

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 3, 2017

Council District: # 15

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

JOB ADDRESS: 1005 EAST ANAHIEM STREET, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 7425-011-024

Re: Invoice #405001-2, #413328-5, #423191-8, #437963-2, #499406-0, #667428-9

On September 23, 2004, July 22, 2005, August 25, 2006, August 3, 2007, November 17, 2010, and October 19, 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: **1005 East Anahiem Street, 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	\$	1245.30
System Development Surcharge		48.72
Title Report fee		42.00
Grand Total	\$	<u>1,336.02</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 **\$1,336.02** 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 **\$1,336.02** 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. T14816
Dated as of: 10/13/2017

Prepared for: City of Los Angeles

SCHEDULE A
(Reported Property Information)

APN #: 7425-011-024

Property Address: 1005 E ANAHEIM ST City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Document: INDIVIDUAL GRANT DEED

Grantee : HENRY B. CERVANTES

Grantor : WILLIAM E. THOMPSON AND KAY B. THOMPSON & ROBERT F. RYAN AND DOLORES M. RYAN

Deed Date : 07/06/1978

Recorded : 08/07/1978

Instr No. : 78-860981

MAILING ADDRESS: HENRY B. CERVANTES
24835 MARINE AVE CARSON CA 90745

SCHEDULE B

LEGAL DESCRIPTION

Lot: 31,32 Block: D Abbreviated Description: LOT:31,32 BLK:D CITY:REGION/CLUSTER: 26/26630
THE NORTH SAN PEDRO TRACT OF WILMINGTON LOTS 31 AND LOT 32 BLK D City/Muni/Twp:
REGION/CLUSTER: 26/26630

MORTGAGES/LIENS

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

78- 860981

RECORDING REQUESTED BY

Title Insurance and Trust Co.

AND WHEN RECORDED MAIL TO

Name Henry B. Cervantes
Street Address 24813 Marine Ave.
City & State Carson, California 90745

RECORDED IN OFFICIAL RECORDS
OF LOS ANGELES COUNTY, CA
AUG 7 1978 AT 8 A.M.
Recorder's Office

Name
Street Address
City & State
SAME AS ABOVE

FEE \$3

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Individual Grant Deed

THIS FORM FURNISHED BY TICOR TITLE INSURERS

A. P. N.

The undersigned grantor(s) declare(s):

Documentary transfer tax is \$ 57.75

(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,
WILLIAM E. THOMPSON and KAY B. THOMPSON, husband and wife, and
ROBERT F. RYAN and DOLORES M. RYAN, husband and wife,

hereby GRANT(S) to

HENRY B. CERVANTES, a single man

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

Lots 31 and 32, Block "D", North San Pedro Tract of Wilmington, as
per map recorded in book 6 page 21 of Maps in the office of the
County Recorder of said County,
EXCEPT all oil, gas, naptha, maltha, broa, asphaltum and other
hydrocarbon substances as reserved by George I. Kashishian and
Pearl Kashishian, his wife, in deed recorded December 16, 1941, in
book 18960 page 288 of Official Records.

Dated July 6, 1978

William E. Thompson

Kay B. Thompson

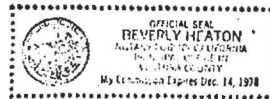
Robert F. Ryan

Dolores M. Ryan

STATE OF CALIFORNIA }
COUNTY OF Ventura } ss.

On July 14, 1978 before me, the under-
signed, a Notary Public in and for said State, personally appeared
William E. Thompson, Kay B.
Thompson, Robert F. Ryan and
Dolores M. Ryan

known to me
to be the person(s) whose name(s) are subscribed to the within
instrument and acknowledged that they executed the same.
WITNESS my hand and official seal.



