

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

—
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JAVIER NUNEZ
—

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 # 1

Case #: 695349

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

JOB ADDRESS: 3937 N VERDUGO VIEW DR
CONTRACT NO.: C128935 T128934 T28934

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 cleaning of the lot at the above address in the City of Los Angeles. The cost of cleaning the subject lot was \$1,555.40. The cost of title search(es) on the subject lot was \$45.00.

It is proposed that a lien for the total amount of **\$1,600.40** 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 September 23, 2015 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 remove the accumulation of trash, debris, vehicle parts, rubbish, excessive vegetation or other similar conditions on the parcel located at **3937 N VERDUGO VIEW DR**, 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>
CLEAN	C4483	August 07, 2017	\$1,555.40

Additionally, there are unpaid invoices for fees assessed to recover Departmental costs in pursuit of compliance as follows:

Title report costs were as follows:

<u>Title Search</u>	<u>Work Order No.</u>	<u>Amount</u>
FULL	T14456	\$38.00
SUPPLEMENTAL	T14708	\$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 \$1,156.00 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 \$45.00. for a total of **\$1,600.40**, 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 **\$1,555.40**, 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: JEFFREY CORPUZ
JOB ADDRESS: 3937 N VERDUGO VIEW DR
ASSESSORS PARCEL NO.: 5472-006-039

CASE #: 695349

Last Full Title: 07/10/2017

Last Update Title:

LIST OF OWNERS AND INTERESTED PARTIES

- | | | |
|---|--|-----------------|
| 1 | LEWIS AND JOAN C CASS
3937 VERDUGO VIEW DR
LOS ANGELES, CA 90065 | Capacity: OWNER |
| 2 | LEWIS AND JOAN CAROL CASS
715 S MAIN STREET
BURBANK, CA 91506 | Capacity: OWNER |

UPDATED AS OF 09/21/2017



P.O. BOX 5152
CULVER CITY, CA 90231
Phone 310-943-9235 latitle@in2-res.com

Property Title Report

Work Order No. T14708
UPDATED as of: 09/21/2017

Prepared for: City of Los Angeles

SCHEDULE A (Reported Property Information)

APN #: 5472-006-039

Property Address: 3937 N VERDUGO VIEW DR **City:** Los Angeles **County:** Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : LEWIS & JOAN C. CASS

Grantor : JACK HUDSON AND VIRGINIA C. HUDSON

Deed Date : 05/17/1962

Recorded : 06/25/1962

Instr No. : 62-423

MAILING ADDRESS: LEWIS & JOAN C. CASS
3937 VERDUGO VIEW DR LOS ANGELES CA 90065

SCHEDULE B

LEGAL DESCRIPTION

Lot: 128 **Tract No:** 7454 **Abbreviated Description:** LOT:128 CITY:REGION/CLUSTER: 04/04194
TR#: 7454 **TRACT NO** 7454 **LOT** 128 **City/Muni/Twp:** REGION/CLUSTER: 04/04194

MORTGAGES/LIENS

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



P.O. BOX 5152
CULVER CITY, CA 90231
Phone 310-943-9235 latitle@in2-res.com

Property Title Report

Work Order No. T14456
Dated as of: 07/06/2017

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 5472-006-039

Property Address: 3937 N VERDUGO VIEW DR **City:** Los Angeles **County:** Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : LEWIS & JOAN C CASS

Grantor : JACK HUDSON AND VIRGINIA C. HUDSON

Deed Date : 05/17/1962

Recorded : 06/25/1962

Instr No. : 62-423

MAILING ADDRESS: LEWIS & JOAN C CASS

3937 VERDUGO VIEW DR LOS ANGELES CA 90065

SCHEDULE B

LEGAL DESCRIPTION

Lot: 128 **Tract No:** 7454 **Abbreviated Description:** LOT:128 CITY:REGION/CLUSTER:

04/04194 TR#:7454 TRACT NO 7454 LOT 128 IMP1=SFR,1

UNIT,1447SF,YB:1955,02BD/02BA. City/Muni/Twp: REGION/CLUSTER: 04/04194

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

Property Title Report

Work Order No. T14375
Dated as of: 06/15/2017

Prepared for: City of Los Angeles

SCHEDULE A **(Reported Property Information)**

APN #: 5472-006-039

Property Address: 3937 N VERDUGO VIEW DR City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : LEWIS & JOAN C CASS

Grantor : JACK HUDSON AND VIRGINIA C. HUDSON

Deed Date : 05/17/1962

Recorded : 06/25/1962

Instr No. : 62-423

MAILING ADDRESS: LEWIS & JOAN C CASS
3937 VERDUGO VIEW DR LOS ANGELES CA 90065

SCHEDULE B

LEGAL DESCRIPTION

**Lot: 128 Tract No: 7454 Abbreviated Description: LOT:128 CITY:REGION/CLUSTER:
04/04194 TR#:7454 TRACT NO 7454 LOT 128 IMP1=SFR,1
UNIT,1447SF,YB:1955,02BD/02BA.City/Muni/Twp: REGION/CLUSTER: 04/04194**

