

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

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

FRANK BUSH
EXECUTIVE OFFICER

September 3, 2014

Council District: # 9

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

JOB ADDRESS: **5727 SOUTH LONG BEACH AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5105-020-007**

On February 1, 2008, December 13, 2010, December 29, 2011, December 15, 2012, September 17, 2013, and August 14, 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: **5727 South Long Beach Avenue, 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	\$	2,183.00
System Development Surcharge		130.98
Title Report fee		42.00
Grand Total	\$	<u>2,355.98</u>

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 **\$2,355.98** 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 **\$2,355.98** 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

fr. Steve Ongele
Chief, Resource Management Bureau

Lien confirmed by
City Council on:

ATTEST: HOLLY WOLCOTT, CITY CLERK

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. T10407
Dated as of: 07/07/2014

Prepared for: City of Los Angeles

SCHEDULE A
(Reported Property Information)

APN #: 5105-020-007

Property Address: 5727 S LONG BEACH AVE ✓ **City:** Los Angeles **County:** Los Angeles

VESTING INFORMATION

Type of Instrument GRANT DEED

Grantor: JOHN D. TOKARUK

Grantee: NICKOLAS J. TOKARUK, TRUSTEE OF THE TOKARUK FAMILY TRUST DATED SEPTEMBER 22, 1987, EXECUTED BY JOHN D. TOKARUK AS TRUSTOR

Instrument: 87/2011594

Book/Page: N/A

Dated: 09/27/1987

Recorded: 12/21/1987

✕ **Mailing Address:** John D Tokaruk c/o Norman B Leeper Attorney at Law,
1457 East Chapman Avenue, Fullerton, CA 92631

✕ **Tax Mailing Address:** JOHN D. TOKARUK,
POST OFFICE BOX 1657, HUNTINGTON BEACH, CA 92647.

SCHEDULE B

LEGAL DESCRIPTION

LOT 259 OF BOWENS' SLAUSON JUNCTION TRACT, AS PER MAP RECORDED IN BOOK 10 PAGE 151 OF MAPS, RECORDS OF SAID COUNTY.

MORTGAGES/LIENS

NO OPEN DOT/MORTGAGE FOUND ON SUBJECT PROPERTY

Type of Instrument MISCELLANEOUS

Comments: NOTICE OF PENDING LIEN, DATED 03/22/2011, RECORDED 03/25/2011 AS INSTRUMENT NO. 20110453004.

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. T10407

SCHEDULE B (Continued)

Mailing Address: DEPARTMENT OF BUILDING AND SAFETY, FINANCIAL SERVICES DIVISION,
201 N FIGUEROA ST., 9TH FLOOR, LOS ANGELES, CA 90012

Additional Mailing Address: TOKARUK NICKOLAS J TR,
PO BOX 1657, HUNTINGTON BEACH, CA 92647 — OWNER

NOTICE OF PENDING LIEN, DATED 04/20/2012, RECORDED 05/04/2012 AS
INSTRUMENT NO. 20120670615

Mailing Address: DEPARTMENT OF BUILDING AND SAFETY, FINANCIAL SERVICES DIVISION,
201 N FIGUEROA ST., 9TH FLOOR, LOS ANGELES, CA 90012

Additional Mailing Address: Tokaruk Nickolas J TR,
PO Box 1657, Huntington Beach, CA 92647

NOTICE OF PENDING LIEN, DATED 03/07/2013, RECORDED 04/08/2013 AS
INSTRUMENT NO. 20130517252.

Mailing Address: DEPARTMENT OF BUILDING AND SAFETY, FINANCIAL SERVICES DIVISION,
201 N FIGUEROA ST., 9TH FLOOR, LOS ANGELES, CA 90012

Additional Mailing Address: TOKARUK NICKOLAS J TR,
PO BOX 1657, HUNTINGTON BEACH, CA 92647

NOTICE OF PENDING LIEN, DATED 12/10/2013, RECORDED 01/10/2014 AS
INSTRUMENT NO. 20140033034.

