

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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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

RAYMOND S. CHAN, C.E., S.E.
SUPERINTENDENT OF BUILDING
INTERIM GENERAL MANAGER

December 18, 2013

Council District # 9

Case #: 514684

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

JOB ADDRESS: 4417 S LONG BEACH AVE

CONTRACT NO.: 280080051-6 B120245-1 C118544-2 F122791 T118541-2

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, cleaning of the lot and fencing of the lot at the above address in the City of Los Angeles. The cost of barricading the subject building(s) was \$2,543.10. The cost of cleaning the subject lot was \$966.00. The cost of fencing the subject lot was \$5,770.24. The cost of investigating the violation(s) was \$1,249.84. The cost of title search(es) on the subject lot was \$55.50.

It is proposed that a lien for the total amount of **\$10,584.68** 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.

RAYMOND S. CHAN, C.E., S.E.
SUPERINTENDENT OF BUILDING
INTERIM GENERAL MANAGER

Frank Lara, Principal Inspector
Vacant Building Abatement

RO:FL: fmr

Attachments

REPORT OF ABATE OF A PUBLIC NUISANCE

On October 04, 2013 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, and fence the lot on the parcel located at 4417 S LONG BEACH 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 | B3861 | November 05, 2013 | \$2,543.10 |
| CLEAN | C4140 | November 05, 2013 | \$966.00 |
| FENCE | F3666 | November 05, 2013 | \$5,770.24 |

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 | 594022-4 | \$356.16 | \$893.68 | \$1,249.84 |

Title report costs were as follows:

| <u>Title Search</u> | <u>Work Order No.</u> | <u>Amount</u> |
|---------------------|-----------------------|---------------|
| FULL | T9713 | \$48.00 |
| SUPPLEMENTAL | T9865 | \$7.50 |

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 \$6,739.76 plus an amount equal to forty percent (40%) or a minimum of \$100.00 of such cost, plus the fee for investigating the violation(s) of \$1,249.84, plus the Cost of Title Search(es) on the subject lot was \$55.50. for a total of **\$10,584.68**, be recorded against said property.

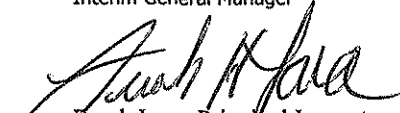
It is further requested that the Honorable Council instruct the Financial Services Section of the Department of Building and Safety, that upon receipt of any payment on this lien against this property to deposit the amount to Dept. 08 (Bldg. & Safety Dept.), Fund 346, Revenue Source No. 3191 in the amount of **\$9,279.34**, and to deposit to Fund 48R the amount of **\$1,249.84**, and to deposit to Fund 100 the amount of **\$55.50**.

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 18, 2013

RAYMOND S CHAN C.E., S.E.
Superintendent of Building
Interim General Manager


Frank Lara, Principal Inspector
Vacant Building Abatement

Report and lien confirmed by
City Council on:

ATTEST: HOLLY WOLCOTT
CITY CLERK

BY

DEPUTY

December 17, 2013

CASE #: 514684

ASSIGNED INSPECTOR: JEFFREY CORPUZ
JOB ADDRESS: 4417 S LONG BEACH AVE
ASSESSORS PARCEL NO.: 5106-004-018

Last Full Title: 10/08/2013

Last Update Title:

LIST OF OWNERS AND INTERESTED PARTIES

- | | |
|--|-----------------|
| 1 COLFIN AI CA 5 LLC c/o RAMON J LOPEZ 9305 E VIA DE VENTURA STE 201 SCOTTSDALE, AZ 85258 | Capacity: OWNER |
| 2 COLFIN AI CA 5 LLC c/o AS CSC 2450 BROADWAY 6TH FL SANTA MONICA, CA 90404 | Capacity: OWNER |

Westcoast Title



& Abstract Company, Inc.

400 S. Alhambra Ave. Ste B
Monterey Park, Ca. 91755
Phone 626-548-2479 818-337-0474 fax

Work Order No. T9865

Prepared for: City of Los Angeles

Type of Report: Update Report

Order Date: 10-01-2013

Updated as of: 11-21-2013

Fee: \$7.50

-SCHEDULE A-
(Reported Property Information)

For Assessors Parcel Number: 5106-004-018

Situs Address: 4417 S Long Beach Ave.

