BOARD OF BUILDING AND SAFETY COMMISSIONERS

VAN AMBATIELOS president VACANT vice-president JOSELYN GEAGA-ROSENTHAL GEORGE HOVAGUIMIAN JAVIER NUNEZ

December 20, 2019

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

# CITY OF LOS ANGELES



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

> FRANK M. BUSH GENERAL MANAGER

OSAMA YOUNAN, P.E. EXECUTIVE OFFICER

> Council District # 9 Case #: 849312

### JOB ADDRESS: 1701 E SLAUSON AVE CONTRACT NO.: B131051-2 G127648-2 T128934

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 and graffiti abatement 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.

It is proposed that a lien for the total amount of \$1,665.32 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.

FRANK M. BUSH GENERAL MANAGER

Armond Cheyoy R-18-19

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, abate the graffiti, 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:

Work Description	Work Order No.	Date Completed	Cost
BARRICADE	B4369	June 04, 2019	\$984.37
BARRICADE	B4379	October 10, 2019	\$357.95
GRAFFITI ABATEMENT	G2244	June 04, 2019	\$247.00
		=	\$1,589.32

Title report costs were as follows:

Title Search	Work Order No.	Amount
FULL	T15838	\$38.00
FULL	T16384	\$38.00
		\$76.00

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 \$1,181.80 plus applicable fees and charges, plus the Cost of Title Search(es) on the subject lot was \$76.00 for a total of \$1,665.32, 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 20, 2019

FRANK M. BUSH GENERAL MANAGER

Report and lien confirmed by City Council on:

Armond Gegegg Dissinal Inspector 12-18-19 Armond Gregoryona, Principal Inspector Lien Review

ATTEST: HOLLY WOLCOTT CITY CLERK

BY

DEPUTY

Last Full Title: 12/06/2019

Last Update Title:

### LIST OF OWNERS AND INTERESTED PARTIES

.

- 1 ROGER Z. TOBON 2140 MENTONE BLVD SPC 93 MENTONE, CA 92359
- 2 ROGER Z. TOBON 16297 MOLINO DR. VICTORVILLE, CA 92359

Capacity: OWNER

Capacity: OWNER



P.O. BOX 5152 CULVER CITY, CA 90231 Phone 310-943-9235 <u>latitle@in2-res.com</u>

### **Property Title Report**

*Work Order No.* **T15838** *Dated as of: 03/07/2019* 

Prepared for: City of Los Angeles

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 DEEDGrantee : ROGER ZAPATA TOBONGrantor : JUAN P TOBON ZENTENODeed Date : 08/29/2016Recorded : 08/29/2016Instr 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.



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### **Property Title Report**

*Work Order No. T16384 Dated as of: 12/06/2019*  Prepared for: City of Los Angeles

SCHEDULE A (Reported Property Information)

APN #: 5105-021-027

Property Address: 1701 E SLAUSON AVE

City: Los Angeles

County: Los Angeles

VESTING INFORMATIONType of Document: GRANT DEEDGrantee : ROGER ZAPATA TOBONGrantor : JUAN P TOBON ZENTENODeed Date : 08/29/2016Recorded : 08/29/2016Instr 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

