

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

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CORISSA HERNANDEZ  
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NANCY YAP

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

February 28, 2024

Council District: # 9

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

JOB ADDRESS: **164 EAST FLORENCE AVENUE, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **6022-001-001**  
Re: Invoice #796447-7

Pursuant to Section 98.0402(e) of the Los Angeles Municipal Code ("L.A.M.C"), the Los Angeles Department of Building and Safety (LADBS) performed annual inspections on vehicle repair facilities located at: **164 East Florence Avenue, Los Angeles, CA**, ("Property"). The property owner was given notice of the unpaid annual inspection fees on the property as follows:

<u>Description</u>	<u>Amount</u>
Annual Inspection Fee	\$ 457.00
System Development Surcharge	27.42
Title Report fee	<u>30.00</u>
<b>Grand Total</b>	<b>\$ <u>514.42</u></b>

Pursuant to the authority granted by Section 7.35.3 of the Los Angeles Administrative Code, it is proposed that a lien for a total sum of **\$514.42** be recorded against the property. It is requested that the Honorable City Council of the City of Los Angeles (the "Council") designate the time and place protest can be heard concerning this matter, as set forth in Sections 7.35.3 and 7.35.5 of the Los Angeles Administrative Code.

It is further requested that Council instruct LADBS to deposit to Dept 08, Fund 48R, Balance Sheet Account 2200, any payment received against this lien in the amount of **\$514.42** on the referenced property. A copy of the title report which includes a full legal description of the property is attached as Exhibit A. A list of all the names and addresses of owners and all interested parties entitled to notice is included (Exhibit B). Also attached is a report which includes the current fair market value of the property including all encumbrances of record on the property as of the date of the report (Exhibit C).

DEPARTMENT OF BUILDING AND SAFETY

Ana Mae Yutan  
Chief, Resource Management Bureau

Lien confirmed by  
City Council on:

ATTEST: HOLLY WOLCOTT, CITY CLERK

BY: \_\_\_\_\_  
DEPUTY

# EXHIBIT A



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

## ***Property Title Report***

***Work Order No. T16883***  
***Dated as of: 09/14/2021***

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

### ***SCHEDULE A***

***(Reported Property Information)***

***APN #: 6022-001-001***

***Property Address: 164 E FLORENCE AVE      City: Los Angeles      County: Los Angeles***

### **VESTING INFORMATION**

***Type of Document: QUITCLAIM DEED***

***Grantee : HANDLEBAR LEE***

***Grantor : FRANCES LETRICE***

***Deed Date : 04/25/2019      Recorded : 05/20/2019***

***Instr No. : 19-0458149***

***MAILING ADDRESS: HANDLEBAR LEE***  
***10014 S SAN PEDRO ST, LOS ANGELES, CA 90003***

### ***SCHEDULE B***

### **LEGAL DESCRIPTION**

***Lot Number: 1 Tract No: 4219 Brief Description: TRACT NO 4219 LOT 1***

### **MORTGAGES/LIENS**

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

This page is part of your document - DO NOT DISCARD



**20190458149**



Recorded/Filed in Official Records  
Recorder's Office, Los Angeles County,  
California

05/20/19 AT 09:54AM

Pages:  
0002

FEES:	27.00
TAXES:	0.00
OTHER:	0.00
SB2:	75.00
PAID:	102.00



LEADSHEET



201905200920004

00016627735



009833945

SEQ:  
01

DAR - Courier (Upfront Scan)



THIS FORM IS NOT TO BE DUPLICATED

RECORDING REQUESTED BY:

Frances Letrice Hayes

AND WHEN RECORDED MAIL TO

Handlebar Lee  
10014 S. San Pedro Ave  
Los Angeles, CA 90003

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

A.P.N.: 6022-001-001

**QUITCLAIM DEED**

"The grantors and the grantees in this conveyance are comprised of the same parties who continue to hold the same proportionate interest in the property, R & T 11925(d)."  
DOCUMENTARY TRANSFER TAX \$ -0- was paid, R & T 11925(d).