City: Los Angeles

County: Los Angeles

-VESTING INFORMATION (Ownership)

The last Recorded Document Transferring Fee Title Recorded on: 01-17-2013

As Document Number: 13-0083878

Documentary Transfer Tax: \$None

In Favor of: Colfin AI-CA 5, LLC

Mailing Address: Colfin AI-CA 5, LLC

9305 E. Via De Ventura, Ste. 201

Scottsdale, AZ 85250

-SCHEDULE B-

-The Property Reported Herein is Described as follows:

Lot 5 in Block 5 of Daw and Niles' Subdivision of the Town of Vernondale in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 28, Page(s) 40 of Miscellaneous Records, and a parcel of land bounded Northerly by the Easterly prolongation of the Northerly line of said Lot 5, Easterly by the Westerly line of the Westerly Roadway of Long Beach Avenue, as established by the final decree had in Case No. B-25662 of the Superior Court of the State of California, in and for the County of Los Angeles, Southerly by the Easterly prolongation of the Southerly line of said Lot 5; Westerly by the Easterly line of said Lot 5 in the office of the County Recorder of said County.

Except the West 81.85 feet of said Lot 5.

Westcoast Title & Abstract Company, Inc.

400 S. Alhambra Ave. Ste B
Monterey Park, Ca. 91755
Phone 626-548-2479 818-337-0474 fax

Page 2
Order Number: T9865

-Schedule B Continued-

Beginning at the intersection of that certain course of South 0° 40' 05" East 1636.30 feet in the Westerly Boundary of that certain parcel of land described in final judgment in favor of the City of Los Angeles, Recorded on July 2, 1915, in Book 4422, Page 226, of said official records, with the Northerly line of said land, thence South 89° 55' 33" West along said Northerly line 3.87 feet to a point, said point being the beginning of a curve concave to the West and having a radius of 30 feet, a radial of said curve to said point bears North 76° 09' 45" East; thence Southerly along said curve through a central angle of 7° 34' 06" a distance of 3.96 feet to the beginning of a compound curve concave to the West and having a radius of 481 feet; thence; Southerly along said compound curve a distance of 36.51 feet to said Westerly boundary; thence North 0° 49' 09" East along said Westerly Boundary 40.32 feet to the point of beginning.

*1. A Notice of Sub Standard Property Recorded on: 04-26-2013
as Document Number: 13-0633469
Filed by the City of Los Angeles, Code Enforcement Department*

*2. A Notice of Sub Standard Property Recorded on: 10-4-2013
as Document Number: 13-1437931
Filed by the City of Los Angeles, Code Enforcement Department*

*3. A Notice of Pending Lien Recorded 10-25-2013
as Document Number 13-1529729
Filed by the City of Los Angeles Dept. of Building and Safety*

A Statement of information may be required to provide further information on the owners listed below:

No Statement of information is required.

End of Report

Westcoast Title



& Abstract Company, Inc.

400 S. Alhambra Ave. Ste B
Monterey Park, Ca. 91755
Phone 626-548-2479 818-337-0474 fax

Work Order No. T9713
Type of Report: GAP Report
Order Date: 10-01-2013

Prepared for: City of Los Angeles

Dated as of: 09-25-2013

Fee: \$48.00

-SCHEDULE A-
(Reported Property Information)

For Assessors Parcel Number: 5106-004-018

Situs Address: 4417 S Long Beach Ave.

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County: Los Angeles

-VESTING INFORMATION (Ownership)

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As Document Number: 13-0083878

Documentary Transfer Tax: \$None

In Favor of: Colfin AI-CA 5, LLC

Mailing Address: Colfin AI-CA 5, LLC

9305 E. Via De Ventura, Ste. 201

Scottsdale, AZ 85250

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Except the West 81.85 feet of said Lot 5.

Westcoast Title & Abstract Company, Inc.

