

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

VAN AMBATIELOS
PRESIDENT

E. FELICIA BRANNON
VICE PRESIDENT

JOSELYN GEAGA-ROSENTHAL
GEORGE HOVAGUIMIAN
JAVIER NUNEZ

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

September 29, 2015

Council District: # 9

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

JOB ADDRESS: **902 WEST VERNON AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5018-005-001**

On September 12, 2008, 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: **902 West Vernon Avenue, 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		<u>42.00</u>
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

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. T12186
 Dated as of: 08/10/2015

Prepared for: City of Los Angeles

SCHEDULE A
 (Reported Property Information)

APN #: 5018-005-001

Property Address: 902 W VERNON AVE ✓ City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Document: TRUSTEE'S DEED UPON SALE

Grantee : L AND B REAL ESTATE

Grantor : VERA, FELIX AND MARIA S

Deed Date : 10/20/1999

Recorded : 10/22/1999

Instr No. : 99-1992762

MAILING ADDRESS: L AND B REAL ESTATE

PO BOX 1380 LOS ANGELES CA 90078

SCHEDULE B

LEGAL DESCRIPTION

Lot: 24 Abbreviated Description: LOT:24 CITY:REGION/CLUSTER: 25/25600 SUBD:WALTER G MCCARTYS VERNON AVENUE TRACT WALTER G MCCARTYS VERNON AVE TRACT LOT 24 IMP1=COM,498SF,YB:1933,1STY: IMP2=COM,900SF,YB:1958,1STY.City/Muni/Twp: REGION/CLUSTER: 25/25600

MORTGAGES/LIENS

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

WHEN RECORDED MAIL TO
L & B REAL ESTATE
P O BOX 1380
LOS ANGELES, CFA 90078

99 1992762

MAIL TAX STATEMENTS TO
L & B REAL ESTATE
P O BOX 1380
LOS ANGELES, CA 90078

902 W. Vernon Ave.

Space above this line for recorder's use only

Trustee Sale No. SFS 3346 Loan No. 8281 Title Order No. 10-66761-66

FEE \$10 H
2

TRUSTEE'S DEED UPON SALE

APN 5018-005-001 T.R.A. No.

The undersigned grantor declares:

- 1) The Grantee herein was ~~not~~ the foreclosing beneficiary.
- 2) The amount of the unpaid debt together with costs was \$
- 3) The amount paid by the grantee at the trustee sale was \$
- 4) The documentary transfer tax is (County of Los Angeles) \$
(City of Los Angeles) \$

TRANSFER TAX
NOT A PUBLIC RECORD

5) Said property is in the city of Los Angeles and SOUTHWEST FORECLOSURE SERVICES (herein called Trustee), as the duly appointed Trustee under the Deed of Trust hereinafter described, does hereby grant and convey, but without covenant or warranty, express or implied, to L & B REAL ESTATE (herein called Grantee), all of its right, title and interest in and to that certain property situated in the County of LOS ANGELES, State of California, described as follows: LOT 24 OF WALTER G. MCCARTY'S VERNON AVENUE TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 8, PAGE 199 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

RECITALS:

This conveyance is made pursuant to the powers conferred upon Trustee by that certain Deed of Trust dated 8/30/91 and executed by FELIX VERA AND MARIA S. VERA, HUSBAND AND WIFE AS JOINT TENANTS, as Trustor, and Recorded on 9/11/91, Instrument 91-1425763, Book -, Page - of official records of LOS ANGELES County, California, and after fulfillment of the conditions specified in said Deed of Trust authorizing this conveyance.

Default occurred as set forth in a Notice of Default and Election to Sell which was recorded in the Office of the Recorder of said County, and such default still existed at the time of sale.

All requirements of law regarding the mailing of copies of notices or the publication of a copy of the Notice of Default or the personal delivery of the copy of the Notice of Default and the posting and publication of copies of the Notice of a Sale have been complied with.

Trustee Sale No. SFS 3346
Loan No. 8281
Title Order No. 10-66761-66

99-1992762

Trustee, in compliance with said Notice of Trustee's Sale and in exercise of its powers under said Deed of Trust, sold the herein described property at public auction on 10/19/99. Grantee, being the highest bidder at said sale, became the purchaser of said property for the amount bid being \$74,660.00 in lawful money of the United States, or by credit bid if the Grantee was the beneficiary of said Deed of Trust at the time of said Trustee's Sale.

