

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

VAN AMBATIELOS
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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

JOB ADDRESS: 11428 SOUTH MAIN STREET, LOS ANGELES, CA
ASSESSORS PARCEL NO. (APN): 6083-001-004
Re: Invoice #438784-2, #497495-4, #497580-1

On September 11, 2007, and October 19, 2010, 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: 11428 South Main 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	\$	355.00
System Development Surcharge		21.30
Title Report fee		42.00
Grand Total	\$	<u>418.30</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 \$418.30 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 \$418.30 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

EXHIBIT A



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

Property Title Report

Work Order No. T14803
Dated as of: 10/13/2017

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 6083-001-004

Property Address: 11428 S MAIN ST ✓ City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Document: TRUST TRANSFER DEED

Grantee : MICHAEL R & GLORIA HOWARD AND MYRTEAL L HOWARD; MYRTEAL LOIS HOWARD LIVING TRUST

Grantor : MYRTEAL L HOWARD

Deed Date : 06/18/2010

Recorded : 12/08/2010

Instr No. : 10-1814622

MAILING ADDRESS: MICHAEL R & GLORIA HOWARD AND MYRTEAL L HOWARD; MYRTEAL LOIS HOWARD LIVING TRUST
149 E 136TH ST LOS ANGELES CA 90061

SCHEDULE B

LEGAL DESCRIPTION

Lot: 4-6 Tract No: 3598 Abbreviated Description: LOT:4-6 CITY:REGION/CLUSTER: 26/26631
TR#:3598 TRACT # 3598 LOTS 4,5 AND LOT 6 IMP1=COM, 1
UNIT,634SF,YB:1951,1STY;IMP2=COM,500SF,YB:1953,1STY.City/Muni/Twp: REGION/CLUSTER:
26/26631

MORTGAGES/LIENS

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

This page is part of your document - DO NOT DISCARD



20101814622



Pages:
0003

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

12/08/10 AT 11:16AM

FEES:	22.00
TAXES:	0.00
OTHER:	0.00
PAID:	22.00



LEADSHEET



201012080040040

00003405362



003032928

SEQ:
02

DAR - Counter (Hard Copy)



THIS FORM IS NOT TO BE DUPLICATED

2

RECORDING REQUESTED BY:)
)
)
)
)
 WHEN RECORDED MAIL TO:)
 MYRTEAL L. HOWARD)
 149 E. 136th Street)
 Los Angeles, CA 90061)



SPACE ABOVE FOR RECORDER'S USE

Trust Transfer Deed

THE UNDERSIGNED GRANTOR(S) DECLARE(S) under penalty of perjury that the following is true and correct.
THERE IS NO CONSIDERATION FOR THIS TRANSFER;
 This is a Trust Transfer under § 62 of the Revenue and Taxation Code as a transfer to a revocable trust.

DOCUMENTARY TRANSFER TAX IS \$0 00
 CITY TAX IS \$0 00

(Excluded from Reappraisal
 Under Proposition 13i e,
 California Constitution Article
 13A § 1 et. Seq)

MYRTEAL L. HOWARD, an unmarried woman, as her separate property 2/3 interest as tenant in common. (representing her proportionate interest in 100% of the property)

does hereby GRANT(s) to

MYRTEAL L. HOWARD, Trustee, or her successors in trust, under the MYRTEAL LOIS HOWARD LIVING TRUST, dated June 18, 2010, and any amendments thereto

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

Lots 4, 5 and 6, Tract 3598, as per map recorded in Book 40, Page 23 of Maps, in the office of the County Recorder of said County.

and commonly known as 11428 S. Main Street

APN: 6083-001-004

Mail Tax Statements to Myrteal Howard 149 E. 136th Street, Los Angeles, California 90061

Date: June 18, 2010

Myrteal L. Howard
 Myrteal L. Howard
 Grantor

STATE OF CALIFORNIA

)
SS

COUNTY OF LOS ANGELES

)

On June 18, 2010, before me, Marjie Parker Mosley (Notary Public), personally appeared MYRTEAL L. HOWARD, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity(ies), and that by her 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.



