

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

ROBERT R. "Bud" OVROM
GENERAL MANAGER

RAYMOND S. CHAN, C.E., S.E.
EXECUTIVE OFFICER

August 31, 2011

Council District # 14

Case #: 421247

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

JOB ADDRESS: 3540 N THE PASEO
CONTRACT NO.: B115247-2 F114224-2

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 \$1,533.13. The cost of fencing the subject lot was \$6,777.79.

It is proposed that a lien for the total amount of \$8,310.92 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.

ROBERT R. 'Bud' OVROM
General Manager

Frank Lara, Principal Inspector
Vacant Building Abatement

RO:FL: fmr

Attachments

REPORT OF ABATE OF A PUBLIC NUISANCE

On June 24, 2011 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 3540 N THE PASEO , 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>
BARRICADE	July 25, 2011	\$1,533.13
FENCE	July 19, 2011	\$6,777.79

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 \$5,936.37 plus an amount equal to forty percent (40%) or a minimum of \$100.00 of such cost, for a total of **\$8,310.92**, 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 \$8,310.92.

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: August 31, 2011

Robert R. 'Bud' Ovrom
General Manager



Frank Lara, Principal Inspector
Vacant Building Abatement

Report and lien confirmed by
City Council on:

ATTEST: JUNE LAGMAY
CITY CLERK

BY
DEPUTY

ASSIGNED INSPECTOR: JEFF CORPUZ
JOB ADDRESS: 3540 N THE PASEO
ASSESSORS PARCEL NO.: 5460-015-005

Last Full Title: 06/24/2011

Last Update Title:

LIST OF OWNERS AND INTERESTED PARTIES

- 1 HARRISON L WHITNEY
3540 THE PASEO
LOS ANGELES, CA 90065
Capacity: OWNER

- 2 AMERICAN CONTRACTORS INDEMINITY COMPANY
9841 AIRPORT BLVD 9TH FLOOR
LOS ANGELES, CA 90045
Capacity: INTERESTED PARTY

- 3 THE BANK OF NEW YORK MELLON FOR
SERIES 2005-36
c/o RECONTRUST COMPANY
1800 TAPO CANYON RD CA6-914-01-94
SIMI VALLEY, CA 93063
Capacity: INTERESTED PARTY

- 4 BANK OF AMERICA N A
CONSUMER COLLATERAL TRACKING
9000 SOUTHSIDE BLVD BLDG 700
JACKSONVILLE, FL 32256
Capacity: INTERESTED PARTY

Westcoast Title



& Abstract Company, Inc.

400 S. Alhambra Ave. Ste B

Monterey Park, Ca. 91755

Phone 626-548-2479 818-337-0474 fax

Work Order No. T8100

Prepared for: City of Los Angeles

Type of Report: Update Report

Order Date: 06-17-2011

Updated as of: 08-08-2011

Fee: \$7.50

-SCHEDULE A-
(Reported Property Information)

For Assessors Parcel Number: 5460-015-005

Situs Address: 3540 N. The Paseo

City: Los Angeles

County: Los Angeles

-VESTING INFORMATION (Ownership)

The last Recorded Document Transferring Fee Title Recorded on: 04-24-1967

As Document Number: 370

Documentary Transfer Tax: \$None

In Favor of: Harrison Lewis Whitney, a Single Man

Mailing Address: Harrison Lewis Whitney

3540 The Paseo

Los Angeles, CA 90065

-SCHEDULE B-

-The Property Reported Herein is Described as follows:

Lot 40 of Tract No. 4290, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 50, Page(s) 46 to 48 Inclusive of Maps, in the office of the County Recorder of said County.

Westcoast Title & Abstract Company, Inc.

400 S. Alhambra Ave. Ste B
Monterey Park, Ca. 91755
Phone 626-548-2479 818-337-0474 fax

Page 2
Order Number: T8100

-Schedule B Continued-

1. A Deed of Trust Securing Bail Bond Number: A15-2024953
Recorded: 05-01-2001
Document Number: 01-0743333
Amount: \$Not Shown
Trustor: Harrison C. Whitney
Trustee: Occidental Services, Inc.
Beneficiary: American Contractors Indemnity Company

Address: American Contractors Indemnity Company
9841 Airport Blvd., 9th Floor
Los Angeles, CA 90045

2. A Real Property Lien Agreement Recorded on 06-05-2003
as Document Number 03-1606239
Filed by: Harrison Lewis Whitney
(see attached document for details)

3. A Deed of Trust Recorded on 05-12-2005
as Document Number 05-1124735
Amount: \$258,000.00
Trustor: Harrison Lewis Whitney, a Single Man
Trustee: Commonwealth Land Title Company, a California Corporation
Beneficiary: United Capital Funding, Inc.