DATE: 10/20/99

SOUTHWEST FORECLOSURE SERVICES


ERNEST E. ALLEE, PRESIDENT


DEBRA A. BOTT, ASSISTANT SECRETARY

STATE OF CALIFORNIA
COUNTY OF ORANGE

On 10-20-99 before me, Gene Greene, a Notary Public in and for said county, personally appeared ERNEST E. ALLEE, PRESIDENT AND DEBRA BOTT, ASSISTANT SECRETARY personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.


Notary Public in and for said County and State

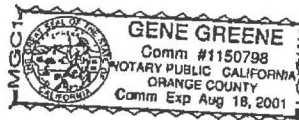


EXHIBIT B

ASSIGNED INSPECTOR: **ULRIC CARPENTER**
JOB ADDRESS: **902 WEST VERNON AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5018-005-001**

Date: **September 29, 2015**

Last Full Title: **08/10/2015**

Last Update to Title:

LIST OF OWNERS AND INTERESTED PARTIES

- 1). L AND B REAL ESTATE
P.O. BOX 1380
LOS ANGELES, CA 90078

CAPACITY: OWNER

Property Detail Report

For Property Located At :
902 W VERNON AVE, LOS ANGELES, CA 90037-3026



Owner Information		Bldg Card: 000 of 002	
Owner Name:	L & B REAL ESTATE		
Mailing Address:	PO BOX 1380, LOS ANGELES CA 90078-1380 B023		
Vesting Codes:	//CO		
Location Information			
Legal Description:	WALTER G MCCARTYS VERNON AVE TRACT LOT 24		
County:	LOS ANGELES, CA	APN:	5018-005-001
Census Tract / Block:	2321.10 / 1	Alternate APN:	
Township-Range-Sect:		Subdivision:	MCCARTYS WALTER G VERNON AVE TR
Legal Book/Page:		Map Reference:	51-F2 /
Legal Lot:	24	Tract #:	
Legal Block:		School District:	LOS ANGELES
Market Area:	C34	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:	10/22/1999 / 10/20/1999	1st Mtg Amount/Type:	/
Sale Price:	\$74,660	1st Mtg Int. Rate/Type:	/
Sale Type:		1st Mtg Document #:	
Document #:	1992762	2nd Mtg Amount/Type:	/
Deed Type:	TRUSTEE DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$53.40
New Construction:		Multi/Split Sale:	
Title Company:			
Lender:			
Seller Name:	L & B REAL ESTATE		
Prior Sale Information			
Prior Rec/Sale Date:	09/11/1991 / 03/1991	Prior Lender:	
Prior Sale Price:	\$130,000	Prior 1st Mtg Amt/Type:	\$65,000 / PRIVATE PARTY
Prior Doc Number:	1425762	Prior 1st Mtg Rate/Type:	/
Prior Deed Type:	GRANT DEED		
Property Characteristics			
Year Built / Eff:	1933 / 1975	Total Rooms/Offices	
Gross Area:	1,398	Total Restrooms:	
Building Area:	1,398	Roof Type:	
Tot Adj Area:		Roof Material:	ROLL COMPOSITION
Above Grade:		Construction:	FRAME
# of Stories:	1.00	Foundation:	CONCRETE
Other Improvements:		Exterior wall:	STUCCO
		Basement Area:	
		Garage Area:	
		Garage Capacity:	
		Parking Spaces:	
		Heat Type:	SPACE
		Air Cond:	
		Pool:	
		Quality:	POOR
		Condition:	POOR
Site Information			
Zoning:	LAR3	Acres:	0.14
Lot Area:	6,292	Lot Width/Depth:	x
Land Use:	SERVICE STATION	Commercial Units:	
Site Influence:		Sewer Type:	
County Use:			SERVICE STA-FULL SVC (2500)
State Use:			
Water Type:			
Building Class:			
Tax Information			
Total Value:	\$134,266	Assessed Year:	2015
Land Value:	\$115,089	Improved %:	14%
Improvement Value:	\$19,177	Tax Year:	2014
Total Taxable Value:	\$134,266	Property Tax:	\$1,954.20
		Tax Area:	212
		Tax Exemption:	

