

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

July 14, 2015

Council District: # 10

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

JOB ADDRESS: **5805 WEST VENICE BLVD., LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **5069-006-018**

On October 16, 2013, 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: **5805 West Venice 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 on September 16, 2013 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	550.00
Late Charge/Collection fee (250%)	779.87
Code Violation Investigation fee	336.00
System Development Surcharge	20.16
System Development Surcharge late fee	50.40
Title Report fee	42.00
<b>Grand Total</b>	<b>\$ 1,778.43</b>

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 **\$1,778.43** 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 **\$1,778.43** 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

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. T11664  
 Dated as of: 06/05/2015

Prepared for: City of Los Angeles

### SCHEDULE A

(Reported Property Information)

APN #: 5069-006-018

Property Address: 5805 W VENICE BLVD ✓ City: Los Angeles County: Los Angeles

### VESTING INFORMATION

Type of Document: Grant Deed

Grantee : Albert Luquin, an unmarried man

Grantor : Paul Gabriel, an unmarried man

Deed Date : 10/27/1994

Recorded : 11/3/1994

Instr No. : 94 1993132

Mailing Address: Albert Luquin,  
 5743 Venice Blvd., Los Angeles, CA 90019

### SCHEDULE B

### LEGAL DESCRIPTION

The following described property:

Lots 15 and 16 of Tract No. 7168, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 119 Page(S) 67 and 68 of Maps, in the office of the County recorder of said County.

Except the Southwesterly 10 feet of the Southeasterly 55 feet of said Lot 15.

Also except therefrom, those portions of said Lots 15 and 16, lying Northwesterly of the following described line: Beginning at the intersection of the Southwesterly line of said Lot 15 with the Northerly line of the Southeasterly 55.00 Feet of said lot; thence Northeasterly along said Northerly line to the Northeasterly line of the Southwesterly 10.00 Feet to said Lot 15; thence Northeasterly along a Non-Tangent curve concave Southeasterly and having a Radius of 3959.83 Feet to a point in the Northeasterly line of said Lot 16, distant Northwesterly thereon 55.00 Feet from the Southeast corner of said Lot 16.

Assessor's Parcel No: 5069-006-018

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

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**Work Order No. T11664**

**SCHEDULE B (Continued)**

**MORTGAGES/LIENS**

**Type of Document:** A deed of trust to secure an indebtedness in the amount shown below, and any other obligations secured thereby

**Amount :** \$105,000.00

**Dated :** 11/1/1994

**Trustor :** Albert Luquin

**Trustee :** Southern California Title Company, a California Corporation

**Beneficiary :** Paul Gabriel

**Recorded :** 11/3/1994

**Instr No. :** 94 1993133

**Mailing Address:** Paul Gabriel, 13505 Cheltenham Drive, Sherman Oaks, CA 91423

**Mailing Address:** Southern California Title Company, None Shown.

Assignment of the above referenced security instrument is as follows:

**Assignee :** Paul Gabriel

**Recorded :** 2/5/1998

**Instr No. :** 98 192814

**MAILING ADDRESS:** Paul Gabriel, 13505 Cheltenham Drive, Sherman Oaks, California 91423

**Type of Document:** A claim of lien for the amount shown and any other amounts due.

**Claimant :** Department of Building and Safety Financial Services Division

**Recorded :** 4/18/2014

**Instr No. :** 20140400486

**MAILING ADDRESS:** Department of Building and Safety Financial Services Division,  
201 N. Figueroa St., 9th Floor, Los Angeles, CA 90012

**MAILING ADDRESS:** Alberto Luquin, 5743 Venice Blvd, Los Angeles CA, 90019

Recording Requested by:

94 1993132

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

NAME: Albert Luquin  
 STREET ADDRESS: 5743 Venice Blvd.  
 Los Angeles, CA 90019  
 CITY STATE ZIP: Los Angeles, CA 90019

RECORDED/FILED IN OFFICIAL RECORDS  
 RECORDER'S OFFICE  
 LOS ANGELES COUNTY  
 CALIFORNIA  
 NOV 3 1994 AT B.A.M.

FEE \$10 J  
 2

THIS SPACE FOR RECORDING USE ONLY

Estate No. 9402134 Title Order No. 4911693-SI Assessor's Parcel No. 5069-6-18

### Grant Deed

The undersigned declares that the DOCUMENTARY TRANSFER TAX IS \$ 55.55 CITY TAX IS \$ 227.25

Computed on the full value of the interest or property conveyed, or is

Computed on the full value less the value of liens and encumbrances remaining thereon at the time of sale, OR

Transfer is exempt from tax for the following reason: (none)

Unincorporated Area: City of Los Angeles and

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

PAUL GABRIEL, AN UNMARRIED MAN (who acquired title with no status.)

hereby GRANT(S) to  
 ALBERT LUQUIN, AN UNMARRIED MAN

all that real property situated in the CITY OF Los Angeles COUNTY OF Los Angeles, STATE OF CALIFORNIA, described as:

COMPLETE LEGAL DESCRIPTION IS ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT 'A' CONSISTING OF ONE PAGE.

commonly known as: 5805 Venice Blvd., Los Angeles, CA 90019

Dated Oct. 27, 1994

STATE OF CALIFORNIA  
 COUNTY OF Los Angeles } ss.

