

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

FRANK M. BUSH  
GENERAL MANAGER

OSAMA YOUNAN, P.E.  
EXECUTIVE OFFICER

September 10, 2019

Council District: # 2

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

JOB ADDRESS: **11005 WEST VANOWEN STREET, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **2319-005-029**  
Re: Invoice #736455-4

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: **11005 West Vanowen 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>38.00</u>
<b>Grand Total</b>	\$ <b><u>522.42</u></b>

Pursuant to the authority granted by Section 7.35.3 of the Los Angeles Administrative Code, it is proposed that a lien for a total sum of **\$522.42** 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 **\$522.42** 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



P.O. BOX 5152  
CULVER CITY, CA 90231  
Phone 310-943-9235 [latitle@in2-res.com](mailto:latitle@in2-res.com)

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## Property Title Report

Work Order No. T16103  
Dated as of: 09/06/2019

Prepared for: City of Los Angeles

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### SCHEDULE A (Reported Property Information)

APN #: 2319-005-029

Property Address: 11005 W VANOWEN ST

City: Los Angeles

County: Los Angeles

### VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : VINELAND PROPERTY LLC

Grantor : VINELAND CAR WASH INC

Deed Date : 02/28/2010

Recorded : 03/05/2010

Instr No. : 10-0304157

MAILING ADDRESS: VINELAND PROPERTY LLC  
466 FOOTHILL BLVD # 305 LA CANADA FLINTRIDGE CA 91011

### SCHEDULE B

### LEGAL DESCRIPTION

Lot: 76 Abbreviated Description: LOT:76 \*TR=PROPERTY OF THE LANKERSHIM RANCH LAND AND WATER CO\*LOT (EX OF STS) COM AT SE COR OF LOT 76 TH N 135 FT WITH A UNIFORM IMP1=COM,4180SF,YB:1980,1STY;IMP2=COM,594SF,YB:1995,1STY.

### MORTGAGES/LIENS

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

This page is part of your document - DO NOT DISCARD



20100304157



Pages:  
0003

Recorded/Filed in Official Records  
Recorder's Office, Los Angeles County,  
California

03/05/10 AT 08:00AM

FEES:	22.00
TAXES:	0.00
OTHER:	0.00
PAID:	22.00



LEADSHEET



201003050150007

00002026070



002571753

SEQ:  
05

DAR - Title Company (Hard Copy)



THIS FORM IS NOT TO BE DUPLICATED

T79

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RECORDING REQUESTED BY:

The Document Center  
Glendale, CA  
When Recorded Mail Document  
and Tax Statement To  
Vineland Property, LLC.  
466 Foothill Blvd. #305  
La Canada Flintridge, CA. 91011



Escrow No 5959-C  
Title Order No

SPACE ABOVE THIS LINE FOR RECORDER'S USE

APN 2319-005-029

GRANT DEED

The undersigned grantor(s) declare(s)

Documentary transfer tax is \$ None City tax \$ None

- computed on full value of property conveyed, for
- computed on full value less value of liens or encumbrances remaining at time of sale,
- Unincorporated area City of \_\_\_\_\_

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
Vineland Car Wash, Inc., a California Corporation

hereby GRANT(S) to  
Vineland Property, LLC., a California Limited Liability Company

the following described real property in the City of North Hollywood (Los Angeles)  
County of Los Angeles State of California :

AS PER EXHIBIT A ATTACHED HERETO AND MADE A PART THEREOF.  
(ONE)

Commonly Known As 11005 Vanowen St., North Hollywood, CA. 91605

"THE GRANTORS AND THE GRANTEES IN THIS CONVEYANCE ARE COMPRISED OF THE SAME PARTIES WHO CONTINUE TO HOLD THE SAME PROPORTIONATE INTEREST IN THE PROPERTY, RAT 11923(D)."

DATED February 28, 2010

VINELAND CAR WASH, INC.

STATE OF California  
COUNTY OF Los Angeles  
ON March 1, 2010 before me,  
G. CALDEIRA, notary public,  
personally appeared Arsen Mkrtchyan, President

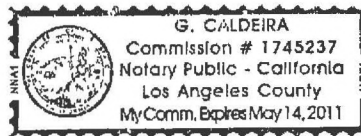
By Arsen Mkrtchyan  
Arsen Mkrtchyan, President  
By \_\_\_\_\_

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 G. Caldeira



877

3 2002

FIDELITY

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Order No. 19186285 - A

**EXHIBIT "ONE"**

The South 135 feet of the East 200 feet (said distances being measured along the East and South Lines) Lot 76 of the Lankershim Ranch Land and Water Company's Subdivision, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 31 Page(s) 39 et seq. of Miscellaneous Records, in the office of the County Recorder of said county.

