

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

VAN AMBATIELOS
PRESIDENT

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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

FRANK M. BUSH
GENERAL MANAGER

OSAMA YOUNAN, P.E.
EXECUTIVE OFFICER

February 22, 2019

Council District: # 1

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

JOB ADDRESS: **1501 WEST WASHINGTON BLVD., LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5056-021-027**
Re: Invoice #713085-6, #721552-0

Pursuant to the authority granted by Section 91.103 of the Los Angeles Municipal Code, the Department of Building and Safety (the "Department") investigated and identified code violations at: **1501 West Washington Blvd., 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, pursuant to Section 98.0421, the property owner was issued an order May 2, 2016 to pay a code violation inspection fee after violations were identified and verified upon inspection. The non-compliance and code violation inspection fees imposed by the Department are as follows:

<u>Description</u>	<u>Amount</u>
Non-Compliance Code Enforcement fee	660.00
Late Charge/Collection fee (250%)	2,490.00
Code Violation Investigation fee	336.00
System Development Surcharge	20.16
System Development Surcharge late fee	50.40
Accumulated Interest (1%/month)	326.76
Title Report fee	38.00
Grand Total	\$ 3,921.32

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 **\$3,921.32** 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 **\$3,921.32** 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



P.O. BOX 5152
CULVER CITY, CA 90231
Phone 310-943-9235 latitle@in2-res.com

Property Title Report

Work Order No. T15525
Dated as of: 09/14/2018

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 5056-021-027

Property Address: 1501 W WASHINGTON BLVD City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : ZIP STEVENSON LLC

Grantor : YANG SOON KANG

Deed Date : 07/24/2015

Recorded : 01/25/2016

Instr No. : 16-0085700

**MAILING ADDRESS: ZIP STEVENSON LLC
4474 W ADAMS BLVD LOS ANGELES CA 90016**

SCHEDULE B

LEGAL DESCRIPTION

Lot: 19 Tract No: 9692 Abbreviated Description: LOT: 19 TR#: 9692 S 50.15 FT OF LOT 19 AND ALL OF LOTS 1 AND 28 TR=9692 AND LOT 7 M R 15-9 IMP1=OFF, 9618SF, YB: 1926, 1STY; IMP2=OFF, 39888SF, YB: 1926, 1STY

MORTGAGES/LIENS

Type of Document: DEED OF TRUST

Recording Date: 01/25/2016

Document #: 16-0085701

Loan Amount: \$3,500,000

Lender Name: GRANVILLE PARK LLC

Borrowers Name: ZIP STEVENSON LLC

**MAILING ADDRESS: GRANVILLE PARK LLC
1418 AMHERST AVE APT. 1 LOS ANGELES, CA 90025**

This page is part of your document - DO NOT DISCARD



20160085700



Pages:
0003

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

01/25/16 AT 03:34PM

FEES:	25.00
TAXES:	27,160.00
OTHER:	0.00
PAID:	27,185.00



LEADSHEET



201601250610031

00011638516



007344745

SEQ:
01

DAR - Counter (Upfront Scan)



THIS FORM IS NOT TO BE DUPLICATED

RECORDING REQUESTED BY:

AND WHEN RECORDED MAIL TO:

4474 West Adams Blvd
Los Angeles, CA 90016

THIS SPACE FOR RECORDER'S USE ONLY:

Title Order No.:

Escrow No.: 57253-HH

AP#: 5056-021-027

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S) (80)

DOCUMENTARY TRANSFER TAX is \$5,335.00 CITY TRANSFER TAX \$21,825.00 (44)

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,

Yang Soon Kang, an unmarried woman

hereby GRANT(s) to:

Zip Stevenson LLC, a California Limited Liability Company

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: 1501 W.Washington Blvd., Los Angeles, CA 90007

Dated July 24, 2015

Yang Soon Kang
Yang Soon Kang

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.

STATE OF CALIFORNIA

COUNTY OF Los Angeles

On 7-24-2015 before me, Harry Hwang A Notary Public personally appeared Yang Soon Kang who proved to me on the

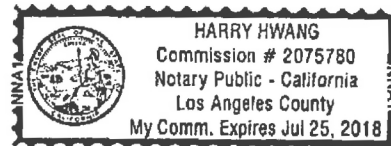
basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf 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.

