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BUILDING AND SAFETY  
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CALIFORNIA



ERIC GARCETTI  
MAYOR

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

RAYMOND S. CHAN, C.E., S.E.  
GENERAL MANAGER

FRANK BUSH  
EXECUTIVE OFFICER

July 01, 2015

Council District # 4

Case #: 501123

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

JOB ADDRESS: 14234 W WEDDINGTON ST  
CONTRACT NO.: 280078809-4 B120245-1 C123679 T118541-2 T123628-1

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 and cleaning of the lot at the above address in the City of Los Angeles. The cost of barricading the subject building(s) was \$2,543.10. The cost of cleaning the subject lot was \$1,933.12. The cost of investigating the violation(s) was \$1,528.64. The cost of title search(es) on the subject lot was \$90.00.

It is proposed that a lien for the total amount of **\$6,094.86** 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.  
GENERAL MANAGER

J.T. Christian Senior Inspector  
Lien Review

RC:JC: fmr

Attachments

## REPORT OF ABATE OF A PUBLIC NUISANCE

On June 06, 2013 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 remove the accumulation of trash, debris, vehicle parts, rubbish, excessive vegetation or other similar conditions on the parcel located at **14234 W WEDDINGTON 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	B3827	July 25, 2013	\$2,543.10
CLEAN	C4243	April 23, 2015	\$1,933.12

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

<u>Fee</u>	<u>Invoice No.</u>	<u>Amount</u>	<u>Late Fees</u>	<u>Total</u>
CODE VIOLATION INSPECTION FEE	582979-2	\$356.16	\$1,172.48	\$1,528.64

Title report costs were as follows:

<u>Title Search</u>	<u>Work Order No.</u>	<u>Amount</u>
FULL	T9447	\$48.00
FULL	T11511	\$42.00

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 \$3,643.46 plus an amount equal to forty percent (40%) or a minimum of \$100.00 of such cost, plus the fee for investigating the violation(s) of \$1,528.64, plus the Cost of Title Search(es) on the subject lot was \$90.00. for a total of **\$6,094.86**, 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 **\$4,476.22**, and to deposit to Fund 48R the amount of \$1,528.64 and to deposit to Fund 100 the amount of \$90.00..

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: July 01, 2015

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



Report and lien confirmed by  
City Council on:

J.T. Christian Senior Inspector  
Lien Review

ATTEST: HOLLY WOLCOTT  
CITY CLERK

BY

DEPUTY

June 24, 2015

ASSIGNED INSPECTOR: RICHARD SIMONS  
JOB ADDRESS: 14234 W WEDDINGTON ST  
ASSESSORS PARCEL NO.: 2248-021-006

CASE #: 501123

Last Full Title: 05/20/2015

Last Update Title:

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**LIST OF OWNERS AND INTERESTED PARTIES**

- 1 MARIA MILLS  
1010 19TH ST #8  
SANTA MONICA, CA 90403  
Capacity: OWNER
- 2 MARIA J MILLS  
14234 WEDDINGTON ST  
SHERMAN OAKS, CA 91401  
Capacity: OWNER
- 3 U S BANK N A  
c/o MARYJO IRWIN  
809 S 60TH STREET # 210  
WEST ALLIS, WI 53214  
Capacity: INTERESTED PARTY



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

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## ***Property Title Report***

**Work Order No. T11511**  
**Dated as of: 05/20/2015**

**Prepared for: City of Los Angeles**

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

**APN #: 2248-021-006**

**Property Address: 14234 W WEDDINGTON ST      City: Los Angeles      County: Los Angeles**

### **VESTING INFORMATION**

**Type of Document: Grant Deed**

**Grantee : Maria Josefa Mills, a Single Woman**

**Grantor : Maria Josefa Mills, who aquired title as Maria Mills , a Single Woman**

**Deed Date : 4/1/2004**

**Recorded : 4/21/2004**

**Instr No. : 04 0968820**

**MAILING ADDRESS: Maria Josefa Mills,  
14234 WEDDINGTON ST SHERMAN OAKS CA 91401**

### ***SCHEDULE B***

#### **LEGAL DESCRIPTION**

**The following described property:**

**Lot 6 of Tract No. 16693, in the City of Los Angeles, County of Los Angeles, State of California as per map recorded in Book 391, Page(s) 19 and 20, of Maps in the Office of the County Recorder of said County.**

