

CITY OF LOS ANGELES

CALIFORNIA

**BOARD OF
BUILDING AND SAFETY
COMMISSIONERS**

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MAYOR

**DEPARTMENT OF
BUILDING AND SAFETY**
201 NORTH FIGUEROA STREET
LOS ANGELES, CA 90012

OSAMA YOUNAN, P.E.
GENERAL MANAGER
SUPERINTENDENT OF BUILDING

JOHN WEIGHT
EXECUTIVE OFFICER

December 18, 2025

Council District: # 3

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

JOB ADDRESS: 20138 WEST ROSCOE BOULEVARD, UNIT #11, LOS ANGELES, CA
ASSESSORS PARCEL NO. (APN): 2107-001-092
Re: Invoice #848695-0 Case No: 79288

Pursuant to Section 98.0402(e) of the Los Angeles Municipal Code ("L.A.M.C"), the Los Angeles Department of Building and Safety (LADBS) performed annual inspections on vehicle repair facilities located at: **20138 West Roscoe Boulevard, Unit #11, Los Angeles, CA** ("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	30.00
Grand Total	\$ 514.42

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 **\$514.42** be recorded against the property. It is requested that the Honorable City Council of the City of Los Angeles (the "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 Council instruct LADBS to deposit to Dept 08, Fund 48R, Balance Sheet Account 2200, any payment received against this lien in the amount of **\$514.42** 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

Ana Mae Yutan
Chief, Resource Management Bureau

Lien confirmed by
City Council on:

evp

ATTEST: PATRICE LATTIMORE, CITY CLERK

BY: _____
DEPUTY



1649 BUCKINGHAM RD.
LOS ANGELES, CA 90019
Phone 310-943-9235 latitle@in2-res.com

Property Title Report

Work Order No. T18497
Dated as of: 08/07/2025

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 2107-001-092

Property Address: 20138 W ROSCOE BLVD City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee: N.T.A. INVESTMENTS, INC.

Grantor: BENJAMIN GUTIERREZ AND AURORA GUTIERREZ

Deed Date : 05/17/2005 Recorded : 05/20/2005

Instr No. : 05-1189884

MAILING ADDRESS: N.T.A. INVESTMENTS, INC.
694 WENDOVER RD, LA CANADA, CA 91011-4129

SCHEDULE B

LEGAL DESCRIPTION

Lot Number: 811 Tract No: 1000 Brief Description: TR=1000*POR OF LOT 811

MORTGAGES/LIENS

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

This page is part of your document - DO NOT DISCARD

05 1189884

RECORDED/FILED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA
05/20/05 AT 08:00am

TITLE(S) : DEED



FEE

FEE \$10 MM
2

f. D.T.T
3063.50
12.532.50

NOTIFICATION SENT \$4

CODE
20

CODE
19

CODE
9

Assessor's Identification Number (AIN)

To be completed by Examiner OR Title Company in black ink.

Number of AIN's Shown

2107 - 001 - 092

001

THIS FORM NOT TO BE DUPLICATED

RECORDING REQUESTED BY:
First Southwestern Title Company

05 1189884

AND WHEN RECORDED MAIL TO:

Nazareth Nazarethian
NTA Investments, Inc.
718 S. Hill Street, Mezzanine # M-103
Los Angeles, CA 90014

Title Order No.: 65932-35

Escrow No. 01-19318-021

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

80

44

DOCUMENTARY TRANSFER TAX is \$3,063.50 **CITY TRANSFER TAX** \$12,532.50

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,

Benjamin Gutierrez and Aurora Gutierrez, Husband and Wife as Joint Tenants

hereby GRANT(s) to:

N.T.A. INVESTMENTS, INC., a California Corporation

the real property in the City of Los Angeles, County of Los Angeles, State of California, described as
LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF
Also Known as: 20138 Roscoe Boulevard, Los Angeles, CA 91306
AP#: 2107-001-092

DATED May 17, 2005

STATE OF CALIFORNIA


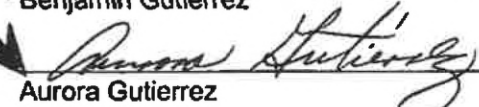
COUNTY OF LOS ANGELES

On MAY 18, 2005

Before me: BRENDA GARCIA

A Notary Public in and for said State, personally appeared

BENJAMIN GUTIERREZ AND
AURORA GUTIERREZ


Benjamin Gutierrez

Aurora Gutierrez

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.



Signature Brenda Garcia

(This area for official notarial seal)

MAIL TAX STATEMENTS TO PARTY SHOWN BELOW, IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE.

EXHIBIT "A"

ALL THAT PORTION OF LOT 811 OF TRACT NO. 1000 IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 19 PAGE(S) 15, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, BOUNDED ON THE WEST AND SOUTH BY TRACT NO. 5252, AS PER MAP RECORDED IN BOOK 65 PAGE 100 OF SAID MAP RECORDS.

EXCEPT THE WEST 208.5 FEET THEREOF.

ALSO EXCEPT THE EAST 320 FEET THEREOF.

ALSO EXCEPT THE SOUTH 370 FEET OF SAID LAND.