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

Property Title Report

Work Order No. T13172
Dated as of: 04/07/2016

Prepared for: City of Los Angeles

SCHEDULE A **(Reported Property Information)**

APN #: 2631-020-021

Property Address: 8943 N TELFAIR AVE City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Document: SUPERIOR COURT OF THE STATE OF CALIFORNI

Grantee : ALEXANDER JAMES C JR

Grantor : HELEN L. ALEXANDER

Deed Date : 09/03/2010

Recorded : 08/22/2011

Instr No. : 2011-1131604

MAILING ADDRESS: ALEXANDER JAMES C JR
6700 SEPULVEDA BLVD #219C VAN NUYS CA 91411

SCHEDULE B

LEGAL DESCRIPTION

Lot: 41 Tract No: 1292 Abbreviated Description: LOT:41 CITY:REGION/CLUSTER:
03/03133 TR#:1292 TRACT # 1292 NW 80 FT OF SE 476.5 FT OF NE 175 FT OF LOT 41
IMP1=SFR,1 UNIT,1292SF,YB:1939,03BD/02BA.City/Muni/Twp: REGION/CLUSTER: 03/03133

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

Property Title Report

Work Order No. T13057
Dated as of: 02/25/2016

Prepared for: City of Los Angeles

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

APN #: 5472-006-039

Property Address: 3937 N VERDUGO VIEW DR City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : LEWIS & JOAN C CASS

Grantor : JACK HUDSON AND VIRGINIA C. HUDSON

Deed Date : 05/17/1962

Recorded : 06/25/1962

Instr No. : 62-423

MAILING ADDRESS: LEWIS & JOAN C CASS
3937 VERDUGO VIEW DR LOS ANGELES CA 90065

SCHEDULE B

LEGAL DESCRIPTION

***Lot: 128 Tract No: 7454 Abbreviated Description: LOT:128 CITY:REGION/CLUSTER:
04/04194 TR#:7454 TRACT NO 7454 LOT 128 IMP1=SFR,1
UNIT,1447SF,YB:1955,02BD/02BA.City/Muni/Twp: REGION/CLUSTER: 04/04194***

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

Property Title Report

Work Order No. T12526
Dated as of: 09/15/2015

Prepared for: City of Los Angeles

SCHEDULE A *(Reported Property Information)*

APN #: 5472-006-039

Property Address: 3937 N VERDUGO VIEW DR **City:** Los Angeles **County:** Los Angeles

VESTING INFORMATION

Type of Document: Grant Deed

Grantee : Lewis Cass and Joan Carol Cass, husband and wife, as joint tenants

Grantor : Jack W. Hudson and Virginia C. Hudson, husband and wife

Deed Date : 5/17/1962

Recorded : 6/25/1962

Instr No. : 423

Mailing Address: Lewis Cass and Joan Carol Cass
3937 VERDUGO VIEW DR LOS ANGELES CA 90065

Mailing Address: Lewis Cass and Joan Carol Cass
715 Main St. Burbank, CA 91506

SCHEDULE B

LEGAL DESCRIPTION

The following described property:

Situated in the County of Los Angeles, State of California Lot 128 of Tract no. 7454 as per map recorded in Book 91, Pages 81-83 of Maps in the office of the Recorder of said County.

Assessor's Parcel No: 5472-006-039

MORTGAGES/LIENS

Type of Document: A deed of trust to secure an indebtedness in the amount shown below, and any other obligations secured thereby

Amount : \$6,400.00

Dated : 7/1/1962

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

Work Order No. T12526

SCHEDULE B (Continued)

Trustor : Lewis Cass and Joan Carol Cass

Trustee : Security First National Bank, A National Banking Association

Beneficiary : James L. Lefler and Jane M Lefler

Recorded : 9/28/1962

Instr No. : 4786

MAILING ADDRESS: Security First National Bank, A National Banking Association, None Shown

MAILING ADDRESS: James L. Lefler, None Shown

MAILING ADDRESS: Jane M Lefler, 717 South Main Street, Burbank, California.

Property Detail Report

For Property Located At :
3937 VERDUGO VIEW DR, LOS ANGELES, CA 90065-3503



Owner Information

Owner Name: **CASS LEWIS & JOAN C**
 Mailing Address: **3937 VERDUGO VIEW DR, LOS ANGELES CA 90065-3503 C013**
 Vesting Codes: **//**

Location Information

Legal Description:	TRACT NO 7454 LOT 128	APN:	5472-006-039
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	1863.02 / 1	Subdivision:	7454
Township-Range-Sect:		Map Reference:	35-F1 /
Legal Book/Page:	91-81	Tract #:	7454
Legal Lot:	128	School District:	LOS ANGELES
Legal Block:		School District Name:	
Market Area:	623	Munic/Township:	
Neighbor Code:			

