

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

FRANK M. BUSH
GENERAL MANAGER

OSAMA YOUNAN, P.E.
EXECUTIVE OFFICER

November 7, 2017

Council District: # 15

Honorable Council of the
City of Los Angeles
Room 395, City Hall
Re Invoice # - 695628-2

JOB ADDRESS: **303 NORTH PACIFIC AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **7448-029-012**

On August 1, 2016, pursuant to Section 98.0402(e) of the Los Angeles Municipal Code ("L.A.M.C"), the Department of Building and Safety (the "Department") performed annual inspections on vehicle repair facilities located at: **303 North Pacific Avenue, Los Angeles, California**, (the "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	42.00
Grand Total	\$ 526.42

Pursuant to the authority granted by Section 7.35.3 of the Los Angeles Administrative Code, it is proposed a lien for a total sum of **\$526.42** be recorded against the property. It is requested that the Honorable City Council of the City of Los Angeles (the "City 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 the City Council instruct the Department to deposit to Dept 08, Fund 48R, Balance Sheet Account 2200, any payment received against this lien in the amount of **\$526.42** 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


Steve Ongele
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. T14777
Dated as of: 10/13/2017

Prepared for: City of Los Angeles

SCHEDULE A
(Reported Property Information)

APN #: 7448-029-012

Property Address: 303 N PACIFIC AVE ✓ ***City: Los Angeles*** ***County: Los Angeles***

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : STEPHEN G KASTELAN AND MARY ANN KASTELAN AS TRUSTEES OF THE KASTELAN LIVING TRUST

Grantor : STEPHEN GEORGE KASTELAN AND MARY ANN KASTELAN

Deed Date : 10/21/2008

Recorded : 11/14/2008

Instr No. : 08-2006170

MAILING ADDRESS: STEPHEN G KASTELAN AND MARY ANN KASTELAN AS TRUSTEES OF THE KASTELAN LIVING TRUST
2946 CROWNVIEW DR RANCHO PALOS VERDES CA 90275

SCHEDULE B

LEGAL DESCRIPTION

Lot: 14,15 Block: B Abbreviated Description: LOT:14,15 BLK:B CITY:REGION/CLUSTER: 26/26697
SUBDIVISION OF PECK'S ADDITION TO PALOS VERDES TRACT LOTS 14 AND LOT 15 BLK B
City/Muni/Twp: REGION/CLUSTER: 26/26697

MORTGAGES/LIENS

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

This page is part of your document - DO NOT DISCARD



20082006170

Pages:
003



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

Fee: 15.00

Tax: 0.00

Other: 0.00

Total: 15.00

11/14/08 AT 08:01AM

2441361 200811130180020 Mail

TITLE(S) : DEED



L E A D S H E E T

Assessor's Identification Number (AIN)

To be completed by Examiner OR Title Company in black ink.

Number of AIN's Shown

Recording requested by
Mr. and Mrs. Stephen Kastelan
2946 Crownview Drive
Rancho Palos Verdes, CA 90275

And when recorded mail
This deed and tax statements to:

same as above

APN: 7448-029-012

11/14/08



20082006170

For recorder's use

GRANT DEED

☒ The undersigned declare this transfer is exempt from the documentary transfer tax. This conveyance transfers the grantors' interest into their revocable living trust, R & T 11930.

☒ The documentary transfer tax is \$ none.

The property is located in ☐ an unincorporated area ☒ the city of Los Angeles.

For a valuable consideration, receipt of which is hereby acknowledged,

Stephen George Kastelan and Mary Ann Kastelan, husband and wife, as joint tenants

hereby grant(s) to

Stephen G. Kastelan and Mary Ann Kastelan, Trustees of the Kastelan Living Trust dated
October 21, 2008

the following real property in the City of Los Angeles, County of Los Angeles
~~Anaheim~~, ~~Orange~~ California:

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A."

Date: October 21, 2008

Stephen George Kastelan

Date: October 21, 2008

Mary Ann Kastelan

State of California

}

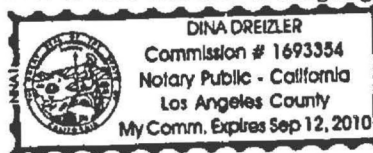
County of Los Angeles

}

On October 21, 2008, before me, Dina Dreizler, a notary public, personally appeared Stephen George Kastelan and Mary Ann Kastelan, who proved to me on the basis of satisfactory evidence to be the person(s) whose name is subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under 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.



Grant Deed

Exhibit A

Lots 14 and 15 of Block B of Subdivision of Pecks Addition to Palos Verdes Tract, as per map recorded in book 3 page 44 of maps in the office of the county recorder of said county.

