

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

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

FRANK BUSH
EXECUTIVE OFFICER

May 13, 2015

Council District: # 3

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

JOB ADDRESS: **6933 NORTH RESEDA BLVD, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2126-021-030**

On August 01, 2008, August 30, 2011 and March 21, 2014, 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: **6933 North Reseda Blvd, 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	\$	769.37
System Development Surcharge		48.72
Title Report fee		42.00
Grand Total	\$	<u>860.09</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 **\$860.09** 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 **\$860.09** 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

Lien confirmed by
City Council on:

ATTEST: HOLLY WOLCOTT, CITY CLERK

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. T10940
 Dated as of: 1/8/2015

Prepared for: City of Los Angeles

SCHEDULE A (Reported Property Information)

APN #: 2126-021-030

Property Address: 6933 N RESEDA BLVD ✓ City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Instrument: Grant Deed

Grantee : George Medic and Katharina Medic, Trustees of the Medic Family Trust, dated January 22, 2004

Grantor : George Medic and Katharina Medic, Trustees of the Medic Family Trust, dated January 22, 2004 who acquired title as George G. Medic and Katharina Medic, Trustees of the Medic Family Trust, Dated January 22, 2003

Deed Date : 2/20/2008

Recorded : 3/4/2008

Instr No. : 20080371421

Mailing Address: George Medic and Katharina Medic, Trustees of the Medic Family Trust
 20026, Hiawatha Street, Chatsworth, CA 91311

SCHEDULE B

LEGAL DESCRIPTION

The following described property:

Parcel 1:

Lot 6 in Block 13 of Tract 5236, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 64 Pages 75 and 76 of maps, in the office of the County recorder of said County.

Parcel 2:

Parcel B of parcel Map No. 2962, in the City of Los Angeles, County of Los Angeles, State of California, as per map filed in Book 61 Page 75 of Maps, in the office of the county recorder of said County.

Parcel 3:

Lot 5 in Block 13 of Tract 5236, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 64 Pages 75 and 76 of maps, in the office of the County recorder of said County.

Assessor's Parcel No: 2126-021-030

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. T10940

SCHEDULE B (Continued)

MORTGAGES/LIENS

Type of Instrument: A deed of trust to secure an indebtedness in the amount shown below, and any other obligations secured thereby

Amount : \$944,500.00

Dated : 2/26/2008

Trustor : George Medic and Katharina Medic, Trustees of the Medic Family Trust, dated January 22, 2004

Trustee : American Securities Company

Beneficiary : Wells Fargo Bank, National Association

Recorded : 3/4/2008

Instr No. : 20080371422

Mailing Address: Wells Fargo Bank, National Association, Business Lending, Boise
PO Box 8203, Boise, ID 83707

A claim of lien for the amount shown and any other amounts due.

Claimant : Department of Building and Safety Financial Services Division

Recorded : 12/2/2011

Instr No. : 20111634050

Mailing Address: Department of Building and Safety Financial Services Division, 201 N. Figueroa St.,
9th Floor, Los Angeles, CA 90012

Mailing Address: George Medic and Katharina Medic Trust, 20026 Hiawatha St., Chatsworth, CA 91311

A claim of lien for the amount shown and any other amounts due.

Claimant : Department of Building and Safety Financial Services Division

Recorded : 12/16/2011

Instr No. : 20111710761

Mailing Address: Department of Building and Safety Financial Services Division, 201 N. Figueroa St.,
9th Floor, Los Angeles, CA 90012

Mailing Address: George Medic and Katharina Medic Trust, 20026 Hiawatha St., Chatsworth, CA 91311

A claim of lien for the amount shown and any other amounts due.

Claimant : Department of Building and Safety Financial Services Division

Recorded : 3/7/2014

Instr No. : 20140238515

Mailing Address: Department of Building and Safety Financial Services Division, 201 N. Figueroa St.,
9th Floor, Los Angeles, CA 90012

Mailing Address: George Medic, 20026 Hiawatha St., Chatsworth, CA 91311
Katharina Medic, 20026 Hiawatha St., Chatsworth, CA 91311

2

RECORDING REQUESTED BY
NORTH AMERICAN TITLE COMPANY
AND WHEN RECORDED MAIL THIS DEED
AND TAX STATEMENTS TO:

**GEORGE G. MEDIC and
KATHARINA MEDIC
20026 HIAWATHA STREET
CHATSWORTH, CA 91311**

03/04/08



20080371421

Assessor's Parcel No 2126-021-030

Title Order No 60-21339-62

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE

Escrow No 231605-PD

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S) THAT the documentary transfer tax is COUNTY \$0.00 & CITY \$0.00 Total transfer tax 0.00

computed on full value of property conveyed, or

computed on full value less value of liens or encumbrances remaining at time of sale

OR transfer is exempt from tax for the following reason

"THIS IS A BONAFIDE GIFT AND
THE GRANTOR RECEIVED NOTHING
IN RETURN, R & T 11911"

FOR A VALUABLE CONSIDERATION receipt of which is hereby acknowledged,

**GEORGE MEDIC AND KATHARINA MEDIC, TRUSTEES OF THE MEDIC FAMILY TRUST, DATED
JANUARY 22, 2004 WHO ACQUIRED TITLE AS GEORGE G. MEDIC AND KATHARINA MEDIC, TRUSTEES
OF THE MEDIC FAMILY TRUST, DATED JANUARY 22, 2003**

hereby GRANT(S) to

**GEORGE MEDIC AND KATHARINA MEDIC, TRUSTEES OF THE MEDIC FAMILY TRUST, DATED
JANUARY 22, 2004**

the following described real property in the County of LOS ANGELES, State of CALIFORNIA:

LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

ALSO KNOWN AS. 6933-6945 RESEDA BLVD RESEDA. CA 91335

Date. February 20, 2008

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES)

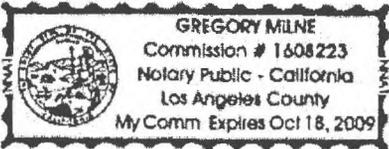
THE MEDIC FAMILY TRUST DATED JANUARY 22, 2004

On FEBRUARY 26, 2008 before
me, GREGORY MILNE a Notary
Public in and for said State, personally appeared
GEORGE G. MEDIC & KATHARINA MEDIC
who 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~~ they executed the same in
~~his~~ their authorized capacity(ies), and that by ~~his~~ their
signature(s) on the instrument the person(s) or the entity upon behalf
of which the person(s) acted, executed the instrument.
I certify under PENALTY OF PERJURY under the laws of the State
of California that the foregoing paragraph is true and correct
WITNESS my hand and official seal.

BY: George G. Medic
GEORGE G. MEDIC, TRUSTEE

BY: Katharina Medic
KATHARINA MEDIC, TRUSTEE

Signature [Signature]



(FOR NOTARY SEAL OR STAMP)

MAIL TAX STATEMENTS AS DIRECTED ABOVE

08 0371421

2

03/04/08



20080371422

NORTH AMERICAN TITLE COMPANY

Recording Requested By,
And After Recording, Return To
**WELLS FARGO BANK, NATIONAL
ASSOCIATION**
Business Lending
Boise PO Box 8203
Boise, ID 83707

State of California

60-213391-62

2124-021-080



100094988770118435

**DEED OF TRUST
AND ASSIGNMENT OF RENTS AND LEASES**

THIS DEED OF TRUST AND ASSIGNMENT (this "Deed of Trust") is executed as of February 26, 2008, by **GEORGE MEDIC AND KATHARINA MEDIC, TRUSTEES OF THE MEDIC FAMILY TRUST, DATED JANUARY 22, 2004**, ("Trustor"), to **AMERICAN SECURITIES COMPANY**, a corporation ("Trustee"), for the benefit of **WELLS FARGO BANK, NATIONAL ASSOCIATION** ("Beneficiary")

ARTICLE I. GRANT IN TRUST

1.1 Grant. For the purposes and upon the terms and conditions in this Deed of Trust, Trustor irrevocably grants, conveys and assigns to Trustee, in trust for the benefit of Beneficiary, with power of sale and right of entry and possession, Trustor's interest in (a) all real property located in Los Angeles County, California, and described on Exhibit A attached hereto, (b) all easements, rights-of-way and rights used in connection with or as a means of access to any portion of said real property; (c) all tenements, hereditaments and appurtenances thereof and thereto, (d) all right, title and interest of Trustor, now owned or hereafter acquired, in and to any land lying within the right-of-way of any street, open or proposed, adjoining said real property, and any and all sidewalks, alleys and strips and gores of land adjacent to or used in connection with said real property, (e) all buildings, improvements and landscaping now or hereafter erected or located on said real property, (f) all development rights, governmental or quasi-governmental licenses, permits or approvals, zoning rights and other similar rights or interests which relate to the development, use or operation of, or that benefit or are appurtenant to, said real property, (g) all mineral rights, oil and gas rights, air rights, water or water rights, including without limitation, all wells, canals, ditches and reservoirs of any nature and all rights thereto, appurtenant to or associated with said real property, whether decreed or undeclared, tributary or non-tributary, surface or underground, appropriated or unappropriated, and all shares of stock in any water, canal, ditch or reservoir company, and all well permits, water service contracts, drainage rights

EXHIBIT B

ASSIGNED INSPECTOR: **DAVID HICKMAN**
JOB ADDRESS: **6933 NORTH RESEDA BLVD, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2126-021-030**

Date: **May 13, 2015**

Last Full Title: **01/08/2015**

Last Update to Title:

.....

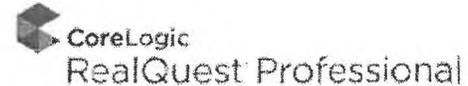
LIST OF OWNERS AND INTERESTED PARTIES

- 1). GEORGE MEDIC & KATHARINA MEDIC
TRUSTEES OF THE MEDIC FAMILY TRUST
20026 HIAWATHA ST
CHATSWORTH, CA 91311
CAPACITY: OWNERS

- 2). WELLS FARGO BANK
NATIONAL ASSOCIATION, BUSINESS LENDING, BOISE
P.O. BOX 8203
BOISE, ID 83707
CAPACITY: INTERESTED PARTY

Property Detail Report

For Property Located At :
6945 RESEDA BLVD, RESEDA, CA 91335-4207



Bldg Card: 000 of 004

Owner Information

Owner Name: **MEDIC GEORGE (TE) & KATHARINA/MEDIC**
 Mailing Address: **20026 HIAWATHA ST, CHATSWORTH CA 91311-1811 C011**
 Vesting Codes: **// TE**

Location Information

Legal Description: **EX OF ST LOTS 5 AND 6 BLK 13 TR=5236 AND LOT B P M 61-75**
 County: **LOS ANGELES, CA** APN: **2126-021-030**
 Census Tract / Block: **1310.20 / 2** Alternate APN:
 Township-Range-Sect: **64-75** Subdivision: **5236**
 Legal Book/Page: **B** Map Reference: **14-C4 /**
 Legal Lot: **13** Tract #: **5236**
 Legal Block: **RES** School District: **LOS ANGELES**
 Market Area: School District Name:
 Neighbor Code: Munic/Township:

Owner Transfer Information

Recording/Sale Date: **03/04/2008 / 02/20/2008** Deed Type: **GRANT DEED**
 Sale Price: Document #: **371421** 1st Mtg Document #: **371422**

Last Market Sale Information

Recording/Sale Date: **10/15/1999 / 10/14/1999** 1st Mtg Amount/Type: **/**
 Sale Price: 1st Mtg Int. Rate/Type: **/**
 Sale Type: 1st Mtg Document #: **/**
 Document #: **1958508** 2nd Mtg Amount/Type: **/**
 Deed Type: **QUIT CLAIM DEED** 2nd Mtg Int. Rate/Type: **/**
 Transfer Document #: Price Per SqFt:
 New Construction: Multi/Split Sale:

Title Company:
 Lender:
 Seller Name: **ALON VICTOR;SHOSHANA TRS
 ALON FAMIL**

Prior Sale Information

Prior Rec/Sale Date: **04/15/1985 /** Prior Lender:
 Prior Sale Price: **\$230,000** Prior 1st Mtg Amt/Type: **/**
 Prior Doc Number: **421086** Prior 1st Mtg Rate/Type: **/**
 Prior Deed Type: **DEED (REG)**

Property Characteristics

Year Built / Eff:	1986 / 1986	Total Rooms/Offices		Garage Area:	
Gross Area:	13,725	Total Restrooms:		Garage Capacity:	
Building Area:	13,725	Roof Type:		Parking Spaces:	
Tot Adj Area:		Roof Material:		Heat Type:	
Above Grade:		Construction:		Air Cond:	YES
# of Stories:		Foundation:		Pool:	
Other Improvements:		Exterior wall:		Quality:	
		Basement Area:		Condition:	

Site Information

Zoning:	LAC2	Acres:	0.69	County Use:	STORE & OFFICE (1200)
Lot Area:	30,131	Lot Width/Depth:	x	State Use:	
Land Use:	STORES & OFFICES	Commercial Units:		Water Type:	
Site Influence:		Sewer Type:		Building Class:	

Tax Information

Total Value:	\$2,218,367	Assessed Year:	2014	Property Tax:	\$28,810.40
Land Value:	\$1,101,117	Improved %:	50%	Tax Area:	8852
Improvement Value:	\$1,117,250	Tax Year:	2014	Tax Exemption:	
Total Taxable Value:	\$2,218,367				

Comparable Summary

For Property Located At



CoreLogic

RealQuest Professional

6945 RESEDA BLVD, RESEDA, CA 91335-4207

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	\$1,700,000	\$17,000,000	\$7,805,000
Bldg/Living Area	13,725	12,528	15,574	13,863
Price/Sqft	\$0.00	\$109.16	\$1,217.77	\$579.78
Year Built	1986	1920	2008	1980
Lot Area	30,131	7,946	35,138	18,240
Bedrooms	0	0	0	0
Bathrooms/Restrooms	0	0	0	0
Stories	0.00	3.00	3.00	3.00
Total Value	\$2,218,367	\$601,982	\$7,246,170	\$3,466,378
Distance From Subject	0.00	4.59	20.26	12.99

*= user supplied for search only

✓ # F	Address	Sale Price	Yr Blt	Bed Baths/Restrooms(Full)	Last Recording	Bld/Liv	Lot Area	Dist
Subject Property								
	6945 RESEDA BLVD		1986		10/15/1999	13,725	30,131	0.0
Comparables								
✓ 1	15611 VENTURA BLVD	\$4,500,000	1978		03/26/2015	13,929	22,383	4.59
✓ 2	12515 VENTURA BLVD	\$12,825,000	2002		12/09/2014	12,528	35,138	8.31
✓ 3	435 S LA CIENEGA BLVD	\$17,000,000	1992		04/21/2015	13,960	11,893	12.65
✓ 4	303 W MANCHESTER BLVD	\$1,700,000	2008		12/05/2014	15,574	13,838	19.14
✓ 5	2510 S CENTRAL AVE	\$3,000,000	1920		09/08/2014	13,322	7,946	20.26

Comparable Sales Report

For Property Located At



CoreLogic®

RealQuest Professional

6945 RESEDA BLVD, RESEDA, CA 91335-4207**5 Comparable(s) Selected.**

Report Date: 05/12/2015

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$0	\$1,700,000	\$17,000,000	\$7,805,000
Bldg/Living Area	13,725	12,528	15,574	13,863
Price/Sqft	\$0.00	\$109.16	\$1,217.77	\$579.78
Year Built	1986	1920	2008	1980
Lot Area	30,131	7,946	35,138	18,240
Bedrooms	0	0	0	0
Bathrooms/Restrooms	0	0	0	0
Stories	0.00	3.00	3.00	3.00
Total Value	\$2,218,367	\$601,982	\$7,246,170	\$3,466,378
Distance From Subject	0.00	4.59	20.26	12.99

* = user supplied for search only

Comp #:	1			Distance From Subject:	4.59 (miles)
Address:	15611 VENTURA BLVD, ENCINO, CA 91436-3128				
Owner Name:	SOLEXIA PROPERTIES LLC				
Seller Name:	ELMAS INVESTMENT LLC				
APN:	2261-029-040	Map Reference:	22-B3 /	Building Area:	13,929
County:	LOS ANGELES, CA	Census Tract:	1414.00	Total Rooms/Offices:	
Subdivision:	34319	Zoning:	LAC4	Total Restrooms:	
Rec Date:	03/26/2015	Prior Rec Date:	02/25/1981	Yr Built/Eff:	1978 / 1978
Sale Date:	03/23/2015	Prior Sale Date:		Air Cond:	YES
Sale Price:	\$4,500,000	Prior Sale Price:	\$1,080,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	328772	Acres:	0.51		
1st Mtg Amt:		Lot Area:	22,383		
Total Value:	\$2,296,855	# of Stories:			
Land Use:	STORES & OFFICES	Park Area/Cap#:	/		

Comp #:	2			Distance From Subject:	8.31 (miles)
Address:	12515 VENTURA BLVD, STUDIO CITY, CA 91604-2413				
Owner Name:	HIRTH HANS & ZITA TRUST				
Seller Name:	MB & S SILVERMAN LLC				
APN:	2375-018-013	Map Reference:	/	Building Area:	12,528
County:	LOS ANGELES, CA	Census Tract:	1439.01	Total Rooms/Offices:	
Subdivision:	1368	Zoning:	LAC1.5	Total Restrooms:	
Rec Date:	12/09/2014	Prior Rec Date:	06/28/2002	Yr Built/Eff:	2002 /
Sale Date:	12/04/2014	Prior Sale Date:	06/26/2002	Air Cond:	NONE
Sale Price:	\$12,825,000	Prior Sale Price:	\$4,737,040	Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	1330450	Acres:	0.81		
1st Mtg Amt:	\$1,750,000	Lot Area:	35,138		
Total Value:	\$5,798,509	# of Stories:			
Land Use:	STORES & OFFICES	Park Area/Cap#:	/		

Comp #:	3			Distance From Subject:	12.65 (miles)
Address:	435 S LA CIENEGA BLVD, LOS ANGELES, CA 90048-4001				
Owner Name:	SAFARI GREEN EXCHANGE LLC				
Seller Name:	SBEHG 465 S LA CIENEGA LLC				
APN:	4334-019-063	Map Reference:	/	Building Area:	13,960
County:	LOS ANGELES, CA	Census Tract:	2149.02	Total Rooms/Offices:	
Subdivision:	7616	Zoning:	LAC2	Total Restrooms:	
Rec Date:	04/21/2015	Prior Rec Date:	11/14/2005	Yr Built/Eff:	1992 / 2000
Sale Date:	04/20/2015	Prior Sale Date:	11/08/2005	Air Cond:	NONE
Sale Price:	\$17,000,000	Prior Sale Price:	\$84,858,500	Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	442481	Acres:	0.27		
1st Mtg Amt:		Lot Area:	11,893		
Total Value:	\$7,246,170	# of Stories:			
Land Use:	STORES & OFFICES	Park Area/Cap#:	/		

Comp #:	4			Distance From Subject:	19.14 (miles)
Address:	303 W MANCHESTER BLVD, INGLEWOOD, CA 90301-1149				
Owner Name:	RAYSACK HOLDING LLC				
Seller Name:	LOMITA PROPERTIES INVESTMENT				
APN:	4020-008-037	Map Reference:	56-F1 /	Building Area:	15,574
County:	LOS ANGELES, CA	Census Tract:	6012.11	Total Rooms/Offices:	
Subdivision:	TOWNSITE/INGLEWOOD	Zoning:	INC2	Total Restrooms:	
Rec Date:	12/05/2014	Prior Rec Date:	11/09/2011	Yr Built/Eff:	2008 /
Sale Date:	12/02/2014	Prior Sale Date:	11/03/2011	Air Cond:	YES
Sale Price:	\$1,700,000	Prior Sale Price:	\$1,605,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	1315009	Acres:	0.32		
1st Mtg Amt:	\$935,000	Lot Area:	13,838		
Total Value:	\$1,388,374	# of Stories:			
Land Use:	STORES & OFFICES	Park Area/Cap#:	/		

Comp #:	5	Distance From Subject: 20.26 (miles)	
Address:	2510 S CENTRAL AVE, LOS ANGELES, CA 90011-1635		
Owner Name:	PEOPLES UNION LLC		
Seller Name:	FRIEDMAN JACK		
APN:	5119-009-004	Map Reference:	44-C6 /
County:	LOS ANGELES, CA	Census Tract:	2270.20
Subdivision:	GRIDER & DOWS SUB	Zoning:	LAC2
Rec Date:	09/08/2014	Prior Rec Date:	09/30/2005
Sale Date:	09/01/2014	Prior Sale Date:	
Sale Price:	\$3,000,000	Prior Sale Price:	\$700,000
Sale Type:	FULL	Prior Sale Type:	
Document #:	938192	Acres:	0.18
1st Mtg Amt:		Lot Area:	7,946
Total Value:	\$601,982	# of Stories:	3.00
Land Use:	STORES & OFFICES	Park Area/Cap#:	/
		Building Area:	13,322
		Total Rooms/Offices:	
		Total Restrooms:	
		Yr Built/Eff:	1920 / 1936
		Air Cond:	NONE
		Pool:	
		Roof Mat:	ROLL COMPOSITION