Enforcement Department

4. *A Notice of Pending Lien Recorded 02-13-2009*

as Document Number 09-0204499

Filed by the City of Los Angeles Dept. of Building and Safety

A Statement of information may be required to provide further information on the owners listed below:

No Statement of information is required.

End of Report

WestCoast Title Company



15480 Arrow Hwy. Suite 216
Irwindale, Ca. 91706
{626} 307-1145 {626} 307-1784 fax

<i>Work Order No. T5643</i>	<i>Prepared for: City of Los Angeles</i>
<i>Type of Report: GAP Report</i>	
<i>Order Date: 01-20-2009</i>	<i>Dated as of: 01-20-2009</i> <i>Fee: \$48.00</i>

-SCHEDULE A-
(Reported Property Information)

For Assessors Parcel Number: 2582-027-057

Situs Address: 13861 N. Wallabi Avenue *City: Los Angeles* *County: Los Angeles*

-VESTING INFORMATION (Ownership)

The last Recorded Document Transferring Fee Title Recorded on: 07-19-2002
As Document Number: 02-1680847
Documentary Transfer Tax: None
In Favor of: Henry L. Mills and Stephen A. MacDonald, an Unmarried Man as Joint Tenants

#1
C/O
Mailing Address: Stephen A. Mac Donald
13861 Wallabi Avenue
Sylmar, CA 91342

-SCHEDULE B-

-The Property Reported Herein is Described as follows:

Parcel C as Shown on Parcel Map No. 263, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 2, Page(s) 79 of Parcel Maps, in the office of the County Recorder of said County.

Except reservations recorded February 18, 193 in Book 41007 Page 163 of Official Records and November 20, 1958 as Instrument No. 4139, of Official Records.

WestCoast Title Company

15480 Arrow Hwy, Suite 216
Irwindale, Ca. 91706
(626) 307-1145 (626) 307-1784 fax

Page 2
Order Number: T5643

-Schedule B Continued-

1. A Deed of Trust Recorded on 08-08-2001
as Document Number 01-1441648

Amount: \$163,800.00

Trustor: Henry Lynde Mills Sr., a Widower

Trustee: Commonwealth Land Title

Beneficiary: Aegis Mortgage Corporation dba New America Financial

#2

Mailing Address: Aegis Mortgage Corporation dba New America Financial
11111 Wilcrest Green, Suite 250
Houston, TX 77042

#3

Mailing Address: Mortgage Electronic Registration Systems, Inc. (MERS)
P.O. Box 2026
Flint, MI 48501-2026

An Assignment of Beneficial interest Recorded on 11-18-2008
as Document Number 08-2030398

Interest assigned to: JPMorgan Chase Bank, National Association

#4

Mailing Address: California Reconveyance Company
9200 Oakdale Avenue
Mail Stop: N 11 06 12
Chatsworth, CA 91311

2. A Power of Attorney - Special Recorded on 08-08-2001
as Document Number 01-1441645

Filed by: Shelley Mills

(see attached document for details)

A Statement of information may be required to provide further information on the owners listed below:

No Statement of information is required.

End of Report

13861 WALLABI AVE, SYLMAR CA 91342-1933

Owner Information:

Owner Name: MILLS HENRY L/MAC DONALD STEPHEN A
Mailing Address: 13861 WALLABI AVE, SYLMAR CA 91342-1933 C028
Phone Number: Vesting Codes: / A / JT

Location Information:

Legal Description: PM 2-79 LOT C
County: LOS ANGELES, CA APN: 2582-027-057
Census Tract / Block: 1,061.11 / 1 Alternate APN:
Township-Range-Sect: Subdivision:
Legal Book/Page: Map Reference: / 482-E1
Legal Lot: C Tract #:
Legal Block: School District: LOS ANGELES UNIF
Market Area: Munic/Township:
Neighbor Code:

Owner Transfer Information:

Recording/Sale Date: 07/19/2002 / 05/16/2002 Deed Type: QUIT CLAIM DEED
Sale Price: 1st Mtg Document #:
Document #: 1680847

Last Market Sale Information:

Recording/Sale Date: 08/08/2001 / 07/25/2001 1st Mtg Amount/Type: \$163,800 / CONV
Sale Price: \$182,000 1st Mtg Int. Rate/Type: /
Sale Type: FULL 1st Mtg Document #: 1441648
Document #: 1441647 2nd Mtg Amount/Type: /
Deed Type: GRANT DEED 2nd Mtg Int. Rate/Type: /
Transfer Document #: Price Per SqFt: \$131.88
New Construction: Multi/Split Sale:
Title Company: FIDELITY NATIONAL TITLE INSURA
Lender: NEW AMERICA FIN'L
Seller Name: MUSTACCHIA CHARLES 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:

Gross Area:		Parking Type:		Construction:
Living Area:	1,380	Garage Area:		Heat Type:
Tot Adj Area:		Garage Capacity:		Exterior wall:
Above Grade:		Parking Spaces:		Porch Type:
Total Rooms:		Basement Area:		Patio Type:
Bedrooms:	3	Finish Bsmnt Area:		Pool:
Bath(F/H):	2 /	Basement Type:		Air Cond:
Year Built / Eff:	1977 / 1977	Roof Type:		Style:
Fireplace:	/	Foundation:		Quality:
# of Stories:		Roof Material:		Condition:
Other Improvements:				

