

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

October 26, 2017

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 #671387-6

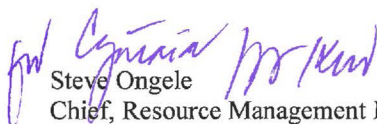
On October 31, 2015, pursuant to Section 98.0402(e) of the Los Angeles Municipal Code ("L.A.M.C"), the Department of Building and Safety (the "Department") performed annual inspections on vehicle repair facilities located at: **11005 West Vanowen Street, Los Angeles, California**, (the "Property"). The 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		42.00
Grand Total	\$	526.42

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



P.O. BOX 5152
CULVER CITY, CA 90231
Phone 310-943-9235 latitle@in2-res.com

Property Title Report

Work Order No. T14809
Dated as of: 10/13/2017

Prepared for: City of Los Angeles

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 CITY:REGION/CLUSTER: 24/24600 *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.City/Muni/Twp: REGION/CLUSTER: 24/24600

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:
06

DAR - Title Company (Hard Copy)



THIS FORM IS NOT TO BE DUPLICATED

T79

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, or
 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.

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, R&T 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

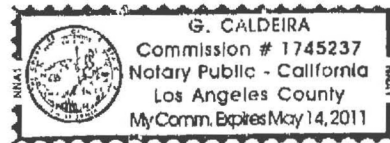
By Arsen Mkrtchyan
Arsen Mkrtchyan, President
By _____

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



971

8 2002

FIDELITY

3

Order No. 19166285 - A

EXHIBIT "ONE"

The South 135 feet of the East 200 feet (said distances being measured along the East and South Lines) Lot 78 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 800 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 1985876~~

EXHIBIT B

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

Date: **October 26, 2017**

Last Full Title: **10/13/2017**

Last Update to Title:

LIST OF OWNERS AND INTERESTED PARTIES

- 1). VINELAND PROPERTY LLC
466 FOOTHILL BLVD #305
LA CANADA FLINTRIDGE, CA 91011-3518 CAPACITY: OWNERS

EXHIBIT C

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:
 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:	1.00	Foundation:	CONCRETE	Pool:	
Other Improvements:		Exterior wall:	CONCRETE BLOCK	Quality:	AVERAGE
		Basement Area:		Condition:	AVERAGE

Site Information

Zoning:	LAM1	Acres:	0.46	County Use:	CAR WASH (2630)
Lot Area:	19,907	Lot Width/Depth:	x	State Use:	
Land Use:	CARWASH	Commercial Units:	1	Water Type:	
Site Influence:	CORNER	Sewer Type:		Building Class:	

Tax Information

Total Value:	\$1,422,637	Assessed Year:	2017	Property Tax:	\$17,726.22
Land Value:	\$998,347	Improved %:	30%	Tax Area:	13
Improvement Value:	\$424,290	Tax Year:	2016	Tax Exemption:	
Total Taxable Value:	\$1,422,637				

Comparable Sales Report

For Property Located At



CoreLogic

RealQuest Professional

11005 VANOWEN ST, LOS ANGELES, CA 91605-6331

6 Comparable(s) Selected.

Report Date: 10/26/2017

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$0	\$1,400,000	\$4,750,000	\$3,110,833
Bldg/Living Area	4,774	4,304	5,359	4,740
Price/Sqft	\$0.00	\$261.24	\$1,091.45	\$665.36
Year Built	1995	1956	2009	1988
Lot Area	19,907	15,479	46,652	28,620
Bedrooms	0	0	0	0
Bathrooms/Restrooms	0	2	3	2
Stories	1.00	1.00	1.00	1.00
Total Value	\$1,422,637	\$701,657	\$4,000,000	\$1,965,895
Distance From Subject	0.00	4.35	36.69	22.06

*= user supplied for search only

Comp #:	1			Distance From Subject:	36.69 (miles)
Address:	524 W AVENUE J, LANCASTER, CA 93534				
Owner Name:	REALTY INCOME TRUST 4				
Seller Name:	HOBIN HOUCIN & ROSELLE LLC				
APN:	3132-010-025	Map Reference:	160-B5 /	Building Area:	4,352
County:	LOS ANGELES, CA	Census Tract:	9007.01	Total Rooms/Offices:	
Subdivision:	LANCASTER	Zoning:	LRC1-C3*	Total Restrooms:	2.00
Rec Date:	04/06/2017	Prior Rec Date:	12/15/2006	Yr Built/Eff:	2009 / 2009
Sale Date:	03/25/2017	Prior Sale Date:	12/07/2006	Air Cond:	
Sale Price:	\$4,750,000	Prior Sale Price:	\$630,500	Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	378191	Acres:	1.07		
1st Mtg Amt:		Lot Area:	46,652		
Total Value:	\$1,620,903	# of Stories:			
Land Use:	CARWASH	Park Area/Cap#:	/		

