

BOARD OF
BUILDING AND SAFETY
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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.
GENERAL MANAGER

FRANK BUSH
EXECUTIVE OFFICER

February 17, 2016

Council District: # 2

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

JOB ADDRESS: 7330 NORTH VAN NUYS BLVD., LOS ANGELES, CA
ASSESSORS PARCEL NO. (APN): 2217-002-038

On December 3, 2013, November 4, 2014, and October 7, 2015, 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: 7330 North Van Nuys Blvd., 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	\$ 2,285.00
System Development Surcharge	137.10
Title Report fee	<u>42.00</u>
Grand Total	\$ <u>2,464.10</u>

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 **\$2,464.10** 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 **\$2,464.10** 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

ATTEST: HOLLY WOLCOTT, CITY CLERK

Lien confirmed by
City Council on:

BY: _____
DEPUTY

EXHIBIT A



5711 W. SLAUSON AVE., SUITE 170
CULVER CITY, CA 90230
Phone 310-649-2020 310-649-0030 Fax

Property Title Report

Work Order No. T12812
Dated as of: 10/21/2015

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 2217-002-038

Property Address: 7330 N VAN NUYS BLVD ✓ **City:** Los Angeles **County:** Los Angeles

VESTING INFORMATION

Type of Document: INDIVIDUAL GRANT DEED

Grantee : FRED W PLOTKE

Grantor : FRANK HABATA AND SACHIKO HABATA

Deed Date : 12/10/1987

Recorded : 12/24/1987

Instr No. : 87-2029537

MAILING ADDRESS: FRED W PLOTKE
1511 18TH ST SANTA MONICA CA 90404

SCHEDULE B

LEGAL DESCRIPTION

Lot: B Abbreviated Description: LOT:B CITY:REGION/CLUSTER: 24/24630 *TR=PARCEL
MAP AS PER BK 154 P 15-16 OF P M LOT B City/Muni/Twp: REGION/CLUSTER: 24/24630

MORTGAGES/LIENS

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

RECORDING REQUESTED BY

Stewart Title

AND WHEN RECORDED MAIL TO

Name Fred W. Plotko
Street Address 1511 - 18th Street
City & State Santa Monica, Ca. 90404

87 2029537

RECORDED IN OFFICIAL RECORDS
OF LOS ANGELES COUNTY, CA

DEC 24 1987 AT 8 A.M.

Recorder's Office

MAIL TAX STATEMENTS TO

Name Same as above.
Street Address
City & State

FEE \$25 C
A.F.N.F. 1

SURVEY, MONUMENT FEE \$10. CODE 99

SPACE ABOVE THIS LINE FOR RECORDER'S USE

CAT NO. 8400582
(1977 CA 12 83)

Individual Grant Deed

THIS FORM FURNISHED BY TICOR TITLE INSURERS

44

The undersigned grantor(s) declare(s):

Documentary transfer tax is \$ 290.85

- (X) computed on full value of property conveyed, or
- () computed on full value less value of liens and encumbrances remaining at time of sale.
- () Unincorporated area: (X) City of Los Angeles, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

FRANK HABATA AND SACHIKO HABATA, husband and wife

hereby GRANT(S) to

FRED W. PLOTKE, an unmarried man

the following described real property in the County of Los Angeles, State of California:

Parcel B of Parcel Map LA No. 5267, in the city of Los Angeles, as per map filed in book 154 pages 15 and 16 of Parcel Maps.

Together with Grantor's interest in and to that certain oil and gas lease recorded August 3, 1961 as Instrument No. 3525 official records.

Dated December 10, 1987

Frank Habata

STATE OF CALIFORNIA
COUNTY OF Los Angeles

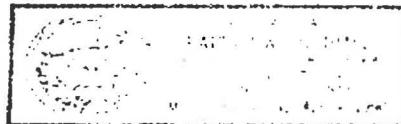
On December 21, 1987 before me, the undersigned, a Notary Public in and for said State, personally appeared Frank Habata & Sachiko Habata

Sachiko Habata

personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged that they executed the same.
WITNESS my hand and official seal.

