

CITY OF LOS ANGELES

CALIFORNIA



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MAYOR

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

RAYMOND S. CHAN, C.E., S.E.
GENERAL MANAGER

May 9, 2014

Council District: # 7

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

JOB ADDRESS: 12354 NORTH SAN FERNANDO ROAD, LOS ANGELES, CA
ASSESSORS PARCEL NO. (APN): 2507-007-014

On June 14, 2010, May 22, 2011, and January 21, 2012, pursuant to the authority granted by Section 91.103 of the Los Angeles Municipal Code ("L.A.M.C"), the Department of Building and Safety (the "Department") investigated and identified code violations at: **12354 North San Fernando Road, Los Angeles, California**, (the "Property"). A copy of the title report which includes a full legal description of the property is attached as Exhibit A.

Following the Department's investigation an order or orders to comply were issued to the property owner and all interested parties. Pursuant to Section 98.0411(a) the order warned that "a proposed noncompliance fee may be imposed for failure to comply with the order within 15 days after the compliance date specified in the order or unless an appeal or slight modification is filed within 15 days after the compliance date." The owners failed to comply within the time prescribed by ordinance.

In addition, on October 30, 2007, September 4, 2008, March 17, 2010, January 26, 2011, October 6, 2011, September 14, 2012, and October 15, 2013, pursuant to Section 98.0402(e) of the L.A.M.C. the Department performed annual inspections on the vehicle repair facility located at the same address. The property owner was given notice of the unpaid annual inspection fees on the property. The Department imposed non-compliance fee and annual inspection fee as follows:

<u>Description</u>	<u>Amount</u>
Annual inspection Fee	\$ 2,893.00
System Development Surcharge	173.58
Non-Compliance Code Enforcement fee	1,650.00
Late Charge/Collection fee (250%)	4,125.00
Accumulated Interest (1%/month)	1,855.79
Title Report fee	42.00
Grand Total	\$ 10,739.37

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 **\$10,739.37** 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 **\$10,739.37** 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

for 
Steve Ongele
Chief, Resource Management Bureau

ATTEST: HOLLY WOLCOTT, CITY CLERK

Lien confirmed by
City Council on:

BY: _____
DEPUTY

EXHIBIT A



5711 W. SLAUSON AVE., SUITE 170
CULVER CITY, CA 90230
Phone 310-649-2020 310-649-0030 Fax

Property Title Report

Work Order No. T10102
Dated as of: 03/31/2014

Prepared for: City of Los Angeles

SCHEDULE A (Reported Property Information)

Property Address: 12354 SAN FERNANDO ROAD ✓ City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Instrument Quitclaim Deed

Grantor: Jorge Palma as Administrator of the Estate of Oscar Palma, deceased

Grantee: Angel Palma and Rita Palma, as joint tenants

Instrument: 2591078

Book/Page: N/A

Dated: 03/26/2007

Recorded: 11/21/2007

Mailing Address: Angel Palma and Rita Palma
12354 San Fernando Road, Sylmar, CA 91342

SCHEDULE B

LEGAL DESCRIPTION

NORTHWEST 60 FEET TO THE SOUTHEAST 123 FEET OF LOT 4 OF TRACT 5909 AS PER MAP RECORDED IN BOOK 77 PAGES 16 AND 17 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

COMMONLY KNOWN AS 12354 SAN FERNANDO ROAD, SYLMAR, CA 91342

TAX ID NO: 2507-007-014

ADDRESS: 12354 SAN FERNANDO ROAD, SYLMAR, CA 91342 ✓

INTUITIVE REAL ESTATE SOLUTIONS
5711 W. SLAUSON AVE., SUITE 170
CULVER CITY, CA 90230
Phone 310-649-2020 310-649-0030 Fax

Work Order No. T10102

SCHEDULE B (Continued)

MORTGAGES/LIENS

Type of Instrument: Deed of Trust

Trustor/Mortgagor: Angel Palma and Rita Palma and Jorge Palma, as Administrator of the Estate of Oscar Palma