Comparable Sales Report

For Property Located At

902 W VERNON AVE, LOS ANGELES, CA 90037-3026



12 Comparable(s) Selected.

Report Date: 09/29/2015

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$74,660	\$1,350,000	\$4,582,000	\$2,598,417
Bldg/Living Area	1,398	1,189	1,601	1,438
Price/Sqft	\$53.40	\$980.13	\$2,861.96	\$1,823.34
Year Built	1933	1963	2001	1972
Lot Area	6,292	6,528	30,391	18,069
Bedrooms	0	0	0	0
Bathrooms/Restrooms	0	0	0	0
Stories	1.00	1.00	1.00	1.00
Total Value	\$134,266	\$550,089	\$2,552,014	\$1,442,825
Distance From Subject	0.00	6.71	24.32	14.20

*= user supplied for search only

Comp #:	1			Distance From Subject:	6.71 (miles)
Address:	2250 N FIGUEROA ST, LOS ANGELES, CA 90065-1024				
Owner Name:	CF UNITED PROPCO LLC				
Seller Name:	CONVENIENCE RETAILERS LLC				
APN:	5446-016-010	Map Reference:	/	Building Area:	1,189
County:	LOS ANGELES, CA	Census Tract:	1853.20	Total Rooms/Offices:	
Subdivision:	DAYTON AVE HOME ADD	Zoning:	LACM	Total Restrooms:	
Rec Date:	07/02/2015	Prior Rec Date:	04/04/1997	Yr Built/Eff:	1963 / 1963
Sale Date:	06/03/2015	Prior Sale Date:		Air Cond:	
Sale Price:	\$2,522,000	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	800526	Acres:	0.21		
1st Mtg Amt:	\$115,000,000	Lot Area:	9,094		
Total Value:	\$1,277,640	# of Stories:			
Land Use:	SERVICE STATION	Park Area/Cap#:	/		

Comp #:	2			Distance From Subject:	7.84 (miles)
Address:	1107 N LA CIENEGA BLVD, WEST HOLLYWOOD, CA 90069-2409				
Owner Name:	HOLLICIEN INC				
Seller Name:	CHEVRON USA INC				
APN:	5555-005-007	Map Reference:	33-E4 /	Building Area:	1,601
County:	LOS ANGELES, CA	Census Tract:	7005.02	Total Rooms/Offices:	
Subdivision:	11244	Zoning:	WDC2A*	Total Restrooms:	
Rec Date:	12/30/2014	Prior Rec Date:	09/10/1986	Yr Built/Eff:	1967 / 1969
Sale Date:	12/04/2014	Prior Sale Date:	08/1986	Air Cond:	
Sale Price:	\$4,582,000	Prior Sale Price:	\$220,000	Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	1418021	Acres:	0.15		
1st Mtg Amt:	\$3,450,000	Lot Area:	6,528		
Total Value:	\$1,370,569	# of Stories:			
Land Use:	SERVICE STATION	Park Area/Cap#:	/		

Comp #:	3			Distance From Subject:	10.09 (miles)
Address:	2601 W MAIN ST, ALHAMBRA, CA 91801-1653				
Owner Name:	BLUE VISTA PARTNERS LLC				
Seller Name:	CIRCLE K STORES INC				
APN:	5292-003-045	Map Reference:	36-F4 /	Building Area:	1,514
County:	LOS ANGELES, CA	Census Tract:	4808.04	Total Rooms/Offices:	
Subdivision:	4586	Zoning:	ALCPD-RPD*	Total Restrooms:	
Rec Date:	07/08/2015	Prior Rec Date:		Yr Built/Eff:	1967 / 1967
Sale Date:	06/25/2015	Prior Sale Date:		Air Cond:	
Sale Price:	\$1,689,000	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	817803	Acres:	0.46		
1st Mtg Amt:		Lot Area:	19,902		
Total Value:	\$1,080,233	# of Stories:			
Land Use:	SERVICE STATION	Park Area/Cap#:	/		

Comp #:	4			Distance From Subject:	10.75 (miles)
Address:	800 N PACIFIC AVE, GLENDALE, CA 91203-1028				
Owner Name:	NORTH PACIFIC INVESTMENT LLC				

