

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
—

March 09, 2017

Council District # 15

Case #: 727103

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

JOB ADDRESS: 1771 E 113TH ST

CONTRACT NO.: C-125341-1 C123679-2 C127623 F122791-2 T123628-2 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 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 \$3,574.34. The cost of cleaning the subject lot was \$986.16. The cost of fencing the subject lot was \$32,966.36. The cost of title search(es) on the subject lot was \$80.00.

It is proposed that a lien for the total amount of **\$37,606.86** 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 July 12, 2016 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 **1771 E 113TH 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>
BARRICADE	B4148	July 15, 2016	\$2,388.54
BARRICADE	B4172	October 31, 2016	\$1,185.80
CLEAN	C4396	September 01, 2016	\$644.52
CLEAN	C4410	October 31, 2016	\$341.64
FENCE	F3893	September 01, 2016	\$14,064.96
FENCE	F3904	September 22, 2016	\$17,422.16
FENCE	F3909	September 22, 2016	\$657.44
FENCE	F3921	January 10, 2017	\$821.80

Additionally, there are unpaid invoices for fees assessed to recover Departmental costs in pursuit of compliance as follows:

Title report costs were as follows:

<u>Title Search</u>	<u>Work Order No.</u>	<u>Amount</u>
FULL	T13424	\$42.00
FULL	T14023	\$38.00

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 \$26,953.94 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 \$80.00. for a total of **\$37,606.86**, 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 **\$37,626.86**, and to deposit to Fund 48R the amount of , and to deposit to Fund 100 the amount of **\$80.00**.

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: March 09, 2017

FRANK M. BUSH
Superintendent of Building
GENERAL MANAGER



Report and lien confirmed by
City Council on:

Alexander Moffat, Principal Inspector
Lien Review

ATTEST: HOLLY WOLCOTT
CITY CLERK

BY

DEPUTY

March 08, 2017

ASSIGNED INSPECTOR: JOHN STEPHENS

CASE #: 727103

JOB ADDRESS: 1771 E 113TH ST

ASSESSORS PARCEL NO.: 6069-019-010

Last Full Title: 03/08/2017

Last Update Title:

LIST OF OWNERS AND INTERESTED PARTIES

- | | | |
|---|---|----------------------------|
| 1 | TOSHA J ARMSTRONG
823 E 90TH ST
LOS ANGELES, CA 90002-1615 | Capacity: OWNER |
| 2 | TOSHA J ARMSTRONG
1771 E 113TH ST
LOS ANGELES, CA 90059 | Capacity: OWNER |
| 3 | FIRST CORPORATE SOLUTIONS
914 S STREET
SACRAMENTO, CA 95811 | Capacity: INTERESTED PARTY |



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

Property Title Report

Work Order No. T14023
Dated as of: 03/07/2017

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 6069-019-010

Property Address: 1771 E 113TH ST

City: Los Angeles

County: Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : TOSHA JATON ARMSTRONG

Grantor : TOSHA JATON ARMSTRONG AND MAGGIE WILLIAMS TRUST

Deed Date : 10/23/2006

Recorded : 10/23/2006

Instr No. : 06-2353715

MAILING ADDRESS: TOSHA JATON ARMSTRONG

1771 E 113TH ST LOS ANGELES CA 90059

SCHEDULE B

LEGAL DESCRIPTION

Lot: 15,16 Block: B Abbreviated Description: LOT:15,16 BLK:B

CITY:REGION/CLUSTER: 14/14137 SUBD:HENRIQUE VILLA TRACT HENRIQUE VILLA

TRACT LOTS 15 AND LOT 16 BLK B City/Muni/Twp: REGION/CLUSTER: 14/14137

MORTGAGES/LIENS

Type of Document: SHORT FORM DEED OF TRUST AND ASSIGNMENT OF RENTS

Recording Date: 05/12/2015

Document #:15-0550117

Loan Amount: \$100,000

Lender Name: CLERK US DISTRICT COURT CENTRAL DISTRICT

Borrowers Name: TOSHA JATON ARMSTRONG

MAILING ADDRESS: CLERK US DISTRICT COURT CENTRAL DISTRICT

312 NO SPRINT STREET RM G-8 LOS ANGELES, CA 90012



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

Property Title Report

Work Order No. T13424
Dated as of: 07/19/2016

Prepared for: City of Los Angeles

SCHEDULE A **(Reported Property Information)**

APN #: 6069-019-010

Property Address: 1771 E 113TH ST

City: Los Angeles

County: Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : TOSHA J ARMSTRONG

Grantor : ARMSTRONG, TOSHA JATON; MAGGIE WILLIAMS TRUST

Deed Date : 10/23/2006

Recorded : 10/23/2006

Instr No. : 06-2353715

MAILING ADDRESS: TOSHA J ARMSTRONG

1771 E 113TH ST LOS ANGELES CA 90059

SCHEDULE B

LEGAL DESCRIPTION

Lot: 15,16 Block: B Abbreviated Description: LOT:15,16 BLK:B

CITY:REGION/CLUSTER: 14/14137 SUBD:HENRIQUE VILLA TRACT HENRIQUE VILLA

TRACT LOTS 15 AND LOT 16 BLK B City/Muni/Twp: REGION/CLUSTER: 14/14137

MORTGAGES/LIENS

Type of Document: SHORT FORM DEED OF TRUST AND ASSIGNMENT OF RENTS

Recording Date: 05/12/2015

Document #: 15-0550117

Loan Amount: \$100,000

Lender Name: CLERK US DISTRICT COURT CENTRAL DISTRICT

Borrowers Name: TOSHA J ARMSTRONG

MAILING ADDRESS: CLERK US DISTRICT COURT CENTRAL DISTRICT

312 NO SPRING ST RM G-8 LOS ANGELES, CA 90012

Property Detail Report

For Property Located At :
1771 E 113TH ST, LOS ANGELES, CA 90059-1921



Owner Information

Owner Name: **ARMSTRONG TOSHA J**
 Mailing Address: **1771 E 113TH ST, LOS ANGELES CA 90059-1921 C032**
 Vesting Codes: **SW //**

Location Information

Legal Description:	HENRIQUE VILLA TRACT LOTS 15 AND LOT 16	
County:	LOS ANGELES, CA	APN: 6069-019-010
Census Tract / Block:	2427.00 / 4	Alternate APN:
Township-Range-Sect:	00-1Q-00	Subdivision: HENRIQUE VILLA TR
Legal Book/Page:		Map Reference: 58-D5 /
Legal Lot:	16	Tract #:
Legal Block:	B	School District: LOS ANGELES
Market Area:	C37	School District Name:
Neighbor Code:		Munic/Township:

Owner Transfer Information

Recording/Sale Date:	10/23/2006 / 10/23/2006	Deed Type:	GRANT DEED
Sale Price:		1st Mtg Document #:	
Document #:	2353715		

Last Market Sale Information

Recording/Sale Date:	03/24/1976 /	1st Mtg Amount/Type:	\$19,500 / CONV
Sale Price:	\$20,000	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:	\$18.08
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

Gross Area:		Parking Type:		Construction:	
Living Area:	1,106	Garage Area:		Heat Type:	HEATED
Tot Adj Area:		Garage Capacity:		Exterior wall:	
Above Grade:		Parking Spaces:		Porch Type:	
Total Rooms:	6	Basement Area:		Patio Type:	
Bedrooms:	3	Finish Bsmnt Area:		Pool:	
Bath(F/H):	2 /	Basement Type:		Air Cond:	
Year Built / Eff:	1922 / 1929	Roof Type:		Style:	
Fireplace:	/	Foundation:		Quality:	FAIR
# of Stories:	1.00	Roof Material:		Condition:	GOOD
Other Improvements:					

Site Information

Zoning:	LAR1	Acres:	0.16	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	6,855	Lot Width/Depth:	50 x 137	State Use:	
Land Use:	SFR	Res/Comm Units:	/	Water Type:	
Site Influence:	CORNER			Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$286,700	Assessed Year:	2016	Property Tax:	\$3,694.18
Land Value:	\$233,400	Improved %:	19%	Tax Area:	460
Improvement Value:	\$53,300	Tax Year:	2016	Tax Exemption:	HOMEOWNER
Total Taxable Value:	\$279,700				

Comparable Summary

For Property Located At



CoreLogic

RealQuest Professional

1771 E 113TH ST, LOS ANGELES, CA 90059-1921

11 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: 11

	Subject Property	Low	High	Average
Sale Price	\$20,000	\$115,000	\$343,000	\$272,591
Bldg/Living Area	1,106	960	1,248	1,042
Price/Sqft	\$18.08	\$117.35	\$357.29	\$263.45
Year Built	1922	1913	1963	1936
Lot Area	6,855	3,250	7,048	5,434
Bedrooms	3	2	3	3
Bathrooms/Restrooms	2	1	2	1
Stories	1.00	1.00	1.00	1.00
Total Value	\$286,700	\$29,321	\$275,400	\$190,986
Distance From Subject	0.00	0.07	0.44	0.25

*= 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											
			1771 E 113TH ST	\$20,000	1922	3	2	03/24/1976	1,106	6,855	0.0
Comparables											
<input checked="" type="checkbox"/>	1		1765 E 112TH ST	\$235,000	1953	3	1	09/01/2016	1,076	3,299	0.07
<input checked="" type="checkbox"/>	2		1712 E 112TH ST	\$215,500	1957	3	1	07/07/2016	1,092	3,419	0.09
<input checked="" type="checkbox"/>	3		1766 E 114TH ST	\$310,000	1938	3	1	09/14/2016	1,012	6,872	0.1
<input checked="" type="checkbox"/>	4		1665 E 113TH ST	\$310,000	1913	3	1	09/26/2016	995	6,829	0.13
<input checked="" type="checkbox"/>	5		1717 E IMPERIAL HWY	\$290,000	1920	3	2	12/05/2016	1,058	5,497	0.19
<input checked="" type="checkbox"/>	6		1975 E 114TH ST	\$312,000	1951	3	1	12/09/2016	1,040	6,788	0.3
<input checked="" type="checkbox"/>	7		11425 GRAPE ST	\$303,000	1921	2	1	09/16/2016	960	7,048	0.31
<input checked="" type="checkbox"/>	8		10958 GRAPE ST	\$275,000	1963	3	2	10/31/2016	1,248	3,250	0.38
<input checked="" type="checkbox"/>	9		11730 HOLMES AVE	\$343,000	1922	3	1	12/30/2016	960	4,001	0.38
<input checked="" type="checkbox"/>	10		10924 GRAPE ST	\$115,000	1913	2	1	07/15/2016	980	6,500	0.4
<input checked="" type="checkbox"/>	11		1451 E 112TH ST	\$290,000	1945	3	1	10/13/2016	1,037	6,267	0.44