Signature

Notary Public



(This area for official notarial seal)

Title Order No. 361574-26 Escrow or Loan No.

MAIL TAX STATEMENTS AS DIRECTED ABOVE

EXHIBIT B

ASSIGNED INSPECTOR: MARK VAN SLOOTEN

Date: February 17, 2016

JOB ADDRESS: 7330 NORTH VAN NUYS BLVD., LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 2217-002-038

Last Full Title: 10/21/2015

Last Update to Title:

LIST OF OWNERS AND INTERESTED PARTIES

- 1). FRED W. PLOTKE
1511 18TH ST
SANTA MONICA, CA 90404-3403
CAPACITY: OWNER

Property Detail Report

For Property Located At :
7330 VAN NUYS BLVD, VAN NUYS, CA 91405-1996

**Owner Information**

Owner Name: **PLOTKE FRED W**
 Mailing Address: **1511 18TH ST, SANTA MONICA CA 90404-3403 C025**
 Vesting Codes: **//**

Location Information

Legal Description: **TR=PARCEL MAP AS PER BK 154 P 15-16 OF P M LOT B**
 County: **LOS ANGELES, CA** APN: **2217-002-038**
 Census Tract / Block: **1271.02 / 2** Alternate APN:
 Township-Range-Sect: Subdivision:
 Legal Book/Page: Map Reference: **15-D3 /**
 Legal Lot: **B** Tract #:
 Legal Block: School District: **LOS ANGELES**
 Market Area: **VN** School District Name:
 Neighbor Code: Munic/Township:

Owner Transfer Information

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

Last Market Sale Information

Recording/Sale Date: **12/24/1987 / 12/1987** 1st Mtg Amount/Type: **\$25,000 / PRIVATE PARTY**
 Sale Price: **\$233,500** 1st Mtg Int. Rate/Type: **/**
 Sale Type: **FULL** 1st Mtg Document #: **/**
 Document #: **2029537** 2nd Mtg Amount/Type: **/**
 Deed Type: **GRANT DEED** 2nd Mtg Int. Rate/Type: **/**
 Transfer Document #: Price Per SqFt: **\$30.16**
 New Construction: Multi/Split Sale:
 Title Company:

Lender:
 Seller Name: **HABATA FRANK**

Prior Sale Information

Prior Rec/Sale Date: **12/30/1986 / 11/1986** Prior Lender:
 Prior Sale Price: **\$985,000** Prior 1st Mtg Amt/Type: **\$650,000 / PRIVATE PARTY**
 Prior Doc Number: **1830788** Prior 1st Mtg Rate/Type: **/**
 Prior Deed Type: **GRANT DEED**

Property Characteristics

Year Built / Eff:	1984 / 1984	Total Rooms/Offices	Garage Area:
Gross Area:	7,741	Total Restrooms:	Garage Capacity:
Building Area:	7,741	Roof Type:	Parking Spaces: 15
Tot Adj Area:		Roof Material:	Heat Type:
Above Grade:		Construction:	Air Cond:
# of Stories:	1.00	Foundation:	Pool:
Other Improvements:		Exterior wall:	Quality: GOOD
		Basement Area:	Condition: GOOD

Site Information

Zoning:	LAC2	Acres:	0.41	County Use:	AUTO SVC-NO GAS (2670)
Lot Area:	17,907	Lot Width/Depth:	x	State Use:	
Land Use:	AUTO REPAIR	Commercial Units:	9	Water Type:	
Site Influence:		Sewer Type:		Building Class:	

Tax Information

Total Value:	\$1,473,201	Assessed Year:	2015	Property Tax:	\$18,595.08
Land Value:	\$89,654	Improved %:	94%	Tax Area:	13
Improvement Value:	\$1,383,547	Tax Year:	2015	Tax Exemption:	
Total Taxable Value:	\$1,473,201				