**Assessor's Parcel No: 2248-021-006**

#### **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 : \$250,000.00**

**Dated : 7/26/2007**

**Trustor : Maria Josefa Mills**

**Trustee : DSL Service Company, a California Corporation**

**Beneficiary : Downey Savings and Loan Association, F.A.**

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

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**Work Order No. T11511**

**SCHEDULE B (Continued)**

**Recorded : 8/7/2007**

**Instr No. : 20071856442**

**Maturity Date is: 9/1/2037**

**MAILING ADDRESS: DSL Service Company, a California Corporation, Not Shown.**

**MAILING ADDRESS: Downey Savings and Loan Association, F.A.,  
3501 Jamboree Road, Newport Beach, CA 92660.**

**Assignment of the above referenced security instrument is as follows:**

**Assignee : U.S. Bank National Association**

**Recorded : 9/9/2011**

**Instr No. : 20111225285**

**MAILING ADDRESS: U.S. Bank National Association, 4801 Frederica Street, Owensboro, KY 42301.**

**Type of Document: A claim of lien for the amount shown and any other amounts due.**

**Claimant : Department of Building and Safety Code Enforcement Bureau**

**Recorded : 6/7/2013**

**Instr No. : 20130852444**

**Type of Document: A claim of lien for the amount shown and any other amounts due.**

**Claimant : Department of Building and Safety Code Enforcement Bureau**

**Recorded : 7/26/2013**

**Instr No. : 20131102118**

**MAILING ADDRESS: Maria J Mills, 14234 Weddington St, Sherman Oaks, CA 91401**

**MAILING ADDRESS: Department of Building and Safety Code Enforcement Bureau,  
3550 Wilshire Blvd., Suite 1800 Los Angeles, CA 90010**

# Westcoast Title



**& Abstract Company, Inc.**

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

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**Work Order No. T9447**

**Prepared for: City of Los Angeles**

**Type of Report: GAP Report**

**Order Date: 06-04-2013**

**Dated as of: 05-29-2013**

**Fee: \$48.00**

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

**For Assessors Parcel Number: 2248-021-006**

**Situs Address: 14234 W Weddington St.**

**City: Los Angeles**

**County: Los Angeles**

**-VESTING INFORMATION (Ownership)**

**The last Recorded Document Transferring Fee Title Recorded on: 04-21-2004**

**As Document Number: 04-0968820**

**Documentary Transfer Tax: \$None**

**In Favor of: Maria Josefa Mills, a Single Woman**

**Mailing Address: Maria Josefa Mills**

**14234 Weddington Street**

**Van Nuys, CA 91401**

**-SCHEDULE B-**

**-The Property Reported Herein is Described as follows:**

**Lot 6 of Tract No. 16693, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 391, Page(s) 19 and 20 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: T9447

***-Schedule B Continued-***

*1. A Deed of Trust Recorded on 08-07-2007  
as Document Number 07-1856442*

*Amount: \$250,000.00*

*Trustor: Maria Josefa Mills, a Single Woman*

*Trustee: DSL Service Company, a California Corporation*

*Beneficiary: Downey Savings and Loan Association, F.A., a Federally Chartered Savings Association*

*Mailing Address: Downey Savings and Loan Association, F.A.  
P.O. Box 6060, 3501 Jamboree Rd.  
Newport Beach, CA 92658-6060*

*An Assignment of Beneficial interest Recorded on 09-09-2011  
as Document Number 11-1225285*

*Interest assigned to: U.S. Bank National Association whose address is 4801 Frederica Street, Owensboro,  
KY 42301*

*Mailing Address: Maryjo Irwin  
U.S. Bank National Association  
809 S. 60th Street, West Allis, WI 53214*

*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 :  
**14234 WEDDINGTON ST, SHERMAN OAKS, CA 91401-5731**



## Owner Information

Owner Name: **MILLS MARIA J**  
 Mailing Address: **14234 WEDDINGTON ST, SHERMAN OAKS CA 91401-5731 C017**  
 Vesting Codes: **SW / /**

## Location Information

Legal Description:	<b>TRACT # 16693 LOT 6</b>	APN:	<b>2248-021-006</b>
County:	<b>LOS ANGELES, CA</b>	Alternate APN:	
Census Tract / Block:	<b>1285.00 / 1</b>	Subdivision:	<b>16693</b>
Township-Range-Sect:		Map Reference:	<b>22-E2 /</b>
Legal Book/Page:	<b>391-19</b>	Tract #:	<b>16693</b>
Legal Lot:	<b>6</b>	School District:	<b>LOS ANGELES</b>
Legal Block:		School District Name:	
Market Area:	<b>SO</b>	Munic/Township:	
Neighbor Code:			

## Owner Transfer Information

Recording/Sale Date:	<b>04/21/2004 / 04/01/2004</b>	Deed Type:	<b>GRANT DEED</b>
Sale Price:		1st Mtg Document #:	<b>968821</b>
Document #:	<b>968820</b>		