Mailing Address: DEPARTMENT OF BUILDING AND SAFETY, FINANCIAL SERVICES DIVISION,
201 N FIGUEROA ST., 9TH FLOOR, LOS ANGELES, CA 90012

Additional Mailing Address: TOKARUK NICKOLAS J TR,
PO BOX 1657, HUNTINGTON BEACH, CA 92647

Order No.
 Escrow No.
 Loan No.
 RECORDING REQUESTED BY AND
 WHEN RECORDED MAIL TO:
 JOHN D. TOKARUK
 c/o NORMAN B. LEEPER
 Attorney at Law
 1457 East Chapman Avenue
 Fullerton, CA 92631

87-2011594

A.P. #5105-020-007
 A.P. #6902-227-195



SPACE ABOVE THIS LINE FOR RECORDER'S USE

MAIL TAX STATEMENTS TO:
 JOHN D. TOKARUK
 Post Office Box 1657
 Huntington Beach, CA 92647

DOCUMENTARY TRANSFER TAX None Required
 Computed on the consideration or value of property conveyed; OR
 Computed on the consideration or value less liens or incumbrances
 remaining at time of sale.
 Signature of Declarant or Agent determining tax - Firm Name

No Consideration

GRANT DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

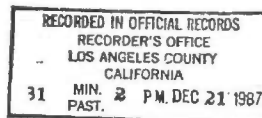
JOHN D. TOKARUK

hereby GRANT(S) to NICKOLAS J. TOKARUK, Trustee of the TOKARUK FAMILY TRUST
 dated Sept 22, 1987, executed by JOHN D. TOKARUK as
 Trustor

the real property in the City of Los Angeles
 County of Los Angeles, State of California, described as

Lot 259 of Bowens' Slauson Junction Tract, as per map recorded
 in Book 10 Page 151 of Maps, records of said County.

THIS CONVEYANCE TRANSFERS THE GRANTOR'S INTEREST INTO HIS REVOCABLE
 LIVING TRUST, R & T 11911.



Dated Sept 22, 1987

STATE OF CALIFORNIA
 COUNTY OF ORANGE

On Sept 22, 1987
 before me, the undersigned, a Notary Public in and for said State, per-
 sonally appeared
 JOHN D. TOKARUK

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.

WITNESS my hand and official seal
 Signature Norman B. Leeper

JOHN D. TOKARUK



1002 (6/82)

MAIL TAX STATEMENTS AS DIRECTED ABOVE

EXHIBIT B

ASSIGNED INSPECTOR: **RICK CARPENTER**

Date: **September 3, 2014**

JOB ADDRESS: **5727 SOUTH LONG BEACH AVENUE, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **5105-020-007**

Last Full Title: **07/07/2014**

Last Update to Title:

LIST OF OWNERS AND INTERESTED PARTIES

- 1). NICOLAS J. TOKARUK, TRUST
PO BOX 1657
HUNTINGTON BEACH, CA. 92647-1657 CAPACITY: OWNER

Property Detail Report

For Property Located At :
5727 LONG BEACH AVE, LOS ANGELES, CA 90058-3819



Owner Information

Owner Name: TOKARUK NICKOLAS J
 Mailing Address: PO BOX 1657, HUNTINGTON BEACH CA 92647-1657 B006
 Vesting Codes: // TR

Location Information

Legal Description: BOWEN'S SLAUSON JUNCTION TRACT EX OF ST LOT 259
 County: LOS ANGELES, CA APN: 5105-020-007
 Census Tract / Block: 2289.00 / 1 Alternate APN:
 Township-Range-Sect: Subdivision: SLAUSON BOWENS JUNCTION TR
 Legal Book/Page: Map Reference: 52-D4 / 674-G5
 Legal Lot: 259 Tract #: 52-D4 / 674-G5
 Legal Block: School District: LOS ANGELES
 Market Area: C42 School District Name:
 Neighbor Code: Munic/Township:

Owner Transfer Information

Recording/Sale Date: 12/21/1987 / Deed Type: GRANT DEED
 Sale Price: 1st Mtg Document #:
 Document #: 2011594