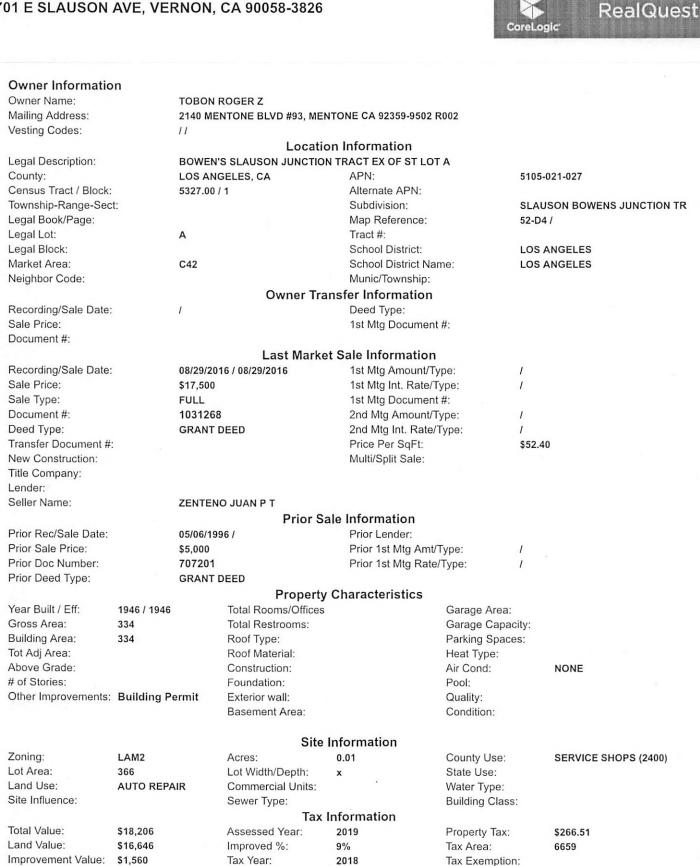
### MORTGAGES/LIENS

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

## Property Detail Report

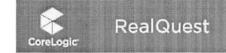
Total Taxable Value: \$18,206

For Property Located At : 1701 E SLAUSON AVE, VERNON, CA 90058-3826



### **Comparable Sales Report**

For Property Located At



Report Date: 12/16/2019

### 1701 E SLAUSON AVE, VERNON, CA 90058-3826

#### 2 Comparable(s) Selected.

#### Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$17,500	\$1,500,000	\$1,900,000	\$1,700,000
Bldg/Living Area	334	302	320	311
Price/Sqft	\$52.40	\$4,687.50	\$6,291.39	\$5,489.44
Year Built	1946	1930	1988	1959
Lot Area	366	8,013	12,051	10,032
Bedrooms	0	0	0	0
Bathrooms/Restrooms	0	0	0	0
Stories	0.00	0.00	0.00	0.00
Total Value	\$18,206	\$505,989	\$1,009,188	\$757,588
Distance From Subject	0.00	7.46	8.18	7.82

\*= user supplied for search only

Comp #:	1			Distance From S	ubject: 7.46 (miles)
Address:	4201 N FIGUEROA ST,	LOS ANGELES, CA	90065-3011		
Owner Name:	FIG COURT LLC				
Seller Name:	TRELLIS WEST LLC				
APN:	5467-001-043	Map Reference:	36-B4 /	Building Area:	320
County:	LOS ANGELES, CA	Census Tract:	1994.00	Total Rooms/Offices:	
Subdivision:	2216	Zoning:	LAC2	Total Restrooms:	
Rec Date:	04/10/2019	Prior Rec Date:	08/01/2016	Yr Built/Eff:	1930 / 1930
Sale Date:	04/03/2019	Prior Sale Date:	07/15/2016	Air Cond:	
Sale Price:	\$1,500,000	Prior Sale Price:	\$970,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	316301	Acres:	0.28		
1st Mtg Amt:	\$1,200,000	Lot Area:	12,051		
Total Value:	\$1,009,188	# of Stories:			
Land Use:	AUTO REPAIR	Park Area/Cap#:	1		

Comp #:	2			Distance From S	ubject: 8.18 (miles)
Address:	5051 W SUNSET BLVD	, LOS ANGELES, CA	90027-5839		
Owner Name:	PALMETTO MATEO H	DLDINGS LLC			
Seller Name:	FUCHS RICHARD G T	RUST			
APN:	5543-002-030	Map Reference:	34-E3 /	Building Area:	302
County:	LOS ANGELES, CA	Census Tract:	1912.01	Total Rooms/Offices:	
Subdivision:	KEYSTONE TR	Zoning:	LAC2	Total Restrooms:	
Rec Date:	12/04/2019	Prior Rec Date:	04/10/1998	Yr Built/Eff:	1988 / 1988
Sale Date:	11/18/2019	Prior Sale Date:	04/07/1998	Air Cond:	
Sale Price:	\$1,900,000	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	1333261	Acres:	0.18		
1st Mtg Amt:	\$1,127,000	Lot Area:	8,013		
Total Value:	\$505,989	# of Stories:			
Land Use:	AUTO REPAIR	Park Area/Cap#:	1		