

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

RAYMOND S. CHAN, C.E., S.E.
SUPERINTENDENT OF BUILDING
INTERIM GENERAL MANAGER

January 28, 2014

Council District # 5

Case #: 335122

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

JOB ADDRESS: 1611 S BEDFORD ST
CONTRACT NO.: 118541-2 B120245-1

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 at the above address in the City of Los Angeles. The cost of barricading the subject building(s) was \$300.00. The cost of title search(es) on the subject lot was \$48.00.

It is proposed that a lien for the total amount of \$348.00 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.

RAYMOND S. CHAN, C.E., S.E.
SUPERINTENDENT OF BUILDING
INTERIM GENERAL MANAGER

Gene Doria for:

Frank Lara, Principal Inspector
Vacant Building Abatement

RO:FL: fmr

Attachments

300 700 31 48 00 00

REPORT OF ABATE OF A PUBLIC NUISANCE

On October 30, 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 secure all openings accessible for entry from the exterior of the building(s) and weatherproof the barricades installed on the parcel located at **1611 S BEDFORD 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	B3876	December 20, 2013	\$300.00

Title report costs were as follows:

<u>Title Search</u>	<u>Work Order No.</u>	<u>Amount</u>
FULL	T9964	\$48.00

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 \$248.00 plus an amount equal to forty percent (40%) or a minimum of \$100.00 of such cost, plus the Cost of Title Search(es) on the subject lot was \$48.00. for a total of **\$348.00**, 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 **\$300.00**, and to deposit to Fund 100 the amount of **\$48.00**.

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: January 28, 2014

RAYMOND S CHAN C.E., S.E.
Superintendent of Building
Interim General Manager

Gene Liorio for:

Report and lien confirmed by
City Council on:

Frank Lara, Principal Inspector
Vacant Building Abatement

ATTEST: HOLLY WOLCOTT
CITY CLERK

BY

DEPUTY

January 23, 2014

CASE #: 335122

ASSIGNED INSPECTOR: MICHAEL SCHULZINGER

JOB ADDRESS: 1611 S BEDFORD ST

ASSESSORS PARCEL NO.: 4303-013-029

Last Full Title: 01/22/2014

Last Update Title:

LIST OF OWNERS AND INTERESTED PARTIES

- 1 LEONELLE E COLLINS
PO BOX 351034
LOS ANGELES, CA 90035
Capacity: OWNER
- 2 LEONELLE E COLLINS
1611 SOUTH BEDFORD STREET
LOS ANGELES, CA 90035
Capacity: OWNER
- 3 AMERICAN SAVINGS BANK F A
400 EAST MAIN STREET DEPT # 4036
STOCKTON, CA 95290
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. T9964	Prepared for: City of Los Angeles	
Type of Report: GAP Report		
Order Date: 01-20-2014	Dated as of: 01-08-2014	Fee: \$48.00

-SCHEDULE A-
(Reported Property Information)

For Assessors Parcel Number: 4303-013-029

Situs Address: 1611 S Bedford St. City: Los Angeles County: Los Angeles

-VESTING INFORMATION (Ownership)

The last Recorded Document Transferring Fee Title Recorded on: 08-04-1972
As Document Number: 1279
Documentary Transfer Tax: \$38.50
In Favor of: Leonelle Elaine Collins

Mailing Address: Mrs. Leonelle Elaine Collins
1611 So. Bedford Street
Los Angeles, CA 90035

-SCHEDULE B-

-The Property Reported Herein is Described as follows:

Lot 13 of Tract #7385, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 81, Page(s) 72 and 73 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: T9964

-Schedule B Continued-

1. A Deed of Trust Recorded on 06-28-1993
as Document Number 93-1225094
Amount: \$180,000.00
Trustor: Leonelle Elaine Collins, an Unmarried Woman
Trustee: N. A. Mortgage Services, Inc., a California Corporation
Beneficiary: American Savings Bank, F.A.