Last Market Sale Information

Recording/Sale Date: 07/21/1986 / 07/1986 1st Mtg Amount/Type: /
 Sale Price: 1st Mtg Int. Rate/Type: /
 Sale Type: 1st Mtg Document #: /
 Document #: 917731 2nd Mtg Amount/Type: /
 Deed Type: DEED (REG) 2nd Mtg Int. Rate/Type: /
 Transfer Document #: Price Per SqFt:
 New Construction: Multi/Split Sale:
 Title Company:
 Lender:

Seller Name: TAX COL LOS ANGELES

Prior Sale Information

Prior Rec/Sale Date: / Prior Lender:
 Prior Sale Price: Prior 1st Mtg Amt/Type: /
 Prior Doc Number: Prior 1st Mtg Rate/Type: /
 Prior Deed Type:

Property Characteristics

Year Built / Eff: /	Total Rooms/Offices	Garage Area:
Gross Area:	Total Restrooms:	Garage Capacity:
Building Area:	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: LAMR1	Acres: 0.12	County Use: VACANT INDUSTRIAL (300V)
Lot Area: 5,079	Lot Width/Depth: x	State Use:
Land Use: INDUSTRIAL LOT	Commercial Units:	Water Type:
Site Influence:	Sewer Type:	Building Class:

Tax Information

Total Value: \$5,353	Assessed Year: 2013	Property Tax: \$180.66
Land Value: \$5,353	Improved %:	Tax Area: 6659
Improvement Value:	Tax Year: 2013	Tax Exemption:
Total Taxable Value: \$5,353		

Comparable Summary

For Property Located At



CoreLogic

RealQuest Professional

5727 LONG BEACH AVE, LOS ANGELES, CA 90058-3819

4 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: 4

	Subject Property	Low	High	Average
Sale Price	\$0	\$180,000	\$960,000	\$765,000
Bldg/Living Area	0	0	0	0
Price/Sqft	\$0.00	\$0.00	\$0.00	\$0.00
Year Built	0	0	0	0
Lot Area	5,079	4,799	23,999	10,788
Bedrooms	0	0	0	0
Bathrooms/Restrooms	0	0	0	0
Stories	0.00	0.00	0.00	0.00
Total Value	\$5,353	\$83,232	\$405,756	\$224,986
Distance From Subject	0.00	0.07	0.10	0.09

*= user supplied for search only

<input checked="" type="checkbox"/>	# F	Address	Sale Price	Yr Bilt	Bed	Baths/Restrooms(Full)	Last Recording	Bld/Liv	Lot Area	Dist
Subject Property										
		5727 LONG BEACH AVE					07/21/1986		5,079	0.0
Comparables										
<input checked="" type="checkbox"/>	1	5737 DUARTE ST	\$960,000				06/26/2014		4,799	0.07
<input checked="" type="checkbox"/>	2	1619 E SLAUSON AVE	\$180,000				06/04/2014		4,802	0.09
<input checked="" type="checkbox"/>	3	5718 DUARTE ST	\$960,000				06/26/2014		23,999	0.09
<input checked="" type="checkbox"/>	4	5742 DUARTE ST	\$960,000				06/26/2014		9,550	0.1

Comparable Sales Report

For Property Located At



CoreLogic

RealQuest Professional

5727 LONG BEACH AVE, LOS ANGELES, CA 90058-3819**4 Comparable(s) Selected.**

Report Date: 09/02/2014

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$0	\$180,000	\$960,000	\$765,000
Bldg/Living Area	0	0	0	0
Price/Sqft	\$0.00	\$0.00	\$0.00	\$0.00
Year Built	0	0	0	0
Lot Area	5,079	4,799	23,999	10,788
Bedrooms	0	0	0	0
Bathrooms/Restrooms	0	0	0	0
Stories	0.00	0.00	0.00	0.00
Total Value	\$5,353	\$83,232	\$405,756	\$224,986
Distance From Subject	0.00	0.07	0.10	0.09