Seller Name:	CIRCLE K STORES INC	Map Reference:	/	Building Area:	1,510
APN:	5636-015-192	Census Tract:	3018.01	Total Rooms/Offices:	
County:	LOS ANGELES, CA	Zoning:	GLC3*	Total Restrooms:	
Subdivision:	OLIVERS WEST GLENDALE TR	Prior Rec Date:		Yr Built/Eff:	1968 / 1968
Rec Date:	07/02/2015	Prior Sale Date:		Air Cond:	
Sale Date:	06/30/2015	Prior Sale Price:		Pool:	
Sale Price:	\$1,480,000	Prior Sale Type:		Roof Mat:	
Sale Type:	FULL	Acres:	0.47		
Document #:	795958	Lot Area:	20,310		
1st Mtg Amt:	\$1,332,000	# of Stories:			
Total Value:	\$1,196,744	Park Area/Cap#:	/		
Land Use:	SERVICE STATION				

Comp #:	5	Distance From Subject:	11.49 (miles)
Address:	9851 IMPERIAL HWY, DOWNEY, CA 90242-3115		
Owner Name:	G & M GAPCO LLC		
Seller Name:	PARK CENTER EXCHANGE INC		
APN:	6283-016-024	Map Reference:	60-D6 /
County:	LOS ANGELES, CA	Census Tract:	5511.01
Subdivision:	SANTA GERTRUDES RHO	Zoning:	DOC4*
Rec Date:	05/07/2015	Prior Rec Date:	03/17/2000
Sale Date:	05/01/2015	Prior Sale Date:	
Sale Price:	\$3,700,000	Prior Sale Price:	\$700,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	528102	Acres:	0.41
1st Mtg Amt:		Lot Area:	18,053
Total Value:	\$2,552,014	# of Stories:	1.00
Land Use:	SERVICE STATION	Park Area/Cap#:	/

Comp #:	6	Distance From Subject:	12.77 (miles)
Address:	17101 BELLFLOWER BLVD, BELLFLOWER, CA 90706-5923		
Owner Name:	CF UNITED PROPCO LLC		
Seller Name:	CONVENIENCE RETAILERS LLC		
APN:	7110-024-001	Map Reference:	66-C5 /
County:	LOS ANGELES, CA	Census Tract:	5544.04
Subdivision:	BELLFLOWER ACRES	Zoning:	BFCG*
Rec Date:	07/02/2015	Prior Rec Date:	04/04/1997
Sale Date:	06/03/2015	Prior Sale Date:	
Sale Price:	\$2,870,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	797699	Acres:	0.31
1st Mtg Amt:	\$115,000,000	Lot Area:	13,559
Total Value:	\$550,089	# of Stories:	
Land Use:	SERVICE STATION	Park Area/Cap#:	/

Comp #:	7	Distance From Subject:	13.66 (miles)
Address:	14478 VENTURA BLVD, SHERMAN OAKS, CA 91423-2607		
Owner Name:	ORION REAL ESTATE HOLDINGS LLC		
Seller Name:	MASSCO INVESTMENTS LLC		
APN:	2266-001-026	Map Reference:	22-D3 /
County:	LOS ANGELES, CA	Census Tract:	1412.02
Subdivision:	5822	Zoning:	LAC2
Rec Date:	03/27/2015	Prior Rec Date:	12/26/2013
Sale Date:	03/20/2015	Prior Sale Date:	12/18/2013
Sale Price:	\$3,218,000	Prior Sale Price:	\$3,200,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	334850	Acres:	0.32
1st Mtg Amt:	\$2,448,000	Lot Area:	13,727
Total Value:	\$1,693,166	# of Stories:	
Land Use:	SERVICE STATION	Park Area/Cap#:	/

Comp #:	8	Distance From Subject:	16.31 (miles)
Address:	3565 N LOS COYOTES DIAGONAL, LONG BEACH, CA 90808-2404		
Owner Name:	TLS TAVILIAN LLC/DAS TAVILIAN LLC		
Seller Name:	CF UNITED PROPCO LLC		
APN:	7071-019-001	Map Reference:	71-E5 /
County:	LOS ANGELES, CA	Census Tract:	5737.00
Subdivision:	27002	Zoning:	LBCCA
Rec Date:	08/18/2015	Prior Rec Date:	11/03/1998
Sale Date:	08/14/2015	Prior Sale Date:	06/15/1998
Sale Price:	\$2,315,000	Prior Sale Price:	\$515,500
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1011611	Acres:	0.50
1st Mtg Amt:		Lot Area:	21,862
Total Value:	\$1,300,000	# of Stories:	
Land Use:	SERVICE STATION	Park Area/Cap#:	/