Signature [Signature]

(Seal)



MAIL TAX STATEMENTS TO PARTY SHOWN BELOW; IF NO PARTY SHOWN, MAIL AS SHOWN ABOVE:

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 5056-021-027

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

LOTS 1 AND 28 AND THE SOUTHERLY 50 FEET OF LOT 19 OF TRACT NO. 9692, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 145 PAGE 87 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 2:

LOT 7 OF REID ADDITION TO LOS ANGELES, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 15 PAGE 9 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

This page is part of your document - DO NOT DISCARD



20160085701



Pages:
0037

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

01/25/16 AT 03:34PM

FEES:	184.00
TAXES:	0.00
OTHER:	0.00
PAID:	184.00



LEADSHEET



201601250610031

00011638517



007344745

SEQ:
02

DAR - Counter (Upfront Scan)



THIS FORM IS NOT TO BE DUPLICATED

EXHIBIT B

ASSIGNED INSPECTOR: **ARA HAGHANAZARIAN**

Date: **February 22, 2019**

JOB ADDRESS: **1501 WEST WASHINGTON BLVD., LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **5056-021-027**

Last Full Title: **09/14/2018**

Last Update to Title:

.....

LIST OF OWNERS AND INTERESTED PARTIES

1). ZIP STEVENSON LLC
4474 W ADAMS BLVD
LOS ANGELES, CA 90016

CAPACITY: OWNER

2). GRANVILLE PARK LLC
1418 AMHERST AVE, APT. 1
LOS ANGELES, CA 90025

CAPACITY: INTERESTED PARTY

Property Detail Report

For Property Located At :
 1501 W WASHINGTON BLVD, LOS ANGELES, CA 90007-1258



Bldg Card: 000 of 002

Owner Information

Owner Name: ZIP STEVENSON LLC
 Mailing Address: 4474 W ADAMS BLVD, LOS ANGELES CA 90016-3171 C026
 Vesting Codes: //

Location Information

Legal Description: S 50.15 FT OF LOT 19 AND ALL OF LOTS 1 AND 28 TR=9692 AND LOT 7 M R 15-9
 County: LOS ANGELES, CA APN: 5056-021-027
 Census Tract / Block: 2211.20 / 1 Alternate APN:
 Township-Range-Sect: Subdivision:
 Legal Book/Page: Map Reference:
 Legal Lot: 19 Tract #: 9692
 Legal Block: School District: LOS ANGELES
 Market Area: C16 School District Name: LOS ANGELES
 Neighbor Code: Munic/Township:

Owner Transfer Information

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

Last Market Sale Information

Recording/Sale Date: 01/25/2016 / 07/24/2015 1st Mtg Amount/Type: \$3,500,000 / PRIVATE PARTY
 Sale Price: \$4,850,000 1st Mtg Int. Rate/Type: /
 Sale Type: FULL 1st Mtg Document #: 85701
 Document #: 85700 2nd Mtg Amount/Type: /
 Deed Type: GRANT DEED 2nd Mtg Int. Rate/Type: /
 Transfer Document #: Price Per SqFt: \$97.97
 New Construction: Multi/Split Sale:
 Title Company:
 Lender: PRIVATE INDIVIDUAL
 Seller Name: KANG YANG S

Prior Sale Information

Prior Rec/Sale Date: 07/19/2012 / 07/12/2012 Prior Lender: HANA SMALL BUSN LNDG INC
 Prior Sale Price: \$2,630,000 Prior 1st Mtg Amt/Type: \$2,300,000 / CONV
 Prior Doc Number: 1069171 Prior 1st Mtg Rate/Type: / ADJUSTABLE INT RATE LOAN
 Prior Deed Type: GRANT DEED

Property Characteristics

Year Built / Eff: 1926 / 1934 Total Rooms/Offices
 Gross Area: 49,506 Total Restrooms:
 Building Area: 49,506 Roof Type:
 Tot Adj Area: Roof Material:
 Above Grade: Construction:
 # of Stories: Foundation:
 Other Improvements: Building Permit Exterior wall:
 Basement Area:

Garage Area:
 Garage Capacity:
 Parking Spaces:
 Heat Type:
 Air Cond:
 Pool:
 Quality:
 Condition:

Site Information

Zoning: LAC2 Acres: 0.77 County Use: OFFICE BLDG (1700)
 Lot Area: 33,690 Lot Width/Depth: x State Use:
 Land Use: OFFICE BUILDING Commercial Units:
 Site Influence: Sewer Type: Building Class:

Tax Information

Total Value: \$4,947,000 Assessed Year: 2017 Property Tax: \$62,859.66
 Land Value: \$4,386,000 Improved %: 11% Tax Area: 210
 Improvement Value: \$561,000 Tax Year: 2017 Tax Exemption:
 Total Taxable Value: \$4,947,000

Comparable Sales Report

For Property Located At



RealQuest

1501 W WASHINGTON BLVD, LOS ANGELES, CA 90007-1258

13 Comparable(s) Selected.

Report Date: 09/25/2018

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$4,850,000	\$7,800,000	\$381,000,000	\$61,919,615
Bldg/Living Area	49,506	44,000	56,406	49,926
Price/Sqft	\$97.97	\$146.65	\$6,778.52	\$1,151.74
Year Built	1926	1956	2002	1981
Lot Area	33,690	15,000	127,980	70,200
Bedrooms	0	0	0	0
Bathrooms/Restrooms	0	0	0	0
Stories	0.00	1.00	5.00	3.25
Total Value	\$4,947,000	\$2,745,457	\$22,782,210	\$10,607,482
Distance From Subject	0.00	1.65	24.73	14.40

* = user supplied for search only

Comp #:	1			Distance From Subject:	1.65 (miles)
Address:	2801 W 6TH ST, LOS ANGELES, CA 90057-3113				
Owner Name:	LARCHMONT LEP LLC				
Seller Name:	JAMISON PROPERTIES INC				
APN:	5155-011-001	Map Reference:	44-A2 /	Building Area:	53,189
County:	LOS ANGELES, CA	Census Tract:	2087.10	Total Rooms/Offices:	
Subdivision:	RAMPART HEIGHTS	Zoning:	LAC2	Total Restrooms:	
Rec Date:	08/30/2018	Prior Rec Date:	08/08/2002	Yr Built/Eff:	1956 /
Sale Date:	08/29/2018	Prior Sale Date:	07/03/2002	Air Cond:	CENTRAL
Sale Price:	\$7,800,000	Prior Sale Price:	\$2,200,020	Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	CONCRETE
Document #:	878201	Acres:	0.74		
1st Mtg Amt:		Lot Area:	32,263		
Total Value:	\$2,745,457	# of Stories:	4		
Land Use:	OFFICE BUILDING	Park Area/Cap#:	/		

Comp #:	2			Distance From Subject:	9.27 (miles)
Address:	5570 LINCOLN BLVD, PLAYA VISTA, CA 90094-2015				
Owner Name:	WEDGE OFFICE LLC				
Seller Name:	5510-5570 LINCOLN BLVD LLC				
APN:	4211-022-017	Map Reference:	/	Building Area:	56,406
County:	LOS ANGELES, CA	Census Tract:	2756.02	Total Rooms/Offices:	
Subdivision:	49104-03	Zoning:	LAC2(PV)	Total Restrooms:	
Rec Date:	01/26/2018	Prior Rec Date:	12/21/2017	Yr Built/Eff:	2002 / 2002
Sale Date:	01/23/2018	Prior Sale Date:	11/20/2017	Air Cond:	
Sale Price:	\$190,000,000	Prior Sale Price:	\$674,545,455	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	85403	Acres:	0.58		
1st Mtg Amt:	\$157,950,000	Lot Area:	25,299		
Total Value:	\$22,782,210	# of Stories:			
Land Use:	OFFICE BUILDING	Park Area/Cap#:	/		

