

**BOARD OF
BUILDING AND SAFETY
COMMISSIONERS**

—
VAN AMBATIELOS
PRESIDENT

E. FELICIA BRANNON
VICE-PRESIDENT

JOSELYN GEAGA-ROSENTHAL

GEORGE HOVAGUIMIAN

JAVIER NUNEZ
—

**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
—

December 13, 2018

Council District # 1

Case #: 809314

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

JOB ADDRESS: 1476 N WALLACE AVE

CONTRACT NO.: 280136500-5 B131051 C128935-1 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 cleaning of the lot at the above address in the City of Los Angeles. The cost of barricading the subject building(s) was \$2,572.78. The cost of cleaning the subject lot was \$1,867.32.

It is proposed that a lien for the total amount of **\$4,848.26** 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**

Alexander Moffat, Principal Inspector
Lien Review

REPORT OF ABATE OF A PUBLIC NUISANCE

On March 30, 2018 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 on the parcel located at **1476 N WALLACE 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	B4303	April 30, 2018	\$2,572.78
CLEAN	C4514	May 31, 2018	\$1,867.32
			<u>\$4,440.10</u>

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	749942-5	\$356.16	\$0.00	\$356.16
				<u>\$356.16</u>

Title report costs were as follows:

<u>Title Search</u>	<u>Work Order No.</u>	<u>Amount</u>
FULL	T15229	\$38.00
SUPPLEMENTAL	T15477	\$7.00
SUPPLEMENTAL	T15686	\$7.00
		<u>\$52.00</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 \$3,579.66 plus applicable fees and charges, plus the fee for investigating the violation(s) of \$356.16, plus the Cost of Title Search(es) on the subject lot was \$52.00 for a total of **\$4,848.26**, be recorded against said property.

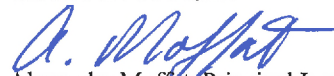
It is further requested that the Honorable Council instruct the Financial Services Section of the Department of Building and Safety, that upon receipt of any payment on this lien against this property to deposit the amount to Dept. 08 (Bldg. & Safety Dept.), Fund 346, Revenue Source No. 3191 in the amount of \$4,440.10, and to deposit to Fund 48R the amount of \$356.16, and to deposit to Fund 100 the amount of \$52.00.

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 13, 2018

FRANK M. BUSH
GENERAL MANAGER


Alexander Moffat, Principal Inspector
Lien Review

Report and lien confirmed by
City Council on:

ATTEST: HOLLY WOLCOTT
CITY CLERK

BY

DEPUTY

ASSIGNED INSPECTOR: JEFFREY CORPUZ

JOB ADDRESS: 1476 N WALLACE AVE

ASSESSORS PARCEL NO.: 5405-010-004

Last Full Title: 04/04/2018

Last Update Title:

LIST OF OWNERS AND INTERESTED PARTIES

- | | |
|---|-----------------|
| 1 WEST COAST PRIVATE INVESTMENTS LLC
5198 SHADOW VALLEY ST
LAS VEGAS, NV 89148 | Capacity: OWNER |
| 2 WEST COAST PRIVATE INVESTMENTS LLC
c/o VESNA MEEHAN - AGENT FOR SERVICE
32035 ISLE VISTA
LAGUNA NIGUEL, CA 92677 | Capacity: OWNER |



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

Property Title Report

Work Order No. T15686
Dated as of: 12/13/2018

Prepared for: City of Los Angeles

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

APN #: 5405-010-004

Property Address: 1476 N WALLACE AVE

City: Los Angeles

County: Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : WEST COAST PRIVATE INVESTMENTS LLC

Grantor : INLAND EMPIRE LOGISTICS

Deed Date : 10/05/2017

Recorded : 10/10/2017

Instr No. : 17-1153947

MAILING ADDRESS: WEST COAST PRIVATE INVESTMENTS LLC
5198 SHADOW VALLEY ST LAS VEGAS NV 89148

SCHEDULE B

LEGAL DESCRIPTION

***Lot: 3 Block: 12 Abbreviated Description: LOT:3 BLK:12 MAP # 1 ANGELENO HEIGHTS LOT COM
AT MOSTN COR OF LOT 3 BLK 12 TH S 64 24' W 25.02 FT TH S 28 26' E 71.05 FT TH N 62 59' E***

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

Property Title Report

Work Order No. T15229
Dated as of: 04/03/2018

Prepared for: City of Los Angeles

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

APN #: 5405-010-004

Property Address: 1476 N WALLACE AVE

City: Los Angeles

County: Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : WEST COAST PRIVATE INVESTMENTS LLC

Grantor : INLAND EMPIRE LOGISTICS

Deed Date : 10/02/2017

Recorded : 10/10/2017

Instr No. : 17-1153947

MAILING ADDRESS: WEST COAST PRIVATE INVESTMENTS LLC
5198 SHADOW VALLEY ST LAS VEGAS NV 89148

SCHEDULE B

LEGAL DESCRIPTION

Lot: 3 Block: 12 Abbreviated Description: LOT:3 BLK:12 MAP # 1 ANGELENO HEIGHTS LOT COM
AT MOSTN COR OF LOT 3 BLK 12 TH S 64 24' W 25.02 FT TH S 28 26' E 71.05 FT TH N 62 59' E