Comparable Sales Report

For Property Located At

7330 VAN NUYS BLVD, VAN NUYS, CA 91405-1996**10 Comparable(s) Selected.**

Report Date: 02/17/2016

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$233,500	\$725,000	\$7,975,000	\$4,180,750
Bldg/Living Area	7,741	6,624	8,620	7,556
Price/Sqft	\$30.16	\$84.11	\$1,035.71	\$550.12
Year Built	1984	1907	1993	1944
Lot Area	17,907	6,929	15,802	8,889
Bedrooms	0	0	0	0
Bathrooms/Restrooms	0	4	4	4
Stories	1.00	1.00	1.00	1.00
Total Value	\$1,473,201	\$144,274	\$1,291,137	\$536,428
Distance From Subject	0.00	4.97	19.46	14.87

*= user supplied for search only

Comp #:	1	Distance From Subject: 4.97 (miles)			
Address:	7045 CANBY AVE, RESEDA, CA 91335				
Owner Name:	FMI CONSTRUCTION & ENGINEERING				
Seller Name:	AUTO BAYS PROPERTY LLC				
APN:	2125-006-004	Map Reference:	14-C4 /	Building Area:	7,840
County:	LOS ANGELES, CA	Census Tract:	1323.00	Total Rooms/Offices:	
Subdivision:	5236	Zoning:	LAM1	Total Restrooms:	4.00
Rec Date:	01/13/2016	Prior Rec Date:	12/15/1982	Yr Built/Eff:	1983 / 1983
Sale Date:	01/11/2016	Prior Sale Price:	\$120,000	Air Cond:	
Sale Price:	\$4,000,000	Prior Sale Type:	FULL	Pool:	
Sale Type:	FULL	Acres:	0.18	Roof Mat:	
Document #:	41495	Lot Area:	8,000		
1st Mtg Amt:	\$2,400,000	# of Stories:			
Total Value:	\$605,608	Park Area/Cap#:	/		
Land Use:	AUTO REPAIR				

Comp #:	2	Distance From Subject: 10.95 (miles)			
Address:	5300 W SUNSET BLVD, LOS ANGELES, CA 90027-6414				
Owner Name:	5300 SUNSET HOLDINGS LLC				
Seller Name:	KINIAN SETRAK				
APN:	5544-033-047	Map Reference:	34-E3 /	Building Area:	6,700
County:	LOS ANGELES, CA	Census Tract:	1911.10	Total Rooms/Offices:	
Subdivision:	MORTIMERS GATEWAY TR	Zoning:	LAC2	Total Restrooms:	
Rec Date:	11/24/2015	Prior Rec Date:	05/31/1989	Yr Built/Eff:	1993 / 1993
Sale Date:	11/19/2015	Prior Sale Price:	\$610,000	Air Cond:	CENTRAL
Sale Price:	\$2,362,500	Prior Sale Type:	FULL	Pool:	
Sale Type:	FULL	Acres:	0.23	Roof Mat:	ROLL COMPOSITION
Document #:	1477617	Lot Area:	10,088		
1st Mtg Amt:	\$1,470,000	# of Stories:	1.00		
Total Value:	\$1,291,137	Park Area/Cap#:	/		
Land Use:	AUTO REPAIR				

Comp #:	3	Distance From Subject: 15.44 (miles)			
Address:	1826 S FIGUEROA ST, LOS ANGELES, CA 90015-3422				
Owner Name:	FIGUERORA TOWERS LLC				
Seller Name:	PEREZ FAMILY TRUST				
APN:	5126-009-004	Map Reference:	44-B5 /	Building Area:	7,700
County:	LOS ANGELES, CA	Census Tract:	2240.20	Total Rooms/Offices:	
Subdivision:	WRIGHT TR	Zoning:	LAM2	Total Restrooms:	
Rec Date:	12/21/2015	Prior Rec Date:		Yr Built/Eff:	1928 / 1928
Sale Date:	10/16/2015	Prior Sale Price:		Air Cond:	
Sale Price:	\$7,975,000	Prior Sale Type:		Pool:	
Sale Type:	FULL	Acres:	0.18	Roof Mat:	
Document #:	1600353	Lot Area:	7,758		
1st Mtg Amt:	\$4,500,000	# of Stories:			
Total Value:	\$172,316	Park Area/Cap#:	/		
Land Use:	AUTO REPAIR				