Lender/Beneficiary: Maria Aguirre, a married woman

Trustee: Maria Aguirre, a married woman

Instrument: 2625687

Book/Page: N/A

Amount: \$64,000.00

Open Ended: Yes

Dated: 11/21/2007

Recorded: 11/29/2007

Maturity Date: N/A

Mailing Address: 13650 De Garmo Avenue, Sylmar, CA 91342

Type of Instrument: Deed of Trust

Trustor/Mortgagor: Angel Palma and Rita Palma and Jorge Palma, as Administrator of the Estate of Oscar Palma

Lender/Beneficiary: Beatrice Dibene, a single woman

Trustee: Beatrice Dibene, a single woman

Instrument: 314308

Book/Page: N/A

Amount: \$95,000.00

Open Ended: Yes

Dated: 02/21/2008

Recorded: 02/22/2008

Maturity Date: N/A

Mailing Address: 10506 Ilex Avenue, Pacoma, CA 91331

Type of Instrument: Deed of Trust

Trustor/Mortgagor: Angel Palma and Rita Palma and Jorge Palma, as Administrator of the Estate of Oscar Palma

Lender/Beneficiary: Jaime Aguinaga, a married man

Trustee: Jaime Aguinaga, a married man

Instrument: 981244

Book/Page: N/A

Amount: \$40,000.00

Open Ended: Yes

Dated: 06/29/2012

Recorded: 07/02/2012

Maturity Date: N/A

Mailing Address: 13932 Leedy Avenue, Sylmar, CA 91342

Type of Instrument: Notice of Pending Lien

Comments: Notice of Pending Lien dated 03/21/2008, recorded 03/28/2008 as Instrument No. 539894 of Official Records.

Mailing Address: 201 N. Figueroa St., 9th Floor, Los Angeles, CA 90012

SCHEDULE B (Continued)

MORTGAGES/LIENS (Continued)

Type of Instrument Notice of Pending Lien

Comments: Notice of Pending Lien dated 11/05/2008, recorded 11/21/2008 as Instrument No. 2064087 of Official Records.

Mailing Address: 201 N. Figueroa St., 9th Floor, Los Angeles, CA 90012

Type of Instrument Notice of Pending Lien

Comments: Notice of Pending Lien dated 06/15/2010, recorded 06/18/2010 as Instrument No. 838591 of Official Records.

Mailing Address: 201 N. Figueroa St., 9th Floor, Los Angeles, CA 90012

Type of Instrument Notice of Pending Lien

Comments: Notice of Pending Lien dated 11/01/2010, recorded 12/03/2010 as Instrument No. 1781405 of Official Records.

Mailing Address: 201 N. Figueroa St., 9th Floor, Los Angeles, CA 90012

Type of Instrument Notice of Pending Lien

Comments: Notice of Pending Lien dated 06/17/2011, recorded 07/01/2011 as Instrument No. 898823 of Official Records.

Mailing Address: 201 N. Figueroa St., 9th Floor, Los Angeles, CA 90012

Type of Instrument Notice of Pending Lien

Comments: Notice of Pending Lien dated 09/02/2011, recorded 09/16/2011 as Instrument No. 1263760 of Official Records.

Mailing Address: 201 N. Figueroa St., 9th Floor, Los Angeles, CA 90012

Type of Instrument Notice of Pending Lien

Comments: Notice of Pending Lien dated 12/23/2011, recorded 12/30/2011 as Instrument No. 1783692 of Official Records.

Mailing Address: 201 N. Figueroa St., 9th Floor, Los Angeles, CA 90012

Type of Instrument Notice of Pending Lien

Comments: Notice of Pending Lien dated 01/10/2013, 01/25/2013 as Instrument No. 130222 of Official Records.