Except therefrom all oil, petroleum, natural gas, mineral rights and other hydrocarbon substances lying below a depth of 500 vertical feet from the surface of said land, for the purpose of exploring for, extracting, mining, boring, removing, or marketing said substances, however, without any right of any entry upon the surface of said land, as reserved by Gulf Oil Corporation, in deed recorded March 1, 1979 as Instrument No. 79-236592, Official Records.

Assessor's Parcel No: 2319-005-029

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~~02 2319005029~~

# EXHIBIT B

ASSIGNED INSPECTOR: **BEHROUZ HASHEMI** Date: **September 10, 2019**  
JOB ADDRESS: **11005 WEST VANOWEN STREET, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **2319-005-029**

Last Full Title: **09/06/2019** Last Update to Title:  
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**LIST OF OWNERS AND INTERESTED PARTIES**

- 1) VINELAND PROPERTY LLC  
466 FOOTHILL BLVD #305  
LA CANADA FLINTRIDGE, CA 91011 CAPACITY: OWNER
  
- 2) ARSEN MKRTCHYAN  
466 FOOTHILL BLVD #305  
LA CANADA FLINTRIDGE, CA 91011 CAPACITY: AGENT OF SERVICE

# Property Detail Report

For Property Located At :

11005 VANOWEN ST, LOS ANGELES, CA 91605-6331



Bldg Card: 000 of 002

### Owner Information

Owner Name: VINELAND PROPERTY LLC  
 Mailing Address: 466 FOOTHILL BLVD #305, LA CANADA FLINTRIDGE CA 91011-3518 C012  
 Vesting Codes: // CO

### Location Information

Legal Description: TR=PROPERTY OF THE LANKERSHIM RANCH LAND AND WATER CO LOT (EX OF STS) COM AT SE COR OF LOT 76 TH N 135 FT WITH A UNIFORM DEPTH OF 200 FT W POR OF LOT 76  
 County: LOS ANGELES, CA APN: 2319-005-029  
 Census Tract / Block: 1232.06 / 1 Alternate APN:  
 Township-Range-Sect: Subdivision: LANKERSHIM RANCH LAND & WATER CO  
 Legal Book/Page: 6-32 Map Reference: 16-E4 /  
 Legal Lot: 76 Tract #:  
 Legal Block: School District: LOS ANGELES  
 Market Area: NHO School District Name: LOS ANGELES  
 Neighbor Code: Munic/Township:

### Owner Transfer Information

Recording/Sale Date: 03/05/2010 / 02/28/2010 Deed Type: GRANT DEED  
 Sale Price: 1st Mtg Document #:  
 Document #: 304157

### Last Market Sale Information

Recording/Sale Date: 11/23/1999 / 11/18/1999 1st Mtg Amount/Type: /  
 Sale Price: 1st Mtg Int. Rate/Type: /  
 Sale Type: 1st Mtg Document #: /  
 Document #: 2179606 2nd Mtg Amount/Type: /  
 Deed Type: GRANT DEED 2nd Mtg Int. Rate/Type: /  
 Transfer Document #: Price Per SqFt:  
 New Construction: Multi/Split Sale:  
 Title Company:  
 Lender:  
 Seller Name: EXPRESS CAR WASH

### Prior Sale Information

Prior Rec/Sale Date: 02/02/1987 / 01/1987 Prior Lender:  
 Prior Sale Price: \$80,000 Prior 1st Mtg Amt/Type: /  
 Prior Doc Number: 150271 Prior 1st Mtg Rate/Type: /  
 Prior Deed Type: QUIT CLAIM DEED

### Property Characteristics

Year Built / Eff: 1995 /	Total Rooms/Offices	Garage Area:
Gross Area: 4,774	Total Restrooms:	Garage Capacity:
Building Area: 4,774	Roof Type:	Parking Spaces:
Tot Adj Area:	Roof Material: ROLL COMPOSITION	Heat Type:
Above Grade:	Construction: CONCRETE BLOCK	Air Cond:
# of Stories: 1	Foundation: CONCRETE	Pool:
Other Improvements: Building Permit	Exterior wall: CONCRETE BLOCK	Quality: AVERAGE
	Basement Area:	Condition: AVERAGE

### Site Information

Zoning: LAM1	Acres: 0.46	County Use: CAR WASH (2630)
Lot Area: 19,859	Lot Width/Depth: x	State Use:
Land Use: CARWASH	Commercial Units:	Water Type:
Site Influence: CORNER	Sewer Type:	Building Class:

### Tax Information

Total Value: \$1,451,088	Assessed Year: 2018	Property Tax: \$19,060.21
Land Value: \$1,018,313	Improved %: 30%	Tax Area: 13
Improvement Value: \$432,775	Tax Year: 2018	Tax Exemption:
Total Taxable Value: \$1,451,088		