EXCEPTING therefrom all minerals, oil, gas, petroleum, naptha and other hydrocarbon substances in, on or under said real properly recoverable thereon or therefrom, but without any right to the use of the surface thereof. This conveyance is subject to the current taxes not delinquent and conditions, restrictions, reservations, easements, and rights of way of record.

EXHIBIT B

ASSIGNED INSPECTOR: **BYRON BRASHEARS**
JOB ADDRESS: **303 N PACIFIC AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **7448-029-012**

Date: February 19, 2016

Last Full Title: **10/13/2017**

Last Update to Title:

LIST OF OWNERS AND INTERESTED PARTIES

- 1). STEPHEN G KASTELAN & MARY ANN KASTELAN
TRUSTEE OF THE KASTELAN LIVING TRUST
2946 CROWNVIEW DR
RANCHO PALOS VERDES, CA 90275

CAPACITY: OWNERS

Property Detail Report

For Property Located At :
303 N PACIFIC AVE, SAN PEDRO, CA 90731-2017



CoreLogic
 RealQuest Professional

Owner Information

Owner Name: **KASTELAN STÉPHEN G (TE) & MARY/KASTELAN TRUST**
 Mailing Address: **2946 CROWNVIEW DR, RANCHO PALOS VERDES CA 90275-6483 C050**
 Vesting Codes: **// TE**

Location Information

Legal Description: **SUBDIVISION OF PECK'S ADDITION TO PALOS VERDES TRACT LOTS 14 AND LOT 15**
 County: **LOS ANGELES, CA** APN: **7448-029-012**
 Census Tract / Block: **2965.00 / 1** Alternate APN:
 Township-Range-Sect: Subdivision: **PECKS ADD**
 Legal Book/Page: Map Reference: **79-A2 /**
 Legal Lot: **15** Tract #: **LOS ANGELES**
 Legal Block: **B** School District:
 Market Area: **189** School District Name:
 Neighbor Code: Munic/Township:

Owner Transfer Information

Recording/Sale Date: **11/14/2008 / 10/21/2008** Deed Type: **GRANT DEED**
 Sale Price: 1st Mtg Document #:
 Document #: **2006170**

Last Market Sale Information

Recording/Sale Date: **06/04/1979 /** 1st Mtg Amount/Type: **/**
 Sale Price: **\$65,000** 1st Mtg Int. Rate/Type: **/**
 Sale Type: **FULL** 1st Mtg Document #: **/**
 Document #: **599712** 2nd Mtg Amount/Type: **/**
 Deed Type: **DEED (REG)** 2nd Mtg Int. Rate/Type: **/**
 Transfer Document #: **Price Per SqFt: \$86.90**
 New Construction: Multi/Split Sale:
 Title Company:

Lender:
 Seller Name:

OWNER RECORD**Prior Sale Information**

Prior Rec/Sale Date: **/** Prior Lender:
 Prior Sale Price: Prior 1st Mtg Amt/Type: **/**
 Prior Doc Number: Prior 1st Mtg Rate/Type: **/**
 Prior Deed Type:

Property Characteristics

Year Built / Eff: 1940 / 1941	Total Rooms/Offices	Garage Area:
Gross Area: 748	Total Restrooms:	Garage Capacity:
Building Area: 748	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: 0.21	County Use: AUTO SVC SHOP (2600)
Lot Area: 9,006	Lot Width/Depth: x	State Use:
Land Use: AUTO REPAIR	Commercial Units: 1	Water Type:
Site Influence:	Sewer Type:	Building Class:

Tax Information

Total Value: \$124,333	Assessed Year: 2017	Property Tax: \$6,579.96
Land Value: \$85,318	Improved %: 31%	Tax Area: 13245
Improvement Value: \$39,015	Tax Year: 2016	Tax Exemption:
Total Taxable Value: \$124,333		

Comparable Summary

For Property Located At

**303 N PACIFIC AVE, SAN PEDRO, CA 90731-2017****3 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: 3

	Subject Property	Low	High	Average
Sale Price	\$65,000	\$300,000	\$470,000	\$390,000
Bldg/Living Area	748	690	840	774
Price/Sqft	\$86.90	\$434.78	\$593.43	\$501.47
Year Built	1940	1949	1985	1967
Lot Area	9,006	2,227	7,426	4,885
Bedrooms	0	0	0	0
Bathrooms/Restrooms	0	0	0	0
Stories	0.00	1.00	1.00	1.00
Total Value	\$124,333	\$97,993	\$289,061	\$175,012
Distance From Subject	0.00	15.86	19.43	17.24