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **FRANCES LETRICE HAYES**, a single woman do hereby REMISE, RELEASE AND FOREVER QUITCLAIM to **HANDLEBAR LEE**, a California Corporation the real property in the City of Compton, County of Los Angeles, State of California, described as:

Lot 1 of Tract No. 4219, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 48, Pages 5 and 6 of Maps, in the office of the County Recorder of said County.

Dated

04/25/19

**ACKNOWLEDGMENT**

Frances Letrice Hayes

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA

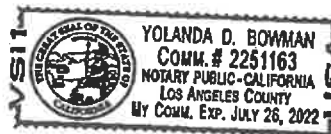
COUNTY OF LOS ANGELES

On April 25, 2019 before me, YOLANDA D. BOWMAN, NOTARY PUBLIC, personally appeared **Frances Letrice Hayes**, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under the PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Yolanda D. Bowman  
(Notary seal) Signature



# EXHIBIT B

ASSIGNED INSPECTOR: **RICHARD ROBLES**

Date: February 28, 2024

JOB ADDRESS: **164 EAST FLORENCE AVENUE, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **6022-001-001**

Last Full Title: **09/14/2021**

Last Update to Title:

.....

## LIST OF OWNERS AND INTERESTED PARTIES

- 1) HANDLEBAR LEE, CORP.  
10014 S. SAN PEDRO ST.  
LOS ANGELES, CA 90003

CAPACITY: OWNER

# Property Detail Report

For Property Located At :

164 E FLORENCE AVE, LOS ANGELES, CA 90003-2118



RealQuest

## Owner Information

Bldg Card: 000 of 002

Owner Name: HANDLEBAR LEE CORP  
Mailing Address: 10014 S SAN PEDRO ST, LOS ANGELES CA 90003-4828 C046  
Vesting Codes: / /

## Location Information

Legal Description:	TRACT NO 4219 LOT 1	APN:	6022-001-001
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	2396.01 / 1	Subdivision:	4219
Township-Range-Sect:		Map Reference:	52-B5 /
Legal Book/Page:	48-5	Tract #:	4219
Legal Lot:	1	School District:	LOS ANGELES
Legal Block:		School District Name:	LOS ANGELES
Market Area:	C37	Munic/Township:	L.A. SANTA
Neighbor Code:			

## Owner Transfer Information

Recording/Sale Date:	05/20/2019 / 04/25/2019	Deed Type:	QUIT CLAIM DEED
Sale Price:		1st Mtg Document #:	
Document #:	458149		

## Last Market Sale Information

Recording/Sale Date:	06/26/1998 / 06/02/1998	1st Mtg Amount/Type:	\$110,000 / CONV
Sale Price:	\$130,000	1st Mtg Int. Rate/Type:	/ FIXED
Sale Type:	FULL	1st Mtg Document #:	1083276
Document #:	1083275	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$80.85
New Construction:		Multi/Split Sale:	
Title Company:	NORTH AMERICAN TITLE		
Lender:	LENDER SELLER		
Seller Name:	SUTTON ROBERT L		

## Prior Sale Information

Prior Rec/Sale Date:	06/28/1979 /	Prior Lender:	
Prior Sale Price:	\$26,000	Prior 1st Mtg Amt/Type:	/
Prior Doc Number:		Prior 1st Mtg Rate/Type:	/
Prior Deed Type:	DEED (REG)		

## Property Characteristics

Year Built / Eff:	1956 /	Total Rooms/Offices		Garage Area:	
Gross Area:	1,608	Total Restrooms:		Garage Capacity:	
Building Area:	1,608	Roof Type:		Parking Spaces:	
Tot Adj Area:		Roof Material:		Heat Type:	
Above Grade:		Construction:		Air Cond:	
# of Stories:		Foundation:		Pool:	
Other Improvements:		Exterior wall:		Quality:	
		Basement Area:		Condition:	

