

**BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS**

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**CITY OF LOS ANGELES  
CALIFORNIA**



**ERIC GARCETTI**  
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

November 18, 2022

Council District # 8

Case #: 845603

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

JOB ADDRESS: **6502 S 4TH AVE**

CONTRACT NO.: **280144241-4 C135857-2 T128934 T137838 C141028-1**

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 cleaning of the lot and fencing of the lot at the above address in the City of Los Angeles. The cost of cleaning the subject lot was \$4,536.00. The cost of fencing the subject lot was \$28,372.96.

It is proposed that a lien for the total amount of **\$34,223.52** 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**

Armond Gregoryona, Principal Inspector  
Lien Review

## REPORT OF ABATE OF A PUBLIC NUISANCE

On February 14, 2019 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 fence the lot, on the parcel located at **6502 S 4TH AVE** , 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	C4767	September 15, 2022	\$2,240.00
CLEAN	C4775	September 15, 2022	\$2,296.00
FENCE	F4231	September 29, 2022	\$28,372.96
			\$32,908.96

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	776878-9	\$356.16	\$890.40	\$1,246.56
				\$1,246.56

Title report costs were as follows:

<u>Title Search</u>	<u>Work Order No.</u>	<u>Amount</u>
FULL	T15799	\$38.00
FULL	T17319	\$30.00
		\$68.00

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 \$23,930.56 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 \$68.00 for a total of **\$34,223.52**, 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: November 18, 2022

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



Report and lien confirmed by  
City Council on:

Armond Gregoryona, Principal Inspector  
Lien Review

ATTEST: HOLLY WOLCOTT  
CITY CLERK

BY  
DEPUTY

ASSIGNED INSPECTOR: NEVILLE REID  
JOB ADDRESS: 6502 S 4TH AVE  
ASSESSORS PARCEL NO.: 4007-027-001

Last Full Title: 11/15/2022

Last Update Title:

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**LIST OF OWNERS AND INTERESTED PARTIES**

- |   |                            |
|---|----------------------------|
| 1 FREDRICK, D STEEN<br>2256 W. 20TH ST.<br>LOS ANGELES, CA 90018                          | Capacity: OWNER            |
| 2 FIRST AMERICAN MORTGAGE SOLUTIONS<br>1795 INTERNATIONAL WAY<br>IDAHO FALLS, ID 83402    | Capacity: INTERESTED PARTY |
| 3 SAFEGUARD PROPERTIES C/O SUSAN TURNEY<br>7887 SAFEGUARD CIRCLE<br>VALLEY VIEW, OH 44125 | Capacity: INTERESTED PARTY |



P.O. BOX 5152  
CULVER CITY, CA 90231  
Phone 310-943-9235 [latitle@in2-res.com](mailto:latitle@in2-res.com)

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## Property Title Report

Work Order No. T15799  
Dated as of: 02/11/2019

Prepared for: City of Los Angeles

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### SCHEDULE A (Reported Property Information)

APN #: 4007-027-001

Property Address: 6502 S 4TH AVE

City: Los Angeles

County: Los Angeles

### VESTING INFORMATION

Type of Document: INTERSPOUSAL TRANSFER DEED

Grantee : FREDRICK DOUGLAS STEEN

Grantor : STEPHANIE DENISE HUDSON STEEN

Deed Date : 06/20/2018

Recorded : 07/06/2018

Instr No. : 18-0675965

MAILING ADDRESS: FREDRICK DOUGLAS STEEN  
2256 W 20TH ST LOS ANGELES CA 90018

### SCHEDULE B

### LEGAL DESCRIPTION

Lot: 1 Block: 3 Tract No: 6543 Abbreviated Description: LOT:1 BLK:3 TR#:6543 TRACT NO 6543  
LOT 1 BLK 3

### MORTGAGES/LIENS

Type of Document: DEED OF TRUST WITH ASSIGNMENT OF RENTS

Recording Date: 07/06/2018

Document #: 18-0675966

Loan Amount: \$50,000

Lender Name: THE PERLSTFIN TRUST

Borrowers Name: FREDRICK DOUGLAS STEEN

MAILING ADDRESS: THE PERLSTFIN TRUST  
2476 OVERLAND AVE #203 LOS ANGELES, CA 90064

2



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

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## **Property Title Report**

