

BOARD OF
BUILDING AND SAFETY
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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

RAYMOND S. CHAN, C.E., S.E.
GENERAL MANAGER

FRANK BUSH
EXECUTIVE OFFICER

February 25, 2015

Council District: # 15

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

JOB ADDRESS: **1501 EAST SANDISON STREET, LOS ANGELES, CA**
(AKA: **1530 NORTH BLINN AVENUE, LOS ANGELES, CA**)
ASSESSORS PARCEL NO. (APN): **7426-024-033**

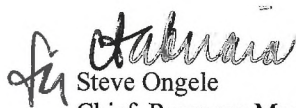
On August 05, 2013, pursuant to Section 98.0402(e) of the Los Angeles Municipal Code ("L.A.M.C"), the Department of Building and Safety (the "Department") performed annual inspections on vehicle repair facilities located at: **1501 East Sandison Street, (aka: 1530 North Blinn Street), Los Angeles, California** (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	457.00
System Development Surcharge	27.42
Title Report fee	42.00
Grand Total	\$ 526.42 ✓

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 **\$526.42** 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 **\$526.42** 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

ATTEST: HOLLY WOLCOTT, CITY CLERK

Lien confirmed by
City Council on:

BY: _____
DEPUTY



5711 W. SLAUSON AVE., SUITE 170
CULVER CITY, CA 90230
Phone 310-649-2020 310-649-0030 Fax

Property Title Report

Work Order No. T10696
Dated as of: 08/13/2014

Prepared for: City of Los Angeles

SCHEDULE A
(Reported Property Information)

APN #: 7426-024-033

Property Address: 1501 E SANDISON ST ✓ **City:** Los Angeles **County:** Los Angeles

VESTING INFORMATION

Type of Instrument GRANT DEED

Grantor: MAXINE S. CAVIN

Grantee: THE MAXINE S. CAVIN 2001 REVOCABLE TRUST, DATED OCTOBER 30, 2001"

Instrument: 01/2132407

Book/Page: N/A

Dated: 10/30/2001

Recorded: 11/07/2001

MAILING ADDRESS: MAXINE S. CAVIN, 2489 DAISY AVENUE, LONG BEACH, CA 90806

SCHEDULE B

LEGAL DESCRIPTION

LOT 56 OF TRACT NO. 4251, AS PER MAP RECORDED IN BOOK, 45, PAGES 86 AND 87 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

MORTGAGES/LIENS

NO OPEN DEED OF TRUST FOUND ON SUBJECT PROPERTY

NOV 07 2001

CAMERA 3

MAILING REQUESTED BY: MAXINE S. CAVIN

WHEN RECORDED MAIL TO:

NAME: Maxine S. Cavin

ADDRESS: 2489 Daisy Avenue

CITY: Long Beach

STATE & ZIP: CA 90806

01 2132407

SPACE ABOVE HIS LINE IS FOR RECORDER'S USE

GRANT DEED

TITLE ORDER NO.

ESCROW NO.

APN NO. 7426 024 033

THE UNDERSIGNED GRANTOR(s) DECLARE(s) The grantor and grantees make said transfer for no consideration and hold said property in the same proportionate interest. This conveyance transfers an interest into or out of a Living Trust, R&T 11930.

DOCUMENTARY TRANSFER TAX is \$ 0 CITY TAX \$ computed on full value of property conveyed, or computed on full value less value of liens or encumbrances remaining at time of sale.

Unincorporated area: City of WILMINGTON and

FOR A VALUABLE CONSIDERATION, Maxine S. Cavin

hereby GRANT(s) to

"THE MAXINE S. CAVIN 2001 REVOCABLE TRUST, DATED OCTOBER 30, 2001"

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

described as : 1530 BLINN AVE. WILMINGTON, CA LOT 56 OF TRACT NO. 4251, AS PER MAP RECORDED IN BOOK, 46, PAGES 86 AND 87 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

TRACT NO. 4251 EX OF STS. ... LOT 56 TOGETHER WITH ALL OF THE GRANTOR RIGHTS, TITLE AND INTEREST IN WHICH GRANTOR HAS RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY APPLY TO THE ABOVE DESCRIBED LAND.