400 S. Alhambra Ave. Ste B
Monterey Park, Ca. 91755
Phone 626-548-2479 818-337-0474 fax

Page 2
Order Number: T9713

-Schedule B Continued-

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*1. A Notice of Sub Standard Property Recorded on: 04-26-2013
as Document Number: 13-0633469
Filed by the City of Los Angeles, Code Enforcement Department*

A Statement of information may be required to provide further information on the owners listed below:

No Statement of information is required.

End of Report

Property Detail Report

For Property Located At :
4417 LONG BEACH AVE, LOS ANGELES, CA 90058-1922



Owner Information

Owner Name: COLFIN AI-CA 5 LLC
 Mailing Address: 9305 E VIA DE VENTURA #201, SCOTTSDALE AZ 85258-3423 C012
 Vesting Codes: // CO

Location Information

Legal Description: DAW AND NILES SUB OF VERNONDALE E 67.63 FT OF LOT 5
 County: LOS ANGELES, CA APN: 5106-004-018
 Census Tract / Block: 2288.00 / 4 Alternate APN:
 Township-Range-Sect: Subdivision: DAW & NILES SUB
 Legal Book/Page: Map Reference: 52-D2 / 674-G3
 Legal Lot: 5 Tract #: LOS ANGELES
 Legal Block: 5 School District:
 Market Area: C42 School District Name:
 Neighbor Code: Munic/Township:

Owner Transfer Information

Recording/Sale Date: 01/17/2013 / 10/22/2012 Deed Type: TRUSTEE'S DEED
 Sale Price: \$119,000 1st Mtg Document #:
 Document #: 83878

Last Market Sale Information

Recording/Sale Date: 09/02/2003 / 04/22/2003 1st Mtg Amount/Type: \$179,450 / CONV
 Sale Price: \$185,000 1st Mtg Int. Rate/Type: / FIXED
 Sale Type: FULL 1st Mtg Document #: 2538975
 Document #: 2538974 2nd Mtg Amount/Type: /
 Deed Type: GRANT DEED 2nd Mtg Int. Rate/Type: /
 Transfer Document #: Price Per SqFt: \$169.41
 New Construction: Multi/Split Sale: MULTIPLE

Title Company: SOUTHLAND TITLE CO.
 Lender: WASHINGTON MUTUAL BK FA
 Seller Name: MIDSTREAM EXCHANGE

Prior Sale Information

Prior Rec/Sale Date: 05/13/1988 / 02/1988 Prior Lender: GREATER SUBURBAN MTG GRP
 Prior Sale Price: \$72,000 Prior 1st Mtg Amt/Type: \$71,518 / FHA
 Prior Doc Number: 769064 Prior 1st Mtg Rate/Type:
 Prior Deed Type: GRANT DEED

Property Characteristics

| | | | | | |
|---------------------|-------------|--------------------|--|----------------|--------|
| Gross Area: | | Parking Type: | | Construction: | |
| Living Area: | 1,092 | Garage Area: | | Heat Type: | HEATED |
| Tot Adj Area: | | Garage Capacity: | | Exterior wall: | |
| Above Grade: | | Parking Spaces: | | Porch Type: | |
| Total Rooms: | | Basement Area: | | Patio Type: | |
| Bedrooms: | 2 | Finish Bsmnt Area: | | Pool: | |
| Bath(F/H): | 1 / | Basement Type: | | Air Cond: | YES |
| Year Built / Eff: | 1908 / 1915 | Roof Type: | | Style: | |
| Fireplace: | / | Foundation: | | Quality: | |
| # of Stories: | | Roof Material: | | Condition: | |
| Other Improvements: | | | | | |

Site Information

| | | | | | |
|-----------------|-------|------------------|------|-------------|----------------------------|
| Zoning: | LARD2 | Acres: | 0.08 | County Use: | SINGLE FAMILY RESID (0100) |
| Lot Area: | 3,382 | Lot Width/Depth: | x | State Use: | |
| Land Use: | SFR | Res/Comm Units: | / | Water Type: | |
| Site Influence: | | | | Sewer Type: | |

