

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

FRANK M. BUSH
GENERAL MANAGER

OSAMA YOUNAN, P.E.
EXECUTIVE OFFICER

October 11, 2019

Council District # 8

Case #: 812444

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

JOB ADDRESS: 1146 E CENTURY BLVD

CONTRACT NO.: B131051 B131051-2 C128935-2 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 cleaning of the lot at the above address in the City of Los Angeles. The cost of barricading the subject building(s) was \$3,432.48. The cost of cleaning the subject lot was \$1,245.44.

It is proposed that a lien for the total amount of **\$4,715.92** 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.

FRANK M. BUSH
GENERAL MANAGER

Armond Gregory 10-15-19

Armond Gregory, Principal Inspector
Lien Review

REPORT OF ABATE OF A PUBLIC NUISANCE

On April 19, 2018 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 **1146 E CENTURY BLVD** , 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	B4301	April 23, 2018	\$971.56
BARRICADE	B4365	May 20, 2019	\$1,711.46
BARRICADE	B4372	July 24, 2019	\$749.46
CLEAN	C4567	May 20, 2019	\$1,245.44
			<u>\$4,677.92</u>

Title report costs were as follows:

<u>Title Search</u>	<u>Work Order No.</u>	<u>Amount</u>
FULL	T16199	\$38.00
		<u>\$38.00</u>

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 \$3,302.20 plus applicable fees and charges, plus the Cost of Title Search(es) on the subject lot was \$38.00 for a total of **\$4,715.92**, be recorded against said property.

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: October 11, 2019

FRANK M. BUSH
GENERAL MANAGER

 10-15-19

Report and lien confirmed by
City Council on:

Armond Gregoryona, Principal Inspector
Lien Review

ATTEST: HOLLY WOLCOTT
CITY CLERK

BY

DEPUTY

October 16, 2019

CASE #: 812444

ASSIGNED INSPECTOR: NEVILLE REID
JOB ADDRESS: 1146 E CENTURY BLVD
ASSESSORS PARCEL NO.: 6049-028-025

Last Full Title: 10/07/2019

Last Update Title:

LIST OF OWNERS AND INTERESTED PARTIES

1 US BANK NA, TR MASTER TRUST 2007 1
C/O OCWEN LOAN SERV. LLC,
ATTN: VAULT DEPT-TS# 2015-03502-CA
5720 PREMIER PARK DR
WEST PALM BEACH, FL 33407

Capacity: OWNER

2 US BANK NA TR MASTER TRUST 20078 1
C/O OCWEN LOAN SERV. LLC
ATTN: VAULT DEPT-TS# 2015-03502-CA
1661 WORTHINGTON RD STE 100
WEST PALM BEACH, FL 33409

Capacity: OWNER



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

Property Title Report

Work Order No. T16199
Dated as of: 10/04/2019

Prepared for: City of Los Angeles

SCHEDULE A (Reported Property Information)

APN #: 6049-028-025

Property Address: 1146 E CENTURY BLVD City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Document: TRUSTEE'S DEED UPON SALE
Grantee : US BANK NATIONAL ASSOCIATION AS TRUSTEE FOR MASTR
Grantor : JAKE ANDERSON; THERESA STEPHENS ANDERSON
Deed Date : 11/28/2016 Recorded : 12/01/2016
Instr No. : 16-1513379

MAILING ADDRESS: US BANK NATIONAL ASSOCIATION AS TRUSTEE FOR MASTR
5720 PREMIER PARK DR WEST PALM BEACH FL 33407

SCHEDULE B

LEGAL DESCRIPTION

Lot: 35 Block: 1 Tract No: 6478 Abbreviated Description: LOT:35 BLK:1 TR#:6478 TRACT # 6478 EX OF ST LOT 35 BLK 1 IMP1=DUP,1248SF,2 UNIT,YB:1954,4BD/2BA;IMP2=DUP,1316SF,2 UNIT,YB:1948,3BD/2BA.

MORTGAGES/LIENS

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

Property Detail Report

For Property Located At :

1146 E CENTURY BLVD, LOS ANGELES, CA 90002-3351



Bldg Card: 000 of 002

Owner Information

Owner Name: US BANK NA SERIES 2007-1
Mailing Address: 5720 PREMIER PARK DR, WEST PALM BEACH FL 33407-1610 C018
Vesting Codes: // CE

Location Information

Legal Description: TRACT # 6478 EX OF ST LOT 35
County: LOS ANGELES, CA APN: 6049-028-025
Census Tract / Block: 2407.00 / 1 Alternate APN:
Township-Range-Sect: Subdivision: 6478
Legal Book/Page: 68-93 Map Reference: 58-C3 /
Legal Lot: 35 Tract #: 6478
Legal Block: 1 School District: LOS ANGELES
Market Area: C37 School District Name: LOS ANGELES
Neighbor Code: Munic/Township:

Owner Transfer Information

Recording/Sale Date: 12/01/2016 / 11/22/2016 Deed Type: TRUSTEE'S DEED (FORECLOSURE)
Sale Price: \$464,581 1st Mtg Document #:
Document #: 1513379

Last Market Sale Information

Recording/Sale Date: 05/09/1986 / 04/1986 1st Mtg Amount/Type: /
Sale Price: \$50,000 1st Mtg Int. Rate/Type: /
Sale Type: FULL 1st Mtg Document #: /
Document #: 576671 2nd Mtg Amount/Type: /
Deed Type: GRANT DEED 2nd Mtg Int. Rate/Type: /
Transfer Document #: Price Per SqFt: \$19.50
New Construction: Multi/Split Sale:
Title Company:
Lender:
Seller Name: LACY GENEVIEVE J

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: 2,564 Parking Type: Construction:
Living Area: 2,564 Garage Area: Heat Type: HEATED
Tot Adj Area: Garage Capacity: Exterior wall:
Above Grade: Parking Spaces: Porch Type:
Total Rooms: Basement Area: Patio Type:
Bedrooms: 7 Finish Bsmnt Area: Pool:
Bath(F/H): 4 / Basement Type: Air Cond: YES
Year Built / Eff: 1954 / Roof Type: Style:
Fireplace: / Foundation: Quality:
of Stories: Roof Material: Condition:
Other Improvements: Building Permit

Site Information

Zoning: LAR2 Acres: 0.11 County Use: MULTI-FAMILY 4-UNIT (0400)
Lot Area: 4,891 Lot Width/Depth: x State Use:
Land Use: QUADRUPLEX Res/Comm Units: 4 / Water Type:
Site Influence: Sewer Type:

Tax Information

Total Value: \$561,000 Assessed Year: 2018 Property Tax: \$7,569.20
Land Value: \$204,000 Improved %: 64% Tax Area: 461
Improvement Value: \$357,000 Tax Year: 2018 Tax Exemption:
Total Taxable Value: \$561,000

Foreclosure Activity Report

For Property Located At

**1146 E CENTURY BLVD, LOS ANGELES, CA 90002-3351****Most Recent Foreclosure Transaction:**

Foreclosure Doc Type: TRUSTEE'S DEED (FORECLOSURE) Foreclosure Stage: REO
 Recording Date: 12/01/2016
 Foreclosure Doc #: 1513379

Buyer 1: US BANK NA SERIES 2007-1 Buyer is Lender: Y
 Buyer 2:

Sale Date: 11/22/2016 Sale Price: \$464,581

Original Mortgage Information:

Mtg Recording Date: 10/13/2006
 Mtg Doc #: 2278585
 Mtg Book/Page:

Location Information:

Legal Description: TRACT # 6478 EX OF ST LOT 35
 County: LOS ANGELES, CA APN: 6049-028-025
 Subdivision: 6478 Map Reference: 58-C3 /
 Legal Lot: 35 Township-Range-Sect:
 Legal Block: 1 Munic/Township:

Last Market Sale Information:

Sale Date: 04/1986 1st Mtg Amount/Type: /
 Recording Date: 05/09/1986 1st Mtg Int. Rate/Type: /
 Sale Price: \$50,000 2nd Mtg Amount/Type: /
 Sale Type: FULL 2nd Mtg Int. Rate/Type: /
 Deed Type: GRANT DEED Seller: LACY GENEVIEVE J
 Deed Doc #: 576671

Owner Information:

Owner Name: US BANK NA SERIES 2007-1
 Mailing Address: 5720 PREMIER PARK DR
 City: WEST PALM BEACH
 State: FL Carrier Route: C018
 Zip: 33407-1610

Owner Transfer Information:

Sale Date: 11/22/2016 Deed Type: TRUSTEE'S DEED (FORECLOSURE)
 Recording Date: 12/01/2016 Deed Doc #: 1513379
 Sale Price: \$464,581 Vesting Codes: / / CE

Property Characteristics:

Living Area: 2,564 Parking Type:
 Total Rooms: Garage Area:
 Bedrooms: 7 Garage Capacity:
 Bath (F/H): 4 / Parking Spaces:
 Year Built / Eff: 1954 / Pool:
 Fireplace: Pool Area:
 # of Stories: Style:
 Quality:

Site Information:

Land Use: QUADRUPLEX Acres: 0.11
 Zoning: LAR2 Lot Area: 4,891
 Site Influence: Res/Comm Units: 4 /

Tax Information:

Assessed Value: \$561,000 Property Tax: \$7,569.20

Land Value: \$204,000
Improvement Value: \$357,000
Total Taxable Value: \$561,000

Tax Area: 461
Tax Exemption:
Improvement %: 64%