

CITY OF LOS ANGELES

CALIFORNIA

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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



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PRESIDENT

JACOB STEVENS
VICE PRESIDENT

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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>
Grand Total	\$ <u>514.42</u>

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



P.O. BOX 5152
CULVER CITY, CA 90231
Phone 310-943-9235 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



Pages:
0002

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

05/20/19 AT 09:54AM

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

[Handwritten Signature]

Frances Letrice Hayes

ACKNOWLEDGMENT

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.

[Handwritten Signature]

(Notary seal) Signature

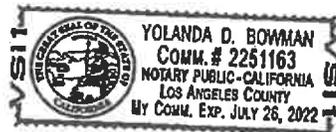


EXHIBIT B

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

Bldg Card: 000 of 002

Owner Information

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**
 County: **LOS ANGELES, CA** APN: **6022-001-001**
 Census Tract / Block: **2396.01 / 1** Alternate APN:
 Township-Range-Sect: **48-5** Subdivision: **4219**
 Legal Book/Page: **1** Map Reference: **52-B5 /**
 Legal Lot: **1** Tract #: **4219**
 Legal Block: **C37** School District: **LOS ANGELES**
 Market Area: **C37** School District Name: **LOS ANGELES**
 Neighbor Code: **L.A. SANTA**

Owner Transfer Information

Recording/Sale Date: **05/20/2019 / 04/25/2019** Deed Type: **QUIT CLAIM DEED**
 Sale Price: **458149** 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: **DEED (REG)** Prior 1st Mtg Rate/Type: **/**

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 /
County:	LOS ANGELES, CA	Census Tract:	2377.10
Subdivision:	FIGUEROA BLVD	Zoning:	LAC2
Rec Date:	03/04/2021	Prior Rec Date:	
Sale Date:	02/25/2021	Prior Sale Date:	
Sale Price:	\$600,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	362184	Acres:	0.15
		Building Area:	1,750
		Total Rooms/Offices:	
		Total Restrooms:	
		Yr Built/Eff:	1955 / 1955
		Air Cond:	
		Pool:	
		Roof Mat:	

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

Comp #:	2	Distance From Subject: 1.68 (miles)	
Address:	4817 S MAIN ST, LOS ANGELES, CA 90037-3218		
Owner Name:	REGALADO GONZALO		
Seller Name:	SWANSON LOVELL		
APN:	5110-018-016	Map Reference:	52-B3 /
County:	LOS ANGELES, CA	Census Tract:	2319.01
Subdivision:	BARBOURS MAIN STREET	Zoning:	LAC2
Rec Date:	06/09/2020	Prior Rec Date:	
Sale Date:	03/09/2020	Prior Sale Date:	
Sale Price:	\$405,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	623847	Acres:	0.14
1st Mtg Amt:		Lot Area:	5,979
Total Value:	\$425,725	# of Stories:	
Land Use:	LIGHT INDUSTRIAL	Park Area/Cap#:	/
		Building Area:	1,672
		Total Rooms/Offices:	
		Total Restrooms:	
		Yr Built/Eff:	1955 /
		Air Cond:	
		Pool:	
		Roof Mat:	

Comp #:	3	Distance From Subject: 2.15 (miles)	
Address:	4516 S CENTRAL AVE, LOS ANGELES, CA 90011-3632		
Owner Name:	ALOY AMO/ALOY ALICE		
Seller Name:	4516 S CENTRAL AVENUE LLC		
APN:	5107-008-006	Map Reference:	52-C2 /
County:	LOS ANGELES, CA	Census Tract:	2287.10
Subdivision:	OLD CLAPP ORCHARD	Zoning:	LAR2
Rec Date:	02/26/2019	Prior Rec Date:	03/19/2013
Sale Date:	02/11/2019	Prior Sale Date:	03/15/2013
Sale Price:	\$950,000	Prior Sale Price:	\$410,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	168990	Acres:	0.05
1st Mtg Amt:	\$492,000	Lot Area:	2,200
Total Value:	\$295,800	# of Stories:	
Land Use:	LIGHT INDUSTRIAL	Park Area/Cap#:	/
		Building Area:	1,520
		Total Rooms/Offices:	
		Total Restrooms:	
		Yr Built/Eff:	1946 / 1946
		Air Cond:	
		Pool:	
		Roof Mat:	

Comp #:	4	Distance From Subject: 2.63 (miles)	
Address:	4424 STAUNTON AVE, VERNON, CA 90058-1935		
Owner Name:	COHEN YARON/PMYC HOLDINGS LLC		
Seller Name:	KHACHIK LLC		
APN:	5106-005-029	Map Reference:	52-D2 /
County:	LOS ANGELES, CA	Census Tract:	2288.00
Subdivision:	KELLAR TR RESUB	Zoning:	LAM2
Rec Date:	02/01/2019	Prior Rec Date:	03/07/2014
Sale Date:	01/18/2019	Prior Sale Date:	03/05/2014
Sale Price:	\$300,000	Prior Sale Price:	\$240,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	98271	Acres:	0.06
1st Mtg Amt:		Lot Area:	2,529
Total Value:	\$424,588	# of Stories:	1
Land Use:	LIGHT INDUSTRIAL	Park Area/Cap#:	/
		Building Area:	1,760
		Total Rooms/Offices:	
		Total Restrooms:	
		Yr Built/Eff:	1965 / 1965
		Air Cond:	CENTRAL
		Pool:	
		Roof Mat:	ROLL COMPOSITION

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

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