Mailing Address: American Savings Bank, F.A.
400 E. Main Street, Dept. #4036
Stockton, CA 9529-4036
2. A Notice of Pending Lien Recorded 07-06-2009
as Document Number 09-1007284
Filed by the City of Los Angeles Dept. of Building and Safety
3. A Notice of Sub Standard Property Recorded on: 10-30-2009
as Document Number: 09-1645186
Filed by the City of Los Angeles, Code Enforcement Department
4. A Notice of Pending Lien Recorded 12-14-2009
as Document Number 09-1894781
Filed by the City of Los Angeles Dept. of Building and Safety
5. A Notice of Pending Lien Recorded 12-18-2009
as Document Number 09-1934292
Filed by the City of Los Angeles Dept. of Building and Safety
6. A Notice of Lien Recorded: 09-02-2011
Document No.: 11-1195300
Amount: \$2,158.00
Owner: Leonelle E. Collins
Claimant: City of Los Angeles, Department of Building and Safety

Mailing Address: Department of Building and Safety
Financial Services Division
201 N. Figueroa St., 9th Floor
Los Angeles, CA 90012
7. A Notice of Lien Recorded: 02-15-2013
Document No.: 13-0247926
Amount: \$627.98
Owner: Leonelle E. Collins
Claimant: City of Los Angeles, Department of Building and Safety

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: T9964

-Schedule B Continued-

*Mailing Address: Department of Building and Safety
Financial Services Division
201 N. Figueroa St., 9th Floor
Los Angeles, CA 90012*

*8. A Notice of Lien Recorded: 06-14-2013
Document No.: 13-0890732
Amount: \$450.50
Owner: Leonelle E. Collins
Claimant: City of Los Angeles, Department of Building and Safety*

*Mailing Address: Department of Building and Safety
Financial Services Division
201 N. Figueroa St., 9th Floor
Los Angeles, CA 90012*

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. T9205

Prepared for: City of Los Angeles

Type of Report: GAP Report

Order Date: 12-13-2012

Dated as of: 12-08-2012

Fee: \$48.00

-SCHEDULE A- (Reported Property Information)

For Assessors Parcel Number: 4303-013-029

Situs Address: 1611 S Bedford St.

City: Los Angeles

County: Los Angeles

-VESTING INFORMATION (Ownership)

The last Recorded Document Transferring Fee Title Recorded on: 08-04-1972

As Document Number: 1279

Documentary Transfer Tax: \$None

In Favor of: Leonelle Elaine Collins, an Unmarried Woman

Mailing Address: Mrs. Leonelle E. Collins

1611 So. Bedford Street

Los Angeles, CA 90035

-SCHEDULE B-

-The Property Reported Herein is Described as follows:

Lot 13 of Tract No. 7385, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 81, Page(s) 72 and 73 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: T9205

-Schedule B Continued-

1. *A Deed of Trust Recorded on 06-28-1993
as Document Number 93-1225094
Amount: \$180,000.00
Trustor: Leonelle Elaine Collins, an Unmarried Woman
Trustee: N.A. Mortgage Services, Inc., a California Corporation
Beneficiary: American Savings Bank, F.A.*

*Mailing Address: American Savings Bank, F.A.
400 E. Main Street, Dept. #4036
Stockton, CA 95290-4036*

2. *A Notice of Pending Lien Recorded 07-06-2009
as Document Number 09-1007284
Filed by the City of Los Angeles Dept. of Building and Safety*

3. *A Notice of Sub Standard Property Recorded on: 10-30-2009
as Document Number: 09-1645186
Filed by the City of Los Angeles, Code Enforcement Department*

4. *A Notice of Pending Lien Recorded 12-14-2009
as Document Number 09-1894781
Filed by the City of Los Angeles Dept. of Building and Safety*

5. *A Notice of Pending Lien Recorded 12-18-2009
as Document Number 09-1934292
Filed by the City of Los Angeles Dept. of Building and Safety*

6. *A Notice of Lien Recorded: 09-02-2011
Document No.: 11-1195300
Amount: \$2,158.00
Owner: Leonelle E. Collins
Claimant: City of Los Angeles*

*Address: Department of Building and Safety
Financial Services Division
201 N. Figueroa St., 9th Floor
Los Angeles, CA 90012*

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. T8481

Prepared for: City of Los Angeles

Type of Report: GAP Report

Order Date: 02-24-2012

Dated as of: 02-25-2012

Fee: \$48.00

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

For Assessors Parcel Number: 4303-013-029

Situs Address: 1611 S. Bedford Street City: Los Angeles County: Los Angeles

-VESTING INFORMATION (Ownership)