Comp #:	3			Distance From Subject:	9.39 (miles)
Address:	2900 31ST ST, SANTA MONICA, CA 90405-3035				
Owner Name:	SMBP LLC				
Seller Name:	CA-SANTA MONICA BUSN PK LP				
APN:	4272-029-021	Map Reference:	41-D6 /	Building Area:	56,207
County:	LOS ANGELES, CA	Census Tract:	7023.00	Total Rooms/Offices:	
Subdivision:	33022	Zoning:	SMC5*	Total Restrooms:	

Rec Date:	07/27/2018	Prior Rec Date:	02/04/1998	Yr Built/Eff:	1979 / 1979
Sale Date:	07/19/2018	Prior Sale Date:	02/02/1998	Air Cond:	
Sale Price:	\$381,000,000	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	752144	Acres:	1.90		
1st Mtg Amt:	\$300,000,000	Lot Area:	82,716		
Total Value:	\$21,933,790	# of Stories:			
Land Use:	OFFICE BUILDING	Park Area/Cap#:	/		

Comp #:	4	Distance From Subject: 9.97 (miles)			
Address:	11859 WILSHIRE BLVD, LOS ANGELES, CA 90025-6616				
Owner Name:	EEFNW LLC				
Seller Name:	WLA WILSHIRE LLC				
APN:	4265-013-041	Map Reference:	41-C3 /	Building Area:	48,284
County:	LOS ANGELES, CA	Census Tract:	2643.01	Total Rooms/Offices:	
Subdivision:	WESTGATE	Zoning:	LAC4	Total Restrooms:	
Rec Date:	01/12/2018	Prior Rec Date:	12/04/2012	Yr Built/Eff:	1986 / 1986
Sale Date:	01/12/2018	Prior Sale Date:	11/27/2012	Air Cond:	CENTRAL
Sale Price:	\$28,500,000	Prior Sale Price:	\$14,764,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	38730	Acres:	0.34		
1st Mtg Amt:	\$19,405,000	Lot Area:	15,000		
Total Value:	\$15,664,814	# of Stories:	5		
Land Use:	OFFICE BUILDING	Park Area/Cap#:	3800 /		

Comp #:	5	Distance From Subject: 10.68 (miles)			
Address:	621 HAWAII ST, EL SEGUNDO, CA 90245-4814				
Owner Name:	PG-MAC HAWAII LLC				
Seller Name:	621 HAWAII STREET LLC				
APN:	4138-010-005	Map Reference:	62-D2 /	Building Area:	47,741
County:	LOS ANGELES, CA	Census Tract:	9800.13	Total Rooms/Offices:	
Subdivision:	26557	Zoning:	ESCM	Total Restrooms:	
Rec Date:	07/11/2018	Prior Rec Date:	06/30/2015	Yr Built/Eff:	1965 / 1967
Sale Date:	07/10/2018	Prior Sale Date:	05/27/2015	Air Cond:	CENTRAL
Sale Price:	\$15,650,000	Prior Sale Price:	\$7,550,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	ROLL COMPOSITION
Document #:	690940	Acres:	1.97		
1st Mtg Amt:		Lot Area:	85,699		
Total Value:	\$7,818,439	# of Stories:	1		
Land Use:	OFFICE BUILDING	Park Area/Cap#:	/		

Comp #:	6	Distance From Subject: 13.47 (miles)			
Address:	2700 E FOOTHILL BLVD, PASADENA, CA 91107-7100				
Owner Name:	SYNERGY ALLIANCE LLC				
Seller Name:	PASADENA E OFFICE INVTRS LP				
APN:	5748-002-037	Map Reference:	27-E3 /	Building Area:	46,125
County:	LOS ANGELES, CA	Census Tract:	4629.00	Total Rooms/Offices:	
Subdivision:	L J ROSES SUB/LAMANDA PARK	Zoning:	PSC*	Total Restrooms:	
Rec Date:	05/24/2018	Prior Rec Date:	06/26/2014	Yr Built/Eff:	1991 / 1991
Sale Date:	05/22/2018	Prior Sale Date:	06/19/2014	Air Cond:	
Sale Price:	\$12,400,000	Prior Sale Price:	\$7,100,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	515246	Acres:	1.20		
1st Mtg Amt:	\$7,100,000	Lot Area:	52,054		
Total Value:	\$7,499,340	# of Stories:			
Land Use:	OFFICE BUILDING	Park Area/Cap#:	/		

