

BOARD OF
BUILDING AND SAFETY
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CALIFORNIA



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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

March 27, 2015

Council District: # 6

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

JOB ADDRESS: **1601 EAST SANDISON STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **7426-024-014**

On August 07, 2008, and 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: **1601 East Sandison 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	\$	812.00
System Development Surcharge		48.72
Title Report fee		42.00
Grand Total	\$	<u>902.72</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 **\$902.72** 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 **\$902.72** 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. T10878
Dated as of: 11/14/2014

Prepared for: City of Los Angeles

SCHEDULE A
(Reported Property Information)

APN #: 7426-024-014

Property Address: 1601 E SANDISON ST City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Instrument CORPORATION GRANT DEED
Grantor: WATSON LAND COMPANY
Grantee: JAY T. WOOTEN, A SINGLE MAN
Instrument: 1974041800065 Book/Page: N/A
Dated: 04/15/1974 Recorded: 04/18/1974

MAILING ADDRESS: JAY T. WOOTEN
909 GRANADA DR. OCEANSIDE CA 92056

MAILING ADDRESS: JAY T. WOOTEN
923 GULF STREET WILMINGTON, CA. 90744

SCHEDULE B

LEGAL DESCRIPTION

LOT 69 OF TRACT 4251, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 46 PAGES 86 AND 87 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

MORTGAGES/LIENS

NO OPEND DOT/ MORTGAGE FOUND ON SUBJECT PROPERTY

Type of Instrument MISCELLANEOUS

NOTICE OF PENDING LIEN, DATED 05/16/2005, RECORDED 05/20/2005 AS INSTRUMENT NO. 05/1194066.

MAILING ADDRESS: DEPARTMENT OF BUILDING AND SAFETY FINANCIAL

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

Work Order No. T10878

SCHEDULE B (Continued)

*SERVICES DIVISION 201 N FIGUEROA ST., 9TH FLOOR LOS ANGELES, CA 90012
NOTICE OF PENDING LIEN, DATED 01/25/2006, RECORDED 01/27/2006 AS
INSTRUMENT NO. 06/0208523.*

MAILING ADDRESS: DEPARTMENT OF BUILDING AND SAFETY FINANCIAL
SERVICES DIVISION 201 N FIGUEROA ST., 9TH FLOOR LOS ANGELES, CA 90012

*NOTICE OF PENDING LIEN, DATED 11/05/2008, RECORDED 11/21/2008 AS
INSTRUMENT NO. 20082063698*

MAILING ADDRESS: DEPARTMENT OF BUILDING AND SAFETY FINANCIAL
SERVICES DIVISION 201 N FIGUEROA ST., 9TH FLOOR LOS ANGELES, CA 90012

MAILING ADDRESS: WOOTEN JAY T 909 GRANADA DR OCEANSIDE CA, 92056

*NOTICE OF PENDING LIEN, DATED 11/13/2013, RECORDED 12/06/2013 AS
INSTRUMENT NO. 20131728909.*

MAILING ADDRESS: DEPARTMENT OF BUILDING AND SAFETY FINANCIAL
SERVICES DIVISION 201 N FIGUEROA ST., 9TH FLOOR LOS ANGELES, CA 90012

MAILING ADDRESS: WOOTEN JAY T 909 GRANADA DR OCEANSIDE CA, 92056

APR 18 1974

65

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO

Name: J. T. Wooten
Street Address: 923 Gelf Street
City & State: Wilmington, Calif. 90744

MAIL TAX STATEMENTS TO

Name: SAME AS ABOVE
Street Address:
City & State:

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Corporation Grant Deed

ASSTS. PDL. NO. TO 406.2 CA (10-73) THIS FORM FURNISHED BY TITLE INSURANCE AND TRUST COMPANY

The undersigned grantor(s) declare(s):
Documentary transfer tax is \$ 5.50
(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,

WATSON LAND COMPANY
a corporation organized under the laws of the state of California hereby GRANTS to

JAY T. WOOTEN, a single man

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

Lot 69 of Tract 4251, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in book 46 pages 86 and 87 of Maps, in the office of the county recorder of said county.