Signature Beverly Heaton

(THIS area for official notarial seal)

Title Order No. 7731127 - 20 Escrow or Loan No. 317266 -DH

MAIL TAX STATEMENTS AS DIRECTED ABOVE

END OF RECORDED DOCUMENT

EXHIBIT B

ASSIGNED INSPECTOR: **BYRON BRASHEARS**
JOB ADDRESS: **1005 EAST ANAHIEM STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **7425-011-024**

Date: **November 3, 2017**

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

Last Update to Title:

LIST OF OWNERS AND INTERESTED PARTIES

- 1). HENRY B CERVANTES
24835 MARINE AVE
CARSON, CA 90745-6529

CAPACITY: OWNER

EXHIBIT C**Property Detail Report**

For Property Located At :
1005 E ANAHEIM ST, WILMINGTON, CA 90744-3736

**Owner Information**

Owner Name: CERVANTES HENRY B
 Mailing Address: 24835 MARINE AVE, CARSON CA 90745-6529 C016
 Vesting Codes: //

Location Information

Legal Description: THE NORTH SAN PEDRO TRACT OF WILMINGTON LOTS 31 AND LOT 32
 County: LOS ANGELES, CA APN: 7425-011-024
 Census Tract / Block: 2947.01 / 2 Alternate APN:
 Township-Range-Sect: Subdivision:
 Legal Book/Page: Map Reference: 74-D4 /
 Legal Lot: 32 Tract #:
 Legal Block: D School District: LOS ANGELES
 Market Area: 196 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: 08/07/1978 / 1st Mtg Amount/Type: /
 Sale Price: \$52,500 1st Mtg Int. Rate/Type: /
 Sale Type: FULL 1st Mtg Document #:
 Document #: 860981 2nd Mtg Amount/Type: /
 Deed Type: DEED (REG) 2nd Mtg Int. Rate/Type: /
 Transfer Document #: Price Per SqFt: \$47.55
 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:	1953 / 1953	Total Rooms/Offices	Garage Area:
Gross Area:	1,104	Total Restrooms:	Garage Capacity:
Building Area:	1,104	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:	LAMR2	Acre:	0.32	County Use:	AUTO SVC-NO GAS (2670)
Lot Area:	13,970	Lot Width/Depth:	x	State Use:	
Land Use:	AUTO REPAIR	Commercial Units:		Water Type:	
Site Influence:		Sewer Type:		Building Class:	

Tax Information

Total Value:	\$102,412	Assessed Year:	2017	Property Tax:	\$1,965.25
Land Value:	\$81,944	Improved %:	20%	Tax Area:	400
Improvement Value:	\$20,468	Tax Year:	2016	Tax Exemption:	
Total Taxable Value:	\$102,412				

Comparable Summary

For Property Located At



CoreLogic

RealQuest Professional

1005 E ANAHEIM ST, WILMINGTON, CA 90744-3736

7 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: 7

	Subject Property	Low	High	Average
Sale Price	\$52,500	\$82,000	\$1,080,000	\$655,286
Bldg/Living Area	1,104	960	1,212	1,041
Price/Sqft	\$47.55	\$75.72	\$914.63	\$625.06
Year Built	1953	1947	1984	1955
Lot Area	13,970	3,845	13,127	7,352
Bedrooms	0	0	0	0
Bathrooms/Restrooms	0	1	2	1
Stories	0.00	1.00	1.00	1.00
Total Value	\$102,412	\$43,179	\$1,234,000	\$410,989
Distance From Subject	0.00	1.45	20.51	12.17

*= 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									
	1005 E ANAHEIM ST	\$52,500	1953			08/07/1978	1,104	13,970	0.0
Comparables									
<input checked="" type="checkbox"/>	1 1748 N AVALON BLVD	\$750,000	1956	2		07/03/2017	984	12,029	1.45
<input checked="" type="checkbox"/>	2 404 REDONDO AVE	\$1,080,000	1948			08/15/2017	1,212	13,127	5.69
<input checked="" type="checkbox"/>	3 839 E MARKET ST	\$350,000	1947			02/24/2017	960	5,416	6.42
<input checked="" type="checkbox"/>	4 5511 S MAIN ST	\$975,000	1957			09/01/2017	1,066	5,663	14.65
<input checked="" type="checkbox"/>	5 1820 W ADAMS BLVD	\$750,000	1947	1		02/23/2017	960	5,453	17.65
<input checked="" type="checkbox"/>	6 8803 WASHINGTON BLVD	\$82,000	1952			06/21/2017	1,083	5,932	18.79
<input checked="" type="checkbox"/>	7 1114 S ROBERTSON BLVD	\$600,000	1984	1		04/21/2017	1,024	3,845	20.51

