

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  
—

February 06, 2019

Council District # 14

Case #: 829015

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

JOB ADDRESS: 170 S CLARENCE ST VACANT LOT

CONTRACT NO.: C128935-1 F127623-2 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 cleaning of the lot and fencing of the lot at the above address in the City of Los Angeles. The cost of cleaning the subject lot was \$2,489.76. The cost of fencing the subject lot was \$1,924.83. The cost of title search(es) on the subject lot was \$45.00.

It is proposed that a lien for the total amount of **\$4,459.59** 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

FB:AM: fmr

Attachments

## REPORT OF ABATE OF A PUBLIC NUISANCE

On September 27, 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 remove the accumulation of trash, debris, vehicle parts, rubbish, excessive vegetation or other similar conditions, and fence the lot on the parcel located at **170 S CLARENCE ST** , 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> |
|-------------------------|-----------------------|-----------------------|-------------|
| CLEAN                   | C4539                 | December 17, 2018     | \$2,489.76  |
| FENCE                   | F4055                 | December 17, 2018     | \$1,924.83  |

Title report costs were as follows:

| <u>Title Search</u> | <u>Work Order No.</u> | <u>Amount</u> |
|---------------------|-----------------------|---------------|
| FULL                | T15538                | \$38.00       |
| SUPPLEMENTAL        | T15784                | \$7.00        |

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 \$3,198.28 plus an amount equal to forty percent (40%) or a minimum of \$100.00 of such cost, plus the Cost of Title Search(es) on the subject lot was \$45.00. for a total of **\$4,459.59**, 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 **\$4,414.59**, and to deposit to Fund 48R the amount of , and to deposit to Fund 100 the amount of **\$45.00**.

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: February 06, 2019

FRANK M. BUSH  
Superintendent of Building  
GENERAL MANAGER



Alexander Moffat, Principal Inspector  
Lien Review

Report and lien confirmed by  
City Council on:

ATTEST: HOLLY WOLCOTT  
CITY CLERK

BY

DEPUTY

February 05, 2019

CASE #: 829015

ASSIGNED INSPECTOR: JEFFREY CORPUZ

JOB ADDRESS: 170 S CLARENCE ST VACANT LOT

ASSESSORS PARCEL NO.: 5172-006-004

Last Full Title: 09/28/2018

Last Update Title:

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**LIST OF OWNERS AND INTERESTED PARTIES**

1 FRANK J DURBIN JR  
172 S CLARENCE ST  
LOS ANGELES, CA 90033

Capacity: OWNER



P.O. BOX 5152  
CULVER CITY, CA 90231  
Phone 310-943-9235 [latitle@in2-res.com](mailto:latitle@in2-res.com)

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## ***Property Title Report***

***Work Order No. T15784***  
***Dated as of: 01/30/2019***

***Prepared for: City of Los Angeles***

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

***APN #: 5172-006-004***

***Property Address: 170 S CLARENCE ST***      ***City: Los Angeles***      ***County: Los Angeles***

### **VESTING INFORMATION**

***Type of Document: ADMINISTRATOR'S DEED***  
***Grantee : FRANK JOSEPH DURBIN, JUNIOR***  
***Grantor : GORDON W. JOHNSON ESTATE IVAN CAMERON JOHNSON***  
***Deed Date : 06/19/1979***      ***Recorded : 08/15/1979***  
***Instr No. : 79-900276***

***MAILING ADDRESS: FRANK JOSEPH DURBIN, JUNIOR***  
***172 S CLARENCE ST LOS ANGELES CA 90033***

### ***SCHEDULE B***

### **LEGAL DESCRIPTION**

***Lot: 54 Abbreviated Description: LOT:54 SALT LAKE DEPOT TRACT N 23.5 FT OF W 74.36 FT OF LOT 54***

### **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](mailto:latitle@in2-res.com)

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## ***Property Title Report***