Comp #:	7	Distance From Subject: 13.93 (miles)			
Address:	21041 S WESTERN AVE, TORRANCE, CA 90501-1727				
Owner Name:	PG-MAC WESTERN LLC				
Seller Name:	21041 WESTERN AVE LLC				
APN:	7352-017-018	Map Reference:	68-E3 /	Building Area:	49,096
County:	LOS ANGELES, CA	Census Tract:	6509.01	Total Rooms/Offices:	
Subdivision:		Zoning:	TOMI-BP	Total Restrooms:	
Rec Date:	07/11/2018	Prior Rec Date:	03/16/2016	Yr Built/Eff:	1985 / 1985
Sale Date:	07/10/2018	Prior Sale Date:	03/10/2016	Air Cond:	
Sale Price:	\$35,955,000	Prior Sale Price:	\$25,500,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	BUILT-UP
Document #:	690938	Acres:	2.27		

1st Mtg Amt:		Lot Area:	98,703
Total Value:	\$8,856,660	# of Stories:	3
Land Use:	OFFICE BUILDING	Park Area/Cap#:	/

Comp #:	8	Distance From Subject: 15.74 (miles)	
Address:	17835 VENTURA BLVD, ENCINO, CA 91316-3634		
Owner Name:	BERESHIT INVESTMENTS LLC/VAYISHLACH INVESTMENT LLC		
Seller Name:	VENTURA BOULEVARD PARTNERS LP		
APN:	2162-012-083	Map Reference:	21-D2 /
County:	LOS ANGELES, CA	Census Tract:	1395.04
Subdivision:	6076	Zoning:	LARA
Rec Date:	01/10/2018	Prior Rec Date:	02/17/2006
Sale Date:	01/03/2018	Prior Sale Date:	01/24/2006
Sale Price:	\$11,150,000	Prior Sale Price:	\$10,500,000
Sale Type:	FULL	Prior Sale Type:	
Document #:	27898	Acres:	0.92
1st Mtg Amt:	\$7,390,000	Lot Area:	40,144
Total Value:	\$9,380,000	# of Stories:	
Land Use:	OFFICE BUILDING	Park Area/Cap#:	/

Comp #:	9	Distance From Subject: 16.90 (miles)	
Address:	4130 COVER ST, LONG BEACH, CA 90808-1885		
Owner Name:	G & C COVER STREET LLC/D & N COVER STREET LLC		
Seller Name:	APRO LLC		
APN:	7149-001-119	Map Reference:	/
County:	LOS ANGELES, CA	Census Tract:	5736.01
Subdivision:		Zoning:	LBPPD1
Rec Date:	12/28/2017	Prior Rec Date:	01/20/2016
Sale Date:	12/19/2017	Prior Sale Date:	01/14/2016
Sale Price:	\$15,000,000	Prior Sale Price:	\$3,463,500
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1507239	Acres:	2.65
1st Mtg Amt:	\$7,500,000	Lot Area:	115,423
Total Value:	\$7,132,770	# of Stories:	
Land Use:	OFFICE BUILDING	Park Area/Cap#:	/

Comp #:	10	Distance From Subject: 19.70 (miles)	
Address:	5955 DE SOTO AVE, WOODLAND HILLS, CA 91367-5107		
Owner Name:	LFT-DESOTO LLC		
Seller Name:	5955 DE SOTO LLC		
APN:	2149-002-027	Map Reference:	12-D6 /
County:	LOS ANGELES, CA	Census Tract:	1371.04
Subdivision:		Zoning:	LAWC
Rec Date:	06/01/2018	Prior Rec Date:	06/27/2014
Sale Date:	05/30/2018	Prior Sale Date:	06/27/2014
Sale Price:	\$14,000,000	Prior Sale Price:	\$9,450,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	547565	Acres:	2.94
1st Mtg Amt:	\$7,500,000	Lot Area:	127,980
Total Value:	\$9,981,516	# of Stories:	
Land Use:	OFFICE BUILDING	Park Area/Cap#:	/