Signature Marjie Parker Mosley (Seal)

EXHIBIT B

ASSIGNED INSPECTOR: **BYRON BRASHEARS**
JOB ADDRESS: **11428 SOUTH MAIN STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **6083-001-004**

Date: **November 7, 2017**

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

Last Update to Title:

LIST OF OWNERS AND INTERESTED PARTIES

- 1). MICHAEL R & GLORIA HOWARD
AND MYRTEAL L HOWARD
MYRTEAL LOIS HOWARD LIVING TRUST
149 E 136TH ST
LOS ANGELES, CA 90061-2101 CAPACITY: OWNERS

EXHIBIT C

Property Detail Report

For Property Located At :
11428 S MAIN ST, LOS ANGELES, CA 90061-1812



Bldg Card: 000 of 002

Owner Information

Owner Name: **HOWARD MYRTEAL L/MYRTEAL L HOWARD**
 Mailing Address: **149 E 136TH ST, LOS ANGELES CA 90061-2101 C013**
 Vesting Codes: **/ A / TR**

Location Information

Legal Description:	TRACT # 3598 LOTS 4,5 AND LOT 6	
County:	LOS ANGELES, CA	APN: 6083-001-004
Census Tract / Block:	2410.01 / 2	Alternate APN:
Township-Range-Sect:		Subdivision: 3598
Legal Book/Page:	40-23	Map Reference: 58-B5 /
Legal Lot:	6	Tract #: 3598
Legal Block:		School District: LOS ANGELES
Market Area:	C37	School District Name:
Neighbor Code:		Munic/Township:

Owner Transfer Information

Recording/Sale Date:	12/08/2010 / 06/18/2010	Deed Type:	TRUSTEE'S DEED(TRANSFER)
Sale Price:		1st Mtg Document #:	
Document #:	1814622		

Last Market Sale Information

Recording/Sale Date:	06/25/1976 /	1st Mtg Amount/Type:	\$2,000 / CONV
Sale Price:	\$6,000	1st Mtg Int. Rate/Type:	/
Sale Type:	FULL	1st Mtg Document #:	
Document #:	4032	2nd Mtg Amount/Type:	/
Deed Type:	DEED (REG)	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$5.29
New Construction:		Multi/Split Sale:	
Title Company:			
Lender:			
Seller Name:			

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:	1951 /	Total Rooms/Offices:		Garage Area:	
Gross Area:	1,134	Total Restrooms:	1.00	Garage Capacity:	
Building Area:	1,134	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:	0.46	County Use:	AUTO SVC SHOP (2600)
Lot Area:	20,021	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:	\$41,578	Assessed Year:	2017	Property Tax:	\$980.53
Land Value:	\$41,397	Improved %:		Tax Area:	6654
Improvement Value:	\$181	Tax Year:	2016	Tax Exemption:	
Total Taxable Value:	\$41,578				

Comparable Summary

For Property Located At



11428 S MAIN ST, LOS ANGELES, CA 90061-1812

4 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: 4

	Subject Property	Low	High	Average
Sale Price	\$6,000	\$82,000	\$1,980,000	\$1,029,250
Bldg/Living Area	1,134	1,066	1,212	1,119
Price/Sqft	\$5.29	\$75.72	\$1,774.19	\$913.91
Year Built	1951	1948	1957	1951
Lot Area	20,021	5,663	36,447	15,292
Bedrooms	0	0	0	0
Bathrooms/Restrooms	1	0	0	0
Stories	0.00	1.00	1.00	1.00
Total Value	\$41,578	\$43,179	\$1,810,831	\$870,412
Distance From Subject	0.00	4.28	23.34	12.49