***Work Order No. T15538***  
***Dated as of: 09/27/2018***

***Prepared for: City of Los Angeles***

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

***APN #: 5172-006-004***

***Property Address: 170 S CLARENCE ST***      ***City: Los Angeles***      ***County: Los Angeles***

### **VESTING INFORMATION**

***Type of Document: ADMINISTRATOR'S DEED***

***Grantee : FRANK JOSEPH DURBIN, JUNIOR***

***Grantor : GORDON W. JOHNSON ESTATE IVAN CAMERON JOHNSON***

***Deed Date : 06/19/1979***

***Recorded : 08/15/1979***

***Instr No. : 79-900276***

***MAILING ADDRESS: FRANK JOSEPH DURBIN, JUNIOR***  
***172 S CLARENCE ST LOS ANGELES CA 90033***

### ***SCHEDULE B***

### **LEGAL DESCRIPTION**

***Lot: 54 Abbreviated Description: LOT:54 SALT LAKE DEPOT TRACT N 23.5 FT OF W 74.36 FT OF LOT 54***

### **MORTGAGES/LIENS**

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

# Property Detail Report

For Property Located At :  
 ,, CA



## Owner Information

Owner Name: DURBIN FRANK J JR  
 Mailing Address: 172 S CLARENCE ST, LOS ANGELES CA 90033-3304 C001  
 Vesting Codes: //

## Location Information

Legal Description: SALT LAKE DEPOT TRACT N 23.5 FT OF W 74.36 FT OF LOT 54  
 County: LOS ANGELES, CA APN: 5172-006-004  
 Census Tract / Block: 2060.32 / 1 Alternate APN:  
 Township-Range-Sect: Subdivision: SALT LAKE DEPOT TR  
 Legal Book/Page: Map Reference: 44-F3 /  
 Legal Lot: 54 Tract #:  
 Legal Block: School District: LOS ANGELES  
 Market Area: BOYH 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: 08/15/1979 / 1st Mtg Amount/Type: /  
 Sale Price: \$4,500 1st Mtg Int. Rate/Type: /  
 Sale Type: FULL 1st Mtg Document #: /  
 Document #: 900276 2nd Mtg Amount/Type: /  
 Deed Type: DEED (REG) 2nd Mtg Int. Rate/Type: /  
 Transfer Document #: Price Per SqFt:  
 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: / Total Rooms/Offices  
 Gross Area: Total Restrooms: Garage Area:  
 Building Area: Roof Type: Garage Capacity:  
 Tot Adj Area: Roof Material: Parking Spaces:  
 Above Grade: Construction: Heat Type:  
 # of Stories: Foundation: Air Cond:  
 Other Improvements: Building Permit Exterior wall: Pool:  
 Basement Area: Quality:  
 Condition:

## Site Information

Zoning: LARD3 Acres: 0.04 County Use: VACANT INDUSTRIAL (300V)  
 Lot Area: 1,788 Lot Width/Depth: x State Use:  
 Land Use: INDUSTRIAL LOT Commercial Units: Water Type:  
 Site Influence: Sewer Type: Building Class:

## Tax Information

Total Value: \$8,756 Assessed Year: 2018 Property Tax: \$141.36  
 Land Value: \$8,756 Improved %:  
 Improvement Value: Tax Year: 2018 Tax Area: 4  
 Total Taxable Value: \$8,756 Tax Exemption:

# Comparable Summary

For Property Located At



,, CA

20 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: 20

|                       | Subject Property | Low       | High         | Average      |
|-----------------------|------------------|-----------|--------------|--------------|
| Sale Price            | \$4,500          | \$100,000 | \$22,819,091 | \$12,175,802 |
| Bldg/Living Area      | 0                | 0         | 0            | 0            |
| Price/Sqft            | \$0.00           | \$0.00    | \$0.00       | \$0.00       |
| Year Built            | 0                | 0         | 0            | 0            |
| Lot Area              | 1,788            | 397       | 28,893       | 6,861        |
| Bedrooms              | 0                | 0         | 0            | 0            |
| Bathrooms/Restrooms   | 0                | 0         | 0            | 0            |
| Stories               | 0.00             | 0.00      | 0.00         | 0.00         |
| Total Value           | \$8,756          | \$1,265   | \$3,196,193  | \$634,450    |
| Distance From Subject | 0.00             | 0.15      | 3.22         | 1.89         |