## Last Market Sale Information

Recording/Sale Date:	<b>08/11/1989 / 08/1989</b>	1st Mtg Amount/Type:	<b>/</b>
Sale Price:		1st Mtg Int. Rate/Type:	<b>/</b>
Sale Type:		1st Mtg Document #:	
Document #:	<b>1298755</b>	2nd Mtg Amount/Type:	<b>/</b>
Deed Type:	<b>QUIT CLAIM DEED</b>	2nd Mtg Int. Rate/Type:	<b>/</b>
Transfer Document #:		Price Per SqFt:	
New Construction:		Multi/Split Sale:	
Title Company:			
Lender:			

Seller Name: **MILLS JOSEPA P**

## Prior Sale Information

Prior Rec/Sale Date:	<b>/</b>	Prior Lender:	<b>/</b>
Prior Sale Price:		Prior 1st Mtg Amt/Type:	<b>/</b>
Prior Doc Number:		Prior 1st Mtg Rate/Type:	<b>/</b>
Prior Deed Type:			

## Property Characteristics

Gross Area:		Parking Type:	<b>PARKING AVAIL</b>	Construction:	
Living Area:	<b>1,260</b>	Garage Area:		Heat Type:	<b>HEATED</b>
Tot Adj Area:		Garage Capacity:	<b>2</b>	Exterior wall:	<b>STUCCO</b>
Above Grade:		Parking Spaces:	<b>2</b>	Porch Type:	
Total Rooms:	<b>5</b>	Basement Area:		Patio Type:	
Bedrooms:	<b>3</b>	Finish Bsmnt Area:		Pool:	
Bath(F/H):	<b>2 /</b>	Basement Type:		Air Cond:	<b>EVAP COOLER</b>
Year Built / Eff:	<b>1951 / 1951</b>	Roof Type:		Style:	<b>CONVENTIONAL</b>
Fireplace:	<b>Y / 1</b>	Foundation:	<b>RAISED COMPOSITION SHINGLE</b>	Quality:	
# of Stories:	<b>1.00</b>	Roof Material:		Condition:	

Other Improvements: **FENCE**

## Site Information

Zoning:	<b>LAR1</b>	Acres:	<b>0.15</b>	County Use:	<b>SINGLE FAMILY RESID (0100)</b>
Lot Area:	<b>6,613</b>	Lot Width/Depth:	<b>x</b>	State Use:	
Land Use:	<b>SFR</b>	Res/Comm Units:	<b>/</b>	Water Type:	
Site Influence:				Sewer Type:	<b>TYPE UNKNOWN</b>

## Tax Information

Total Value:	<b>\$73,554</b>	Assessed Year:	<b>2014</b>	Property Tax:	<b>\$961.82</b>
Land Value:	<b>\$35,378</b>	Improved %:	<b>52%</b>	Tax Area:	<b>13</b>
Improvement Value:	<b>\$38,176</b>	Tax Year:	<b>2014</b>	Tax Exemption:	<b>HOMEOWNER</b>
Total Taxable Value:	<b>\$66,554</b>				

# Comparable Summary

For Property Located At



CoreLogic

RealQuest Professional

**14234 WEDDINGTON ST, SHERMAN OAKS, CA 91401-5731**

**6 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: 6

	Subject Property	Low	High	Average
Sale Price	\$0	\$497,000	\$660,000	\$611,500
Bldg/Living Area	1,260	1,088	1,382	1,203
Price/Sqft	\$0.00	\$408.72	\$606.62	\$512.40
Year Built	1951	1928	1951	1945
Lot Area	6,613	5,394	7,428	6,420
Bedrooms	3	2	3	2
Bathrooms/Restrooms	2	1	2	2
Stories	1.00	1.00	1.00	1.00
Total Value	\$73,554	\$59,746	\$510,034	\$272,750
Distance From Subject	0.00	0.13	0.50	0.38

\*= 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
<b>Subject Property</b>									
	14234 WEDDINGTON ST		1951	3	2	08/11/1989	1,260	6,613	0.0
<b>Comparables</b>									
<input checked="" type="checkbox"/> 1	5222 LENNOX AVE	\$497,000	1948	3	1	11/26/2014	1,216	5,394	0.13
<input checked="" type="checkbox"/> 2	5508 HAZELTINE AVE	\$660,000	1928	2	2	04/30/2015	1,088	5,499	0.35
<input checked="" type="checkbox"/> 3	14516 OTSEGO ST	\$635,000	1948	3	1	05/05/2015	1,218	6,758	0.42
<input checked="" type="checkbox"/> 4	5616 CALHOUN AVE	\$648,000	1948	3	2	08/26/2014	1,382	7,428	0.44
<input checked="" type="checkbox"/> 5	14530 HESBY ST	\$649,000	1951	2	2	10/29/2014	1,098	7,168	0.47
<input checked="" type="checkbox"/> 6	14419 MARTHA ST	\$580,000	1948	2	1	01/23/2015	1,214	6,276	0.5