

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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CALIFORNIA



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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

December 03, 2024

Council District # 14

Case #: 983039

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

JOB ADDRESS: 436 S BOYLE AVE

CONTRACT NO.: D139992-2 B138088-3 280191958-9 C141028-1 C141028-2 280188231-9 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 barricading of all openings, fencing of the lot and demolition of the building(s) at the above address in the City of Los Angeles. The cost of barricading the subject building(s) was \$15,843.31. The cost of fencing the subject lot was \$45,108.97. The cost of demolishing the subject building(s) was \$2,240.00.

It is proposed that a lien for the total amount of **\$66,892.18** 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 March 28, 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 **436 S BOYLE 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>
BARRICADE	B4803		\$384.79
BARRICADE	B4790	April 24, 2023	\$4,416.72
BARRICADE	B4821	July 11, 2023	\$8,365.00
BARRICADE	B4831	July 24, 2023	\$2,676.80
DEMOLITION/ASBESTOS REPORT	D1462	July 12, 2023	\$2,240.00
FENCE	F4326	April 20, 2023	\$7,546.00
FENCE	F4337	June 28, 2023	\$14,186.48
FENCE	F4351	July 11, 2023	\$13,280.96
FENCE	F4344	July 12, 2023	\$1,267.73
FENCE	F4384	September 21, 2023	\$1,750.00
FENCE	F4395	September 29, 2023	\$6,286.10
FENCE	F4400	November 16, 2023	\$791.70
			<u>\$63,192.28</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	887025-6	\$356.16	\$890.40	\$1,246.56
NONCOMPLIANCE FEE	890971-2	\$660.00	\$1,763.34	\$2,423.34
				<u>\$3,669.90</u>

Title report costs were as follows:

<u>Title Search</u>	<u>Work Order No.</u>	<u>Amount</u>
FULL	T18232	<u>\$30.00</u>
		\$30.00

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 \$46,183.50 plus applicable fees and charges, plus the fee for investigating the violation(s) of \$3,669.90, plus the Noncompliance fee of \$2,423.34, plus the Cost of Title Search(es) on the subject lot was \$30.00 for a total of **\$66,892.18**, 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: December 03, 2024

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: GABRIEL HERRERA

CASE #: 983039

JOB ADDRESS: 436 S BOYLE AVE

ASSESSORS PARCEL NO.: 5174-023-023

Last Full Title: 10/31/2024

Last Update Title:

LIST OF OWNERS AND INTERESTED PARTIES

- | | |
|--|----------------------------|
| 1 ONE FAMILY INC.
436 S. BOYLE AVE
LOS ANGELES, CA 90033-3815 | Capacity: OWNER |
| 2 THE ONEPLUSONE FAMILY, INC.
C/O MASAHIRO SHIMADA
2014 E 2ND ST
LOS ANGELES, CA 90033-3920 | Capacity: OWNER |
| 3 THE ONEPLUSONE FAMILY INC
3523 S CENTINELA AVE
LOS ANGELES, CA 90066-2706 | Capacity: INTERESTED PARTY |
| 4 MAKOTO KABASAWA
436 S BOYLE AVE
LOS ANGELES, CA 90033 | Capacity: INTERESTED PARTY |
| 5 MASAHIRO SHIMADA
700 S MATHEWS ST
LOS ANGELES, CA 90023 | Capacity: OWNER |
| 6 MASAHIRO SHIMADA
350 N BREED ST
LOS ANGELES, CA 90033 | Capacity: OWNER |
| 7 MAKOTO KABASAWA
333 W GARVEY AVE
APT B14
MONTEREY PARK, CA 91754 | Capacity: OWNER |
| 8 MAKOTO KABASAWA
PO BOX 331094
LOS ANGELES, CA 90033-0002 | Capacity: OWNER |



1649 BUCKINGHAM RD.
LOS ANGELES, CA 90019
Phone 310-943-9235 latitle@in2-res.com

Property Title Report

Work Order No. T18232
Dated as of: 10/01/2024

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 5174-023-023

Property Address: 436 S BOYLE AVE City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Document: INDIVIDUAL GRANT DEED

Grantee: THE ONE FAMILY, INC.