Comp #:	4	Distance From Subject: 15.45 (miles)			
Address:	1830 S FIGUEROA ST, LOS ANGELES, CA 90015-3422				
Owner Name:	FIGUERORA TOWERS LLC				
Seller Name:	PEREZ FAMILY TRUST				
APN:	5126-009-003	Map Reference:	44-B5 /	Building Area:	7,700

County:	LOS ANGELES, CA	Census Tract:	2240.20	Total Rooms/Offices:	
Subdivision:	WRIGHT TR	Zoning:	LAM2	Total Restrooms:	
Rec Date:	12/21/2015	Prior Rec Date:		Yr Built/Eff:	1921 / 1921
Sale Date:	10/16/2015	Prior Sale Date:		Air Cond:	
Sale Price:	\$7,975,000	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	1600353	Acres:	0.18		
1st Mtg Amt:	\$4,500,000	Lot Area:	7,757		
Total Value:	\$148,979	# of Stories:			
Land Use:	AUTO REPAIR	Park Area/Cap#:	/		

Comp #:	5	Distance From Subject:	15.45 (miles)
Address:	1834 S FIGUEROA ST, LOS ANGELES, CA 90015-3422		
Owner Name:	FIGUERORA TOWERS LLC		
Seller Name:	PEREZ FAMILY TRUST		
APN:	5126-009-002	Map Reference:	44-B5 /
County:	LOS ANGELES, CA	Census Tract:	2240.20
Subdivision:	WRIGHT TR	Zoning:	LAM2
Rec Date:	12/21/2015	Prior Rec Date:	08/18/1976
Sale Date:	10/16/2015	Prior Sale Date:	
Sale Price:	\$7,975,000	Prior Sale Price:	\$237,500
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1600353	Acres:	0.18
1st Mtg Amt:	\$4,500,000	Lot Area:	7,756
Total Value:	\$144,274	# of Stories:	
Land Use:	AUTO REPAIR	Park Area/Cap#:	/
Building Area:	7,750	Total Rooms/Offices:	
Total Restrooms:		Yr Built/Eff:	1919 / 1922
Air Cond:	NONE	Pool:	
Roof Mat:			

Comp #:	6	Distance From Subject:	15.47 (miles)
Address:	1411 N BROADWAY, LOS ANGELES, CA 90012-1410		
Owner Name:	CONSTANCE TRUST		
Seller Name:	MARVIMON HOUSE INC		
APN:	5414-025-026	Map Reference:	35-E6 /
County:	LOS ANGELES, CA	Census Tract:	2060.10
Subdivision:	SOLANO TR	Zoning:	LAC1
Rec Date:	08/19/2015	Prior Rec Date:	04/30/2004
Sale Date:	04/27/2015	Prior Sale Date:	04/11/2004
Sale Price:	\$2,495,000	Prior Sale Price:	\$475,000
Sale Type:	FULL	Prior Sale Type:	
Document #:	1017906	Acres:	0.16
1st Mtg Amt:	\$1,871,250	Lot Area:	6,929
Total Value:	\$561,921	# of Stories:	
Land Use:	AUTO REPAIR	Park Area/Cap#:	/
Building Area:	6,624	Total Rooms/Offices:	
Total Restrooms:		Yr Built/Eff:	1924 / 1924
Air Cond:		Pool:	
Roof Mat:			