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

Property Title Report

Work Order No. T15477
Dated as of: 07/19/2018

Prepared for: City of Los Angeles

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

APN #: 5405-010-004

Property Address: 1476 N WALLACE AVE ***City: Los Angeles*** ***County: Los Angeles***

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : WEST COAST PRIVATE INVESTMENTS LLC

Grantor : INLAND EMPIRE LOGISTICS

Deed Date : 10/02/2017

Recorded : 10/10/2017

Instr No. : 17-1153947

MAILING ADDRESS: WEST COAST PRIVATE INVESTMENTS LLC
5198 SHADOW VALLEY ST LAS VEGAS NV 89148

SCHEDULE B

LEGAL DESCRIPTION

***Lot: 3 Block: 12 Abbreviated Description: LOT:3 BLK:12 MAP # 1 ANGELENO HEIGHTS LOT COM
AT MOSTN COR OF LOT 3 BLK 12 TH S 64 24' W 25.02 FT TH S 28 26' E 71.05 FT TH N 62 59' E***

MORTGAGES/LIENS

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

Property Detail Report

For Property Located At :
1476 WALLACE AVE, LOS ANGELES, CA 90026-4308



Owner Information

Owner Name: WEST COAST PRIVATE INVS LLC
Mailing Address: 5198 SHADOW VALLEY ST, LAS VEGAS NV 89148-1604 C001
Vesting Codes: // CO

Location Information

Legal Description: MAP # 1 ANGELENO HEIGHTS LOT COM AT MOST N COR OF LOT 3 BLK 12 TH S 6424' W 25.02 FT TH S 2826' E 71.05 FT TH N 6259' E 25.01 FT TH N 2826' W 70.41 FT TO BEG PART OF LOT 3

County:	LOS ANGELES, CA	APN:	5405-010-004
Census Tract / Block:	1975.00 / 2	Alternate APN:	
Township-Range-Sect:		Subdivision:	ANGELENO HEIGHTS
Legal Book/Page:	10-63	Map Reference:	35-C6 /
Legal Lot:	3	Tract #:	
Legal Block:	12	School District:	LOS ANGELES
Market Area:	C21	School District Name:	LOS ANGELES
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:	10/10/2017 / 10/02/2017	1st Mtg Amount/Type:	/
Sale Price:	\$366,000	1st Mtg Int. Rate/Type:	/
Sale Type:	FULL	1st Mtg Document #:	
Document #:	1153947	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$963.16
New Construction:		Multi/Split Sale:	
Title Company:	FIDELITY NATIONAL TITLE		
Lender:			
Seller Name:	INLAND EMPIRE LOGISTICS		

Prior Sale Information

Prior Rec/Sale Date:	09/11/2017 / 08/22/2017	Prior Lender:	PRIVATE INDIVIDUAL
Prior Sale Price:	\$325,000	Prior 1st Mtg Amt/Type:	\$280,000 /
Prior Doc Number:	1025622	Prior 1st Mtg Rate/Type:	/
Prior Deed Type:	GRANT DEED		

Property Characteristics

Gross Area:		Parking Type:	PARKING AVAIL	Construction:	
Living Area:	380	Garage Area:		Heat Type:	HEATED
Tot Adj Area:		Garage Capacity:	2	Exterior wall:	
Above Grade:		Parking Spaces:	2	Porch Type:	
Total Rooms:		Basement Area:		Patio Type:	
Bedrooms:	1	Finish Bsmnt Area:		Pool:	
Bath(F/H):	1 /	Basement Type:		Air Cond:	YES
Year Built / Eff:	1928 / 1928	Roof Type:		Style:	
Fireplace:	/	Foundation:		Quality:	
# of Stories:	1	Roof Material:		Condition:	
Other Improvements:	Building Permit				

Site Information

Zoning:	LARD2	Acres:	0.04	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	1,764	Lot Width/Depth:	25 x 71	State Use:	
Land Use:	SFR	Res/Comm Units:	1 /	Water Type:	
Site Influence:				Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$366,000	Assessed Year:	2018	Property Tax:	\$515.71
Land Value:	\$310,000	Improved %:	15%	Tax Area:	13
Improvement Value:	\$56,000	Tax Year:	2017	Tax Exemption:	
Total Taxable Value:	\$366,000				

Comparable Summary

For Property Located At



1476 WALLACE AVE, LOS ANGELES, CA 90026-4308

0 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: 0

Subject Property	Low	High	Average
No comparable selected			

*= user supplied for search only

<input type="checkbox"/>	#	F	Address	Sale Price	Yr Blt	Bed	Baths(Full)	Last Recording	Bld/Liv	Lot Area	Dist
Subject Property											
			1476 WALLACE AVE	\$366,000	1928	1	1	10/10/2017	380	1,764	0.0

No records found.