Owner Transfer Information

Recording/Sale Date:	06/25/1962 /	Deed Type:	DEED (REG)
Sale Price:		1st Mtg Document #:	
Document #:			

Last Market Sale Information

Recording/Sale Date:	/	1st Mtg Amount/Type:	/
Sale Price:		1st Mtg Int. Rate/Type:	/
Sale Type:		1st Mtg Document #:	
Document #:		2nd Mtg Amount/Type:	/
Deed Type:		2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	
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:	1,447	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:	
Bath(F/H):	2 /	Basement Type:		Air Cond:	
Year Built / Eff:	1955 / 1955	Roof Type:		Style:	CONVENTIONAL
Fireplace:	/	Foundation:	PIER	Quality:	
# of Stories:	2.00	Roof Material:	GRAVEL & ROCK	Condition:	
Other Improvements:	FENCE				

Site Information

Zoning:	LAR1	Acres:	0.18	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	7,732	Lot Width/Depth:	x	State Use:	
Land Use:	SFR	Res/Comm Units:	/	Water Type:	
Site Influence:				Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$76,834	Assessed Year:	2017	Property Tax:	\$971.23
Land Value:	\$33,345	Improved %:	57%	Tax Area:	4
Improvement Value:	\$43,489	Tax Year:	2016	Tax Exemption:	HOMEOWNER
Total Taxable Value:	\$69,834				

Comparable Summary

For Property Located At



3937 VERDUGO VIEW DR, LOS ANGELES, CA 90065-3503

17 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: 17

	Subject Property	Low	High	Average
Sale Price	\$0	\$640,000	\$924,500	\$801,797
Bldg/Living Area	1,447	1,253	1,566	1,389
Price/Sqft	\$0.00	\$440.47	\$675.02	\$578.81
Year Built	1955	1927	1978	1946
Lot Area	7,732	3,233	11,292	6,161
Bedrooms	2	2	3	3
Bathrooms/Restrooms	2	1	3	2
Stories	2.00	1.00	2.00	1.06
Total Value	\$76,834	\$81,487	\$887,000	\$471,758
Distance From Subject	0.00	0.13	0.49	0.32

*= 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
Subject Property										
		3937 VERDUGO VIEW DR		1955	2	2		1,447	7,732	0.0
Comparables										
<input checked="" type="checkbox"/>	1	3860 INGLIS DR	\$785,000	1978	3	3	04/13/2017	1,566	7,270	0.13
<input checked="" type="checkbox"/>	2	4121 VERDUGO VIEW DR	\$810,000	1936	3	2	04/07/2017	1,303	6,721	0.14
<input checked="" type="checkbox"/>	3	4140 SCANDIA WAY	\$900,000	1954	2	2	08/09/2017	1,486	11,292	0.17
<input checked="" type="checkbox"/>	4	4023 DIVISION ST	\$851,000	1928	2	1	09/06/2017	1,335	5,680	0.23
<input checked="" type="checkbox"/>	5	4107 DIVISION ST	\$887,000	1940	3	2	12/27/2016	1,454	5,863	0.23
<input checked="" type="checkbox"/>	6	3623 VERDUGO VISTA TER	\$889,000	1954	3	2	04/04/2017	1,317	4,849	0.24
<input checked="" type="checkbox"/>	7	4234 PALMERO DR	\$844,000	1955	2	2	03/17/2017	1,258	8,012	0.29
<input checked="" type="checkbox"/>	8	4243 PALMERO DR	\$924,500	1956	2	2	04/28/2017	1,556	6,072	0.32
<input checked="" type="checkbox"/>	9	3937 RODERICK RD	\$825,000	1927	2	1	04/06/2017	1,486	5,601	0.32
<input checked="" type="checkbox"/>	10	4213 PALMERO DR	\$640,000	1957	3	2	06/13/2017	1,453	6,928	0.33
<input checked="" type="checkbox"/>	11	3451 VERDUGO VISTA TER	\$745,000	1951	3	2	01/12/2017	1,396	4,907	0.36
<input checked="" type="checkbox"/>	12	1315 EL PASO DR	\$680,000	1954	2	1	07/06/2017	1,254	4,764	0.39
<input checked="" type="checkbox"/>	13	3808 RODERICK RD	\$645,000	1939	3	2	02/10/2017	1,444	5,204	0.39
<input checked="" type="checkbox"/>	14	3801 RODERICK RD	\$919,000	1931	3	2	07/06/2017	1,402	4,705	0.42
<input checked="" type="checkbox"/>	15	4249 YORK BLVD	\$699,000	1937	2	1	09/13/2017	1,253	6,499	0.47
<input checked="" type="checkbox"/>	16	4004 W AVENUE 42	\$674,000	1941	3	3	07/27/2017	1,280	3,233	0.48
<input checked="" type="checkbox"/>	17	1019 OBAN DR	\$913,045	1958	3	2	05/26/2017	1,372	7,143	0.49