Comp #:	7	Distance From Subject:	16.51 (miles)
Address:	447 S HEWITT ST, LOS ANGELES, CA 90013-2215		
Owner Name:	PEYKAR FAMILY TRUST		
Seller Name:	MILLER DONALD P		
APN:	5163-022-017	Map Reference:	44-E4 /
County:	LOS ANGELES, CA	Census Tract:	2060.31
Subdivision:	F P HOWARD & COS	Zoning:	LAM3
Rec Date:	07/06/2015	Prior Rec Date:	03/15/1985
Sale Date:	06/24/2015	Prior Sale Date:	
Sale Price:	\$5,700,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	808638	Acres:	0.17
1st Mtg Amt:		Lot Area:	7,340
Total Value:	\$387,852	# of Stories:	1.00
Land Use:	AUTO REPAIR	Park Area/Cap#:	/
Building Area:	7,822	Total Rooms/Offices:	
Total Restrooms:		Yr Built/Eff:	1907 /
Air Cond:		Pool:	
Roof Mat:	ROLL COMPOSITION		

Comp #:	8	Distance From Subject:	16.53 (miles)
Address:	4051 S BROADWAY, LOS ANGELES, CA 90037-1030		
Owner Name:	HELEN SMERLING & ROBERT SMERLI		
Seller Name:	AZERADIBI SIAMAK		
APN:	5111-004-008	Map Reference:	52-A2 /
County:	LOS ANGELES, CA	Census Tract:	2318.00
Subdivision:	CHAMBERLINS MAIN & FIGUEROA	Zoning:	LAM1
Rec Date:	11/17/2015	Prior Rec Date:	09/26/2005
Sale Date:	11/06/2015	Prior Sale Date:	07/20/2005
Sale Price:	\$1,600,000	Prior Sale Price:	\$1,165,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1439478	Acres:	0.17
1st Mtg Amt:	\$715,000	Lot Area:	7,424
Total Value:	\$1,079,070	# of Stories:	
Land Use:	AUTO REPAIR	Park Area/Cap#:	/
Building Area:	7,720	Total Rooms/Offices:	
Total Restrooms:		Yr Built/Eff:	1964 / 1964
Air Cond:		Pool:	
Roof Mat:			

Comp #:	9	Distance From Subject:	18.51 (miles)
Address:	4761 W CENTURY BLVD, INGLEWOOD, CA 90304-1403		

Owner Name:	ELQUZA YASMIN		
Seller Name:	PATEL FAMILY TRUST		
APN:	4023-027-025	Map Reference:	56-F3 /
County:	LOS ANGELES, CA	Census Tract:	6012.02
Subdivision:	7767	Zoning:	INC2YY
Rec Date:	01/04/2016	Prior Rec Date:	12/31/2012
Sale Date:	12/30/2015	Prior Sale Date:	12/27/2012
Sale Price:	\$725,000	Prior Sale Price:	\$575,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	2854	Acres:	0.23
1st Mtg Amt:	\$543,800	Lot Area:	10,032
Total Value:	\$589,150	# of Stories:	1.00
Land Use:	AUTO REPAIR	Park Area/Cap#:	/
		Building Area:	8,620
		Total Rooms/Offices:	
		Total Restrooms:	
		Yr Built/Eff:	1956 / 1980
		Air Cond:	NONE
		Pool:	
		Roof Mat:	ROLL COMPOSITION

Comp #:	10	Distance From Subject:	19.46 (miles)
Address:	2480 E SLAUSON AVE, HUNTINGTON PARK, CA 90255-2835		
Owner Name:	2480 E SLAUSON AVE LLC		
Seller Name:	DUBOIS PATRICIA		
APN:	6321-003-058	Map Reference:	52-F4 /
County:	LOS ANGELES, CA	Census Tract:	5326.04
Subdivision:	HUNTINGTON PARK	Zoning:	HPCM*
Rec Date:	07/01/2015	Prior Rec Date:	12/02/1998
Sale Date:	06/24/2015	Prior Sale Date:	
Sale Price:	\$1,000,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	793181	Acres:	0.36
1st Mtg Amt:		Lot Area:	15,802
Total Value:	\$383,968	# of Stories:	
Land Use:	AUTO REPAIR	Park Area/Cap#:	/
		Building Area:	7,082
		Total Rooms/Offices:	
		Total Restrooms:	
		Yr Built/Eff:	1951 / 1958
		Air Cond:	
		Pool:	
		Roof Mat:	