Comp #:	2			Distance From Subject:	26.84 (miles)
Address:	2711 DEL AMO BLVD, LAKEWOOD, CA 90712-2901				
Owner Name:	DHARMANANDAN LLC				
Seller Name:	GOLD WASH				
APN:	7156-015-031	Map Reference:	70-F2 /	Building Area:	4,807
County:	LOS ANGELES, CA	Census Tract:	5707.02	Total Rooms/Offices:	
Subdivision:	17227	Zoning:	LKC3*	Total Restrooms:	3.00
Rec Date:	09/01/2017	Prior Rec Date:	09/08/2003	Yr Built/Eff:	2004 / 2004
Sale Date:	08/28/2017	Prior Sale Date:	07/29/2003	Air Cond:	
Sale Price:	\$3,200,000	Prior Sale Price:	\$900,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	1000918	Acres:	0.51		
1st Mtg Amt:	\$4,000,000	Lot Area:	22,365		
Total Value:	\$2,207,810	# of Stories:			
Land Use:	CARWASH	Park Area/Cap#:	/		

Comp #: **3** Distance From Subject: **17.81 (miles)**
 Address: **10800 S PRAIRIE AVE, INGLEWOOD, CA 90303-2116**
 Owner Name: **ONE O NINE LLC**
 Seller Name: **ZAMAN BEHROUZ**
 APN: **4033-001-014** Map Reference: **57-B4 /** Building Area: **4,617**
 County: **LOS ANGELES, CA** Census Tract: **6020.03** Total Rooms/Offices:
 Subdivision: **1631** Zoning: **INC2YY** Total Restrooms:
 Rec Date: **08/01/2016** Prior Rec Date: **02/12/2016** Yr Built/Eff: **2007 / 2007**
 Sale Date: **02/26/2016** Prior Sale Date: **02/05/2016** Air Cond:
 Sale Price: **\$3,850,000** Prior Sale Price: **\$3,350,000** Pool:
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:
 Document #: **900838** Acres: **0.36**
 1st Mtg Amt: **\$3,300,000** Lot Area: **15,479**
 Total Value: **\$1,800,000** # of Stories:
 Land Use: **CARWASH** Park Area/Cap#: **/**

Comp #: **4** Distance From Subject: **16.73 (miles)**
 Address: **1111 W MANCHESTER AVE, LOS ANGELES, CA 90044-3429**
 Owner Name: **1111 W MANCHESTER CHARTER/FACILITIES LLC**
 Seller Name: **PCSD 1111 WEST MANCHESTER AVE**
 APN: **6033-014-039** Map Reference: **57-F1 /** Building Area: **5,003**
 County: **LOS ANGELES, CA** Census Tract: **2382.00** Total Rooms/Offices:
 Subdivision: **2439** Zoning: **LAC2** Total Restrooms:
 Rec Date: **10/04/2016** Prior Rec Date: **03/08/2016** Yr Built/Eff: **1956 / 1956**
 Sale Date: **09/29/2016** Prior Sale Date: **02/25/2016** Air Cond:
 Sale Price: **\$4,000,000** Prior Sale Price: **\$2,975,000** Pool:
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:
 Document #: **1212419** Acres: **0.97**
 1st Mtg Amt: **\$4,000,000** Lot Area: **42,442**
 Total Value: **\$4,000,000** # of Stories:
 Land Use: **CARWASH** Park Area/Cap#: **/**

Comp #: **5** Distance From Subject: **29.96 (miles)**
 Address: **144 E PALMDALE BLVD, PALMDALE, CA 93550-4513**
 Owner Name: **JABBOUR GABY H**
 Seller Name: **AMIN FAMILY TRUST**
 APN: **3009-005-036** Map Reference: **/** Building Area: **5,359**
 County: **LOS ANGELES, CA** Census Tract: **9104.03** Total Rooms/Offices:
 Subdivision: **51730** Zoning: **CPD** Total Restrooms:
 Rec Date: **01/27/2017** Prior Rec Date: **07/03/1997** Yr Built/Eff: **1994 / 1994**
 Sale Date: **01/10/2017** Prior Sale Date:
 Sale Price: **\$1,400,000** Prior Sale Price: **\$550,000** Air Cond:
 Sale Type: **FULL** Prior Sale Type: Pool:
 Document #: **113223** Acres: **0.66** Roof Mat:
 1st Mtg Amt: **\$1,260,000** Lot Area: **28,786**
 Total Value: **\$701,657** # of Stories:
 Land Use: **CARWASH** Park Area/Cap#: **/**

Comp #: **6** Distance From Subject: **4.35 (miles)**
 Address: **8720 WOODMAN AVE, ARLETA, CA 91331-6567**
 Owner Name: **BROTHER CAR WASH INC**
 Seller Name: **WR INVESTMENT AMERICA LLC**
 APN: **2640-018-022** Map Reference: **8-E6 /** Building Area: **4,304**
 County: **LOS ANGELES, CA** Census Tract: **1198.00** Total Rooms/Offices:
 Subdivision: **16524** Zoning: **LAC2** Total Restrooms:
 Rec Date: **11/09/2016** Prior Rec Date: **01/11/2007** Yr Built/Eff: **1959 /**
 Sale Date: **10/12/2016** Prior Sale Date: **01/04/2007** Air Cond:
 Sale Price: **\$1,465,000** Prior Sale Price: **\$3,700,000** Pool:
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:
 Document #: **1399482** Acres: **0.37**
 1st Mtg Amt: **\$1,200,000** Lot Area: **15,998**
 Total Value: **\$1,465,000** # of Stories: **1.00**
 Land Use: **CARWASH** Park Area/Cap#: **/**