

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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CITY OF LOS ANGELES
CALIFORNIA



ANTONIO R. VILLARAIGOSA
MAYOR

DEPARTMENT OF
BUILDING AND SAFETY
201 NORTH FIGUEROA STREET
LOS ANGELES, CA 90012

ANDREW A. ADELMAN, P.E.
GENERAL MANAGER

RAYMOND CHAN
EXECUTIVE OFFICER

November 07, 2008

Council District # 8

Case #: 218566

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

JOB ADDRESS: 8779 S HOBART BLVD

CONTRACT NO.: B109622-1 C108118-3 C113353 F108610-2

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, cleaning of the lot and fencing of the lot at the above address in the City of Los Angeles. The cost of barricading the subject building(s) was \$2,109.74. The cost of cleaning the subject lot was \$601.50. The cost of fencing the subject lot was \$5,605.60.

It is proposed that a lien for the total amount of **\$8,316.84** 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.

ANDREW A. ADELMAN, P.E.
General Manager

Karen Reeves, Senior Management Analyst 1
Contract Nuisance Abatement

AA:KR: fmr

Attachments

REPORT OF ABATE OF A PUBLIC NUISANCE

On March 14, 2008 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 secure all openings accessible for entry from the exterior of the building(s) and weatherproof the barricades installed, remove the accumulation of trash, debris, vehicle parts, rubbish, excessive vegetation or other similar conditions, and fence the lot on the parcel located at 8779 S HOBART BLVD , 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>Job Description</u>	<u>Date Completed</u>	<u>Cost</u>
BARRICADE	June 09, 2008	\$2,109.74
CLEAN	May 12, 2008	\$301.50
CLEAN	September 11, 2008	\$300.00
FENCE	April 29, 2008	\$5,605.60

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 \$5,912.46 plus an amount equal to forty percent (40%) or a minimum of \$100.00 of such cost, for a total of **\$8,316.84**, be recorded against said property.

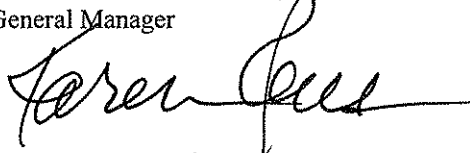
It is further requested that the Honorable Council instruct the Assessment Section of the Bureau of Street Lighting that upon receipt of any payment on this lien against this property to deposit the amount to Dept. 08 (Bldg. & Safety Dept.), Fund 346, Revenue Source No. 3191 in the amount of \$8,316.84.

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: November 07, 2008

ANDREW A. ADELMAN, P.E.
General Manager



Karen Reeves, Senior Management Analyst I
Contract Nuisance Abatement

Report and lien confirmed by
City Council on:

ATTEST: FRANK T. MARTINEZ, CITY CLERK

BY

DEPUTY

November 06, 2008

ASSIGNED INSPECTOR: DUANE JOHNSON
JOB ADDRESS: **8779 S HOBART BLVD**
ASSESSORS PARCEL NO.: 6037-024-049

CASE #: 218566

Last Full Title: 03/20/2008

Last Update Title:

LIST OF OWNERS AND INTERESTED PARTIES

1 GAYLES E TOUSSAINT
8779 HOBART BLVD
LOS ANGELES, CA 90047

Capacity: OWNER

2 HOME SAVINGS OF AMERICA F A
LN # 1030391-S
PO BOX 7075
PASADENA, CA 91109-7075

Capacity: INTERESTED PARTY

WestCoast Title Company



15480 Arrow Hwy. Suite 216
Irwindale, Ca. 91706
{626} 307-1145 {626} 307-1784 fax

Work Order No. T5351	Prepared for: City of Los Angeles
Type of Report: Update Report	
Order Date: 10-20-2008	Updated as of: 10-15-2008
	Fee: \$5.00

-SCHEDULE A-
(Reported Property Information)

For Assessors Parcel Number: 6037-024-049

Situs Address: 8779 S. Hobart Blvd. City: Los Angeles County: Los Angeles

-VESTING INFORMATION (Ownership)

The last Recorded Document Transferring Fee Title Recorded on: 04-18-2002

As Document Number: 02-0910514

Documentary Transfer Tax: None

In Favor of: Gayles E. Toussaint, an Unmarried Woman

Mailing Address: Gayles E. Toussaint

8779 S. Hobart Blvd.

Los Angeles, CA 90047

-SCHEDULE B-

-The Property Reported Herein is Described as follows:

Lot 25, in Block 3 of Tract 6220, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 69, Page(s) 60 to 70 of Maps, in the office of the County Recorder of said County.