Comp #:	11	Distance From Subject: 20.88 (miles)	
Address:	9131 OAKDALE AVE, CHATSWORTH, CA 91311-6502		
Owner Name:	ATLAS V CHATSWORTH LLC		
Seller Name:	ANAHEIM INVESTORS LLC		
APN:	2761-001-085	Map Reference:	6-F5 /
County:	LOS ANGELES, CA	Census Tract:	1133.03
Subdivision:	26561	Zoning:	LAMR2
Rec Date:	06/25/2018	Prior Rec Date:	11/20/2006
Sale Date:	06/11/2018	Prior Sale Date:	11/15/2006
Sale Price:	\$41,250,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	N
Document #:	632026	Acres:	2.59
1st Mtg Amt:		Lot Area:	112,974
Total Value:	\$6,924,040	# of Stories:	
Land Use:	OFFICE BUILDING	Park Area/Cap#:	/

Comp #:	12	Distance From Subject:	20.91 (miles)
Address:	9201 OAKDALE AVE, CHATSWORTH, CA 91311-6542		
Owner Name:	ATLAS V CHATSWORTH LLC		
Seller Name:	ANAHEIM INVESTORS LLC		
APN:	2761-001-083	Map Reference:	6-F5 /
County:	LOS ANGELES, CA	Census Tract:	1133.03
Subdivision:	26561	Zoning:	LAMR2
Rec Date:	06/25/2018	Prior Rec Date:	11/20/2006
Sale Date:	06/11/2018	Prior Sale Date:	11/15/2006
Sale Price:	\$41,250,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	N
Document #:	632026	Acres:	2.41
1st Mtg Amt:		Lot Area:	105,129
Total Value:	\$8,305,764	# of Stories:	
Land Use:	OFFICE BUILDING	Park Area/Cap#:	/

Comp #:	13	Distance From Subject:	24.73 (miles)
Address:	26635 AGOURA RD E255, CALABASAS, CA 91302-2950		
Owner Name:	STERLING CENTER DRIVE LLC		
Seller Name:	CALABASAS CORP CENTER LLC		
APN:	2064-002-043	Map Reference:	100A-F4 /
County:	LOS ANGELES, CA	Census Tract:	8003.29
Subdivision:	32642	Zoning:	CSCR-SC*
Rec Date:	05/16/2018	Prior Rec Date:	09/29/2017
Sale Date:	05/15/2018	Prior Sale Date:	09/28/2017
Sale Price:	\$11,000,000	Prior Sale Price:	\$36,750,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	482433	Acres:	0.44
1st Mtg Amt:	\$7,900,000	Lot Area:	19,214
Total Value:	\$8,872,460	# of Stories:	
Land Use:	OFFICE BUILDING	Park Area/Cap#:	/

EXHIBIT D

ASSIGNED INSPECTOR: **ARA HAGHANAZARIAN**

Date: **February 22, 2019**

JOB ADDRESS: **1501 WEST WASHINGTON BLVD., LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **5056-021-027**

CASE#: **717580**

ORDER NO: **A-4048310**

EFFECTIVE DATE OF ORDER TO COMPLY: **May 2, 2016**

COMPLIANCE EXPECTED DATE: **June 1, 2016**

DATE COMPLIANCE OBTAINED: **No Compliance to Date**

LIST OF IDENTIFIED CODE VIOLATIONS
(ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-4048310

1050110201725540

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

SUBSTANDARD ORDER AND NOTICE OF FEE

ZIP STEVENSON, LLC C/O ZIP STEVENSON
4474 W. ADAMS BLVD.
LOS ANGELES,, CA 90016

The undersigned mailed this notice
by regular mail, postage prepaid,
to the addressee on this day.

