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NOTICE OF HEARING

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

CF 11-0156
CD 13

DATE: March 31, 2011

CASE #: 384603

Regarding the property known as:

152 N BENTON WAY

Under the Authority of the Provisions of
Chapter IX, Article 1, of the Los Angeles Municipal Code
and

Division 7, Chapter 1, Article 4.6 of the Los Angeles Administrative Code

Pursuant to the provisions of Section 91.8903 and Section 91.8904, Los Angeles Municipal Code the Department of Building and Safety has filed a Notice of Nuisance with the County Recorders Office on the property located at the above address, being more particularly described as follows:

See Attached Title Report for Legal Description

and the work performed to correct the nuisance is listed on the attached **REPORT OF ABATE OF A PUBLIC NUISANCE.**

The Department did inform the Council of the City of Los Angeles of the work performed and that the cost of the work, plus a forty percent (40 %) administrative fee, amounted to \$10,441.11. The Department recommends that a lien in the above stated amount be recorded against said property pursuant to Section 7.35.3 of the Los Angeles Administrative Code.

The owner and interested parties listed below are hereby given notice that the City Council of the City of Los Angeles will consider and pass upon a report by the Department of the cost of the work performed at a hearing to be held on Tuesday, May 24, 2011 at 10:00 am in the Council Chamber of City Hall of the City of Los Angeles at 200 North Spring Street, Room 340, Los Angeles, California. The owner and/or interested parties shall have 45 days from the date of this notice to pay the above referenced fee before this lien is recorded.

See attached list of Interested Parties

The owner and interested parties may appear at the City Council Hearing to object to the confirmation of the proposed lien in the amount specified. Failure to appear at the City Council Hearing may result in the recordation of the proposed lien against the property and the placement of this direct assessment on the Secured Tax Roll for the County of Los Angeles without further notice.


152 N BENTON WAY - NOTICE OF HEARING

If you are planning to file a written protest, please provide 15 copies to the Office of the City Clerk, 200 N. Spring Street, Room 395, Los Angeles, CA 90012, Attention: Clerk of the Council and provide them a minimum of ten (10) days in advance of the hearing date.

For additional information, contact **Frank Lara** at telephone number **(213) 252-3931**.

This Notice of Hearing is being served pursuant to Division 7, Chapter 1, Article 4.6, section 7.35.3 (f) of the Los Angeles Administrative Code.

Robert "Bud" Oyrom
General Manager



FRANK LARA
Principal Inspector

152 N BENTON WAY - NOTICE OF HEARING

Interested Parties List:

PATRICIA A JACKSON DECD EST OF
c/o LUIS M ENRIQUEZ PUBLIC ADM
320 W TEMPLE ST 9TH FLR
LOS ANGELES CA 90012

BRILENA INC MURAL MEDIA LLC DWIGHT CENTANNE
c/o CAPITAL BENEFIT MORTGAGE INC
2727 NEWPORT BLVD # 203
NEWPORT BEACH CA 92663

PATRICIA ANN JACKSON
c/o PETER J LINDEN ESQ
PETER J LINDEN & ASSOC
2500 ANNIVERSARY LANE
NEWPORT BEACH CA 92660-3314

REPORT OF ABATE OF A PUBLIC NUISANCE

On June 30, 2010 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, remove the accumulation of trash, debris, vehicle parts, rubbish, excessive vegetation or other similar conditions, and fence the lot on the parcel located at 152 N BENTON WAY , 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	September 27, 2010	\$2,288.79
CLEAN	October 25, 2010	\$300.00
FENCE	September 30, 2010	\$7,852.32

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 \$7,443.65 plus an amount equal to forty percent (40%) or a minimum of \$100.00 of such cost, for a total of \$10,441.11, be recorded against said property.

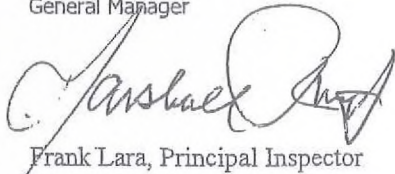
It is further requested that the Honorable Council instruct the Financial Services Section of the Department of Building and Safety, that upon receipt of any payment on this lien against this property to deposit the amount to Dept. 08 (Bldg. & Safety Dept.), Fund 346, Revenue Source No. 3191 in the amount of \$10,441.11.

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 13, 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

WestCoast Title Company



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

Work Order No. T7609	Prepared for: City of Los Angeles
Type of Report: GAP Report	
Order Date: 03-02-2011	Dated as of: 03-07-2011 Fee: \$48.00

-SCHEDULE A- (Reported Property Information)

For Assessors Parcel Number: 5156-028-011

Situs Address: 152 N. Benton Way City: Los Angeles County: Los Angeles

-VESTING INFORMATION (Ownership)

The last Recorded Document Transferring Fee Title Recorded on: 04-10-2008

As Document Number: 08-0616962

Documentary Transfer Tax: None

In Favor of: Patricia Ann Jackson

*Mailing Address: Peter J. Linden, Esq.
Peter J. Linden & Associates
2500 Anniversary Lane
Newport Beach, CA 92660-3314*

-SCHEDULE B-

-The Property Reported Herein is Described as follows:

Lot 9 of Upper Rampart Heights Tract, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 9, Page(s) 114 of Maps, in the office of the County Recorder of said County.

WestCoast Title Company

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

Page 2
Order Number: T7609

-Schedule B Continued-

1. A Deed of Trust Recorded on 01-28-2008

as Document Number 08-0163513

Amount: \$90,000.00

Trustor: Charles Lankford Jr., as Administrator for The Estate of Theola M. Jackson

Trustee: areNare, Inc.

Beneficiary: Brilena, Inc., as to an undivided 16.6666% interest, Mural Media, LLC as to an undivided 44.4445% interest, Dwight Centranne, an unmarried man as to an undivided 38.8889% interest

Mailing Address: Capital Benefits Mortgage, Inc.

2727 Newport Blvd., #203

Newport Beach, CA 92663

2. A Notice of Pending Lien Recorded 06-13-2008

as Document Number 08-1056016

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

3. A Notice of Sub Standard Property Recorded on: 06-25-2010

as Document Number: 10-0873555

Filed by the City of Los Angeles, Code Enforcement Department

4. A Notice of Pending Lien Recorded 09-10-2010

as Document Number 10-1275522

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