Mailing Address: United Capital Funding, Inc.
555 St. Charles Drive, Suite 202
Thousand Oaks, CA 91360

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

An Assignment of Beneficial interest Recorded on 12-10-2009
as Document Number 09-1874373
Interest assigned to: The Bank of New York Mellon FKA The Bank of New York, as Trustee for the
Certificate Holders CWALT, Inc. Alternative Loan Trust 2005-36 Mortgage Pass-Through Certificates,
Series 2005-36

Mailing Address: ReconTrust Company
1800 Tapo Canyon Rd., CA6-914-01-94
Simi Valley, CA 93063

A Notice of Default Recorded on: 11-17-2009
Document Number: 09-1732611

Westcoast Title & Abstract Company, Inc.

400 S. Alhambra Ave. Ste B
Monterey Park, Ca. 91755
Phone 626-548-2479 818-337-0474 fax

Page 3
Order Number: T8100

-Schedule B Continued-

*A Notice of Trustee Sale Recorded: 05-12-2011
Document No.: 11-0674364
Trustees Name: ReconTrust Company, N.A.*

*Mailing Address: ReconTrust Company
1800 Tapo Canyon Rd., CA6-914-01-94
Simi Valley, CA 93063*

*4. A Deed of Trust Recorded on 09-07-2005
as Document Number 05-2148801
Amount: \$55,000.00
Trustor: Harrison Lewis Whitney, an Unmarried Person
Trustee: PRLAP, Inc.
Beneficiary: Bank of America, N.A.*

*Mailing Address: Bank of America, N.A.
Consumer Collateral Tracking
9000 Southside Blvd., Bldg. 700
Jacksonville, FL 32256*

*5. A Notice of Sub Standard Property Recorded on: 06-17-2011
as Document Number: 11-0826907
Filed by the City of Los Angeles, Code Enforcement Department*

*6. A Notice of Pending Lien Recorded 07-15-2011
as Document Number 11-0954310
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



& Abstract Company, Inc.

400 S. Alhambra Ave. Ste B
Monterey Park, Ca. 91755
Phone 626-548-2479 818-337-0474 fax

Work Order No. T7998

Prepared for: City of Los Angeles

Type of Report: GAP Report

Order Date: 06-17-2011

Dated as of: 06-15-2011

Fee: \$48.00

-SCHEDULE A-
(Reported Property Information)

For Assessors Parcel Number: 5460-015-005

Situs Address: 3540 N. The Paseo

City: Los Angeles

County: Los Angeles

-VESTING INFORMATION (Ownership)

The last Recorded Document Transferring Fee Title Recorded on: 04-24-1967

As Document Number: 370

Documentary Transfer Tax: \$None

In Favor of: Harrison Lewis Whitney, a Single Man

Mailing Address: Harrison Lewis Whitney

3540 The Paseo

Los Angeles, CA 90065

-SCHEDULE B-

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Lot 40 of Tract No. 4290, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 50, Page(s) 46 to 48 Inclusive of Maps, in the office of the County Recorder of said County.

Westcoast Title & Abstract Company, Inc.

400 S. Alhambra Ave. Ste B
Monterey Park, Ca. 91755
Phone 626-548-2479 818-337-0474 fax

Page 2
Order Number: T7998

-Schedule B Continued-

1. A Deed of Trust Securing Bail Bond Number: A15-2024953
Recorded: 05-01-2001
Document Number: 01-0743333
Amount: \$Not Shown
Trustor: Harrison C. Whitney
Trustee: Occidental Services, Inc.
Beneficiary: American Contractors Indemnity Company

② Address: American Contractors Indemnity Company
9841 Airport Blvd., 9th Floor
Los Angeles, CA 90045

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as Document Number 03-1606239
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as Document Number 05-1124735
Amount: \$258,000.00
Trustor: Harrison Lewis Whitney, a Single Man
Trustee: Commonwealth Land Title Company, a California Corporation
Beneficiary: United Capital Funding, Inc.

X Mailing Address: United Capital Funding, Inc.
555 St. Charles Drive, Suite 202
Thousand Oaks, CA 91360

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

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as Document Number 09-1874373
Interest assigned to: The Bank of New York Mellon FKA The Bank of New York, as Trustee for the
Certificate Holders CWALT, Inc. Alternative Loan Trust 2005-36 Mortgage Pass-Through Certificates,
Series 2005-36

③ Mailing Address: ReconTrust Company
1800 Tapo Canyon Rd., CA6-914-01-94
Simi Valley, CA 93063

A Notice of Default Recorded on: 11-17-2009
Document Number: 09-1732611

Westcoast Title & Abstract Company, Inc.