EXCEPTING Therefrom, all sub surface oil and mineral rights below the level of 500'

In Witness Whereof, said corporation has caused its corporate name and seal to be affixed hereto and this instrument to be executed by its _____ President and _____ Secretary thereunto duly authorized.

Dated: _____

STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES } SS.

On APRIL 15 1974 before me, the undersigned, a Notary Public in and for said State, personally appeared WILLIAM T. HUSTON known to me to be the _____ President, and H. G. ARNOLD known to me to be _____

Secretary of the Corporation that executed the within Instrument, known to me to be the persons who executed the within Instrument on behalf of the Corporation therein named, and acknowledged to me that such Corporation executed the within Instrument pursuant to its bylaws or a resolution of its board of directors.

WITNESS my hand and official seal.

Signature: Marilyn I. Epperson
Name (Typed or Printed)



(This area for official notarial seal)

Title Order No. 7325093 Escrow or Loan No.

T.O. Robert Drollinger MAIL TAX STATEMENTS AS DIRECTED ABOVE

TI REC APR 18 74

EXHIBIT B

ASSIGNED INSPECTOR: WILLIE ROSS

Date: March 27, 2015

JOB ADDRESS: 1601 EAST SANDISON STREET, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 7426-024-014

Last Full Title: 11/14/2014

Last Update to Title:

LIST OF OWNERS AND INTERESTED PARTIES

- 1). JAY T. WOOTEN
909 GRANADA DR.
OCEANSIDE, CA 92056
CAPACITY: OWNER

- 2). JAY T. WOOTEN
923 GULF STREET
WILMINGTON, CA 90744
CAPACITY: OWNER

Property Detail Report

For Property Located At :
1601 E SANDISON ST, WILMINGTON, CA 90744-2231

**Owner Information**

Owner Name: **WOOTEN JAY T**
 Mailing Address: **909 GRANADA DR, OCEANSIDE CA 92056-3507 C657**
 Vesting Codes: **//**

Location Information

Legal Description:	TRACT NO 4251 EX OF STS LOT 69		
County:	LOS ANGELES, CA	APN:	7426-024-014
Census Tract / Block:	2941.20 / 3	Alternate APN:	
Township-Range-Sect:		Subdivision:	4251
Legal Book/Page:	46-86	Map Reference:	74-D2 /
Legal Lot:	69	Tract #:	4251
Legal Block:		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:	04/18/1974 /	1st Mtg Amount/Type:	/
Sale Price:	\$5,000	1st Mtg Int. Rate/Type:	/
Sale Type:	FULL	1st Mtg Document #:	
Document #:		2nd Mtg Amount/Type:	/
Deed Type:	DEED (REG)	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$2.14
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:	1974 / 1974	Total Rooms/Offices:		Garage Area:	
Gross Area:	2,340	Total Restrooms:		Garage Capacity:	
Building Area:	2,340	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:	8900
Lot Area:	4,946	Lot Width/Depth:	x	State Use:	
Land Use:	WASTE DISPOSAL	Commercial Units:		Water Type:	
Site Influence:		Sewer Type:		Building Class:	

Tax Information

Total Value:	\$65,347	Assessed Year:	2014	Property Tax:	\$964.65
Land Value:	\$8,455	Improved %:	87%	Tax Area:	400
Improvement Value:	\$56,892	Tax Year:	2014	Tax Exemption:	
Total Taxable Value:	\$65,347				

Comparable Summary

For Property Located At



CoreLogic

RealQuest Professional

1601 E SANDISON ST, WILMINGTON, CA 90744-2231

0 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: 0

Subject Property	Low	High	Average
No comparable selected			

*= user supplied for search only

<input type="checkbox"/> # F Address	Sale Price	Yr Blt	Bed	Baths/Restrooms(Full)	Last Recording	Bld/Liv	Lot Area	Dist
Subject Property								
1601 E SANDISON ST	\$5,000	1974			04/18/1974	2,340	4,946	0.0

No Comps were found. Please modify search criteria.