Mailing Address: 201 N. Figueroa St., 9th Floor, Los Angeles, CA 90012

INTUITIVE REAL ESTATE SOLUTIONS
5711 W. SLAUSON AVE., SUITE 170
CULVER CITY, CA 90230
Phone 310-649-2020 310-649-0030 Fax

Work Order No. T10102

SCHEDULE B (Continued)

MORTGAGES/LIENS (Continued)

Type of Instrument Notice of Pending Lien

Comments: Notice of Pending Lien dated 01/17/2014, recorded 02/07/2014as Instrument No. 139056 of Official Records.

Mailing Address: 201 N. Figueroa St., 9th Floor, Los Angeles, CA 90012

11/21/07

RECORDING REQUESTED BY



20072591078

2

And when recorded mail this Deed and, unless otherwise shown below, mail tax statement to

Name Michael S Overing Law Office

Street address 201 S Lake Avenue, Suite 605

City & Pasadena, CA 91101
State Zip

Title Order No _____ Escrow No _____

T 355 Legal (2 94)

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX IS \$ None See Below

_____ unincorporated area City of Los Angeles

Parcel No 2507-007-014

computed on full value of interest or property conveyed, or

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

I, JORGE PALMA, as Administrator of the Estate of OSCAR PALMA, deceased, pursuant to authority granted to me by Order Settling First and Final Account and Report of Administrator, and Petition for Settlement, Allowance of Statutory Commission, Attorneys' Fees, Costs and for Final Distribution, on February 23, 2007, in Case No LP 011355, Superior Court of California, for the County of Los Angeles, a true and correct copy of which is attached hereto as Exhibit A and incorporated by reference, do hereby convey to ANGEL PALMA and RITA PALMA, as Joint Tenants, without any representation, warranty, or covenant of any kind, express or implied, all right, title, interest, and estate of the decedent at the time of death, and all right, title and interest that the estate may have subsequently acquired in the real property situated in the County of Los Angeles, State of California, described as follows

Northwest 60 feet of the southeast 123 feet of Lot 4 of Tract 5909 as per map recorded in Book 77 pages 16 and 17 of Maps, in the office of the county recorder of said county

Commonly known as 12354 San Fernando Road, Sylmar, CA 91342

This is a court-ordered conveyance or decree that is not pursuant to sale, and is exempt from documentary transfer tax Revenue & Taxation Code §11911

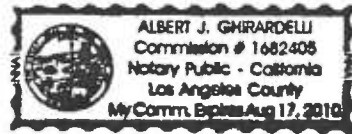
This is a transfer from child to parents under Revenue & Taxation Code §63 1(a), and therefore, is exempt from reappraisal for property tax purposes

Dated March 26, 2007

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES } S

Jorge Palma
JORGE PALMA, Administrator

On March 26 2007, before me, Albert J Ghirardelli, a Notary Public in and for said county and state, personally appeared JORGE PALMA 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 *Albert J Ghirardelli*

MAIL TAX STATEMENT TO PARTY SHOWN BELOW OR IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE
Angel Palma and Rita Palma, 12354 San Fernando Road, Sylmar, CA 91342

EXHIBIT B

ASSIGNED INSPECTOR: **MARK VAN SLOOTEN**

Date: May 9, 2014

JOB ADDRESS: **12354 NORTH SAN FERNANDO ROAD, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **2507-007-014**

Last Full Title: **3/31/2014**


Last Update to Title:

LIST OF OWNERS AND INTERESTED PARTIES

- 1). ANGEL PALMA & RITA PALMA
12354 N SAN FERNANDO ROAD
SYLMAR, CA. 91342
CAPACITY: OWNERS
- 2). ANGEL PALMA & RITA PALMA
C/O MICHAEL S. OVERING LAW OFFICE
201 S LAKE AVENUE, SUITE 605
PASADENA, CA 91101
CAPACITY: OWNERS
- 3). CECILIA TRUJILLO
22532 PARAGON DRIVE
SAUGUS, CA 91350
CAPACITY: INTERESTED PARTIES
- 4). MS. JULIE ESPARZA
25547 VIA LABRADA
VALENCIA, CA 91355
CAPACITY: INTERESTED PARTIES
- 5). MARIA AGUIRRE
13650 DE GARMO AVENUE
SLYMAR, CA 91342
CAPACITY: INTERESTED PARTIES
- 6). BEATRICE DIBENE
10506 ILEX AVENUE
PACOIMA, CA 91331
CAPACITY: INTERESTED PARTIES
- 7). JAMIE AGUINAGA
13932 LEEDY AVENUE
SYLMAR, CA 91342
CAPACITY: INTERESTED PARTIES

Property Detail Report

For Property Located At :
12354 SAN FERNANDO RD, SYLMAR, CA 91342-5073

 CoreLogic
 RealQuest Professional

Owner Information

Bldg Card: 000 of 002

Owner Name: PALMA ANGEL & RITA
 Mailing Address: 12354 SAN FERNANDO RD, SYLMAR CA 91342-5073 C032
 Vesting Codes: // JT

Location Information

Legal Description: TRACT # 5909 NW 60 FT OF SE 123 FT OF LOT 4
 County: LOS ANGELES, CA APN: 2507-007-014
 Census Tract / Block: 1070.20 / 1 Alternate APN:
 Township-Range-Sect: Subdivision: 5909
 Legal Book/Page: Map Reference: 2-D4 / 481-J6
 Legal Lot: 4 Tract #: 5909
 Legal Block: School District: LOS ANGELES
 Market Area: SYL School District Name:
 Neighbor Code: Munic/Township:

Owner Transfer Information

Recording/Sale Date: 11/21/2007 / 03/26/2007 Deed Type: QUIT CLAIM DEED
 Sale Price:
 Document #: 2591078 1st Mtg Document #:

Last Market Sale Information

Recording/Sale Date: 09/30/1997 / 1st Mtg Amount/Type: /
 Sale Price: 1st Mtg Int. Rate/Type: /
 Sale Type: 1st Mtg Document #: /
 Document #: 1507839 2nd Mtg Amount/Type: /
 Deed Type: QUIT CLAIM DEED 2nd Mtg Int. Rate/Type: /
 Transfer Document #: Price Per SqFt:
 New Construction: Multi/Split Sale:
 Title Company:

Lender:
 Seller Name: ESPINOZA ELENA;PALMA OSCAR

Prior Sale Information

Prior Rec/Sale Date: 07/19/1996 / Prior Lender: LENDER SELLER
 Prior Sale Price: \$340,000 Prior 1st Mtg Amt/Type: \$330,000 / CONV
 Prior Doc Number: 1162976 Prior 1st Mtg Rate/Type: / FIX
 Prior Deed Type: GRANT DEED

Property Characteristics

Year Built / Eff: 1978 / Total Rooms/Offices
 Gross Area: 6,240 Total Restrooms: 1.00 Garage Area:
 Building Area: 6,240 Roof Type: Garage Capacity:
 Tot Adj Area: Roof Material: Parking Spaces:
 Above Grade: Construction: Heat Type: HEATED
 # of Stories: Foundation: Air Cond:
 Other Improvements: Exterior wall: Pool:
 Basement Area: Quality:
 Condition:

Site Information

Zoning: LAM1 Acres: 0.44 County Use: LIGHT MANUFACTURING (3100)
 Lot Area: 19,050 Lot Width/Depth: x State Use:
 Land Use: LIGHT INDUSTRIAL Commercial Units: 8 Water Type:
 Site Influence: Sewer Type: Building Class:

Tax Information

Total Value: \$440,860 Assessed Year: 2013 Property Tax: \$6,085.72
 Land Value: \$311,197 Improved %: 29% Tax Area: 8859
 Improvement Value: \$129,663 Tax Year: 2013 Tax Exemption:
 Total Taxable Value: \$440,860