ASSESSOR'S PARCEL NO. 7426 024 033

Dated 10-30-01

Maxine S. Cavin
Maxine S. Cavin

NOV 07 2001 CAMERA-2

State of California)
County of Los Angeles)

On **October 30, 2001**, before me, **Nick Liddi III**, personally appeared **Maxine S. Cavin** personally known to me, or proved to me on the basis of satisfactory evidence, to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity on behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.

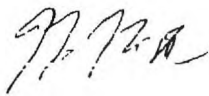


EXHIBIT B

ASSIGNED INSPECTOR: JAMES VORHIS

Date: February 25, 2015

JOB ADDRESS: 1501 EAST SANDISON STREET, LOS ANGELES, CA

(AKA: 1530 NORTH BLINN AVENUE, LOS ANGELES, CA)

ASSESSORS PARCEL NO. (APN): 7426-024-033

Last Full Title: 08/13/2014

Last Update to Title:

LIST OF OWNERS AND INTERESTED PARTIES

- 1). MAXINE S. CAVIN
TRUSTEE, THE MAXINE S. CAVIN REVOCABLE TRUST
2489 DAISY AVENUE
LONG BEACH, CA 90806
CAPACITY: OWNER

- 2). MAXINE S. CAVIN
P.O. BOX 9342
LONG BEACH, CA 90810-0342
CAPACITY: OWNER

Property Detail Report

For Property Located At :
1530 BLINN AVE, WILMINGTON, CA 90744



Owner Information

Owner Name: **CAVIN MAXINE S**
 Mailing Address: **PO BOX 9342, LONG BEACH CA 90810-0342 B006**
 Vesting Codes: **// TR**

Location Information

Legal Description:	TRACT NO 4251 EX OF STS LOT 56		
County:	LOS ANGELES, CA	APN:	7426-024-033
Census Tract / Block:	2941.20 / 3	Alternate APN:	
Township-Range-Sect:		Subdivision:	4251
Legal Book/Page:	46-86	Map Reference:	74-D2 / 794-G4
Legal Lot:	56	Tract #:	4251
Legal Block:		School District:	LOS ANGELES
Market Area:	196	School District Name:	
Neighbor Code:		Munic/Township:	

Owner Transfer Information

Recording/Sale Date:	11/07/2001 / 10/30/2001	Deed Type:	GRANT DEED
Sale Price:		1st Mtg Document #:	
Document #:	2132407		

Last Market Sale Information

Recording/Sale Date:	/	1st Mtg Amount/Type:	/
Sale Price:		1st Mtg Int. Rate/Type:	/
Sale Type:		1st Mtg Document #:	
Document #:		2nd Mtg Amount/Type:	/
Deed Type:		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:		Garage Area:	
Gross Area:		Total Restrooms:		Garage Capacity:	
Building Area:		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	Acres:	0.11	County Use:	VACANT DUMP SITE (890X)
Lot Area:	4,950	Lot Width/Depth:	x	State Use:	
Land Use:	MISCELLANEOUS	Commercial Units:		Water Type:	
Site Influence:		Sewer Type:		Building Class:	

Tax Information

Total Value:	\$9,346	Assessed Year:	2014	Property Tax:	\$183.00
Land Value:	\$8,573	Improved %:	8%	Tax Area:	400
Improvement Value:	\$773	Tax Year:	2014	Tax Exemption:	
Total Taxable Value:	\$9,346				

