

**BOARD OF  
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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

August 25, 2022

Updated August 23, 2022

Council District # 9

Case #: 849312

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

**JOB ADDRESS: 1701 E SLAUSON AVE**

**CONTRACT NO.: T128934 G127648-2 B131051-2 M131051-2 D132309-2 T137838**

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, graffiti abatement, rebarricading all openings with metal barricades 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 \$1,342.32. The cost of exterior graffiti abatement of the subject building(s) was \$247.00. The cost of metal barricading the subject building(s) was \$462.56. The cost of demolishing the subject building(s) was \$2,240.00.

It is proposed that a lien for the total amount of **\$4,397.88** 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* 8-24-2022

Armond Gregoryona, Principal Inspector  
Lien Review

## REPORT OF ABATE OF A PUBLIC NUISANCE

On March 15, 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 secure all openings accessible for entry from the exterior of the building(s) and weatherproof the barricades installed,remove the accumulation of trash, debris, vehicle parts, rubbish, excessive vegetation or other similar conditions,abate the graffiti, and demolish and remove or repair the building(s) on the parcel on the parcel located at **1701 E SLAUSON 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	B4369	June 04, 2019	\$984.37
BARRICADE	B4379	October 10, 2019	\$357.95
DEMOLITION/ASBESTOS REPORT	D1421	September 08, 2020	\$2,240.00
GRAFFITI ABATEMENT	G2244	June 04, 2019	\$247.00
METAL BARRICADE	M1044	December 11, 2019	\$462.56
			<u>\$4,291.88</u>

Title report costs were as follows:

<u>Title Search</u>	<u>Work Order No.</u>	<u>Amount</u>
FULL	T15838	\$38.00
FULL	T16384	\$38.00
FULL	T17111	\$30.00
		<u>\$106.00</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 \$3,142.20 plus applicable fees and charges, plus the Cost of Title Search(es) on the subject lot was \$106.00 for a total of **\$4,397.88**, 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: August 25, 2022

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



Report and lien confirmed by  
City Council on:

Armond Gregoryona, Principal Inspector  
Lien Review

8-24-2022

ATTEST: HOLLY WOLCOTT  
CITY CLERK

BY

DEPUTY

August 23, 2022

ASSIGNED INSPECTOR: NEVILLE REID  
JOB ADDRESS: 1701 E SLAUSON AVE  
ASSESSORS PARCEL NO.: 5105-021-027

CASE #: 849312

Last Full Title: 08/01/2022

Last Update Title:

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**LIST OF OWNERS AND INTERESTED PARTIES**

1 ROGER Z. TOBON  
2140 MENTONE BLVD SPC 93  
MENTONE, CA 92359

Capacity: OWNER

2 ROGER Z. TOBON  
16297 MOLINO DR.  
VICTORVILLE, CA 92359

Capacity: OWNER



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. T17111**  
**Dated as of: 07/29/2022**

**Prepared for: City of Los Angeles**

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

**APN #: 5105-021-027**

**Property Address: 1701 E SLAUSON AVE      City: Los Angeles      County: Los Angeles**

### **VESTING INFORMATION**

**Type of Document: GRANT DEED**

**Grantee : ROGER ZAPATA TOBON**

**Grantor : JUAN P. TOBON ZENTENO**

**Deed Date : 08/29/2016**

**Recorded : 08/29/2016**

**Instr No. : 16-1031268**

**MAILING ADDRESS: ROGER ZAPATA TOBON**  
**2140 MENTONE BLVD SPC 93, MENTONE, CA 92359**

### ***SCHEDULE B***

### **LEGAL DESCRIPTION**

**Lot Number: A Subdivision Name: BOWENS SLAUSON JUNCTION TRACT Brief Description:**  
**BOWEN'S SLAUSON JUNCTION TRACT EX OF ST LOT A**

### **MORTGAGES/LIENS**

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



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. T16384***  
***Dated as of: 12/06/2019***

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

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

***APN #: 5105-021-027***

***Property Address: 1701 E SLAUSON AVE***

***City: Los Angeles***

***County: Los Angeles***

### **VESTING INFORMATION**

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

***Grantee : ROGER ZAPATA TOBON***

***Grantor : JUAN P TOBON ZENTENO***

***Deed Date : 08/29/2016***

***Recorded : 08/29/2016***

***Instr No. : 16-1031268***

***MAILING ADDRESS: ROGER ZAPATA TOBON***  
***2140 MENTONE BLVD SPC 93 MENTONE CA 92359***

### ***SCHEDULE B***

### **LEGAL DESCRIPTION**

***Lot: A Abbreviated Description: LOT:A SUBD:BOWENS SLAUSON JUNCTION TRACT BOWEN'S  
SLAUSON JUNCTION TRACT EX OF ST LOT A***