APR 27 2016

CASE #: 717580
ORDER #: A-4048310
EFFECTIVE DATE: May 02, 2016
COMPLIANCE DATE: June 01, 2016

OWNER OF
SITE ADDRESS: 1501 W WASHINGTON BLVD

To the address as shown on the
last equalized assessment roll.
Initialed by *[Signature]*

ASSESSORS PARCEL NO.: 5056-021-027

ZONE: C2; Commercial Zone

An inspection has revealed that the property (Site Address) listed above is in violation of the Los Angeles Municipal Code (L.A.M.C.) sections listed below. You are hereby ordered to correct the violation(s) and contact the inspector listed in the signature block at the end of this document for a compliance inspection by the compliance date listed above

FURTHER, THE CODE VIOLATION INSPECTION FEE (C.V.I.F) OF \$ 356.16 (\$336 fee plus a six percent Systems Development Surcharge of \$20.16) WILL BE BILLED TO THE PROPERTY OWNER. The invoice/notice will be sent to the owner as it appears on the last equalized assessment roll. Section 98.0421 L.A.M.C.

NOTE: FAILURE TO PAY THE C. V.I.F. WITHIN 30 DAYS OF THE INVOICE DATE OF THE BILL NOTED ABOVE WILL RESULT IN A LATE CHARGE OF TWO (2) TIMES THE C.V.I.F. PLUS A 50 PERCENT COLLECTION FEE FOR A TOTAL OF \$1,176.00. Any person who fails to pay the fee, late charge and collection fee, shall also pay interest. Interest shall be calculated at the rate of one percent per month.

The inspection has revealed that the property is in violation of the Los Angeles Municipal Code as follows:

As a result of an inspection of the property (Site Address) listed above, this office has determined the building(s) to be SUBSTANDARD as pursuant to the provisions of Division 89 of Article 1 of Chapter IX of the Los Angeles Municipal Code (L.A.M.C.). You are therefore ordered to secure all required permits and begin the necessary work to eliminate the following code violations within 30 days from the effective date of this order. All necessary work shall be completed within 90 days from the effective date of this order. If the necessary permits are not obtained or the required work is not physically commenced within 45 days from the effective date of this order, the Department of Building and Safety may order the owner to cause the building(s) to be vacated.

VIOLATION(S):

1. Construction done in the 2nd floor without plans, permits and inspection.

You are therefore ordered to: Submit plans, obtain required permits, call for inspection and obtain all approvals, or demolish and remove un-approved construction and return building to its original permitted condition.

Code Section(s) in Violation: 91.106.1.1, 91.103.1, 12.21A.1.(a), 91.106.3.2, 93.0201, 91.8902.14, 94.103.1.1, 95.112.1 of the L.A.M.C.

2. A room on the 2nd floor of a commercial building has been converted into habitable space.



CODE ENFORCEMENT BUREAU
For routine City business and non-emergency services: Call 3-1-1
www.ladbs.org

You are therefore ordered to: 1) Discontinue the use of commercial building as habitable space 2) Remove all the unpermitted (hazardous) electrical wiring, lighting, and outlets. 3) Remove the unpermitted bed and mattress. 4) Remove the portable heater. 5) Remove the portable cooking hot plate. 6) Remove the cloth drawer. 7) Remove everything in the room that is connected with habitable space and return the room back to its original approved condition.

Code Section(s) in Violation: 12.21A.1.(a), 93.0201, 91.8902.14 of the L.A.M.C.

3. Occupancy change needs new Certificate of Occupancy. Second floor has been converted to garment manufacturing area without permits or approvals.

You are therefore ordered to: Obtain the required permits and Certificate of Occupancy for the change of occupancy or demolish and remove un-approved construction work and return 2nd floor to its permitted use.

Code Section(s) in Violation: 91.8203, 91.103.1, 12.21A.1.(a), 91.8902.14 of the L.A.M.C.

4. Third floor use was changed to Dance Studio, New Covenant Community Church, Senior Cultural Center, Acupuncture & Moxibustion Medical Services without permits or approvals.

You are therefore ordered to: Obtain the required permits and Certificate of Occupancy for the change of occupancy or remove all un-approved construction work and return 3rd floor to its permitted use.

Code Section(s) in Violation: 91.8203, 91.103.1, 12.21A.1.(a), 91.8902.14 of the L.A.M.C.