Comparable Summary

For Property Located At



CoreLogic

RealQuest Professional

1530 BLINN AVE, WILMINGTON, CA 90744

5 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: 5

	Subject Property	Low	High	Average
Sale Price	\$0	\$68,000	\$2,400,000	\$1,416,600
Bldg/Living Area	0	3,584	5,715	4,650
Price/Sqft	\$0.00	\$369.20	\$669.64	\$519.42
Year Built	0	1963	2006	1984
Lot Area	4,950	3,002	12,840	7,470
Bedrooms	0	5	5	5
Bathrooms/Restrooms	0	4	4	4
Stories	0.00	0.00	0.00	0.00
Total Value	\$9,346	\$81,038	\$1,155,966	\$611,590
Distance From Subject	0.00	10.31	21.20	15.80

*= 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										
		1530 BLINN AVE							4,950	0.0
Comparables										
<input checked="" type="checkbox"/>	1	18809 CORBY AVE	\$605,000				06/06/2014		7,872	10.31
<input checked="" type="checkbox"/>	2	8636 S VERMONT AVE	\$68,000				02/13/2015		3,002	11.67
<input checked="" type="checkbox"/>	3	2802 ABBOT KINNEY BLVD	\$2,110,000	1963	5	4	10/20/2014	5,715	6,150	17.89
<input checked="" type="checkbox"/>	4	1551 W 7TH ST	\$2,400,000	2006			08/19/2014	3,584	12,840	17.93
<input checked="" type="checkbox"/>	5	900 WILSHIRE BLVD	\$1,900,000				05/28/2014		7,486	21.2

Comparable Sales Report

For Property Located At



CoreLogic

RealQuest Professional

1530 BLINN AVE, WILMINGTON, CA 90744**5 Comparable(s) Selected.**

Report Date: 02/24/2015

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$0	\$68,000	\$2,400,000	\$1,416,600
Bldg/Living Area	0	3,584	5,715	4,650
Price/Sqft	\$0.00	\$369.20	\$669.64	\$519.42
Year Built	0	1963	2006	1984
Lot Area	4,950	3,002	12,840	7,470
Bedrooms	0	5	5	5
Bathrooms/Restrooms	0	4	4	4
Stories	0.00	0.00	0.00	0.00
Total Value	\$9,346	\$81,038	\$1,155,966	\$611,590
Distance From Subject	0.00	10.31	21.20	15.80

* = user supplied for search only

Comp #: **1** Distance From Subject: **10.31 (miles)**
 Address: **18809 CORBY AVE, ARTESIA, CA 90701**
 Owner Name: **J & L VICTOR LLC**
 Seller Name: **BRALY R E & M A TRUST**
 APN: **7039-014-005** Map Reference: **81-A1 / 766-H2** Building Area:
 County: **LOS ANGELES, CA** Census Tract: **5549.00** Total Rooms/Offices:
 Subdivision: **ARTESIA** Zoning: **ATM1*** Total Restrooms:
 Rec Date: **06/06/2014** Prior Rec Date: **06/04/1986** Yr Built/Eff: **/**
 Sale Date: **06/04/2014** Prior Sale Date:
 Sale Price: **\$605,000** Prior Sale Price:
 Sale Type: **FULL** Prior Sale Type:
 Document #: **585230** Acres: **0.18**
 1st Mtg Amt: **\$325,000** Lot Area: **7,872**
 Total Value: **\$130,300** # of Stories:
 Land Use: **MISCELLANEOUS** Park Area/Cap#: **/**

Comp #: **2** Distance From Subject: **11.67 (miles)**
 Address: **8636 S VERMONT AVE, LOS ANGELES, CA 90044**
 Owner Name: **OPPORTUNITY BAPTIST CHURCH INC**
 Seller Name: **SYNN NAM K & SUN O**
 APN: **6038-010-017** Map Reference: **57-F2 / 704-A2** Building Area:
 County: **LOS ANGELES, CA** Census Tract: **2403.00** Total Rooms/Offices:
 Subdivision: **3354** Zoning: **LAC2** Total Restrooms:
 Rec Date: **02/13/2015** Prior Rec Date: **06/28/1991** Yr Built/Eff: **/**
 Sale Date: **06/30/2014** Prior Sale Date:
 Sale Price: **\$68,000** Prior Sale Price:
 Sale Type: **FULL** Prior Sale Type:
 Document #: **165042** Acres: **0.07**
 1st Mtg Amt: **\$70,000** Lot Area: **3,002**
 Total Value: **\$81,038** # of Stories:
 Land Use: **MISCELLANEOUS** Park Area/Cap#: **/**

