

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

VAN AMBATIELOS  
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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

January 13, 2015

Council District: # 6

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

JOB ADDRESS: **14525 WEST NORDHOFF STREET, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **2639-008-023**

On September 12, 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: **14525 West Nordhoff 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		<u>42.00</u>
<b>Grand Total</b>	<b>\$</b>	<b><u>526.42</u></b>

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

# EXHIBIT A



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

## Property Title Report

Work Order No. T10663  
Dated as of: 08/07/2014

Prepared for: City of Los Angeles

### SCHEDULE A (Reported Property Information)

APN #: 2639-008-023

Property Address: 14525 W NORDHOFF ST ✓ City: Los Angeles County: Los Angeles

#### VESTING INFORMATION

Type of Instrument GRANT DEED

Grantor: ELYSIAN GROUP, A CALIFORNIA CORPORATION

Grantee: CHEN & YANG CERRITOS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

Instrument: 20090512316

Book/Page: N/A

Dated: 04/02/2009

Recorded: 04/09/2009

MAILING ADDRESS: CHEN & YANG CERRITOS, LLC  
11381 183RD STREET CERRITOS, CA 90703

### SCHEDULE B

#### LEGAL DESCRIPTION

LOT 1 OF TRACT 21680, IN THE CITY OF LOS ANGELES COUNTY OF LOS ANGELES, CALIFORNIA AS PER MAP RECORDED IN BOOK 589, PAGE(S) 16, OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

#### MORTGAGES/LIENS

Type of Instrument SHORT FORM DEED OF TRUST AND ASSIGNMENT OF RENTS

Trustor/Mortgagor: CHEN & YANG CERRITOS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

Lender/Beneficiary: CHING CHUAN CHEN, A TO 1/3RD INTEREST, FAUN WEN CHEN, AS TO 1/3RD INTEREST AND MEI LIN CHEN YANG, AS TO 1/3RD INTEREST, ALL AS TENANTS IN COMMON

Trustee: SBS TRUST DEED SERVICES, A CALIFORNIA CORPORATION

Instrument: 20090512317

Book/Page: N/A

Amount: \$960,000

Open Ended: NO

Dated: 03/21/2009

Recorded: 04/09/2009

Maturity Date: 03/31/2039

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

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**Work Order No. T10663**

**SCHEDULE B (Continued)**

**MAILING ADDRESS: CHING CHUAN CHEN ET. AL.**  
**11381 183<sup>RD</sup> STREET CERRITOS, CA 90703**

**Type of Instrument** SHORT FORM DEED OF TRUST AND ASSIGNMENT OF RENTS  
**Trustor/Mortgagor:** CHEN & YANG CERRITOS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY  
**Lender/Beneficiary:** CHING CHUAN CHEN, AS TO 1/3<sup>RD</sup> INTEREST, MARDEN K. CHEN AS TO 1/3<sup>RD</sup> INTEREST AND MEI LIN CHEN YANG, AS TO 1/3<sup>RD</sup> INTEREST, ALL AS TENANTS IN COMMON  
**Trustee:** SBS TRUST DEED SERVICES, A CALIFORNIA CORPORATION  
**Instrument:** 20090512318 **Book/Page:** N/A  
**Amount:** \$600,000 **Open Ended:** NO  
**Dated:** 03/21/2009 **Recorded:** 04/09/2009  
**Maturity Date:** 03/21/2039

**MAILING ADDRESS: CHING CHUAN CHEN ET. AL.**  
**11381 183<sup>RD</sup> STREET CERRITOS, CA 90703**

**Type of Instrument** MISCELLANEOUS  
NOTICE OF PENDING LIEN, DATED 12/05/2011, RECORDED 12/16/2011 AS  
INSTRUMENT NO. 20111710768

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

**MAILING ADDRESS: CHEN AND YANG CERRITOS LLC**  
**11381 183<sup>RD</sup> ST CERRITOS CA 90703**

NOTICE OF PENDING LIEN, DATED 12/09/2013, RECORDED 01/10/2014 AS  
INSTRUMENT NO. 20140033056

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

**MAILING ADDRESS: CHEN AND YANG CERRITOS LLC**  
**11381 183<sup>RD</sup> ST CERRITOS CA 90703**

**Lawyers Title**

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO:

Chen & Yang Cerritos, LLC  
11381 183rd Street  
Cerritos, CA 90703



2

A.P.N.: 2639-008-023

Order No.: 19091333

Space Above This Line for Recorder's Use Only

Escrow No.: 15246-L

**GRANT DEED** (44) (90)

THE UNDERSIGNED GRANTOR(S) DECLARE(S) THAT DOCUMENTARY TRANSFER TAX IS: COUNTY \$1,760.00 City \$ 7,200.00  
 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 Los Angeles and

FOR A VALUABLE CONSIDERATION, Receipt of which is hereby acknowledged,

ELYSIAN GROUP, a California Corporation ( dba Elysium Service Center)

hereby GRANT(S) to **Chen & Yang Cerritos, LLC**, a California limited liability company

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

Lot 1 of Tract 21680, in the City of Los Angeles County of Los Angeles, California as per map recorded in Book 589, Page(s) 16, of Maps in the Office of the County Recorder of said County.

commonly known as: 14525 Nordhoff Street Panorama City, CA 91407

ELYSIAN GROUP, a California Corporation (dba Elysium Service Center)

By [Signature]  
Celita O. DeCastro, President

Document Date: April 2, 2009

STATE OF CALIFORNIA )  
COUNTY OF Los Angeles )

On April 7, 2009 before me, Maria Buso, a notary public in and for said state, personally appeared Celita O. DeCastro who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) 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.

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,

Signature [Signature]



Mail Tax Statements to: SAME AS ABOVE or Address Noted Below

19091333 USD

# EXHIBIT B

ASSIGNED INSPECTOR: **WILLIE ROSS**  
JOB ADDRESS: **14525 WEST NORDHOFF STREET, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **2639-008-023**

Date: **January 13, 2015**

Last Full Title: **08/07/2014**

Last Update to Title:

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## LIST OF OWNERS AND INTERESTED PARTIES

- 1). CHEN AND YANG CERRITOS, LLC  
11381 183<sup>RD</sup> STREET  
CERRITOS, CA. 90703-5434  
CAPACITY: OWNERS
  
- 2). CHING CHUAN CHEN ET. AL.  
11381 183<sup>RD</sup> STREET  
CERRITOS, CA. 90703-5434  
CAPACITY: INTERESTED PARTY

# Property Detail Report

For Property Located At :  
**14525 NORDHOFF ST, PANORAMA CITY, CA 91402-1844**



Bldg Card: 000 of 002

### Owner Information

Owner Name: **CHEN & YANG CERRITOS LLC**  
 Mailing Address: **11381 183RD ST, CERRITOS CA 90703-5434 C007**  
 Vesting Codes: **//CO**

### Location Information

Legal Description:	<b>TRACT # 21680 LOT 1</b>	APN:	<b>2639-008-023</b>
County:	<b>LOS ANGELES, CA</b>	Alternate APN:	
Census Tract / Block:	<b>1193.41 / 1</b>	Subdivision:	<b>21680</b>
Township-Range-Sect:		Map Reference:	<b>8-D5 / 502-A7</b>
Legal Book/Page:	<b>589-16</b>	Tract #:	<b>21680</b>
Legal Lot:	<b>1</b>	School District:	<b>LOS ANGELES</b>
Legal Block:		School District Name:	
Market Area:	<b>PC</b>	Munic/Township:	
Neighbor Code:			

### Owner Transfer Information

Recording/Sale Date:	<b>/</b>	Deed Type:	
Sale Price:		1st Mtg Document #:	
Document #:			

### Last Market Sale Information

Recording/Sale Date:	<b>04/09/2009 / 04/02/2009</b>	1st Mtg Amount/Type:	<b>\$960,000 / PRIVATE PARTY.</b>
Sale Price:	<b>\$1,600,000</b>	1st Mtg Int. Rate/Type:	<b>/</b>
Sale Type:	<b>FULL</b>	1st Mtg Document #:	<b>512317</b>
Document #:	<b>512316</b>	2nd Mtg Amount/Type:	<b>\$600,000 / PRIVATE PARTY</b>
Deed Type:	<b>GRANT DEED</b>	2nd Mtg Int. Rate/Type:	<b>/</b>
Transfer Document #:		Price Per SqFt:	<b>\$752.94</b>
New Construction:		Multi/Split Sale:	

Title Company: **LAWYERS TITLE**  
 Lender:  
 Seller Name: **ELYSIUM SERVICE CENTER**

### Prior Sale Information

Prior Rec/Sale Date:	<b>09/01/2006 / 04/28/2006</b>	Prior Lender:	
Prior Sale Price:	<b>\$900,000</b>	Prior 1st Mtg Amt/Type:	<b>/</b>
Prior Doc Number:	<b>1959095</b>	Prior 1st Mtg Rate/Type:	<b>/</b>
Prior Deed Type:	<b>GRANT DEED</b>		

### Property Characteristics

Year Built / Eff:	<b>1956 /</b>	Total Rooms/Offices		Garage Area:	
Gross Area:	<b>2,125</b>	Total Restrooms:		Garage Capacity:	
Building Area:	<b>2,125</b>	Roof Type:	<b>FLAT</b>	Parking Spaces:	
Tot Adj Area:		Roof Material:		Heat Type:	<b>SPACE</b>
Above Grade:		Construction:	<b>FRAME</b>	Air Cond:	
# of Stories:	<b>1.00</b>	Foundation:	<b>CONCRETE</b>	Pool:	
Other Improvements:		Exterior wall:	<b>METAL</b>	Quality:	
		Basement Area:		Condition:	<b>AVERAGE</b>

### Site Information

Zoning:	<b>LAC2</b>	Acres:	<b>0.21</b>	County Use:	<b>SERVICE STA-FULL SVC (2500)</b>
Lot Area:	<b>9,117</b>	Lot Width/Depth:	<b>x</b>	State Use:	
Land Use:	<b>SERVICE STATION</b>	Commercial Units:	<b>3</b>	Water Type:	
Site Influence:		Sewer Type:		Building Class:	

### Tax Information

Total Value:	<b>\$1,680,792</b>	Assessed Year:	<b>2014</b>	Property Tax:	<b>\$21,028.64</b>
Land Value:	<b>\$1,260,595</b>	Improved %:	<b>25%</b>	Tax Area:	<b>13</b>
Improvement Value:	<b>\$420,197</b>	Tax Year:	<b>2014</b>	Tax Exemption:	
Total Taxable Value:	<b>\$1,680,792</b>				

## Comparable Sales Report

For Property Located At

**14525 NORDHOFF ST, PANORAMA CITY, CA 91402-1844**



**6 Comparable(s) Selected.**

**Summary Statistics:**

	Subject	Low	High	Average
Sale Price	\$1,600,000	\$400,000	\$5,118,500	\$2,080,100
Bldg/Living Area	2,125	1,829	2,424	2,152
Price/Sqft	\$752.94	\$168.07	\$2,798.52	\$1,069.59
Year Built	1956	1950	2010	1977
Lot Area	9,117	10,512	22,409	14,635
Bedrooms	0	0	0	0
Bathrooms/Restrooms	0	0	0	0
Stories	1.00	1.00	1.00	1.00
Total Value	\$1,680,792	\$279,544	\$1,778,612	\$851,293
Distance From Subject	0.00	1.10	24.99	14.83

\*= user supplied for search only

Comp #:	<b>1</b>	Distance From Subject:	<b>1.1 (miles)</b>
Address:	<b>8600 WOODMAN AVE, ARLETA, CA 91331-6503</b>		
Owner Name:	<b>THRIFTY OIL CO</b>		
Seller Name:	<b>BP WEST COAST PRODUCTS LLC</b>		
APN:	<b>2640-019-008</b>	Map Reference:	<b>8-F6 / 532-B1</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>1198.00</b>
Subdivision:	<b>22742</b>	Zoning:	<b>LAC2</b>
Rec Date:	<b>05/28/2014</b>	Prior Rec Date:	<b>12/16/1986</b>
Sale Date:	<b>04/24/2012</b>	Prior Sale Date:	<b>09/1986</b>
Sale Price:	<b>\$400,000</b>	Prior Sale Price:	<b>\$400,000</b>
Sale Type:		Prior Sale Type:	<b>FULL</b>
Document #:	<b>547730</b>	Acres:	<b>0.35</b>
1st Mtg Amt:		Lot Area:	<b>15,381</b>
Total Value:	<b>\$537,667</b>	# of Stories:	
Land Use:	<b>SERVICE STATION</b>	Park Area/Cap#:	<b>/</b>
Building Area:	<b>2,380</b>	Total Rooms/Offices:	
Total Restrooms:		Yr Built/Eff:	<b>1979 / 1979</b>
Air Cond:		Pool:	
Roof Mat:			

Comp #:	<b>2</b>	Distance From Subject:	<b>2.55 (miles)</b>
Address:	<b>7200 WOODMAN AVE, VAN NUYS, CA 91405-2670</b>		
Owner Name:	<b>ARCP UO PORTFOLIO III LP</b>		
Seller Name:	<b>CF UNITED PROPCO LLC</b>		
APN:	<b>2328-007-001</b>	Map Reference:	<b>15-F3 / 532-C4</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>1271.03</b>
Subdivision:	<b>16017</b>	Zoning:	<b>LAC1</b>
Rec Date:	<b>10/15/2014</b>	Prior Rec Date:	<b>12/30/2004</b>
Sale Date:	<b>09/24/2014</b>	Prior Sale Date:	<b>12/22/2004</b>
Sale Price:	<b>\$5,118,500</b>	Prior Sale Price:	<b>\$1,375,000</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	
Document #:	<b>1086118</b>	Acres:	<b>0.51</b>
1st Mtg Amt:		Lot Area:	<b>22,409</b>
Total Value:	<b>\$1,563,494</b>	# of Stories:	
Land Use:	<b>SERVICE STATION</b>	Park Area/Cap#:	<b>/</b>
Building Area:	<b>1,829</b>	Total Rooms/Offices:	
Total Restrooms:		Yr Built/Eff:	<b>1950 /</b>
Air Cond:		Pool:	
Roof Mat:			

Comp #:	<b>3</b>	Distance From Subject:	<b>18.5 (miles)</b>
Address:	<b>2601 W SLAUSON AVE, LOS ANGELES, CA 90043-3249</b>		
Owner Name:	<b>YAGHOUBI FARHAD/SEFARADI ELHAM</b>		
Seller Name:	<b>ODONOVAN C TRUST A</b>		
APN:	<b>5006-028-031</b>	Map Reference:	<b>51-D4 / 673-G6</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>2346.00</b>
Subdivision:	<b>1610</b>	Zoning:	<b>LAC2</b>
Rec Date:	<b>04/22/2014</b>	Prior Rec Date:	<b>09/26/1990</b>
Sale Date:	<b>04/15/2014</b>	Prior Sale Date:	<b>06/1990</b>
Sale Price:	<b>\$400,000</b>	Prior Sale Price:	<b>\$190,000</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>409259</b>	Acres:	<b>0.24</b>
1st Mtg Amt:	<b>\$300,000</b>	Lot Area:	<b>10,512</b>
Total Value:	<b>\$279,544</b>	# of Stories:	<b>1.00</b>
Land Use:	<b>SERVICE STATION</b>	Park Area/Cap#:	<b>/</b>
Building Area:	<b>2,192</b>	Total Rooms/Offices:	
Total Restrooms:		Yr Built/Eff:	<b>1965 /</b>
Air Cond:		Pool:	
Roof Mat:	<b>ROLL COMPOSITION</b>		

Comp #:	<b>4</b>	Distance From Subject:	<b>19.49 (miles)</b>
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Address: **8600 AVIATION BLVD, INGLEWOOD, CA 90301-2002**  
 Owner Name: **SPIRIT SPE PORTFOLIO CA C-STOR**  
 Seller Name: **PACIFIC AVIATION FUEL INC**  
 APN: **4126-004-020** Map Reference: **/ 703-A3** Building Area: **2,106**  
 County: **LOS ANGELES, CA** Census Tract: **6014.01** Total Rooms/Offices:  
 Subdivision: **SAN BERNARDINO** Zoning: **INM1\*** Total Restrooms:  
**MERIDIAN** Prior Rec Date: **11/16/2007** Yr Built/Eff: **1995 / 1995**  
 Rec Date: **06/16/2014** Prior Sale Date: **10/18/2007** Air Cond:  
 Sale Date: **06/02/2014** Prior Sale Price: **\$2,000,000** Pool:  
 Sale Price: **\$2,182,000** Prior Sale Type: **FULL** Roof Mat:  
 Sale Type: **FULL** Acres: **0.33**  
 Document #: **620844** Lot Area: **14,203**  
 1st Mtg Amt: Lot Area: **14,203**  
 Total Value: **\$1,778,612** # of Stories:  
 Land Use: **SERVICE STATION** Park Area/Cap#: **/**

Comp #: **5** Distance From Subject: **22.38 (miles)**  
 Address: **730 E LAS TUNAS DR, SAN GABRIEL, CA 91776-1552**  
 Owner Name: **SAN GABRIEL HOLDING LLC**  
 Seller Name: **SAN GABRIEL PETROLEUM LLC**  
 APN: **5367-018-005** Map Reference: **37-F3 / 596-F3** Building Area: **1,978**  
 County: **LOS ANGELES, CA** Census Tract: **4811.02** Total Rooms/Offices:  
 Subdivision: **8338** Zoning: **SLC1\*** Total Restrooms:  
 Rec Date: **08/08/2014** Prior Rec Date: **10/24/2012** Yr Built/Eff: **1968 / 1968**  
 Sale Date: **07/02/2014** Prior Sale Date: **10/02/2012** Air Cond:  
 Sale Price: **\$2,300,000** Prior Sale Price: **\$639,000** Pool:  
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:  
 Document #: **825695** Acres: **0.27**  
 1st Mtg Amt: **\$90,000** Lot Area: **11,806**  
 Total Value: **\$517,337** # of Stories:  
 Land Use: **SERVICE STATION** Park Area/Cap#: **/**

Comp #: **6** Distance From Subject: **24.99 (miles)**  
 Address: **2 E DUARTE RD, ARCADIA, CA 91006-3511**  
 Owner Name: **YU ALAN C & TERESA H**  
 Seller Name: **REXINGER DUARTE TRUST**  
 APN: **5781-005-032** Map Reference: **28-E6 / 567-D6** Building Area: **2,424**  
 County: **LOS ANGELES, CA** Census Tract: **4308.02** Total Rooms/Offices:  
 Subdivision: **13252** Zoning: **ARC2YY** Total Restrooms:  
 Rec Date: **12/26/2014** Prior Rec Date: **02/28/1994** Yr Built/Eff: **2010 / 2010**  
 Sale Date: **12/15/2014** Prior Sale Date: Air Cond:  
 Sale Price: Prior Sale Price: Pool:  
 Sale Type: **N** Prior Sale Type: Roof Mat:  
 Document #: **1406246** Acres: **0.31**  
 1st Mtg Amt: **\$1,800,000** Lot Area: **13,498**  
 Total Value: **\$431,104** # of Stories:  
 Land Use: **SERVICE STATION** Park Area/Cap#: **/**