5. In-operable automobile stored on the parking lot and automobile repair in a parking lot.

You are therefore ordered to: 1) Remove non-operative automobile from parking lot 2) Discontinue the repair of automobile in the parking lot

Code Section(s) in Violation: 12.21A.1.(a) of the L.A.M.C.

6. Rubbish, garbage, trash and debris on the premises.

You are therefore ordered to: 1) Remove the rubbish, garbage, trash and debris from the premises
2) Maintain the premises in a clean and sanitary condition

Code Section(s) in Violation: 91.8104, 91.8104.2, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

7. Open storage of Auto parts, machine, motor, appliance or other similar device in a residential zone.

You are therefore ordered to: Discontinue the open storage of automobile parts, motor oil drums & bin, etc. in the parking lot.

Code Section(s) in Violation: 12.03, 12.21A.1.(a), 12.21A.8.(a) and 12.21A.8.(b) of the L.A.M.C.

NOTE: A certificate has been filed with the County Recorder noting the above substandard condition

1060110201725540

NON-COMPLIANCE FEE WARNING :

YOU ARE IN VIOLATION OF THE L.A.M.C. IT IS YOUR RESPONSIBILITY TO CORRECT THE VIOLATION (S) AND CONTACT THE INSPECTOR LISTED BELOW TO ARRANGE FOR A COMPLIANCE INSPECTION BEFORE THE NON-COMPLIANCE FEE IS IMPOSED. Failure to correct the violations and arrange for the compliance inspection within 15 days from the Compliance Date, will result in imposition of the fee noted below.

In addition to the C.V.I.F. noted above, a proposed noncompliance fee in the amount of \$660.00 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 request for slight modification is filed within 15 days of the compliance date.

If an appeal or request for slight modification is not filed within 15 days of the compliance date or extensions granted therefrom, the determination of the department to impose and collect a non-compliance fee shall be final. Section 98.0411 L.A.M.C.

NOTE: FAILURE TO PAY THE NON -COMPLIANCE FEE WITHIN 30 DAYS AFTER THE DATE OF MAILING THE INVOICE, MAY RESULT IN A LATE CHARGE OF TWO (2) TIMES THE NON-COMPLIANCE FEE PLUS A 50 PERCENT COLLECTION FEE FOR A TOTAL OF **\$2,310.00.**

Any person who fails to pay the non-compliance fee, late charge and collection fee shall also pay interest. Interest shall be calculated at the rate of one percent per month.

PENALTY WARNING :

Any person who violates or causes or permits another person to violate any provision of the Los Angeles Municipal Code (L.A.M.C.) is guilty of a misdemeanor which is punishable by a fine of not more than \$1000.00 and/or six (6) months imprisonment for each violation. Section 11.00 (m) L.A.M.C.

INVESTIGATION FEE REQUIRED:

Whenever any work has been commenced without authorization by a permit or application for inspection and which violates provisions of Articles 1 through 8 of Chapter IX of the Los Angeles Municipal Code (L.A.M.C.) , and if no order has been issued by the department or a court of law requiring said work to proceed, a special investigation fee which shall be double the amount charged for an application for inspection, license or permit fee, but not less than \$400.00 , shall be collected on each permit, license or application for inspection. Section 98.0402 (a) L.A.M.C.

APPEAL PROCEDURES:

There is an appeal procedure established in this city whereby the Department of Building and Safety and the Board of Building and Safety Commissioners have the authority to hear and determine error or abuse of discretion, or requests for slight modification of the requirements contained in this order when appropriate fees have been paid Section 98.0403.1 and 98.0403.2 L.A.M.C.

NOTICE:

Relocation assistance may be required if a tenant is evicted in order to comply with an order from a governmental agency (LAMC 151.09.A.11 & 163.00 to 163.07) For information, call the Los Angeles Housing Department (LAHD) at (213) 808-8888 or go to: <http://lahd.lacity.org>

If you have any questions or require any additional information please feel free to contact me at (213)252-3938. Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector: 

Date: April 22, 2016

MEL KHACHATOURIAN
3550 WILSHIRE BLVD. SUITE 1800
LOS ANGELES, CA 90010
(213)252-3938
Mel.Khachatourian@lacity.org


REVIEWED BY