Comp #: **3** Distance From Subject: **17.89 (miles)**
 Address: **2802 ABBOT KINNEY BLVD, VENICE, CA 90291**
 Owner Name: **PASQUINELLI JOHN**
 Seller Name: **PASQUINELLI BRUNO A**
 APN: **4237-025-043** Map Reference: **49-D4 / 672-A6** Building Area: **5,715**
 County: **LOS ANGELES, CA** Census Tract: **2738.00** Total Rooms/Offices:
 Subdivision: **5809** Zoning: **LAC2** Total Restrooms: **4.00**
 Rec Date: **10/20/2014** Prior Rec Date: **05/21/1999** Yr Built/Eff: **1963 / 1963**
 Sale Date: **10/01/2014** Prior Sale Date: **04/23/1999** Air Cond: **YES**
 Sale Price: **\$2,110,000** Prior Sale Price: **\$585,000** Pool:
 Sale Type: **FULL** Prior Sale Type: Roof Mat:
 Document #: **1101712** Acres: **0.14**
 1st Mtg Amt: **\$2,045,679** Lot Area: **6,150**
 Total Value: **\$778,872** # of Stories:
 Land Use: **MISCELLANEOUS** Park Area/Cap#: **/**

Comp #: **4** Distance From Subject: **17.93 (miles)**
 Address: **1551 W 7TH ST, LOS ANGELES, CA 90017-2246**
 Owner Name: **JJ ER LLC**
 Seller Name: **UNION PARTNERS LLC**
 APN: **5142-026-041** Map Reference: **44-B3 / 634-C3** Building Area: **3,584**
 County: **LOS ANGELES, CA** Census Tract: **2091.02** Total Rooms/Offices:
 Subdivision: **FAIRMOUNT TR LOS ANGELES** Zoning: **LACW** Total Restrooms:
 Rec Date: **08/19/2014** Prior Rec Date: **12/30/2003** Yr Built/Eff: **2006 / 2006**
 Sale Date: **08/13/2014** Prior Sale Date: **12/11/2003** Air Cond: **NONE**
 Sale Price: **\$2,400,000** Prior Sale Price: **\$360,000** Pool:
 Sale Type: **FULL** Prior Sale Type: Roof Mat:
 Document #: **869576** Acres: **0.29**
 1st Mtg Amt: Lot Area: **12,840**
 Total Value: **\$911,773** # of Stories:
 Land Use: **MISCELLANEOUS** Park Area/Cap#: **/**

Comp #:	5	Distance From Subject: 21.2 (miles)	
Address:	900 WILSHIRE BLVD, SANTA MONICA, CA 90401-1872		
Owner Name:	1211 9TH STREET LLC		
Seller Name:	HARMAN WAYNE J JR		
APN:	4282-008-070	Map Reference:	671-E1 / 671-E1
County:	LOS ANGELES, CA	Census Tract:	7015.02
Subdivision:	SANTA MONICA	Zoning:	SMR3
Rec Date:	05/28/2014	Prior Rec Date:	04/20/1983
Sale Date:	05/07/2014	Prior Sale Date:	
Sale Price:	\$1,900,000	Prior Sale Price:	\$103,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	548129	Acres:	0.17
1st Mtg Amt:		Lot Area:	7,486
Total Value:	\$1,155,966	# of Stories:	
Land Use:	MISCELLANEOUS	Park Area/Cap#:	/