

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

JACOB STEVENS

PRESIDENT

NANCY YAP

VICE-PRESIDENT

CORISSA HERNANDEZ

JAVIER NUNEZ

MOISES ROSALES

CITY OF LOS ANGELES  
CALIFORNIA



KAREN BASS

MAYOR

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

OSAMA YOUNAN, P.E.

GENERAL MANAGER

SUPERINTENDENT OF BUILDING

JOHN WEIGHT

EXECUTIVE OFFICER

March 18, 2025

Council District # 5

Case #: 992520

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

JOB ADDRESS: 645 N GARDNER ST AKA: 645-647 N. GARDNER STREET

CONTRACT NO.: C141028-2 D139992-3 30107408-7 C144906 C142032

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, fencing of the lot and demolition of the building(s) at the above address in the City of Los Angeles. The cost of cleaning the subject lot was \$300.00. The cost of fencing the subject lot was \$27,171.13. The cost of demolishing the subject building(s) was \$22,294.92.

It is proposed that a lien for the total amount of **\$51,072.61** 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.

OSAMA YOUNAN, P.E.  
GENERAL MANAGER  
SUPERINTENDENT OF BUILDING

Shawn Eshbach, Principal Inspector  
Lien Review

## REPORT OF ABATE OF A PUBLIC NUISANCE

On August 29, 2023 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, fence the lot, and demolish and remove or repair the building(s) on the parcel on the parcel located at **645 N GARDNER ST AKA: 645-647 N. GARDNER STREET**, 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	C5006		\$300.00
DEMOLITION	D1524	October 23, 2024	\$19,914.92
DEMOLITION/ASBESTOS REPORT	D1523	September 13, 2024	\$2,380.00
FENCE	F4382	September 22, 2023	\$22,420.94
FENCE	F4404	December 08, 2023	\$2,660.11
FENCE	F4443	December 08, 2023	\$1,140.04
FENCE	F4540	August 14, 2024	\$950.04
			<u>\$49,766.05</u>

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	928637-5	\$356.16	\$890.40	\$1,246.56
				<u>\$1,246.56</u>

Title report costs were as follows:

<u>Title Search</u>	<u>Work Order No.</u>	<u>Amount</u>
FULL	T17696	\$30.00
FULL	T18342	\$30.00
		<u>\$60.00</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 \$35,948.92 plus applicable fees and charges, plus the fee for investigating the violation(s) of \$1,246.56, plus the Cost of Title Search(es) on the subject lot was \$60.00 for a total of **\$51,072.61**, 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: March 18, 2025

OSAMA YOUNAN, P.E.  
GENERAL MANAGER  
SUPERINTENDENT OF BUILDING

Report and lien confirmed by  
City Council on:

Shawn Eshbach, Principal Inspector  
Lien Review



ATTEST: HOLLY WOLCOTT  
CITY CLERK

BY

DEPUTY

ASSIGNED INSPECTOR: JAIME RIOS

JOB ADDRESS: 645 N GARDNER ST AKA: 645-647 N. GARDNER STREET

ASSESSORS PARCEL NO.: 5526-017-003

Last Full Title: 02/24/2025

Last Update Title:

---

**LIST OF OWNERS AND INTERESTED PARTIES**

- |  |                            |
|--|----------------------------|
| 1 PAULETTE R CASWELL<br>645 N GARDNER STREET<br>LOS ANGELES, CA 90036  | Capacity: OWNER            |
| 2 THE WATSTEIN FAMILY TRUST<br>C/O: PAULETTE R. CASWELL, TRUSTEE<br>3520 CARMONA AVENUE<br>LOS ANGELES, CA 90016 | Capacity: OWNER            |
| 3 PAULETTE R CASEWELL<br>P.O. BOX 480179<br>LOS ANGELES, CA 90048  | Capacity: OWNER            |
| 4 SOLIDIFI TITLE & CLOSING<br>PAULETTE R. CASWELL<br>88 SILVA LANE<br>STE 210<br>MIDDLETON, RI 028424            | Capacity: INTERESTED PARTY |
| 5 RESIDENTIAL REALESTATE REVIEW<br>3217 S. DECKER LAKE DRIVE<br>SALT LAKE CITY, UT 84119                         | Capacity: INTERESTED PARTY |
| 6 TRUSTEE CORPS<br>17100 GILLETTE AVE.<br>IRVINE, CA 92614   | Capacity: INTERESTED PARTY |