**Work Order No. T17319**  
**Dated as of: 11/14/2022**

**Prepared for: City of Los Angeles**

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

**APN #: 4007-027-001**

**Property Address: 6502 S 4TH AVE**

**City: Los Angeles**

**County: Los Angeles**

### **VESTING INFORMATION**

**Type of Document: INTERSPOUSAL TRANSFER DEED**

**Grantee : FREDRICK DOUGLAS STEEN**

**Grantor : STEPHANIE DENISE HUDSON STEEN**

**Deed Date : 06/20/2018**

**Recorded : 07/06/2018**

**Instr No. : 18-0675965**

**MAILING ADDRESS: FREDRICK DOUGLAS STEEN**  
**2256 W 20TH ST, LOS ANGELES, CA 90018**

### **SCHEDULE B**

### **LEGAL DESCRIPTION**

**Lot Number: 1 Block: 3 Tract No: 6543 Brief Description: TRACT NO 6543 LOT 1 BLK 3**

### **MORTGAGES/LIENS**

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

**Recording Date: 07/26/2021**

**Document #: 21-1143823**

**Loan Amount: \$321,000**

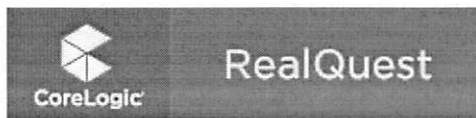
**Lender Name: FIRST AMERICAN MORTGAGE SOLUTIONS**

**Borrowers Name: FREDRICK DOUGLAS STEEN**

**MAILING ADDRESS: FIRST AMERICAN MORTGAGE SOLUTIONS**  
**1795 INTERNATIONAL WAY IDAHO FALLS, ID 83402**

# Property Detail Report

For Property Located At :  
6502 4TH AVE, LOS ANGELES, CA 90043-4506



**Owner Information**

Owner Name: STEEN FREDRICK D  
 Mailing Address: 2256 W 20TH ST, LOS ANGELES CA 90018-1410 C031  
 Vesting Codes: UM / /

**Location Information**

Legal Description:	TRACT NO 6543 LOT 1	APN:	4007-027-001
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	2348.00 / 3	Subdivision:	6543
Township-Range-Sect:		Map Reference:	51-D5 /
Legal Book/Page:	71-35	Tract #:	6543
Legal Lot:	1	School District:	LOS ANGELES
Legal Block:	3	School District Name:	LOS ANGELES
Market Area:	PHHT	Munic/Township:	LOMITA
Neighbor Code:			

**Owner Transfer Information**

Recording/Sale Date:	07/06/2018 / 06/20/2018	Deed Type:	INTERSPOUSAL DEED TRANSFER
Sale Price:		1st Mtg Document #:	675966
Document #:	675965		

**Last Market Sale Information**

Recording/Sale Date:	09/04/2002 / 05/17/2002	1st Mtg Amount/Type:	\$209,700 / CONV
Sale Price:	\$233,000	1st Mtg Int. Rate/Type:	8.75 / ADJ
Sale Type:	FULL	1st Mtg Document #:	2068114
Document #:	2068113	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$94.60
New Construction:		Multi/Split Sale:	
Title Company:	FIDELITY NATIONAL TITLE CO		
Lender:	GENISYS FIN'L CORP		
Seller Name:	WILSON LAFAYETTE		

**Prior Sale Information**

Prior Rec/Sale Date:	09/03/2002 / 05/17/2002	Prior Lender:	GENISYS FIN'L CORP
Prior Sale Price:	\$233,000	Prior 1st Mtg Amt/Type:	\$209,700 / CONV
Prior Doc Number:	2056578	Prior 1st Mtg Rate/Type:	8.75 / ADJUSTABLE INT RATE LOAN
Prior Deed Type:	GRANT DEED		

**Property Characteristics**

Gross Area:	2,463	Parking Type:	GARAGE	Construction:	FRAME
Living Area:	2,463	Garage Area:	324	Heat Type:	FORCED AIR
Tot Adj Area:		Garage Capacity:		Exterior wall:	STUCCO
Above Grade:		Parking Spaces:	1	Porch Type:	
Total Rooms:		Basement Area:		Patio Type:	
Bedrooms:		Finish Bsmnt Area:		Pool:	
Bath(F/H):	/	Basement Type:		Air Cond:	
Year Built / Eff:	1940 / 1945	Roof Type:		Style:	
Fireplace:	/	Foundation:	CONCRETE	Quality:	AVERAGE
# of Stories:	1	Roof Material:	COMPOSITION SHINGLE	Condition:	AVERAGE

Other Improvements: Building Permit

**Site Information**

Zoning:	LAC2	Acres:	0.18	County Use:	HOMES FOR AGED (7500)
Lot Area:	8,033	Lot Width/Depth:	x	State Use:	
Land Use:	NURSING HOME	Res/Comm Units:	/	Water Type:	
Site Influence:	CORNER			Sewer Type:	

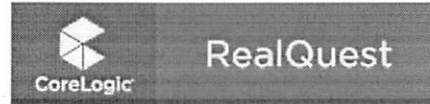
**Tax Information**

Total Value:	\$317,979	Assessed Year:	2022	Property Tax:	\$4,119.15
Land Value:	\$259,302	Improved %:	18%	Tax Area:	212
Improvement Value:	\$58,677	Tax Year:	2021	Tax Exemption:	
Total Taxable Value:	\$317,979				

## Foreclosure Activity Report

For Property Located At

6502 4TH AVE, LOS ANGELES, CA 90043-4506



### Foreclosure Activity Report is not available

6502 4TH AVE LOS ANGELES CA 90043

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](#)

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