The last Recorded Document Transferring Fee Title Recorded on: 08-04-1972

As Document Number: 1279

Documentary Transfer Tax: \$None

In Favor of: Leonelle Elaine Collins, an Unmarried Woman

Mailing Address: Leonelle Elaine Collins

P.O. Box 351034

Los Angeles, CA 90035

-SCHEDULE B-

-The Property Reported Herein is Described as follows:

Lot 13 of Tract 7385, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 81, Page(s) 72 and 73 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: T8481

-Schedule B Continued-

1. *A Deed of Trust Recorded on 06-28-1993
as Document Number 93-1225094
Amount: \$180,000.00
Trustor: Leonelle Elaine Collins, an Unmarried Woman
Trustee: N.A. Mortgage Services, Inc., a California Corporation
Beneficiary: American Savings Bank, F.A.*

*Mailing Address: American Savings Bank, F.A.
400 East Main Street
Stockton, CA 95290*

2. *A Notice of Pending Lien Recorded 07-06-2009
as Document Number 09-1007284
Filed by the City of Los Angeles Dept. of Building and Safety*

3. *A Notice of Sub Standard Property Recorded on: 10-30-2009
as Document Number: 09-1645186
Filed by the City of Los Angeles, Code Enforcement Department*

4. *A Notice of Pending Lien Recorded 12-14-2009
as Document Number 09-1894781
Filed by the City of Los Angeles Dept. of Building and Safety*

5. *A Notice of Pending Lien Recorded 12-18-2009
as Document Number 09-1934292
Filed by the City of Los Angeles Dept. of Building and Safety*

6. *A Notice of Lien Recorded: 09-02-2011
Document No.: 11-1195300
Amount: \$2,158.00
Owner: Leonelle E. Collins
Claimant: Los Angeles*

*Address: Department of Building and Safety
Financial Services Division
201 N. Figueroa St., 9th Floor
Los Angeles, CA 90012*

7. *A Notice of Lien Recorded: 02-10-2012
Document No.: 12-0236335
Amount: \$422.10
Owner: Leonelle E. Collins
Claimant: Los Angeles*

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: T8481

-Schedule B Continued-

*Address: Department of Building and Safety
Financial Services Division
201 N. Figueroa St., 9th Floor
Los Angeles, CA 90012*

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. T8297

Prepared for: City of Los Angeles

Type of Report: GAP Report

Order Date: 10-25-2011

Dated as of: 10-15-2011

Fee: \$48.00

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

For Assessors Parcel Number: 4303-013-029

Situs Address: 1611 S. Bedford Street

City: Los Angeles

County: Los Angeles

-VESTING INFORMATION (Ownership)

The last Recorded Document Transferring Fee Title Recorded on: 08-04-1972

As Document Number: 1279

Documentary Transfer Tax: \$38.50

In Favor of: Leonelle Elaine Collins, an Unmarried Woman

Mailing Address: Mrs. Leonelle E. Collins

1611 So. Bedford Street

Los Angeles, CA 90035

-SCHEDULE B-

-The Property Reported Herein is Described as follows:

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Westcoast Title & Abstract Company, Inc.

400 S. Alhambra Ave. Ste B
Monterey Park, Ca. 91735
Phone 626-548-2479 818-337-0474 fax

Page 2
Order Number: T8297

-Schedule B Continued-

1. *A Deed of Trust Recorded on 06-28-1993
as Document Number 93-1225094
Amount: \$180,000.00
Trustor: Leonelle Elaine Collins, an Unmarried Woman
Trustee: N.A. Mortgage Services, Inc., a California Corporation
Beneficiary: American Savings Bank, F.A.*

*Mailing Address: American Savings Bank, F.A.
400 East Main Street
Stockton, CA 95290*

2. *A Notice of Pending Lien Recorded 07-06-2009
as Document Number 09-1007284
Filed by the City of Los Angeles Dept. of Building and Safety*

3. *A Notice of Sub Standard Property Recorded on: 10-30-2009
as Document Number: 09-1645186
Filed by the City of Los Angeles, Code Enforcement Department*

4. *A Notice of Pending Lien Recorded 12-14-2009
as Document Number 09-1894781
Filed by the City of Los Angeles Dept. of Building and Safety*

5. *A Notice of Pending Lien Recorded 12-18-2009
as Document Number 09-1934292
Filed by the City of Los Angeles Dept. of Building and Safety*

6. *A Notice of Pending Lien Recorded 09-02-2011
as Document Number 11-1195300
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:

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End of Report