Comp #:	9	Distance From Subject:	17.57 (miles)
Address:	701 REDONDO AVE, LONG BEACH, CA 90804-5140		
Owner Name:	BFT CA LLC		
Seller Name:	SB GAS & WASH MANAGEMENT INC		
APN:	7258-022-027	Map Reference:	76-A5 /
County:	LOS ANGELES, CA	Census Tract:	5769.04
Subdivision:	2223	Zoning:	LBCCP
Rec Date:	01/21/2015	Prior Rec Date:	11/10/2014
Sale Date:	01/16/2015	Prior Sale Date:	10/30/2014
Sale Price:	\$2,055,000	Prior Sale Price:	\$1,393,000
Sale Type:	UNKNOWN	Prior Sale Type:	FULL
Document #:	70644	Acres:	0.32
1st Mtg Amt:		Lot Area:	14,104
Total Value:	\$1,203,000	# of Stories:	
Land Use:	SERVICE STATION	Park Area/Cap#:	/

Comp #:	10	Distance From Subject:	18.72 (miles)
Address:	1030 S HACIENDA BLVD, LA PUENTE, CA 91745-1501		
Owner Name:	1030 HACIENDA LLC		
Seller Name:	CIRCLE K STORES INC		
APN:	8245-012-015	Map Reference:	85-E1 /
County:	LOS ANGELES, CA	Census Tract:	4085.01
Subdivision:	17609	Zoning:	LCC3BE*
Rec Date:	05/28/2015	Prior Rec Date:	02/23/2012
Sale Date:	05/27/2015	Prior Sale Date:	02/22/2012
Sale Price:	\$1,350,000	Prior Sale Price:	\$1,011,500
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	618339	Acres:	0.49
1st Mtg Amt:	\$1,350,000	Lot Area:	21,524
Total Value:	\$1,567,652	# of Stories:	
Land Use:	SERVICE STATION	Park Area/Cap#:	/

Comp #:	11	Distance From Subject:	20.13 (miles)
Address:	1250 HUNTINGTON DR, DUARTE, CA 91010-2477		
Owner Name:	1250 E HUNTINGTON DRIVE LLC		
Seller Name:	BANDIKIAN MKRTICH		
APN:	8530-016-001	Map Reference:	29-D5 /
County:	LOS ANGELES, CA	Census Tract:	4301.01
Subdivision:	AZUSA DE DUARTE RHO	Zoning:	DUC2YY
Rec Date:	03/04/2015	Prior Rec Date:	03/04/2008
Sale Date:	02/05/2015	Prior Sale Date:	02/05/2008
Sale Price:	\$3,000,000	Prior Sale Price:	\$1,660,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	234650	Acres:	0.64
1st Mtg Amt:	\$1,326,000	Lot Area:	27,777
Total Value:	\$1,666,691	# of Stories:	
Land Use:	SERVICE STATION	Park Area/Cap#:	/

Comp #:	12	Distance From Subject:	24.32 (miles)
Address:	123 N GRAND AVE, WEST COVINA, CA 91791-1710		
Owner Name:	WILLIAMS LLC		
Seller Name:	CF UNITED PROPCO LLC		
APN:	8451-015-054	Map Reference:	93-A1 /
County:	LOS ANGELES, CA	Census Tract:	4036.00
Subdivision:	PHILLIPS TR	Zoning:	WCC2*
Rec Date:	08/21/2015	Prior Rec Date:	10/29/2009
Sale Date:	08/19/2015	Prior Sale Date:	10/09/2009
Sale Price:	\$2,400,000	Prior Sale Price:	\$1,200,000
Sale Type:	FULL	Prior Sale Type:	UNKNOWN
Document #:	1031119	Acres:	0.70
1st Mtg Amt:	\$1,450,000	Lot Area:	30,391
Total Value:	\$1,856,100	# of Stories:	
Land Use:	SERVICE STATION	Park Area/Cap#:	/