Grantor: NOBUYUKI FUKINBARA AND TAEKO FUKINBARA

Deed Date : 11/21/1979 Recorded : 12/13/1979

Instr No. : 79-1397420

MAILING ADDRESS: THE ONE FAMILY, INC.

436 S BOYLE AVE, LOS ANGELES, CA 90033-3815

SCHEDULE B

LEGAL DESCRIPTION

Lot Number: 8 Block: L Brief Description: WORKMAN PARK TRACT LOT 8 BLK L

MORTGAGES/LIENS

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

Property Detail Report

For Property Located At :

436 S BOYLE AVE, LOS ANGELES, CA 90033-3815



RealQuest

Bldg Card: 000 of 002

Owner Information

Owner Name: ONE FAMILY INC
Mailing Address: 436 S BOYLE AVE, LOS ANGELES CA 90033-3815 C011
Vesting Codes: //

Location Information

Legal Description: WORKMAN PARK TRACT LOT 8
County: LOS ANGELES, CA APN: 5174-023-023
Census Tract / Block: 2060.50 / 1 Alternate APN:
Township-Range-Sect: Subdivision: WORKMAN PARK TR
Legal Book/Page: Map Reference: 44-F4 /
Legal Lot: 8 Tract #:
Legal Block: L School District: LOS ANGELES
Market Area: BOYH School District Name: LOS ANGELES
Neighbor Code: Munic/Township: LOS ANGELES

Owner Transfer Information

Recording/Sale Date: / Deed Type:
Sale Price: 1st Mtg Document #:
Document #:

Last Market Sale Information

Recording/Sale Date: 12/13/1979 / 1st Mtg Amount/Type: \$27,000 / CONV
Sale Price: \$50,000 1st Mtg Int. Rate/Type: /
Sale Type: FULL 1st Mtg Document #:
Document #: 1397420 2nd Mtg Amount/Type: /
Deed Type: DEED (REG) 2nd Mtg Int. Rate/Type: /
Transfer Document #: Price Per SqFt: \$17.51
New Construction: Multi/Split Sale:
Title Company:
Lender:
Seller Name:

Prior Sale Information

Prior Rec/Sale Date: 03/24/1977 / Prior Lender:
Prior Sale Price: \$40,000 Prior 1st Mtg Amt/Type: /
Prior Doc Number: Prior 1st Mtg Rate/Type: /
Prior Deed Type: DEED (REG)

Property Characteristics

Gross Area:		Parking Type:		Construction:	
Living Area:	2,856	Garage Area:		Heat Type:	CENTRAL
Tot Adj Area:		Garage Capacity:		Exterior wall:	
Above Grade:		Parking Spaces:		Porch Type:	
Total Rooms:		Basement Area:		Patio Type:	
Bedrooms:	6	Finish Bsmnt Area:		Pool:	
Bath(F/H):	3 /	Basement Type:		Air Cond:	
Year Built / Eff:	1906 /	Roof Type:		Style:	
Fireplace:	/	Foundation:		Quality:	
# of Stories:		Roof Material:		Condition:	
Other Improvements:					

Site Information

Zoning:	LAR2	Acres:	0.15	County Use:	DUPLEX (0200)
Lot Area:	6,504	Lot Width/Depth:	x	State Use:	
Land Use:	DUPLEX	Res/Comm Units:	2 /	Water Type:	
Site Influence:				Sewer Type:	

Tax Information

Total Value:	\$199,310	Assessed Year:	2023	Property Tax:	\$2,903.03
Land Value:	\$84,075	Improved %:	58%	Tax Area:	4
Improvement Value:	\$115,235	Tax Year:	2023	Tax Exemption:	
Total Taxable Value:	\$199,310				