* = user supplied for search only

Comp #: **1** Distance From Subject: **0.07 (miles)**
 Address: **5737 DUARTE ST, LOS ANGELES, CA 90058-3823**
 Owner Name: **REININGER CAROLINA**
 Seller Name: **SALAMI ALEXANDER A**
 APN: **5105-021-012** Map Reference: **52-D4 / 674-G5** Building Area:
 County: **LOS ANGELES, CA** Census Tract: **2289.00** Total Rooms/Offices:
 Subdivision: **SLAUSON BOWENS JUNCTION TR** Zoning: **LAM2** Total Restrooms:
 Rec Date: **06/26/2014** Prior Rec Date: **06/16/2011** Yr Built/Eff: **/**
 Sale Date: **06/10/2014** Prior Sale Date: **05/10/2011** Air Cond:
 Sale Price: **\$960,000** Prior Sale Price: **\$625,000** Pool:
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:
 Document #: **661175** Acres: **0.11**
 1st Mtg Amt: **\$210,000** Lot Area: **4,799**
 Total Value: **\$83,232** # of Stories:
 Land Use: **INDUSTRIAL LOT** Park Area/Cap#: **/**

Comp #: **2** Distance From Subject: **0.09 (miles)**
 Address: **1619 E SLAUSON AVE, LOS ANGELES, CA 90011-5058**
 Owner Name: **RECINOS BYRON**
 Seller Name: **MIER PROPERTIES LLC**
 APN: **5105-019-014** Map Reference: **52-D4 / 674-G5** Building Area:
 County: **LOS ANGELES, CA** Census Tract: **5327.00** Total Rooms/Offices:
 Subdivision: **SLAUSON BOWENS JUNCTION TR** Zoning: **LAMR1** Total Restrooms:
 Rec Date: **06/04/2014** Prior Rec Date: **10/19/2005** Yr Built/Eff: **/**
 Sale Date: **06/01/2014** Prior Sale Date: **10/13/2005** Air Cond:
 Sale Price: **\$180,000** Prior Sale Price: **\$225,000** Pool:
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:
 Document #: **579070** Acres: **0.11**
 1st Mtg Amt: **\$170,000** Lot Area: **4,802**
 Total Value: **\$249,692** # of Stories:
 Land Use: **INDUSTRIAL LOT** Park Area/Cap#: **/**

Comp #: **3** Distance From Subject: **0.09 (miles)**
 Address: **5718 DUARTE ST, LOS ANGELES, CA 90058**
 Owner Name: **REININGER CAROLINA**
 Seller Name: **SALAMI ALEXANDER A**
 APN: **5105-022-018** Map Reference: **52-D4 / 674-G5** Building Area:
 County: **LOS ANGELES, CA** Census Tract: **2289.00** Total Rooms/Offices:
 Subdivision: **SLAUSON BOWENS JUNCTION TR** Zoning: **LAM2** Total Restrooms:
 Rec Date: **06/26/2014** Prior Rec Date: **06/16/2011** Yr Built/Eff: **/**
 Sale Date: **06/10/2014** Prior Sale Date: **05/10/2011** Air Cond:
 Sale Price: **\$960,000** Prior Sale Price: **\$625,000** Pool:
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:
 Document #: **661175** Acres: **0.55**
 1st Mtg Amt: **\$210,000** Lot Area: **23,999**
 Total Value: **\$405,756** # of Stories:
 Land Use: **INDUSTRIAL LOT** Park Area/Cap#: **/**

Comp #: **4** Distance From Subject: **0.1 (miles)**
 Address: **5742 DUARTE ST, LOS ANGELES, CA 90058-3824**
 Owner Name: **REININGER CAROLINA**
 Seller Name: **SALAMI ALEXANDER A**
 APN: **5105-022-017** Map Reference: **52-D4 / 674-G5** Building Area:
 County: **LOS ANGELES, CA** Census Tract: **2289.00** Total Rooms/Offices:
 Subdivision: **SLAUSON BOWENS JUNCTION TR** Zoning: **LAM2** Total Restrooms:
 Rec Date: **06/26/2014** Prior Rec Date: **06/16/2011** Yr Built/Eff: **/**
 Sale Date: **06/10/2014** Prior Sale Date: **05/10/2011** Air Cond:
 Sale Price: **\$960,000** Prior Sale Price: **\$625,000** Pool:
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:
 Document #: **661175** Acres: **0.22**
 1st Mtg Amt: **\$210,000** Lot Area: **9,550**
 Total Value: **\$161,262** # of Stories:
 Land Use: **INDUSTRIAL LOT** Park Area/Cap#: **/**