Comparable Sales Report

For Property Located At



CoreLogic

RealQuest Professional

1005 E ANAHEIM ST, WILMINGTON, CA 90744-3736**7 Comparable(s) Selected.**

Report Date: 11/02/2017

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$52,500	\$82,000	\$1,080,000	\$655,286
Bldg/Living Area	1,104	960	1,212	1,041
Price/Sqft	\$47.55	\$75.72	\$914.63	\$625.06
Year Built	1953	1947	1984	1955
Lot Area	13,970	3,845	13,127	7,352
Bedrooms	0	0	0	0
Bathrooms/Restrooms	0	1	2	1
Stories	0.00	1.00	1.00	1.00
Total Value	\$102,412	\$43,179	\$1,234,000	\$410,989
Distance From Subject	0.00	1.45	20.51	12.17

* = user supplied for search only

Comp #: **1** Distance From Subject: **1.45 (miles)**
Address: **1748 N AVALON BLVD, WILMINGTON, CA 90744-1440**
Owner Name: **GREENFIELD INVESTMENTS LLC**
Seller Name: **BALTAZAR ANTONIO G & ROSALINDA R**
APN: **7422-001-037** Map Reference: **74-C2 /** Building Area: **984**
County: **LOS ANGELES, CA** Census Tract: **2941.10** Total Rooms/Offices:
Subdivision: **1419** Zoning: **LAC1.5** Total Restrooms: **2.00**
Rec Date: **07/03/2017** Prior Rec Date: **03/02/1993** Yr Built/Eff: **1956 / 1956**
Sale Date: **05/12/2017** Prior Sale Date:
Sale Price: **\$750,000** Prior Sale Price: Pool:
Sale Type: **FULL** Prior Sale Type: Roof Mat: **ROLL COMPOSITION**
Document #: **737374** Acres: **0.28**
1st Mtg Amt: Lot Area: **12,029**
Total Value: **\$609,455** # of Stories: **1.00**
Land Use: **AUTO REPAIR** Park Area/Cap#: **/**

Comp #: **2** Distance From Subject: **5.69 (miles)**
Address: **404 REDONDO AVE, LONG BEACH, CA 90814-1537**
Owner Name: **WINKLER PROPERTIES LP**
Seller Name: **YUKIO PROPERTIES LLC**
APN: **7257-002-023** Map Reference: **76-A5 /** Building Area: **1,212**
County: **LOS ANGELES, CA** Census Tract: **5771.00** Total Rooms/Offices:
Subdivision: **LONG BEACH HEIGHTS** Zoning: **LBCNR** Total Restrooms:
Rec Date: **08/15/2017** Prior Rec Date: **07/22/2005** Yr Built/Eff: **1948 / 1950**
Sale Date: **07/12/2017** Prior Sale Date: **07/20/2005** Air Cond: **WALL**
Sale Price: **\$1,080,000** Prior Sale Price: **\$1,326,000** Pool:
Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat: **TAR & GRAVEL**
Document #: **921646** Acres: **0.30**
1st Mtg Amt: Lot Area: **13,127**
Total Value: **\$1,234,000** # of Stories: **1.00**
Land Use: **AUTO REPAIR** Park Area/Cap#: **/**

Comp #: **3** Distance From Subject: **6.42 (miles)**
 Address: **839 E MARKET ST, LONG BEACH, CA 90805-6031**
 Owner Name: **ANGUANO HIPOLITO & ADELA**
 Seller Name: **PHANG LOTH**
 APN: **7127-018-031** Map Reference: **70-D2 /** Building Area: **960**
 County: **LOS ANGELES, CA** Census Tract: **5706.01** Total Rooms/Offices:
 Subdivision: **5737** Zoning: **LBCNR** Total Restrooms:
 Rec Date: **02/24/2017** Prior Rec Date: **04/13/2004** Yr Built/Eff: **1947 / 1947**
 Sale Date: **02/07/2017** Prior Sale Date: **03/04/2004** Air Cond:
 Sale Price: **\$350,000** Prior Sale Price: **\$240,000** Pool:
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:
 Document #: **220286** Acres: **0.12**
 1st Mtg Amt: Lot Area: **5,416**
 Total Value: **\$294,008** # of Stories:
 Land Use: **AUTO REPAIR** Park Area/Cap#: **/**