WestCoast Title Company

15480 Arrow Hwy. Suite 216
Irwindale, Ca. 91706
{626} 307-1145 {626} 307-1784 fax

Page 2
Order Number: T5351

-Schedule B Continued-

1. A Deed of Trust Recorded on 12-30-1988

as Document Number 88-2094275

Amount: \$99,000.00

Trustor: Gayles Evonne Toussaint, an Unmarried Woman and Hazel Dell Toussaint, an Unmarried Woman and Daris Toussaint, a Single Man

Trustee: Serrano Reconveyance Company, a California Corporation

Beneficiary: Home Savings of America, F.A.

Mailing Address: Home Savings of America, F.A.

P.O. Box 7075

Pasadena, CA 91109-7075

2. A Notice of Sub Standard Property Recorded on: 03-14-2008

as Document Number: 08-0445558

Filed by the City of Los Angeles, Code Enforcement Department

3. A Notice of Pending Lien Recorded 04-25-2008

as Document Number 08-0732096

Filed by the City of Los Angeles Dept. of Building and Safety

A Statement of information may be required to provide further information on the owners listed below:

No Statement of information is required.

End of Report

WestCoast Title Company



15480 Arrow Hwy. Suite 216
Irwindale, Ca. 91706
{626} 307-1145 {626} 307-1784 fax

Work Order No. T4658	Prepared for: City of Los Angeles	
Type of Report: GAP Report		
Order Date: 03-14-2008	Dated as of: 03-13-2008	Fee: \$48.00

-SCHEDULE A-
(Reported Property Information)

For Assessors Parcel Number: 6037-024-049

Situs Address: 8779 S. Hobart Blvd. City: Los Angeles County: Los Angeles

-VESTING INFORMATION (Ownership)

The last Recorded Document Transferring Fee Title Recorded on: 04-18-2002
As Document Number: 02-0910514
Documentary Transfer Tax: None
In Favor of: Gayles E. Toussaint, an Unmarried Woman

Mailing Address: Gayles E. Toussaint
8779 S. Hobart Blvd.
Los Angeles, CA 90047

-SCHEDULE B-

-The Property Reported Herein is Described as follows:

Lot 25, in Block 3 of Tract 6220, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 69, Page(s) 60 to 70 of Maps, in the office of the County Recorder of said County.

WestCoast Title Company

15480 Arrow Hwy. Suite 216
Irwindale, Ca. 91706
(626) 307-1145 (626) 307-1784 fax

Page 2
Order Number: T4658

-Schedule B Continued-

*I. A Deed of Trust Recorded on 12-30-1988
as Document Number 88-2094275*

Amount: \$99,000.00

*Trustor: Gayles Evonne Toussaint, an Unmarried Woman and Hazel Dell Toussaint, an Unmarried
Woman and Daris Toussaint, a Single Man*

Trustee: Serrano Reconveyance Company, a California Corporation

Beneficiary: Home Savings of America, F.A.

Mailing Address: Home Savings of America, F.A.

P.O. Box 7075

Pasadena, CA 91109-7075

Ln # 1030391-5

A Statement of information may be required to provide further information on the owners listed below:

No Statement of information is required.

End of Report

Property Detail Report



For Property Located At

8779 S HOBART BLVD, LOS ANGELES CA 90047-3318

Owner Information:

Owner Name: TOUSSAINT GAYLES E
 Mailing Address: 8779 S HOBART BLVD, LOS ANGELES CA 90047-3318 C053
 Phone Number: Vesting Codes: UW //

Location Information:

Legal Description: TRACT NO 6220 LOT 25
 County: LOS ANGELES, CA APN: 6037-024-049
 Census Tract / Block: 2384.00 / 2 Alternate APN:
 Township-Range-Sect: Subdivision:
 Legal Book/Page: Map Reference: 57-E2 / 703-H3
 Legal Lot: 25 Tract #: 622
 Legal Block: 3 School District: LOS ANGELES UNIF
 Market Area: Munic/Township:
 Neighbor Code:

Owner Transfer Information:

Recording/Sale Date: 04/18/2002 / 04/18/2002 Deed Type: GRANT DEED
 Sale Price: 1st Mtg Document #:
 Document #: 910514

Last Market Sale Information:

Recording/Sale Date: 12/30/1988 / 12/1988 1st Mtg Amount/Type: \$99,000 / CONV
 Sale Price: \$110,000 1st Mtg Int. Rate/Type: / ADJ
 Sale Type: FULL 1st Mtg Document #: 2094275
 Document #: 2094274 2nd Mtg Amount/Type: /
 Deed Type: CORPORATION GRANT DEED 2nd Mtg Int. Rate/Type: /
 Transfer Document #: Price Per SqFt: \$62.36
 New Construction: Multi/Split Sale:

Title Company:
 Lender: HOME SVGS/AMERICA
 Seller Name: HOME SAVINGS OF AMERICA

Prior Sale Information:

Prior Rec/Sale Date: 12/27/1985 / 12/1985 Prior Lender:
 Prior Sale Price: \$105,000 Prior 1st Mtg Amt/Type: \$94,500 / PRIVATE PARTY
 Prior Doc Number: 1529065 Prior 1st Mtg Rate/Type: / ADJ
 Prior Deed Type: CORPORATION GRANT DEED

Property Characteristics:

Gross Area:	1,764	Parking Type:	DETACHED GARAGE	Construction:	FRAME
Living Area:	1,764	Garage Area:		Heat Type:	FLOOR FURNACE
Tot Adj Area:		Garage Capacity:	2	Exterior wall:	STUCCO
Above Grade:		Parking Spaces:	2	Porch Type:	
Total Rooms:	7	Basement Area:		Patio Type:	
Bedrooms:	3	Finish Bsmnt Area:		Pool:	
Bath(F/H):	2 /	Basement Type:		Air Cond:	
Year Built / Eff:	1930 / 1931	Roof Type:		Style:	SPANISH
Fireplace:	Y / 1	Foundation:	RAISED ROLL COMPOSITION	Quality:	AVERAGE
# of Stories:	1.00	Roof Material:		Condition:	AVERAGE

Other Improvements: FENCE;ADDITION

Site Information:

Zoning:	LAR1	Acres:	0.15	County Use:	SINGLE FAMILY RESID (0100)
Flood Zone:	C	Lot Area:	6,500	State Use:	
Flood Panel:	0601370091C	Lot Width/Depth:	55 x 130	Site Influence:	
Flood Panel Date:	05/04/1999	Res/Comm Units:	1 /	Sewer Type:	TYPE

Land Use:	SFR	Water Type:	UNKNOWN
Tax Information:			PUBLIC
Total Value:	\$247,427	Assessed Year:	2008
Land Value:	\$196,819	Improve %:	020%
Improvement Value:	\$50,608	Tax Year:	2007
Total Taxable Value:	\$247,427	Property Tax:	\$3,066.41
		Tax Area:	307
		Tax Exemption:	

Comparable Summary

For Property Located At



8779 S HOBART BLVD, LOS ANGELES CA 90047-3318

6 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: 6

	Subject Property	Low	High	Average
Sale Price	\$110,000	\$195,000	\$480,000	\$359,417
Bldg/Living Area	1,764	1,520	1,927	1,652
Price Sqft	\$62.36	\$101.19	\$301.89	\$221.90
Year Built	1930	1925	1949	1937
Lot Area	6,500	5,070	6,750	6,164
Bedrooms	3	2	4	3
Bathrooms/Restrooms	2	1	2	2
Stories	1	1	1	1
Total Value	\$247,427	\$57,793	\$558,042	\$284,093
Distance From Subject	0	0.13	0.48	0.39

*= user supplied for search only

<input checked="" type="checkbox"/>	#	Address	Sale Price	Yr Bilt	Bed	Baths/Restrooms(Full)	Last Recording	Bld/Liv	Lot Area	Dis
Subject Property										
		8779 S HOBART BLVD	\$110,000	1930	3	2	12/30/1988	1,764	6,500	0.0
Comparables										
<input checked="" type="checkbox"/>	1	8954 S HOBART BLVD	\$299,000	1930	3	2	09/17/2008	1,622	5,070	0.1:
<input checked="" type="checkbox"/>	2	9121 S GRAMERCY PL	\$425,000	1941	2	2	02/28/2008	1,678	6,664	0.3'
<input checked="" type="checkbox"/>	3	2006 W 92ND ST	\$332,500	1949	3	2	06/17/2008	1,575	5,500	0.4:
<input checked="" type="checkbox"/>	4	9431 S HARVARD BLVD	\$480,000	1925	4	2	04/22/2008	1,590	6,500	0.4:
<input checked="" type="checkbox"/>	5	9437 S HOBART BLVD	\$195,000	1939	2	1	08/01/2008	1,927	6,500	0.4:
<input checked="" type="checkbox"/>	6	8926 HAAS AVE	\$425,000	1940	3	2	05/14/2008	1,520	6,750	0.4: