

BOARD OF  
BUILDING AND SAFETY  
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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

September 11, 2015

Council District: # 10

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

JOB ADDRESS: **3200 WEST OLYMPIC BLVD., LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **5080-014-013**

On July 30, 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: **3200 West Olympic 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	\$ 457.00
System Development Surcharge	27.42
Title Report fee	42.00
<b>Grand Total</b>	<b>\$ 526.42</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



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

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**Property Title Report**

**Work Order No. T11847**  
Dated as of: 07/08/2015

**Prepared for: City of Los Angeles**

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**SCHEDULE A**  
(Reported Property Information)

**APN #: 5080-014-013**

**Property Address:** 3200 W OLYMPIC BLVD ✓ **City:** Los Angeles **County:** Los Angeles

**VESTING INFORMATION**

**Type of Document:** GRANT DEED

**Grantee :** THE KOSSOFF FAMILY TRUST; JULIAN L & NANCY L PARPMAN

**Grantor :** KOSSOFF, LEONARD; KOSSOFF, ROSALIE AND JULIAN L & NANCY L PARPMAN

**Deed Date :**

**Recorded :** 05/29/1996

**Instr No. :** 96-0838514

**MAILING ADDRESS:** THE KOSSOFF FAMILY TRUST; JULIAN L & NANCY L PARPMAN  
4 MISSION PALMS W RANCHO MIRAGE CA 92270

**SCHEDULE B**

**LEGAL DESCRIPTION**

Lot: 12 Block: F Abbreviated Description: LOT:12 BLK:F CITY:REGION/CLUSTER: 25/25693  
PELLISSIER TRACT LOT 12 AND EX OF ST OF LOT 13 BLK F City/Muni/Twp: REGION/CLUSTER:  
25/25693

**MORTGAGES/LIENS**

We find no Open Mortgages/Deeds of Trust of Record

Same as below

96 8

AND WHEN RECORDED MAIL THIS DEED AND, UNLESS OTHERWISE SHOWN BELOW, MAIL TAX STATEMENTS TO:

RECORDED/FILED IN OFFICIAL RECORDS  
RECORDER'S OFFICE  
LOS ANGELES COUNTY  
CALIFORNIA  
2:01 PM MAY 29 1996

NAME Kossoff, Leonard and  
ADDRESS Karpman, Julian L.  
C/O Midas Muffler  
CITY & STATE 3200 W. Olympic Blvd  
ZIP Los Angeles, CA 90006

FEE \$10 J  
2

Title Order No. Escrow No.

SEE PAGE ABOVE THIS LINE FOR RECORDER'S USE  
SURVEY, MONUMENT FEE \$10. CODE 99

### GRANT DEED

NCPF Code 19 \$ 600

The undersigned declares that the documentary transfer tax is \$ 0 and is  
 computed on the full value of the interest in property conveyed, or is  
 computed on the full value less the value of liens or encumbrances remaining thereon at the time of sale. The land, tenements or realty is located in  
 unincorporated area  city of Los Angeles and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
Leonard Kossoff and Rosalie Kossoff, husband and wife, and Julian L. Karpman and Nancy L. Karpman, husband and wife

hereby GRANT(S) to

The Kossoff Family Trust, an undivided one-half interest and to Julian L. Karpman and Nancy L. Karpman, husband and wife, an undivided one-half interest in

the following described real property in the county of Los Angeles

, state of California:

That portion of Lot 13 in Block F of Pellissier Tract, in the City of Los Angeles, County of Los Angeles, State of California, as per Map recorded in Book 15, Page 70 of Miscellaneous Records, in the office of the County Recorder, lying southerly of the following described lines:

Beginning at a point in the easterly line of said Lot 13, distant thereon southerly 38.20 feet from the northerly lines of said Lot 13; thence westerly in a direct line to a point in the westerly line of Lot 53 of Lewis Heights, as per Map recorded in Book 8, Page 16 of Maps, in the office of the County Recorder, distant thereon southerly 21.80 feet from the northerly line of said Lot 53.

Also Lot 12 in Block F of said Pellissier Tract.

Assessor's Parcel No: 5080 014 013

Dated March 8, 1996

Leonard Kossoff  
Rosalie Kossoff  
Julian L. Karpman  
Nancy L. Karpman

STATE OF CALIFORNIA  
COUNTY OF Riverside

SS

On this the 8<sup>th</sup> day of March 19 96, before me the undersigned, a

Notary Public in and for said County and State, personally appeared

Leonard Kossoff and Rosalie Kossoff

, personally known

to me or proved to me on the basis of satisfactory evidence to be the person whose names are subscribed to the within instrument and acknowledged that they executed the same

Roxanne Chacon  
Signature of Notary

FOR NOTARY SEAL OR STAMP  
ROXANNE CHACON  
COMMISSION #1080558  
Notary Public - California  
RIVERSIDE COUNTY  
My Commission Expires  
DEC. 11, 1998  
Assessor's Parcel No.

MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE. IF NO PARTY SO SHOWN, MAIL AS DIRECTED ABOVE.

Name

Street Address

City & State

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

2

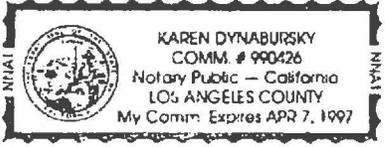
State of CALIFORNIA

County of LOS ANGELES

On MARCH 28 1996 before me KAREN DYNABURSKY NOTARY PUBLIC

personally appeared JULIAN L. KARPIKIAN AND NANCY L. KARPIKIAN

~~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.

*Karen Dynabursky*  
Notary Public

**OPTIONAL**

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

**Description of Attached Document**

Title or Type of Document: \_\_\_\_\_

Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_

- Individual
- Corporate Officer
- Title(s): \_\_\_\_\_
- Partner — Limited General
- Attorney-in-Fact
- Trustee
- Guardian or Conservator
- Other: \_\_\_\_\_

RIGHT THUMBPRINT OF SIGNER



Signer Is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_

- Individual
- Corporate Officer
- Title(s): \_\_\_\_\_
- Partner — Limited General
- Attorney-in-Fact
- Trustee
- Guardian or Conservator
- Other: \_\_\_\_\_

RIGHT THUMBPRINT OF SIGNER



Signer Is Representing: \_\_\_\_\_

96 838514

# EXHIBIT B

ASSIGNED INSPECTOR: **MARK RUDE**

Date: **September 11, 2015**

JOB ADDRESS: **3200 WEST OLYMPIC BLVD., LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **5080-014-013**

Last Full Title: **07/08/2015**

Last Update to Title:

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## LIST OF OWNERS AND INTERESTED PARTIES

- 1). JULIAN L. AND NANCY I. PARPMAN, TRUSTEES  
THE KOSSOFF FAMILY TRUST  
4 MISSION PALMS DR. W.  
RANCHO MIRAGE, CA 92270

CAPACITY: OWNERS

# Property Detail Report

For Property Located At :  
**3200 W OLYMPIC BLVD, LOS ANGELES, CA 90006-2317**



## Owner Information

Owner Name: **KOSSOFF LEONARD (TE)/KOSSOFF ROSALIE (TE)**  
 Mailing Address: **4 MISSION PALMS W, RANCHO MIRAGE CA 92270-1921 C009**  
 Vesting Codes: **// TE**

## Location Information

Legal Description:	<b>PELLISSIER TRACT LOT 12 AND EX OF ST OF LOT 13</b>		
County:	<b>LOS ANGELES, CA</b>	APN:	<b>5080-014-013</b>
Census Tract / Block:	<b>2132.01 / 2</b>	Alternate APN:	
Township-Range-Sect:		Subdivision:	<b>PELLISSIER</b>
Legal Book/Page:		Map Reference:	<b>43-E3 /</b>
Legal Lot:	<b>13</b>	Tract #:	
Legal Block:	<b>F</b>	School District:	<b>LOS ANGELES</b>
Market Area:	<b>C17</b>	School District Name:	
Neighbor Code:		Munic/Township:	

## Owner Transfer Information

Recording/Sale Date:	<b>05/29/1996 /</b>	Deed Type:	<b>DEED</b>
Sale Price:		1st Mtg Document #:	
Document #:	<b>838514</b>		

## Last Market Sale Information

Recording/Sale Date:	<b>01/09/1979 /</b>	1st Mtg Amount/Type:	<b>/</b>
Sale Price:	<b>\$240,000</b>	1st Mtg Int. Rate/Type:	<b>/</b>
Sale Type:	<b>FULL</b>	1st Mtg Document #:	
Document #:	<b>31985</b>	2nd Mtg Amount/Type:	<b>/</b>
Deed Type:	<b>DEED (REG)</b>	2nd Mtg Int. Rate/Type:	<b>/</b>
Transfer Document #:		Price Per SqFt:	<b>\$196.40</b>
New Construction:		Multi/Split Sale:	
Title Company:			
Lender:			
Seller Name:			

## Prior Sale Information

Prior Rec/Sale Date:	<b>/</b>	Prior Lender:	
Prior Sale Price:		Prior 1st Mtg Amt/Type:	<b>/</b>
Prior Doc Number:		Prior 1st Mtg Rate/Type:	<b>/</b>
Prior Deed Type:			

## Property Characteristics

Gross Area:	<b>1,222</b>	Parking Type:		Construction:	
Living Area:	<b>1,222</b>	Garage Area:		Heat Type:	
Tot Adj Area:		Garage Capacity:		Exterior wall:	
Above Grade:		Parking Spaces:		Porch Type:	
Total Rooms:		Basement Area:		Patio Type:	
Bedrooms:	<b>2</b>	Finish Bsmnt Area:		Pool:	
Bath(F/H):	<b>1 /</b>	Basement Type:		Air Cond:	<b>YES</b>
Year Built / Eff:	<b>1948 / 1948</b>	Roof Type:		Style:	
Fireplace:	<b>/</b>	Foundation:		Quality:	
# of Stories:		Roof Material:		Condition:	
Other Improvements:					

## Site Information

Zoning:	<b>LAC2</b>	Acres:	<b>0.18</b>	County Use:	<b>STORE &amp; RESID (1210)</b>
Lot Area:	<b>7,825</b>	Lot Width/Depth:	<b>56 x 135</b>	State Use:	
Land Use:	<b>STORES &amp; RESIDENTIAL</b>	Res/Comm Units:	<b>1 / 1</b>	Water Type:	
Site Influence:				Sewer Type:	

## Tax Information

Total Value:	<b>\$452,291</b>	Assessed Year:	<b>2015</b>	Property Tax:	<b>\$5,867.97</b>
Land Value:	<b>\$312,845</b>	Improved %:	<b>31%</b>	Tax Area:	<b>6657</b>
Improvement Value:	<b>\$139,446</b>	Tax Year:	<b>2014</b>	Tax Exemption:	
Total Taxable Value:	<b>\$452,291</b>				

# Comparable Summary

For Property Located At



CoreLogic

RealQuest Professional

**3200 W OLYMPIC BLVD, LOS ANGELES, CA 90006-2317**

**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
<b>Subject Property</b>								
3200 W OLYMPIC BLVD	\$240,000	1948	2	1	01/09/1979	1,222	7,825	0.0

**No Comps were found. Please modify search criteria.**