\*= user supplied for search only

| <input checked="" type="checkbox"/> | #  | F | Address          | Sale Price     | Yr Blt | Bed | Baths(Full) | Last Recording    | Bld/Liv | Lot Area     | Dist       |
|-------------------------------------|----|---|------------------|----------------|--------|-----|-------------|-------------------|---------|--------------|------------|
| <b>Subject Property</b>             |    |   |                  | <b>\$4,500</b> |        |     |             | <b>08/15/1979</b> |         | <b>1,788</b> | <b>0.0</b> |
| <b>Comparables</b>                  |    |   |                  |                |        |     |             |                   |         |              |            |
| <input checked="" type="checkbox"/> | 1  |   |                  | \$1,000,000    |        |     |             | 12/20/2018        |         | 2,906        | 0.15       |
| <input checked="" type="checkbox"/> | 2  |   |                  | \$4,425,000    |        |     |             | 04/30/2018        |         | 397          | 1.35       |
| <input checked="" type="checkbox"/> | 3  |   | 1419 N MAIN ST   | \$2,380,000    |        |     |             | 07/12/2018        |         | 13,437       | 1.44       |
| <input checked="" type="checkbox"/> | 4  |   | 717 MAPLE AVE    | \$17,314,500   |        |     |             | 07/05/2018        |         | 15,000       | 1.51       |
| <input checked="" type="checkbox"/> | 5  |   |                  | \$17,314,500   |        |     |             | 07/05/2018        |         | 11,537       | 1.52       |
| <input checked="" type="checkbox"/> | 6  |   |                  | \$17,314,500   |        |     |             | 07/05/2018        |         | 4,364        | 1.53       |
| <input checked="" type="checkbox"/> | 7  |   |                  | \$17,314,500   |        |     |             | 07/05/2018        |         | 2,035        | 1.53       |
| <input checked="" type="checkbox"/> | 8  |   |                  | \$17,314,500   |        |     |             | 07/05/2018        |         | 6,397        | 1.54       |
| <input checked="" type="checkbox"/> | 9  |   |                  | \$22,819,091   |        |     |             | 06/18/2018        |         | 28,893       | 1.92       |
| <input checked="" type="checkbox"/> | 10 |   |                  | \$22,819,091   |        |     |             | 06/18/2018        |         | 6,072        | 1.93       |
| <input checked="" type="checkbox"/> | 11 |   |                  | \$22,819,091   |        |     |             | 06/18/2018        |         | 3,488        | 1.94       |
| <input checked="" type="checkbox"/> | 12 |   | 2441 E 23RD ST   | \$22,819,091   |        |     |             | 06/18/2018        |         | 5,809        | 1.95       |
| <input checked="" type="checkbox"/> | 13 |   | 2417 E 23RD ST   | \$22,819,091   |        |     |             | 06/18/2018        |         | 2,148        | 1.95       |
| <input checked="" type="checkbox"/> | 14 |   | 2437 E 23RD ST   | \$22,819,091   |        |     |             | 06/18/2018        |         | 5,807        | 1.95       |
| <input checked="" type="checkbox"/> | 15 |   | 3406 E 14TH ST   | \$100,000      |        |     |             | 07/11/2018        |         | 4,135        | 2.20       |
| <input checked="" type="checkbox"/> | 16 |   |                  | \$350,000      |        |     |             | 06/08/2018        |         | 620          | 2.23       |
| <input checked="" type="checkbox"/> | 17 |   | 3716 MEDFORD ST  | \$169,000      |        |     |             | 10/12/2018        |         | 5,551        | 2.40       |
| <input checked="" type="checkbox"/> | 18 |   | 1156 S HICKS AVE | \$2,600,000    |        |     |             | 09/17/2018        |         | 5,795        | 2.66       |
| <input checked="" type="checkbox"/> | 19 |   | 1351 E 41ST ST   | \$8,200,000    |        |     |             | 07/10/2018        |         | 7,954        | 2.91       |
| <input checked="" type="checkbox"/> | 20 |   |                  | \$805,000      |        |     |             | 08/06/2018        |         | 4,866        | 3.22       |