### **MORTGAGES/LIENS**

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



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. T15838**  
**Dated as of: 03/07/2019**

**Prepared for: City of Los Angeles**

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

**APN #: 5105-021-027**

**Property Address: 1701 E SLAUSON AVE**

**City: Los Angeles**

**County: Los Angeles**

### **VESTING INFORMATION**

**Type of Document: GRANT DEED**

**Grantee : ROGER ZAPATA TOBON**

**Grantor : JUAN P TOBON ZENTENO**

**Deed Date : 08/29/2016**

**Recorded : 08/29/2016**

**Instr No. : 16-1031268**

**MAILING ADDRESS: ROGER ZAPATA TOBON**  
**2140 MENTONE BLVD SPC 93 MENTONE CA 92359**

### ***SCHEDULE B***

### **LEGAL DESCRIPTION**

**Lot: A Abbreviated Description: LOT:A SUBD:BOWENS SLAUSON JUNCTION TRACT BOWEN'S  
SLAUSON JUNCTION TRACT EX OF ST LOT A**

### **MORTGAGES/LIENS**

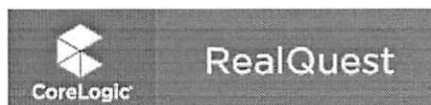
**We find no Open Mortgages/Deeds of Trust of Record.**



# Property Detail Report

For Property Located At :

1701 E SLAUSON AVE, VERNON, CA 90058-3826



## Owner Information

Owner Name: TOBON ROGER Z  
Mailing Address: 2140 MENTONE BLVD #93, MENTONE CA 92359-9502 R002  
Vesting Codes: / /

## Location Information

Legal Description: BOWEN'S SLAUSON JUNCTION TRACT EX OF ST LOT A  
County: LOS ANGELES, CA APN: 5105-021-027  
Census Tract / Block: 5327.00 / 1 Alternate APN:  
Township-Range-Sect: Subdivision: SLAUSON BOWENS JUNCTION TR  
Legal Book/Page: Map Reference: 52-D4 /  
Legal Lot: A Tract #:  
Legal Block: School District: LOS ANGELES  
Market Area: C42 School District Name: LOS ANGELES  
Neighbor Code: Munic/Township: L.A. SANTA

## Owner Transfer Information

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

## Last Market Sale Information

Recording/Sale Date: 08/29/2016 / 08/29/2016 1st Mtg Amount/Type: /  
Sale Price: \$17,500 1st Mtg Int. Rate/Type: /  
Sale Type: FULL 1st Mtg Document #:  
Document #: 1031268 2nd Mtg Amount/Type: /  
Deed Type: GRANT DEED 2nd Mtg Int. Rate/Type: /  
Transfer Document #: Price Per SqFt: \$52.40  
New Construction: Multi/Split Sale:  
Title Company:  
Lender:  
Seller Name: ZENTENO JUAN P T

## Prior Sale Information

Prior Rec/Sale Date: 05/06/1996 / Prior Lender:  
Prior Sale Price: \$5,000 Prior 1st Mtg Amt/Type: /  
Prior Doc Number: 707201 Prior 1st Mtg Rate/Type: /  
Prior Deed Type: GRANT DEED

## Property Characteristics

Year Built / Eff:	1946 / 1946	Total Rooms/Offices	Garage Area:
Gross Area:	334	Total Restrooms:	Garage Capacity:
Building Area:	334	Roof Type:	Parking Spaces:
Tot Adj Area:		Roof Material:	Heat Type:
Above Grade:		Construction:	Air Cond:
# of Stories:		Foundation:	Pool:
Other Improvements:	Building Permit	Exterior wall:	Quality:
		Basement Area:	Condition:

## Site Information

Zoning:	LAM2	Acres:	0.01	County Use:	SERVICE SHOPS (2400)
Lot Area:	366	Lot Width/Depth:	x	State Use:	
Land Use:	AUTO REPAIR	Res/Comm Units:	/	Water Type:	
Site Influence:				Sewer Type:	

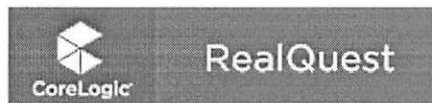
## Tax Information

Total Value:	\$18,760	Assessed Year:	2021	Property Tax:	\$284.15
Land Value:	\$17,153	Improved %:	9%	Tax Area:	6659
Improvement Value:	\$1,607	Tax Year:	2021	Tax Exemption:	
Total Taxable Value:	\$18,760				

## Foreclosure Activity Report

For Property Located At

1701 E SLAUSON AVE, VERNON, CA 90058-3826



### Foreclosure Activity Report is not available

1701 E SLAUSON AVE VERNON CA 90058

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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