1649 BUCKINGHAM RD.  
LOS ANGELES, CA 90019  
Phone 310-943-9235 [latitle@in2-res.com](mailto:latitle@in2-res.com)

---

## ***Property Title Report***

***Work Order No. T17696***  
***Dated as of: 08/23/2023***

***Prepared for: City of Los Angeles***

### ***SCHEDULE A***

***(Reported Property Information)***

***APN #: 5526-017-003***

***Property Address: 645 N GARDNER ST***

***City: Los Angeles***

***County: Los Angeles***

### **VESTING INFORMATION**

***Type of Document: GRANT DEED***

***Grantee : PAULETTE R. CASWELL***

***Grantor : PAULETTE REVA WASTEIN CASWELL TRUSTEE OF THE DAVID A. CASWELL TRUST***

***Deed Date : 10/24/2005***

***Recorded : 10/26/2005***

***Instr No. : 05-2580183***

***MAILING ADDRESS: PAULETTE R. CASWELL***  
***645 N GARDNER ST, LOS ANGELES, CA 90036***

### ***SCHEDULE B***

#### **LEGAL DESCRIPTION**

***Lot Number: 494 Tract No: 6143 Brief Description: TRACT # 6143 LOT 494***

#### **MORTGAGES/LIENS**

***Type of Document: ASSIGNMENT OF DEED OF TRUST***

***Recording Date: 04/28/2021***

***Document #: 21-0677350***

***Loan Amount: \$35,750***

***Lender Name: SOLIDIFI TITLE & CLOSING***

***Borrowers Name: PAULETTE R. CASWELL***

***MAILING ADDRESS: SOLIDIFI TITLE & CLOSING***  
***88 SILVA LANE STE 210 MIDDLETOWN, RI 02842***





1649 BUCKINGHAM RD.  
LOS ANGELES, CA 90019  
Phone 310-943-9235 [latitle@in2-res.com](mailto:latitle@in2-res.com)

---

## ***Property Title Report***

***Work Order No. T18342***  
***Dated as of: 02/21/2025***

***Prepared for: City of Los Angeles***

---

### ***SCHEDULE A***

***(Reported Property Information)***

***APN #: 5526-017-003***

***Property Address: 645 N GARDNER ST    City: Los Angeles    County: Los Angeles***

### **VESTING INFORMATION**

***Type of Document: GRANT DEED***

***Grantee : PAULETTE R. CASWELL AKA PAULETTE REVA WATSTEIN CASWELL***

***Grantor : PAULETTE R. CASWELL TRUSTEE OF THE DAVID A. CASWELL TRUST***

***Deed Date : 10/24/2005                      Recorded : 10/26/2005***

***Instr No. : 05-2580183***

***MAILING ADDRESS: PAULETTE R. CASWELL AKA PAULETTE REVA WATSTEIN CASWELL  
645 N GARDNER ST, LOS ANGELES, CA 90036-5712***

### ***SCHEDULE B***

### **LEGAL DESCRIPTION**

***Lot Number: 494 Tract No: 6143 Brief Description: TRACT # 6143 LOT 494***

### **MORTGAGES/LIENS**

***Type of Document: CORPORATE ASSIGNMENT OF DEED OF TRUST***

***Recording Date: 12/01/2023                      Document #: 23-0834488***

***Loan Amount: \$35,750***

***Lender Name: RESIDENTIAL REALESTATE REVIEW***

***Borrowers Name: PAULETTE R. CASWELL AKA PAULETTE REVA WATSTEIN CASWELL***

***MAILING ADDRESS: RESIDENTIAL REALESTATE REVIEW  
3217 S. DECKER LAKE DRIVE SALT LAKE CITY, UT 84119***

***Type of Document: NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST***

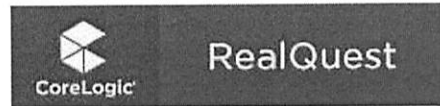
***Recording Date: 03/05/2024                      Document #: 24-0142519***

***Lender Name: TRUSTEE CORPS***

***MAILING ADDRESS: TRUSTEE CORPS  
17100 GILLETTE AVE IRVINE, CA 92614***

# Property Detail Report

**For Property Located At :**  
**645 N GARDNER ST, LOS ANGELES, CA 90036-5712**



## Owner Information

Owner Name: CASWELL PAULETTE R  
 Mailing Address: 645 N GARDNER ST, LOS ANGELES CA 90036-5712 C002  
 Vesting Codes: WD / /

## Location Information

Legal Description:	TRACT # 6143 LOT 494	APN:	5526-017-003
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	1920.02 / 2	Subdivision:	6143
Township-Range-Sect:		Map Reference:	34-A5 /
Legal Book/Page:	68-90	Tract #:	6143
Legal Lot:	494	School District:	LOS ANGELES
Legal Block:		School District Name:	LOS ANGELES
Market Area:	C19	Munic/Township:	LOS ANGELES
Neighbor Code:			

## Owner Transfer Information

Recording/Sale Date:	10/26/2005 / 10/24/2005	Deed Type:	GRANT DEED
Sale Price:		1st Mtg Document #:	
Document #:	2580183		