## Site Information

Zoning:	LAC2	Acres:	0.17	County Use:	LIGHT MANUFACTURING (3100)
Lot Area:	7,385	Lot Width/Depth:	x	State Use:	
Land Use:	LIGHT INDUSTRIAL	Res/Comm Units:	/	Water Type:	
Site Influence:				Sewer Type:	

**Tax Information**

Total Value:	\$509,292	Assessed Year:	2023	Property Tax:	\$6,685.53
Land Value:	\$428,879	Improved %:	16%	Tax Area:	6659
Improvement Value:	\$80,413	Tax Year:	2023	Tax Exemption:	
Total Taxable Value:	\$509,292				

**Comparable Sales Report**

For Property Located At

**164 E FLORENCE AVE, LOS ANGELES, CA 90003-2118****5 Comparable(s) Selected.**

Report Date: 05/29/2024

**Search Criteria:**

Maximum Number Of Comparables On Report	5
Sort Method	Distance From Subject (ascending)
Distance From Subject(miles)	25
Months Back	80
Living Area Difference (%)	15
Land Use	LIGHT INDUSTRIAL

**Summary Statistics:**

	Subject	Low	High	Average
Sale Price	\$130,000	\$300,000	\$1,400,000	\$731,000
Bldg/Living Area	1,608	1,520	1,840	1,708
Price/Sqft	\$80.85	\$170.45	\$760.87	\$428.28
Year Built	1956	1946	1990	1962
Lot Area	7,385	2,200	10,202	5,481
Bedrooms	0	0	0	0
Bathrooms/Restrooms	0	0	0	0
Stories	0.00	1.00	1.00	1.00
Total Value	\$509,292	\$295,800	\$624,240	\$441,561
Distance From Subject	0.00	0.69	2.82	1.99

\*= user supplied for search only

Comp #:	1			Distance From Subject: 0.69 (miles)	
Address:	515 W 76TH ST, LOS ANGELES, CA 90044-6001				
Owner Name:	HUTCHERSON WARREN				
Seller Name:	LEBLANC FAMILY LIVING TRUST				
APN:	6020-021-016	Map Reference:	52-A6 /	Building Area:	1,750
County:	LOS ANGELES, CA	Census Tract:	2377.10	Total Rooms/Offices:	
Subdivision:	FIGUEROA BLVD	Zoning:	LAC2	Total Restrooms:	
Rec Date:	03/04/2021	Prior Rec Date:		Yr Built/Eff:	1955 / 1955
Sale Date:	02/25/2021	Prior Sale Date:		Air Cond:	
Sale Price:	\$600,000	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	362184	Acres:	0.15		

1st Mtg Amt:		Lot Area:	<b>6,497</b>
Total Value:	<b>\$624,240</b>	# of Stories:	
Land Use:	<b>LIGHT INDUSTRIAL</b>	Park Area/Cap#:	<b>/</b>

Comp #:	<b>2</b>	Distance From Subject: <b>1.68 (miles)</b>	
Address:	<b>4817 S MAIN ST, LOS ANGELES, CA 90037-3218</b>		
Owner Name:	<b>REGALADO GONZALO</b>		
Seller Name:	<b>SWANSON LOVELL</b>		
APN:	<b>5110-018-016</b>	Map Reference:	<b>52-B3 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>2319.01</b>
Subdivision:	<b>BARBOURS MAIN STREET</b>	Zoning:	<b>LAC2</b>
Rec Date:	<b>06/09/2020</b>	Prior Rec Date:	
Sale Date:	<b>03/09/2020</b>	Prior Sale Date:	
Sale Price:	<b>\$405,000</b>	Prior Sale Price:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	
Document #:	<b>623847</b>	Acres:	<b>0.14</b>
1st Mtg Amt:		Lot Area:	<b>5,979</b>
Total Value:	<b>\$425,725</b>	# of Stories:	
Land Use:	<b>LIGHT INDUSTRIAL</b>	Park Area/Cap#:	<b>/</b>