400 S. Alhambra Ave. Ste B
Monterey Park, Ca. 91755
Phone 626-548-2479 818-337-0474 fax

Page 3
Order Number: T7998

-Schedule B Continued-

*A Notice of Trustee Sale Recorded: 05-12-2011
Document No.: 11-0674364
Trustees Name: ReconTrust Company, N.A.*

*Mailing Address: ReconTrust Company
1800 Tapo Canyon Rd., CA6-914-01-94
Simi Valley, CA 93063*

*4. A Deed of Trust Recorded on 09-07-2005
as Document Number 05-2148801
Amount: \$55,000.00
Trustor: Harrison Lewis Whitney, an Unmarried Person
Trustee: PRLAP, Inc.
Beneficiary: Bank of America, N.A.*

*Mailing Address: Bank of America, N.A.
Consumer Collateral Tracking
9000 Southside Blvd., Bldg. 700
Jacksonville, FL 32256*

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

Property Detail Report

For Property Located At



CoreLogic

RealQuest Professional

3540 THE PASEO, LOS ANGELES, CA 90065-2854

Owner Information:

Owner Name: WHITNEY HARRISON L
Mailing Address: 3540 THE PASEO, LOS ANGELES CA 90065-2854 C045
Phone Number: Vesting Codes: //

Location Information:

Legal Description: TRACT # 4290 LOT 40
County: LOS ANGELES, CA APN: 5460-015-005
Census Tract / Block: 1863.00 / 3 Alternate APN:
Township-Range-Sect: Subdivision: 4290
Legal Book/Page: 50-46 Map Reference: 35-E2 / 594-H2
Legal Lot: 40 Tract #: 4290
Legal Block: School District: LOS ANGELES
Market Area: 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: 04/24/1967 / 1st Mtg Amount/Type: /
Sale Price: \$9,500 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: \$15.22
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: 624 Parking Type: CARPORT Construction:
Living Area: 624 Garage Area: Heat Type: HEATED
Tot Adj Area: Garage Capacity: 1 Exterior wall: SHINGLE
Above Grade: Parking Spaces: 1 Siding
Total Rooms: 3 Basement Area: Patio Type:
Bedrooms: 1 Finish Bsmnt Area: Pool:
Bath(F/H): 1 / Basement Type: Air Cond:
Year Built / Eff: 1922 / 1924 Roof Type: Style: CONVENTIONAL
Fireplace: / Foundation: RAISED Quality:
of Stories: 1.00 Roof Material: ROLL Condition:
COMPOSITION

Other Improvements: ADDITION

Site Information:

Zoning: LAR1 Acres: 0.17 County Use: SINGLE FAMILY
Flood Zone: Lot Area: 7,546 RESID (0100)
Flood Panel: Lot Width/Depth: 51 x 149 State Use:
Flood Panel Date: Res/Comm Units: 1 / Site Influence:
Land Use: SFR Sewer Type: TYPE
Water Type: UNKNOWN

Tax Information:

Total Value: \$23,508 Assessed Year: 2010 Property Tax: \$346.62
Land Value: \$17,642 Improved %: 25% Tax Area: 4
Improvement Value: \$5,866 Tax Year: 2010 Tax
Exemption: HOMEOWNER
Total Taxable Value: \$16,508

Comparable Summary

For Property Located At



CoreLogic

RealQuest Professional

3540 THE PASEO, LOS ANGELES, CA 90065-2854

2 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: 2

	Subject Property	Low	High	Average
Sale Price	\$9,500	\$240,000	\$275,000	\$257,500
Bldg/Living Area	624	592	624	608
Price/Sqft	\$15.22	\$405.41	\$440.71	\$423.06
Year Built	1922	1922	1952	1937
Lot Area	7,546	5,284	17,309	11,296
Bedrooms	1	1	2	2
Bathrooms/Restrooms	1	1	1	1
Stories	1.00	1.00	1.00	1.00
Total Value	\$23,508	\$78,652	\$259,000	\$168,826
Distance From Subject	0.00	0.33	0.47	0.40

*= 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										
		3540 THE PASEO	\$9,500	1922	1	1	04/24/1967	624	7,546	0.0
Comparables										
<input checked="" type="checkbox"/>	1	3726 ACKERMAN DR	\$275,000	1952	2	1	01/25/2011	624	5,284	0.33
<input checked="" type="checkbox"/>	2	3115 CAZADOR ST	\$240,000	1922	1	1	12/17/2010	592	17,309	0.47