

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

VAN AMBATIELOS  
PRESIDENT

E. FELICIA BRANNON  
VICE PRESIDENT

JOSELYN GEAGA-ROSENTHAL  
GEORGE HOVAGUIMIAN  
JAVIER NUNEZ

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

January 19, 2016

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

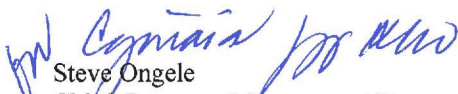
On November 13, 2013 and October 01, 2014, pursuant to Section 98.0402(e) of the Los Angeles Municipal Code ("L.A.M.C"), the Department of Building and Safety (the "Department") performed annual inspections on vehicle repair facilities located at: 11005 West Vanowen Street, Los Angeles, California (the "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	\$	914.00
System Development Surcharge		54.84
Title Report Fee		42.00
<b>Grand Total</b>	<b>\$</b>	<b><u>1,010.84</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 \$1,010.84 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 that 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 \$1,010.84 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

**Property Title Report**

**Work Order No. T12893**  
 Dated as of: 12/02/2015

**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,594SF,YB:1995,1STY;IMP2=COM,4180SF,YB:1980,1STY.City/Muni/Twp: REGION/CLUSTER: 24/24600

**MORTGAGES/LIENS**

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

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



2

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.  
"ONE"

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

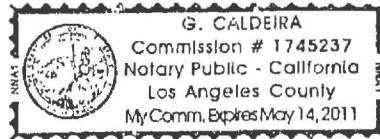
"THE GRANTORS AND THE GRANTEEES IN THIS CONVEYANCE ARE COMPRISED OF THE SAME PARTIES WHO CONTINUE TO HOLD THE SAME PROPORTIONATE INTEREST IN THE PROPERTY, RET 11923(D)."

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

11)

# EXHIBIT B

ASSIGNED INSPECTOR: **MARK VAN SLOOTEN**

**Date: January 19, 2016**

JOB ADDRESS: **11005 WEST VANOWEN STREET, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **2319-005-029**

Last Full Title: **12/02/2015**

Last Update to Title:

.....

## LIST OF OWNERS AND INTERESTED PARTIES

- 1). VINELAND PROPERTY, LLC  
C/O ARSEN MKRTCHYAN  
466 FOOTHILL BLVD. #305  
LA CANADA FLINTRIDGE, CA 91011

CAPACITY: OWNER

# Property Detail Report

For Property Located At :  
**11005 VANOWEN ST, NORTH HOLLYWOOD, 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:	\$1,373,793	Assessed Year:	2015	Property Tax:	\$19,834.99
Land Value:	\$964,070	Improved %:	30%	Tax Area:	13
Improvement Value:	\$409,723	Tax Year:	2015	Tax Exemption:	
Total Taxable Value:	\$1,373,793				

## Comparable Summary

For Property Located At



CoreLogic

RealQuest Professional

**11005 VANOWEN ST, NORTH HOLLYWOOD, CA 91605-6331**

**1 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: 1

	Subject Property	Low	High	Average
Sale Price	\$0	\$2,520,000	\$2,520,000	\$2,520,000
Bldg/Living Area	4,774	5,132	5,132	5,132
Price/Sqft	\$0.00	\$491.04	\$491.04	\$491.04
Year Built	1995	1966	1966	1966
Lot Area	19,907	41,010	41,010	41,010
Bedrooms	0	0	0	0
Bathrooms/Restrooms	0	0	0	0
Stories	1.00	0.00	0.00	0.00
Total Value	\$1,373,793	\$402,892	\$402,892	\$402,892
Distance From Subject	0.00	25.64	25.64	25.64

\*= user supplied for search only

<input checked="" type="checkbox"/>	# F	Address	Sale Price	Yr Blt	Bed	Baths/Restrooms(Full)	Last Recording	Bld/Liv	Lot Area	Dist
<b>Subject Property</b>										
		11005 VANOWEN ST		1995			11/23/1999	4,774	19,907	0.0
<b>Comparables</b>										
<input checked="" type="checkbox"/>	1	225 E CARSON ST	\$2,520,000	1966			09/18/2015	5,132	41,010	25.64

# Comparable Sales Report

For Property Located At



CoreLogic

RealQuest Professional

**11005 VANOWEN ST, NORTH HOLLYWOOD, CA 91605-6331**

**1 Comparable(s) Selected.**

Report Date: 01/11/2016

**Summary Statistics:**

	<b>Subject</b>	<b>Low</b>	<b>High</b>	<b>Average</b>
Sale Price	\$0	\$2,520,000	\$2,520,000	\$2,520,000
Bldg/Living Area	4,774	5,132	5,132	5,132
Price/Sqft	\$0.00	\$491.04	\$491.04	\$491.04
Year Built	1995	1966	1966	1966
Lot Area	19,907	41,010	41,010	41,010
Bedrooms	0	0	0	0
Bathrooms/Restrooms	0	0	0	0
Stories	1.00	0.00	0.00	0.00
Total Value	\$1,373,793	\$402,892	\$402,892	\$402,892
Distance From Subject	0.00	25.64	25.64	25.64

\*= user supplied for search only

Comp #:	1	Distance From Subject: 25.64 (miles)	
Address:	225 E CARSON ST, CARSON, CA 90745-2705		
Owner Name:	CARSON CW LLC		
Seller Name:	MOSICH TRUST A		
APN:	7334-020-071	Map Reference:	69-B4 /
County:	LOS ANGELES, CA	Census Tract:	5438.01
Subdivision:	3848	Zoning:	CAMU&CS*
Rec Date:	09/18/2015	Prior Rec Date:	03/05/1984
Sale Date:	09/18/2015	Prior Sale Date:	
Sale Price:	\$2,520,000	Prior Sale Price:	\$225,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1158863	Acres:	0.94
1st Mtg Amt:		Lot Area:	41,010
Total Value:	\$402,892	# of Stories:	
Land Use:	CARWASH	Park Area/Cap#:	/