## Last Market Sale Information

Recording/Sale Date:	06/25/1970 /	1st Mtg Amount/Type:	/
Sale Price:	\$5,000	1st Mtg Int. Rate/Type:	/
Sale Type:	FULL	1st Mtg Document #:	
Document #:		2nd Mtg Amount/Type:	/
Deed Type:	DEED (REG)	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$2.12
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:		Construction:
Living Area:	2,353	Garage Area:		Heat Type:
Tot Adj Area:		Garage Capacity:		Exterior wall:
Above Grade:		Parking Spaces:		Porch Type:
Total Rooms:		Basement Area:		Patio Type:
Bedrooms:	4	Finish Bsmnt Area:		Pool:
Bath(F/H):	2 /	Basement Type:		Air Cond:
Year Built / Eff:	1928 / 1928	Roof Type:		Style:
Fireplace:	/	Foundation:		Quality:
# of Stories:		Roof Material:		Condition:
Other Improvements:				

## Site Information

Zoning:	LAR1	Acres:	0.14	County Use:	DUPLEX (0200)
Lot Area:	6,082	Lot Width/Depth:	x	State Use:	
Land Use:	DUPLEX	Res/Comm Units:	2 /	Water Type:	
Site Influence:				Sewer Type:	

## Tax Information

Total Value:	\$261,962	Assessed Year:	2024	Property Tax:	\$3,415.21
Land Value:	\$261,821	Improved %:		Tax Area:	67
Improvement Value:	\$141	Tax Year:	2024	Tax Exemption:	HOMEOWNER
Total Taxable Value:	\$254,962				

**Comparable Sales Report**

For Property Located At

**RealQuest****645 N GARDNER ST, LOS ANGELES, CA 90036-5712**

2 Comparable(s) Selected.

Report Date: 02/20/2025

**Summary Statistics:**

	Subject	Low	High	Average
Sale Price	\$5,000	\$1,400,000	\$2,655,000	\$2,027,500
Bldg/Living Area	2,353	2,058	2,360	2,209
Price/Sqft	\$2.12	\$680.27	\$1,125.00	\$902.63
Year Built	1928	1922	1928	1925
Lot Area	6,082	4,696	6,205	5,450
Bedrooms	4	2	4	3
Bathrooms/Restrooms	2	2	2	2
Stories	0.00	0.00	0.00	0.00
Total Value	\$261,962	\$1,519,800	\$2,810,078	\$2,164,939
Distance From Subject	0.00	0.27	0.40	0.34

\* = user supplied for search only

**Comp #1**

Distance From Subject: 0.27 (miles)

Address: 859 N VISTA ST, LOS ANGELES, CA 90046-7518

Owner Name: ANSARI PARSANARAGHI BANU S

Seller Name: BTR EWB LLC

APN: 5526-004-026

Map Reference: 34-A5 /

Living Area: 2,360

County: LOS ANGELES, CA

Census Tract: 1920.02

Total Rooms:

Subdivision: 5665

Zoning: LAR2

Bedrooms: 2

Rec Date: 06/13/2024

Prior Rec Date: 12/31/2020

Bath(F/H): 2 /

Sale Date: 05/30/2024

Prior Sale Date: 12/30/2020

Yr Built/Eff: 1922 / 1937

Sale Price: \$2,655,000

Prior Sale Price: \$769,000

Air Cond:

Sale Type: FULL

Prior Sale Type: FULL

Style:

Document #: 386168

Acres: 0.14

Fireplace: /

1st Mtg Amt: \$2,116,401

Lot Area: 6,205

Pool:

Total Value: \$2,810,078

# of Stories:

Roof Mat:

Land Use: DUPLEX

Park Area/Cap#: /

Parking:

**Comp #2**

Distance From Subject: 0.40 (miles)

Address: 951 N MARTEL AVE, LOS ANGELES, CA 90046-6607

Owner Name: BENNETT LAWRENCE S

Seller Name: NEWMAN MARTIN &amp; MARGARET

APN: 5531-025-021

Map Reference: 34-A4 /

Living Area: 2,058

County: LOS ANGELES, CA

Census Tract: 1920.01

Total Rooms:

Subdivision: 5665

Zoning: LAR3

Bedrooms: 4

Rec Date: 01/03/2025

Prior Rec Date: 01/26/1990

Bath(F/H): 2 /

Sale Date: 12/19/2024

Prior Sale Date: 12/1989

Yr Built/Eff: 1928 / 1928

Sale Price: \$1,400,000

Prior Sale Price: \$307,500

Air Cond: YES

Sale Type: FULL

Prior Sale Type: FULL

Style:

Document #: 4172

Acres: 0.11

Fireplace: /

1st Mtg Amt:

Lot Area: 4,696

Pool:

Total Value: \$1,519,800

# of Stories:

Roof Mat:

Land Use: DUPLEX

Park Area/Cap#: /

Parking:

## Foreclosure Activity Report

For Property Located At

645 N GARDNER ST, LOS ANGELES, CA 90036-5712



RealQuest

### Foreclosure Activity Report is not available

645 N GARDNER ST LOS ANGELES CA 90036

The selected property does not contain active foreclosure information. This could mean the data is not available or an activity that needs to occur for this report to capture, has not occurred.

[Back to report selection](#)

› Disclaimer of Use