Comp #:	<b>3</b>	Distance From Subject: <b>2.15 (miles)</b>	
Address:	<b>4516 S CENTRAL AVE, LOS ANGELES, CA 90011-3632</b>		
Owner Name:	<b>ALOY AMO/ALOY ALICE</b>		
Seller Name:	<b>4516 S CENTRAL AVENUE LLC</b>		
APN:	<b>5107-008-006</b>	Map Reference:	<b>52-C2 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>2287.10</b>
Subdivision:	<b>OLD CLAPP ORCHARD</b>	Zoning:	<b>LAR2</b>
Rec Date:	<b>02/26/2019</b>	Prior Rec Date:	<b>03/19/2013</b>
Sale Date:	<b>02/11/2019</b>	Prior Sale Date:	<b>03/15/2013</b>
Sale Price:	<b>\$950,000</b>	Prior Sale Price:	<b>\$410,000</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>168990</b>	Acres:	<b>0.05</b>
1st Mtg Amt:	<b>\$492,000</b>	Lot Area:	<b>2,200</b>
Total Value:	<b>\$295,800</b>	# of Stories:	
Land Use:	<b>LIGHT INDUSTRIAL</b>	Park Area/Cap#:	<b>/</b>

Comp #:	<b>4</b>	Distance From Subject: <b>2.63 (miles)</b>	
Address:	<b>4424 STAUNTON AVE, VERNON, CA 90058-1935</b>		
Owner Name:	<b>COHEN YARON/PMYC HOLDINGS LLC</b>		
Seller Name:	<b>KHACHIK LLC</b>		
APN:	<b>5106-005-029</b>	Map Reference:	<b>52-D2 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>2288.00</b>
Subdivision:	<b>KELLAR TR RESUB</b>	Zoning:	<b>LAM2</b>
Rec Date:	<b>02/01/2019</b>	Prior Rec Date:	<b>03/07/2014</b>
Sale Date:	<b>01/18/2019</b>	Prior Sale Date:	<b>03/05/2014</b>
Sale Price:	<b>\$300,000</b>	Prior Sale Price:	<b>\$240,000</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>98271</b>	Acres:	<b>0.06</b>
1st Mtg Amt:		Lot Area:	<b>2,529</b>
Total Value:	<b>\$424,588</b>	# of Stories:	<b>1</b>
Land Use:	<b>LIGHT INDUSTRIAL</b>	Park Area/Cap#:	<b>/</b>

Comp #:	<b>5</b>	Distance From Subject: <b>2.82 (miles)</b>	
Address:	<b>9319 LAUREL ST, LOS ANGELES, CA 90002-2649</b>		



Owner Name:	<b>GIL A &amp; I 2022 FAM TRUST</b>				
Seller Name:	<b>OKI LLC</b>				
APN:	<b>6046-007-040</b>	Map Reference:	<b>58-E2 /</b>	Building Area:	<b>1,840</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>5354.00</b>	Total Rooms/Offices:	
Subdivision:	<b>STARKS PALM TR</b>	Zoning:	<b>LCM1*</b>	Total Restrooms:	
Rec Date:	<b>03/30/2018</b>	Prior Rec Date:	<b>11/22/1988</b>	Yr Built/Eff:	<b>1990 / 1990</b>
Sale Date:	<b>03/13/2018</b>	Prior Sale Date:	<b>11/1988</b>	Air Cond:	
Sale Price:	<b>\$1,400,000</b>	Prior Sale Price:	<b>\$25,000</b>	Pool:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Roof Mat:	
Document #:	<b>309797</b>	Acres:	<b>0.23</b>		
1st Mtg Amt:	<b>\$110,000</b>	Lot Area:	<b>10,202</b>		
Total Value:	<b>\$437,454</b>	# of Stories:			
Land Use:	<b>LIGHT INDUSTRIAL</b>	Park Area/Cap#:	<b>/</b>		