Site Information:

Zoning: LARS-1* Acres: 0.18 County Use: SINGLE FAMILY RESID (0100)
Flood Zone: Lot Area: 7,989 State Use:
Flood Panel: Lot Width/Depth: x Site Influence:
Flood Panel Date: Res/Comm Units: 1 / Sewer Type:
Land Use: SFR Water Type:

Tax Information:

Total Value: \$204,687 Assessed Year: 2008 Property Tax: \$2,687.38
Land Value: \$127,649 Improve %: 38% Tax Area: 16
Improvement Value: \$77,038 Tax Year: 2008 Tax Exemption:
Total Taxable Value: \$204,687

Comparable Summary

For Property Located At

ReQuest.com

13861 WALLABI AVE, SYLMAR CA 91342-1933

20 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: 20

	Subject Property	Low	High	Average
Sale Price	\$182,000	\$270,000	\$415,000	\$326,525
Bldg/Living Area	1,380	1,134	1,708	1,359
Price Sqft	\$131.88	\$180.80	\$304.23	\$241.57
Year Built	1977	1959	1976	1962
Lot Area	7,989	7,488	8,436	7,683
Bedrooms	3	3	4	3
Bathrooms/Restrooms	2	2	2	2
Stories	0.00	1.00	1.00	1.00
Total Value	\$204,687	\$92,919	\$581,582	\$419,615
Distance From Subject	0.00	0.22	0.66	0.41

*= user supplied for search only

<input checked="" type="checkbox"/>	#	Address	Sale Price	Yr Blt	Bed	Baths/Restrooms(Full)	Last Recording	Bld/Liv	Lot Area	Dist
Subject Property										
		13861 WALLABI AVE	\$182,000	1977	3	2	08/08/2001	1,380	7,989	0.0
Comparables										
<input checked="" type="checkbox"/>	1	13685 ALGRANTI AVE	\$360,000	1965	3	2	09/09/2008	1,392	7,488	0.22
<input checked="" type="checkbox"/>	2	13690 MARCHANT AVE	\$300,000	1960	4	2	01/02/2009	1,344	7,524	0.25
<input checked="" type="checkbox"/>	3	13650 SHABLOW AVE	\$314,500	1960	4	2	09/26/2008	1,344	7,524	0.31
<input checked="" type="checkbox"/>	4	13721 MARCHANT AVE	\$340,000	1960	3	2	10/23/2008	1,288	8,436	0.31
<input checked="" type="checkbox"/>	5	14001 TUCKER AVE	\$415,000	1973	3	2	10/27/2008	1,390	7,980	0.32
<input checked="" type="checkbox"/>	6	13682 SHABLOW AVE	\$330,000	1960	3	2	09/23/2008	1,288	7,524	0.34
<input checked="" type="checkbox"/>	7	12553 TIBBETTS ST	\$345,000	1962	3	2	12/04/2008	1,134	7,700	0.35
<input checked="" type="checkbox"/>	8	12601 CATHY ST	\$270,000	1962	4	2	02/05/2009	1,305	7,526	0.38
<input checked="" type="checkbox"/>	9	13765 MARCHANT AVE	\$295,000	1960	3	2	11/10/2008	1,288	8,065	0.38
<input checked="" type="checkbox"/>	10	12609 CATHY ST	\$275,000	1962	4	2	12/12/2008	1,521	7,526	0.39
<input checked="" type="checkbox"/>	11	12728 RAJAH ST	\$280,000	1960	4	2	01/06/2009	1,344	7,560	0.4
<input checked="" type="checkbox"/>	12	12738 RAJAH ST	\$310,000	1960	3	2	12/23/2008	1,288	7,560	0.42
<input checked="" type="checkbox"/>	13	12593 TIBBETTS ST	\$390,000	1962	3	2	09/17/2008	1,350	7,620	0.44
<input checked="" type="checkbox"/>	14	13759 SHABLOW AVE	\$355,000	1960	3	2	08/14/2008	1,582	7,810	0.45
<input checked="" type="checkbox"/>	15	13619 MINDORA AVE	\$290,000	1959	3	2	01/07/2009	1,445	7,560	0.51
<input checked="" type="checkbox"/>	16	13708 MINDORA AVE	\$280,000	1959	3	2	02/12/2009	1,316	7,560	0.52
<input checked="" type="checkbox"/>	17	12723 LAZARD ST	\$340,000	1962	4	2	08/04/2008	1,305	7,702	0.52
<input checked="" type="checkbox"/>	18	13715 MINDORA AVE	\$292,000	1959	3	2	10/01/2008	1,274	7,560	0.55
<input checked="" type="checkbox"/>	19	13843 SHABLOW AVE	\$389,000	1976	4	2	12/24/2008	1,708	7,875	0.56
<input checked="" type="checkbox"/>	20	13737 SIMSHAW AVE	\$360,000	1959	3	2	07/11/2008	1,274	7,560	0.66