On 11-2-94 before me T. Stine  
 a notary public, personally appeared Paul Gabriel

*Paul Gabriel*  
 Paul Gabriel

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 entity upon behalf of which the person(s) acted, executed the instrument.

Signature of notary *T. Stine*



Mail Tax Statements to: \_\_\_\_\_  
 Street Address MAIL TAX STATEMENTS AS DIRECTED ABOVE City and State Zip Code

Order No. 4911693-SI  
Escrow No 9402134  
Loan No

94 199311

RECORDED/FILED IN OFFICIAL RECORDS  
RECORDER'S OFFICE  
LOS ANGELES COUNTY  
CALIFORNIA  
NOV 3 1994 AT 8 A.M.

WHEN RECORDED MAIL TO:

Paul Gabriel  
13505 Cheltenham Drive  
Sherman Oaks, CA 91423

FEE \$ 23-1  
22-1/2

SPACE ABOVE THIS LINE FOR OFFICE USE

ALL-INCLUSIVE DEED OF TRUST AND ASSIGNMENT OF RENTS  
(LONG FORM)

This ALL-INCLUSIVE DEED OF TRUST, made November 01, 1994, between  
Albert Luquin, An Unmarried Man, herein called TRUSTOR,

whose address is 5743 Venice Blvd., Los Angeles, CA 90019  
(Number and Street) (City) (State)

SOUTHERN CALIFORNIA TITLE COMPANY, a California corporation, herein called TRUSTEE, and  
Paul Gabriel, An Unmarried Man, herein called BENEFICIARY,

WITNESSETH: That Trustor grants to Trustee in Trust, with Power of Sale, that property in the City of Los Angeles  
County of Los Angeles, State of California, described as:

Complete legal description is attached hereto and made a part hereof as  
Exhibit "A" consisting of one page.

In the event that the trustor or their successors in interest sell, transfer  
or convey or permit to be sold, transferred or conveyed their interest in the  
property without the consent in writing of Beneficiary, Beneficiary may,  
at his option, declare all sums secured hereby to become all due and  
payable.

Together with the rents, issues and profits thereof, subject, however, to the rights, power and authority hereinafter given to and conferred upon  
Beneficiary to collect and apply such rents, issues and profits.

For the Purpose of Securing (1) payment of the sum of \$ 105,000.00 with interest thereon according to the terms of an all-  
inclusive promissory note of even date herewith (hereinafter "the Secured Note") made by Trustor, payable to order of Beneficiary, and extensions or  
renewals thereof, and (2) the performance of each agreement of Trustor incorporated by reference or contained herein.

A. Senior Deed(s) of Trust:

This is an All-Inclusive Deed of Trust, securing the Secured Note and is subject and subordinate to the following instruments:

(1) A Deed of Trust recorded October 21, 1983, as Document No.  
83-1244437, in Book n/a, Page n/a, of Official Records of  
Los Angeles County, California, in the original principal sum of  
SIXTY FOUR THOUSAND AND XX/100 Dollars  
(\$ 64,000.00) in favor of Home Savings of America, FSB, A Federal  
Savings Bank as Payee, securing a note in the  
original amount of \$ 64,000.00 with a current balance of \$54,935.96, Loan #79003624.

(2) A Deed of Trust recorded \_\_\_\_\_, as Document No. \_\_\_\_\_,  
in Book \_\_\_\_\_, Page \_\_\_\_\_, of Official Records of  
County, California, in the original principal sum of \_\_\_\_\_ Dollars  
(\$ \_\_\_\_\_) in favor of \_\_\_\_\_ as Payee, securing a note in the  
original amount of \$ \_\_\_\_\_.

The Promissory Note(s) secured by said Deed(s) of Trust is (are) hereinafter referred to as the "Senior Note(s)."

B. To protect the Security of the All-Inclusive Deed of Trust, Trustor agrees:

(1) To keep said property in good condition and repair; not to remove or demolish any building thereon; to complete or restore promptly and  
in good and workmanlike manner any building which may be constructed, damaged or destroyed thereon and to pay when due all claims for labor  
performed and materials furnished therefor; to comply with all laws affecting said property or requiring any alterations or improvements to be made  
thereon; not to commit or permit waste thereon; not to commit, suffer or permit any act upon said property in violation of law; to cultivate, irrigate,  
fertilize, fumigate, prune and do all other acts which from the character or use of said property may be reasonably necessary, the specific enumerations  
herein not excluding the general.

