

CITY OF LOS ANGELES

CALIFORNIA

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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



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PRESIDENT

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SUPERINTENDENT OF BUILDING

JOHN WEIGHT
EXECUTIVE OFFICER

December 22, 2025

Council District: # 6

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

JOB ADDRESS: **11052 WEST TUXFORD STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2408-032-031**

Re: Invoice #879226-4, 903381-2, 906207-2, 927756-6, 929174-6

Case No: 166950

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: **11052 West Tuxford Street, 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	\$ 1,371.00
System Development Surcharge	82.26
Bad Check Fee	70.00
Title Report Fee	30.00
Grand Total	\$ 1,553.26

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 **\$1,553.26** 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 Council instruct LADBS to deposit to Dept. 08, Fund 48R, Balance Sheet Account 2200, any payment received against this lien in the amount of **\$1,553.26** on the referenced property. 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, LADBS Resource Management Bureau

ATTEST: PATRICE LATTIMORE, CITY CLERK

Lien confirmed by
City Council on:

evf

BY: _____
DEPUTY



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

Property Title Report

Work Order No. T18263
Dated as of: 11/08/2024

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 2408-032-031

Property Address: 11052 W TUXFORD ST City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Document: QUITCLAIM DEED

Grantee: HOVSEP SORFAZIAN

Grantor: NERCES SORFAZIAN SUCCESSOR TRUSTEE OF THE GEORGE SORFAZIAN LIVING TRUST

Deed Date :03/26/2024

Recorded : 05/02/2024

Instr No. : 24-0288214

MAILING ADDRESS: HOVSEP SORFAZIAN

14011 VENTURA BLVD STE 212W, SHERMAN OAKS, CA 91423-5265

SCHEDULE B

LEGAL DESCRIPTION

Lot Number: A Brief Description: *TR=PARCEL MAP AS PER BK 103 P 45 OF PM LOT A

MORTGAGES/LIENS

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

This page is part of your document - DO NOT DISCARD



20240288214



Pages:
0002

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

05/02/24 AT 09:00AM

FEEs:	29.00
TAXES:	0.00
OTHER:	0.00
SB2:	75.00
PAID:	104.00



LEADSHEET



202405022970012

00024420416



014663035

SEQ:
01

DAR - Mail (Intake)



THIS FORM IS NOT TO BE DUPLICATED

RECORDING REQUESTED BY

SORFAZIAN

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

NAME LAW OFFICES OF SARA POLINSKY
STREET ADDRESS 14011 VENTURA BLVD., STE 212W
CITY, STATE & ZIP CODE SHERMAN OAKS, CA 91423

TITLE ORDER NO _____ ESCROW NO _____

24420416
Batch Number: 14663035

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

DOCUMENTARY TRANSFER TAX \$ 0

computed on full value of property conveyed, OR

computed on full value less liens and encumbrances remaining at time of sale.

Signature of Declarant or Agent [Signature] Determining Tax Firm Name

NERCES SORFAZIAN, SUCCESSOR TRUSTEE OF THE GEORGE SORFAZIAN LIVING TRUST DATED 03/17/2000

Name of Grantor(s)

the undersigned grantor(s), for a valuable consideration, receipt of which is hereby acknowledged, do(es) hereby remise, release and forever quitclaim to **HOVSEP SORFAZIAN, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY**

Name of Grantee(s)

the following described real property in the City of **SUN VALLEY**, County of **LOS ANGELES**, State of **CA**.

PARCEL "A" AS PER MAP RECORDED IN BOOK 3997 FILED IN BOOK 103 PAGE 45 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY, CALIFORNIA.

AKA: 11052 TUXFORD ST., SUN VALLEY, CA

THIS CONVEYANCE TRANSFERS TITLE OUT OF A REVOCABLE LIVING TRUST. R&T 11911.

THIS IS A BONAFIDE GIFT. R&T 11930.

Assessor's parcel No. 2408-032-031

Executed on 3-26-2024, at **SHERMAN OAKS, CA**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

[Signature]
SIGNATURE
NERCES SORFAZIAN, SUCCESSOR TRUSTEE
SUCCESSOR TRUSTEE
SIGNATURE

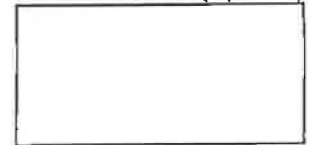
STATE OF LOS ANGELES

COUNTY OF CALIFORNIA

On 3/26/2024 before me, Sara Polinsky, a Notary Public,
(NAME of NOTARY)

personally appeared **NERCES SORFAZIAN** who 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. 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.