EXCEPTING THEREFROM; ALL OIL, OIL RIGHTS, NATURAL GAS RIGHTS, MINERAL RIGHTS, ALL OTHER HYDROCARBON SUBSTANCES BY WHATSOEVER NAME KNOWN, AND ALL WATER, CLAIMS OR RIGHTS TO WATER, TOGETHER WITH APPURTENANT RIGHTS THERETO, WITHOUT HOWEVER, ANY RIGHT TO ENTER UPON THE SURFACE OF SAID LAND NOR ANY PORTION OF THE SUBSURFACE, AS EXCEPTED OR RESERVED BY DEED RECORDED IN BOOK 6092, PAGE 138 OF DEEDS.

A.P.N. 2107-001-092

EXHIBIT B

ASSIGNED INSPECTOR: **JEFFREY DIFIORE**

Date: **December 18, 2025**

JOB ADDRESS: **20138 WEST ROSCOE BOULEVARD, UNIT #11, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **2107-001-092**

Last Full Title: **08/07/2025**

Last Update to Title:

.....

LIST OF OWNERS AND INTERESTED PARTIES

- 1) N.T.A. INVESTMENTS, INC
C/O NAZARETH NAZARETIAN
694 WENDOVER ROAD
LA CANADA, CA 91011-4129
CAPACITY: OWNER

- 2) HAZAEL'S AUTOMOTIVE EXPRESS
20138 W. ROSCOE BOULEVARD, UNIT #11
WINNETKA, CA 91306
CAPACITY: INTERESTED PARTY

Property Detail Report

For Property Located At :

20138 ROSCOE BLVD, WINNETKA, CA 91306-1618**Owner Information**

Owner Name: **NTA INVESTMENTS INC**
 Mailing Address: **694 WENDOVER RD, LA CANADA FLINTRIDGE CA 91011-4129 C005 C/O NAZARETH NAZARETIAN**
 Vesting Codes: **// CO**

Location Information

Legal Description: **TR=1000 POR OF LOT 811**
 County: **LOS ANGELES, CA** APN: **2107-001-092**
 Census Tract / Block: **1341.03 / 1** Alternate APN:
 Township-Range-Sect: **19-1** Subdivision: **1000**
 Legal Book/Page: **19-1** Map Reference: **12-E1 /**
 Legal Lot: **811** Tract #: **1000**
 Legal Block: **WIN** School District: **LOS ANGELES**
 Market Area: **WIN** School District Name: **LOS ANGELES**
 Neighbor Code: **WIN** Munic/Township: **LOS ANGELES**

Owner Transfer Information

Recording/Sale Date: **/** Deed Type:
 Sale Price: **/** 1st Mtg Document #:
 Document #:

Last Market Sale Information

Recording/Sale Date: **05/20/2005 / 05/17/2005** 1st Mtg Amount/Type: **\$225,000 / CONV**
 Sale Price: **\$2,785,000** 1st Mtg Int. Rate/Type: **/ ADJ**
 Sale Type: **FULL** 1st Mtg Document #: **1189885**
 Document #: **1189884** 2nd Mtg Amount/Type: **/**
 Deed Type: **GRANT DEED** 2nd Mtg Int. Rate/Type: **/**
 Transfer Document #: **1189884** Price Per SqFt: **\$193.83**
 New Construction: **GRANT DEED** Multi/Split Sale:
 Title Company: **FIRST SOUTHWESTERN TITLE COMPA**
 Lender: **INDEPENDENCE BK**
 Seller Name: **GUTIERREZ BENJAMIN & AURORA**

Prior Sale Information

Prior Rec/Sale Date: **08/21/2002 / 07/19/2002** Prior Lender: **ZIONS FIRST NAT'L BK**
 Prior Sale Price: **1962096** Prior 1st Mtg Amt/Type: **\$900,000 / CONV**
 Prior Doc Number: **1962096** Prior 1st Mtg Rate/Type: **/ ADJUSTABLE INT RATE LOAN**
 Prior Deed Type: **GRANT DEED**

Property Characteristics

Year Built / Eff:	1986 / 1986	Total Rooms/Offices	Garage Area:
Gross Area:	14,368	Total Restrooms:	Garage Capacity:
Building Area:	14,368	Roof Type:	Parking Spaces:
Tot Adj Area:		Roof Material:	Heat Type:
Above Grade:		Construction:	Air Cond:
# of Stories:		Foundation:	Pool:
Other Improvements:		Exterior wall:	Quality:
		Basement Area:	Condition:

Site Information

Zoning:	LAC1.5	Acres:	0.78	County Use:	AUTO SVC SHOP (2600)
Lot Area:	33,926	Lot Width/Depth:	x	State Use:	
Land Use:	AUTO REPAIR	Res/Comm Units:	2 / 2	Water Type:	
Site Influence:				Sewer Type:	

Tax Information

Total Value:	\$3,805,929	Assessed Year:	2024	Property Tax:	\$48,472.31
Land Value:	\$1,853,085	Improved %:	51%	Tax Area:	16
Improvement Value:	\$1,952,844	Tax Year:	2024	Tax Exemption:	
Total Taxable Value:	\$3,805,929				