*= 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								
303 N PACIFIC AVE	\$65,000	1940			06/04/1979	748	9,006	0.0
Comparables								
<input checked="" type="checkbox"/> 1 835 W FLORENCE AVE	\$400,000				03/30/2017	840	5,001	15.86
<input checked="" type="checkbox"/> 2 8115 GARFIELD AVE	\$470,000	1985			04/04/2017	792	7,426	16.42
<input checked="" type="checkbox"/> 3 8807 NORWALK BLVD	\$300,000	1949			10/10/2017	690	2,227	19.43

Comparable Sales Report

For Property Located At



CoreLogic®

RealQuest Professional

303 N PACIFIC AVE, SAN PEDRO, CA 90731-2017**3 Comparable(s) Selected.**

Report Date: 11/06/2017

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$65,000	\$300,000	\$470,000	\$390,000
Bldg/Living Area	748	690	840	774
Price/Sqft	\$86.90	\$434.78	\$593.43	\$501.47
Year Built	1940	1949	1985	1967
Lot Area	9,006	2,227	7,426	4,885
Bedrooms	0	0	0	0
Bathrooms/Restrooms	0	0	0	0
Stories	0.00	1.00	1.00	1.00
Total Value	\$124,333	\$97,993	\$289,061	\$175,012
Distance From Subject	0.00	15.86	19.43	17.24

* = user supplied for search only

Comp #: 1

Address: 835 W FLORENCE AVE, LOS ANGELES, CA 90044-5104

Owner Name: SILVA CIPRIANO C

Seller Name: NEUTRAL GROUND INC

APN: 6013-002-007

Map Reference: 51-F5 /

Building Area: 840

County: LOS ANGELES, CA

Census Tract: 2375.00

Total Rooms/Offices:

Subdivision: 8210

Zoning: LAC2

Total Restrooms:

Rec Date: 03/30/2017

Prior Rec Date: 02/14/2005

Yr Built/Eff: / 1990

Sale Date: 01/13/2017

Prior Sale Date: 01/25/2005

Air Cond:

Sale Price: \$400,000

Prior Sale Price: \$175,000

Pool:

Sale Type: FULL

Prior Sale Type: UNKNOWN

Roof Mat:

Document #: 352360

Acres: 0.11

1st Mtg Amt: \$279,000

Lot Area: 5,001

Total Value: \$137,983

of Stories:

Land Use: AUTO REPAIR

Park Area/Cap#: /

Distance From Subject: 15.86 (miles)

Comp #:	2			Distance From Subject: 16.42 (miles)	
Address:	8115 GARFIELD AVE, BELL GARDENS, CA 90201-6209				
Owner Name:	CISNEROS AURELIO				
Seller Name:	NMT & GCT LIVING TRUST				
APN:	6230-006-007	Map Reference:	59-F2 /	Building Area:	792
County:	LOS ANGELES, CA	Census Tract:	5342.02	Total Rooms/Offices:	
Subdivision:	11124	Zoning:	BGCM*	Total Restrooms:	
Rec Date:	04/04/2017	Prior Rec Date:	06/02/1989	Yr Built/Eff:	1985 / 1985
Sale Date:	02/16/2017	Prior Sale Date:	05/1989	Air Cond:	
Sale Price:	\$470,000	Prior Sale Price:	\$200,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	ROLL COMPOSITION
Document #:	368638	Acres:	0.17		
1st Mtg Amt:	\$329,000	Lot Area:	7,426		
Total Value:	\$289,061	# of Stories:	1.00		
Land Use:	AUTO REPAIR	Park Area/Cap#:	/		

Comp #:	3	Distance From Subject: 19.43 (miles)	
Address:	8807 NORWALK BLVD, WHITTIER, CA 90606-3405		
Owner Name:	NGUYEN JOSEPH T/TRAN MY-ANH T		
Seller Name:	LARES EDUARDO & MARIA T		
APN:	8178-033-062	Map Reference:	/
County:	LOS ANGELES, CA	Census Tract:	5023.01
Subdivision:	5741	Zoning:	LCM1*
Rec Date:	10/10/2017	Prior Rec Date:	05/13/2004
Sale Date:	09/11/2017	Prior Sale Date:	05/07/2004
Sale Price:	\$300,000	Prior Sale Price:	\$240,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1155066	Acres:	0.05
1st Mtg Amt:	\$200,000	Lot Area:	2,227
Total Value:	\$97,993	# of Stories:	
Land Use:	AUTO REPAIR	Park Area/Cap#:	/
		Building Area:	690
		Total Rooms/Offices:	
		Total Restrooms:	
		Yr Built/Eff:	1949 / 1949
		Air Cond:	NONE
		Pool:	
		Roof Mat:	