Comp #: **4** Distance From Subject: **14.65 (miles)**
 Address: **5511 S MAIN ST, LOS ANGELES, CA 90037**
 Owner Name: **DISTRICT ON HIGHLAND VILLAGE L/GREENFILED INVESTMENTS LLC**
 Seller Name: **CHRISTIAN BETTYE M**
 APN: **5101-030-016** Map Reference: **52-B3 /** Building Area: **1,066**
 County: **LOS ANGELES, CA** Census Tract: **2328.00** Total Rooms/Offices:
 Subdivision: **MC CARTHY COS** Zoning: **LAC2** Total Restrooms:
 Rec Date: **09/01/2017** Prior Rec Date: Yr Built/Eff: **1957 / 1957**
 Sale Date: **08/30/2017** Prior Sale Date: Air Cond:
 Sale Price: **\$975,000** Prior Sale Price: Pool:
 Sale Type: **FULL** Prior Sale Type: Roof Mat:
 Document #: **999840** Acres: **0.13**
 1st Mtg Amt: Lot Area: **5,663**
 Total Value: **\$43,179** # of Stories:
 Land Use: **AUTO REPAIR** Park Area/Cap#: **/**

Comp #: **5** Distance From Subject: **17.65 (miles)**
 Address: **1820 W ADAMS BLVD, LOS ANGELES, CA 90018-2707**
 Owner Name: **REYES ISMAEL C**
 Seller Name: **MENDOZA ANTONIO R TRUST**
 APN: **5053-027-036** Map Reference: **43-E5 /** Building Area: **960**
 County: **LOS ANGELES, CA** Census Tract: **2222.00** Total Rooms/Offices:
 Subdivision: **HALL CHAS VICTOR TR** Zoning: **LAC1** Total Restrooms: **1.00**
 Rec Date: **02/23/2017** Prior Rec Date: **03/24/1989** Yr Built/Eff: **1947 / 1947**
 Sale Date: **01/31/2017** Prior Sale Date: **03/1989** Air Cond:
 Sale Price: **\$750,000** Prior Sale Price: **\$125,000** Pool:
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:
 Document #: **217816** Acres: **0.13**
 1st Mtg Amt: Lot Area: **5,453**
 Total Value: **\$202,082** # of Stories:
 Land Use: **AUTO REPAIR** Park Area/Cap#: **/**

Comp #: **6** Distance From Subject: **18.79 (miles)**
 Address: **8803 WASHINGTON BLVD, CULVER CITY, CA 90232**
 Owner Name: **IVY STATION LLC**
 Seller Name: **CULVER CITY REDEVELOPMENT AGCY**
 APN: **4312-014-919** Map Reference: **/** Building Area: **1,083**
 County: **LOS ANGELES, CA** Census Tract: **7024.00** Total Rooms/Offices:
 Subdivision: **5461** Zoning: **CCM1*** Total Restrooms:
 Rec Date: **06/21/2017** Prior Rec Date: **06/27/2003** Yr Built/Eff: **1952 / 1952**
 Sale Date: **06/08/2017** Prior Sale Date: **06/24/2003** Air Cond:
 Sale Price: **\$82,000** Prior Sale Price: **\$1,800,010** Pool:
 Sale Type: **FULL** Prior Sale Type: Roof Mat:
 Document #: **686800** Acres: **0.14**
 1st Mtg Amt: Lot Area: **5,932**
 Total Value: **\$393,640** # of Stories:
 Land Use: **AUTO REPAIR** Park Area/Cap#: **/**

Comp #: **7** Distance From Subject: **20.51 (miles)**
 Address: **1114 S ROBERTSON BLVD, LOS ANGELES, CA 90035-1404**

Owner Name:	AMID FAIRBORZ A				
Seller Name:	WERKOW KENNETH S & PHYLLIS M				
APN:	4332-015-037	Map Reference:	42-D2 /	Building Area:	1,024
County:	LOS ANGELES, CA	Census Tract:	2164.01	Total Rooms/Offices:	
Subdivision:	7171	Zoning:	LAC2	Total Restrooms:	1.00
Rec Date:	04/21/2017	Prior Rec Date:	03/07/1978	Yr Built/Eff:	1984 / 1984
Sale Date:	04/11/2017	Prior Sale Date:		Air Cond:	NONE
Sale Price:	\$600,000	Prior Sale Price:	\$48,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	444649	Acres:	0.09		
1st Mtg Amt:	\$600,000	Lot Area:	3,845		
Total Value:	\$100,562	# of Stories:			
Land Use:	AUTO REPAIR	Park Area/Cap#:	/		