RIGHT THUMBPRINT (Optional)



CAPACITY CLAIMED BY SIGNER(S)

- INDIVIDUAL(S)
- CORPORATE OFFICER(S)
- PARTNER(S) (TITLES)
- ATTORNEY IN FACT
- TRUSTEE(S)
- GUARDIAN/CONSERVATOR
- OTHER: _____

[Signature]
SIGNATURE OF NOTARY (SEAL)



MAIL TAX **HOVSEP SORFAZIAN**

STATEMENTS TO: **8123 OAKDALE AVE., WINNETKA, CA 91306**

SBR06

SIGNER IS REPRESENTING:
Name of Person(s) or Entity(ies)

Property Detail Report
For Property Located At :
11052 TUXFORD ST, SUN VALLEY, CA 91352-2630



Bldg Card: 000 of 002

Owner Information

Owner Name: **SORFAZIAN HOVSEP**
 Mailing Address: **8123 OAKDALE AVE, WINNETKA CA 91306-1991 C031**
 Vesting Codes: **MM // SE**

Location Information

Legal Description: **TR=PARCEL MAP AS PER BK 103 P 45 OF PM LOT A**
 County: **LOS ANGELES, CA** APN: **2408-032-031**
 Census Tract / Block: **1211.02 / 3** Alternate APN:
 Township-Range-Sect: Subdivision: **LOS ANGELES LAND & WATER COS**
 Legal Book/Page: **38-35** Map Reference: **9-E6 /**
 Legal Lot: **A** Tract #:
 Legal Block: School District: **LOS ANGELES**
 Market Area: **SUNV** School District Name: **LOS ANGELES**
 Neighbor Code: Munic/Township: **LOS ANGELES**

Owner Transfer Information

Recording/Sale Date: **05/02/2024 / 03/26/2024** Deed Type: **QUIT CLAIM DEED**
 Sale Price: 1st Mtg Document #:
 Document #: **288214**

Last Market Sale Information

Recording/Sale Date: **05/12/1993 /** 1st Mtg Amount/Type: **\$168,000 / CONV**
 Sale Price: **\$210,000** 1st Mtg Int. Rate/Type: **/ FIXED**
 Sale Type: **FULL** 1st Mtg Document #: **/**
 Document #: **899094** 2nd Mtg Amount/Type: **/**
 Deed Type: **GRANT DEED** 2nd Mtg Int. Rate/Type: **/**
 Transfer Document #: Price Per SqFt: **\$221.29**
 New Construction: Multi/Split Sale:
 Title Company: **FIRST AMERICAN TITLE INS CO/NY**
 Lender: **NATIONAL BK/CA**
 Seller Name: **MIRZABEIGI REMO & FREIDA**

Prior Sale Information

Prior Rec/Sale Date: **05/12/1993 /** Prior Lender:
 Prior Sale Price: Prior 1st Mtg Amt/Type: **/**
 Prior Doc Number: **899093** Prior 1st Mtg Rate/Type: **/**
 Prior Deed Type: **QUIT CLAIM DEED**

Property Characteristics

Year Built / Eff: **1980 /** Total Rooms/Offices **5** Garage Area:
 Gross Area: **949** Total Restrooms:
 Building Area: **949** Roof Type: Parking Spaces:
 Tot Adj Area: Roof Material: **COMPOSITION SHINGLE** Heat Type:
 Above Grade: Construction:
 # of Stories: **1** Foundation: **SLAB** Air Cond:
 Other Improvements: **FENCE;ADDITION;FENCE** Exterior wall: **STUCCO** Pool:
 YARD Quality: **FAIR**
 Basement Area: Condition: **FAIR**

Site Information

Zoning: **LAM2** Acres: **0.14** County Use: **LIGHT MANUFACTURING (3100)**
 Lot Area: **6,073** Lot Width/Depth: **50 x 121** State Use:
 Land Use: **LIGHT INDUSTRIAL** Res/Comm Units: **/** Water Type:
 Site Influence: Sewer Type: **TYPE UNKNOWN**

Tax Information

Total Value:	\$561,000	Assessed Year:	2024	Property Tax:	\$7,186.79
Land Value:	\$459,000	Improved %:	18%	Tax Area:	13
Improvement Value:	\$102,000	Tax Year:	2024	Tax Exemption:	
Total Taxable Value:	\$561,000				

Comparable Sales Report

For Property Located At



11052 TUXFORD ST, SUN VALLEY, CA 91352-2630

1 Comparable(s) Selected.

Report Date: 04/24/2025

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$210,000	\$100,000	\$100,000	\$100,000
Bldg/Living Area	949	1,003	1,003	1,003
Price/Sqft	\$221.29	\$99.70	\$99.70	\$99.70
Year Built	1980	1951	1951	1951
Lot Area	6,073	16,756	16,756	16,756
Bedrooms	0	0	0	0
Bathrooms/Restrooms	0	0	0	0
Stories	1.00	0.00	0.00	0.00
Total Value	\$561,000	\$1,200,862	\$1,200,862	\$1,200,862
Distance From Subject	0.00	17.70	17.70	17.70

*= user supplied for search only

Comp #:	1	Distance From Subject: 17.70 (miles)			
Address:	3420 E OLYMPIC BLVD, LOS ANGELES, CA 90023-3031				
Owner Name:	SPK DEV LLC				
Seller Name:	ROESCH JOHN A TRUST				
APN:	5190-035-029	Map Reference:	53-B1 /	Building Area:	1,003
County:	LOS ANGELES, CA	Census Tract:	2051.20	Total Rooms/Offices:	
Subdivision:	5030	Zoning:	LAM2	Total Restrooms:	
Rec Date:	11/07/2024	Prior Rec Date:	08/21/1978	Yr Built/Eff:	1951 / 1960
Sale Date:	10/17/2024	Prior Sale Date:		Air Cond:	
Sale Price:	\$100,000	Prior Sale Price:	\$72,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	768562	Acres:	0.38		
1st Mtg Amt:		Lot Area:	16,756		
Total Value:	\$1,200,862	# of Stories:			
Land Use:	LIGHT INDUSTRIAL	Park Area/Cap#:	/		