*= 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									
	11428 S MAIN ST	\$6,000	1951	1		06/25/1976	1,134	20,021	0.0
Comparables									
<input checked="" type="checkbox"/>	1 8625 SEPULVEDA BLVD	\$1,980,000	1950			07/17/2017	1,116	36,447	23.34
<input checked="" type="checkbox"/>	2 5511 S MAIN ST	\$975,000	1957			09/01/2017	1,066	5,663	4.28
<input checked="" type="checkbox"/>	3 404 REDONDO AVE	\$1,080,000	1948			08/15/2017	1,212	13,127	12.96
<input checked="" type="checkbox"/>	4 8803 WASHINGTON BLVD	\$82,000	1952			06/21/2017	1,083	5,932	9.39

Comparable Sales Report

For Property Located At

**11428 S MAIN ST, LOS ANGELES, CA 90061-1812****4 Comparable(s) Selected.**

Report Date: 11/06/2017

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$6,000	\$82,000	\$1,980,000	\$1,029,250
Bldg/Living Area	1,134	1,066	1,212	1,119
Price/Sqft	\$5.29	\$75.72	\$1,774.19	\$913.91
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Total Value	\$41,578	\$43,179	\$1,810,831	\$870,412
Distance From Subject	0.00	4.28	23.34	12.49

* = user supplied for search only

Comp #:	1	Distance From Subject:	23.34 (miles)
Address:	8625 SEPULVEDA BLVD, NORTH HILLS, CA 91343-5826		
Owner Name:	NESS BUSINESS GROUP INC		
Seller Name:	FADAEH HOLDINGS LLC		
APN:	2654-020-046	Map Reference:	15-C1 /
County:	LOS ANGELES, CA	Census Tract:	1174.08
Subdivision:	2899	Zoning:	LAC2
Rec Date:	07/17/2017	Prior Rec Date:	03/20/2008
Sale Date:	01/20/2017	Prior Sale Date:	11/29/2007
Sale Price:	\$1,980,000	Prior Sale Price:	\$1,600,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	794370	Acres:	0.84
1st Mtg Amt:	\$1,683,000	Lot Area:	36,447
Total Value:	\$1,810,831	# of Stories:	
Land Use:	AUTO REPAIR	Park Area/Cap#:	/
Building Area:	1,116	Total Rooms/Offices:	
Total Restrooms:		Yr Built/Eff:	1950 / 1950
Air Cond:		Pool:	
Roof Mat:			

Comp #:	2	Distance From Subject:	4.28 (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 /
County:	LOS ANGELES, CA	Census Tract:	2328.00
Subdivision:	MC CARTHY COS	Zoning:	LAC2
Rec Date:	09/01/2017	Prior Rec Date:	
Sale Date:	08/30/2017	Prior Sale Date:	
Sale Price:	\$975,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
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#:	/
Building Area:	1,066	Total Rooms/Offices:	
Total Restrooms:		Yr Built/Eff:	1957 / 1957
Air Cond:		Pool:	
Roof Mat:			

Comp #:	3	Distance From Subject:	12.96 (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 /
County:	LOS ANGELES, CA	Census Tract:	5771.00
Subdivision:	LONG BEACH HEIGHTS	Zoning:	LBCNR
Rec Date:	08/15/2017	Prior Rec Date:	07/22/2005
Sale Date:	07/12/2017	Prior Sale Date:	07/20/2005
Sale Price:	\$1,080,000	Prior Sale Price:	\$1,326,000
Sale Type:	FULL	Prior Sale Type:	FULL
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 #:	4	Distance From Subject:	9.39 (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:	/
County:	LOS ANGELES, CA	Census Tract:	7024.00
Subdivision:	5461	Zoning:	CCM1*
Rec Date:	06/21/2017	Prior Rec Date:	06/27/2003
Sale Date:	06/08/2017	Prior Sale Date:	06/24/2003
Sale Price:	\$82,000	Prior Sale Price:	\$1,800,010
Sale Type:	FULL	Prior Sale Type:	
Document #:	686800	Acres:	0.14
1st Mtg Amt:	\$204,000,000	Lot Area:	5,932
Total Value:	\$393,640	# of Stories:	
Land Use:	AUTO REPAIR	Park Area/Cap#:	/