Tax Information

| | | | | | |
|----------------------|-----------|----------------|------|----------------|------------|
| Total Value: | \$152,000 | Assessed Year: | 2013 | Property Tax: | \$2,038.48 |
| Land Value: | \$95,900 | Improved %: | 37% | Tax Area: | 7 |
| Improvement Value: | \$56,100 | Tax Year: | 2012 | Tax Exemption: | |
| Total Taxable Value: | \$152,000 | | | | |

Comparable Summary

For Property Located At



CoreLogic

RealQuest Professional

4417 LONG BEACH AVE, LOS ANGELES, CA 90058-1922

9 Comparable(s) found. (Click on the address to view more property information)

▶ View Report

▶ Configure Display Fields

▶ Modify Comparable Search Criteria

Summary Statistics For Selected Properties: 9

| | Subject Property | Low | High | Average |
|-----------------------|------------------|-----------|-----------|-----------|
| Sale Price | \$185,000 | \$150,000 | \$515,000 | \$258,111 |
| Bldg/Living Area | 1,092 | 1,010 | 1,242 | 1,125 |
| Price/Sqft | \$169.41 | \$146.77 | \$418.02 | \$227.72 |
| Year Built | 1908 | 1905 | 1950 | 1917 |
| Lot Area | 3,382 | 3,319 | 6,272 | 5,131 |
| Bedrooms | 2 | 2 | 4 | 3 |
| Bathrooms/Restrooms | 1 | 1 | 2 | 1 |
| Stories | 0.00 | 1.00 | 1.00 | 1.00 |
| Total Value | \$152,000 | \$148,636 | \$245,100 | \$188,465 |
| Distance From Subject | 0.00 | 0.10 | 0.49 | 0.27 |

*= user supplied for search only

| <input checked="" type="checkbox"/> | # F | Address | Sale Price | Yr Blt | Bed | Baths/Restrooms(Full) | Last Recording | Bld/Liv | Lot Area | Dist |
|-------------------------------------|-----|---------------------|------------|--------|-----|-----------------------|----------------|---------|----------|------|
| Subject Property | | | | | | | | | | |
| | | 4417 LONG BEACH AVE | \$185,000 | 1908 | 2 | 1 | 09/02/2003 | 1,092 | 3,382 | 0.0 |
| Comparables | | | | | | | | | | |
| <input checked="" type="checkbox"/> | 1 | 1706 E 43RD ST | \$150,000 | 1930 | 2 | 1 | 08/02/2013 | 1,022 | 6,272 | 0.1 |
| <input checked="" type="checkbox"/> | 2 | 1589 E 45TH ST | \$245,000 | 1910 | 3 | 1 | 05/08/2013 | 1,207 | 4,378 | 0.13 |
| <input checked="" type="checkbox"/> | 3 | 1619 E 43RD ST | \$238,000 | 1914 | 2 | 1 | 10/17/2013 | 1,064 | 5,200 | 0.18 |
| <input checked="" type="checkbox"/> | 4 | 1601 E 43RD ST | \$250,000 | 1950 | 3 | 1 | 09/25/2013 | 1,100 | 5,471 | 0.19 |
| <input checked="" type="checkbox"/> | 5 | 1655 E 42ND ST | \$255,000 | 1907 | 2 | 1 | 09/18/2013 | 1,196 | 5,307 | 0.22 |
| <input checked="" type="checkbox"/> | 6 | 1529 E 42ND ST | \$196,000 | 1906 | 4 | 1 | 05/07/2013 | 1,242 | 5,465 | 0.29 |
| <input checked="" type="checkbox"/> | 7 | 1459 E 43RD PL | \$259,000 | 1905 | 4 | 2 | 10/16/2013 | 1,049 | 5,196 | 0.31 |
| <input checked="" type="checkbox"/> | 8 | 1324 E 42ND PL | \$515,000 | 1922 | 2 | 1 | 06/20/2013 | 1,232 | 5,569 | 0.49 |
| <input checked="" type="checkbox"/> | 9 | 1668 E 33RD ST | \$215,000 | 1909 | 2 | 1 | 04/29/2013 | 1,010 | 3,319 | 0.49 |