(2) To provide, maintain and deliver to Beneficiary fire, vandalism and malicious mischief insurance satisfactory to and with loss payable to  
Beneficiary. The amount collected under any fire or other insurance policy may be applied by Beneficiary upon any indebtedness secured hereby and in  
such order as Beneficiary may determine, or at option of Beneficiary the entire amount so collected or any part thereof may be released to Trustor. Such  
application or release shall not cure or waive any default or notice of default hereunder or invalidate any act done pursuant to such notice. The provisions  
hereof are subject to the mutual agreements of the parties as below set forth.

(3) To appear in and defend any action or proceeding purporting to affect the security hereof or the rights or powers of Beneficiary or Trustee  
and to pay all costs and expenses, including cost of evidence of title and attorneys' fees in a reasonable sum, in any such action or proceeding in which  
Beneficiary or Trustee may appear, and in any suit brought by Beneficiary to foreclose this All-Inclusive Deed of Trust.

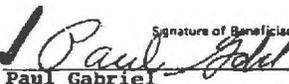
(4) To pay: (a) at least ten days before delinquency all taxes and assessments affecting said property, including assessments on apartment  
water stock; (b) when due, subject to the mutual agreements of the parties as below set forth, all encumbrances, charges and liens, with interest, on said  
property or any part thereof, which appear to be prior or superior hereto; (c) all allowable expenses of this Trust.

1231 (E 52)

The undersigned Trustor requests that a copy of any notice of default and of any notice of sale hereunder be mailed to him at his address hereinbefore set forth.

Signature of Trustor  
  
 Albert Luquin

Signature of Trustor  
 \_\_\_\_\_  
 \_\_\_\_\_

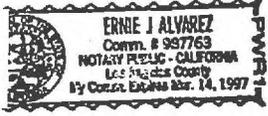
Signature of Beneficiary  
  
 Paul Gabriel

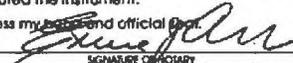
Signature of Beneficiary  
 \_\_\_\_\_  
 \_\_\_\_\_

State of CALIFORNIA  
 County of Los Angeles  
 On Nov. 2, 1994 before me, Ernie J. Alvarez  
NAME, TITLE OF OFFICER - E.G. "JANE DOE, NOTARY PUBLIC"  
 personally appeared Albert Luquin  
NAME(S) OF SIGNER(S)

**CAPACITY CLAIMED BY SIGNER**  
 INDIVIDUAL  
 CORPORATE  
 OFFICER(S) \_\_\_\_\_  
TITLE(S)  
 PARTNER(S)  LIMITED  
 GENERAL  
 ATTORNEY-IN-FACT  
 TRUSTEE(S)  
 GUARDIAN/CONSERVATOR  
 OTHER: \_\_\_\_\_

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.



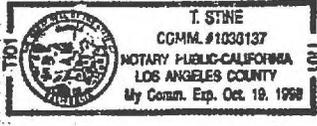
Witness my hand and official seal.  
  
SIGNATURE OF NOTARY

**SIGNER IS REPRESENTING:**  
 NAME OF PERSON(S) OR ENTITY(ES)  
 \_\_\_\_\_  
 \_\_\_\_\_

State of CALIFORNIA  
 County of Los Angeles  
 On 11-2-94 before me, T. Stine  
NAME, TITLE OF OFFICER - E.G. "JANE DOE, NOTARY PUBLIC"  
 personally appeared Paul Gabriel  
NAME(S) OF SIGNER(S)

**CAPACITY CLAIMED BY SIGNER**  
 INDIVIDUAL  
 CORPORATE  
 OFFICER(S) \_\_\_\_\_  
TITLE(S)  
 PARTNER(S)  LIMITED  
 GENERAL  
 ATTORNEY-IN-FACT  
 TRUSTEE(S)  
 GUARDIAN/CONSERVATOR  
 OTHER: \_\_\_\_\_

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 OF NOTARY

**SIGNER IS REPRESENTING:**  
 NAME OF PERSON(S) OR ENTITY(ES)  
 \_\_\_\_\_  
 \_\_\_\_\_

**(IT IS RECOMMENDED THAT, PRIOR TO THE EXECUTION OF THIS ALL-INCLUSIVE DEED OF TRUST, THE PARTIES CONSULT WITH THEIR ATTORNEYS WITH RESPECT TO SAME.)**

**DO NOT RECORD**

**REQUEST FOR FULL RECONVEYANCE**

**Southern California Title Company, TRUSTEE:**

The undersigned is the legal owner and holder of the note and of all indebtedness secured by the foregoing Deed of Trust. Said note, together with all other indebtedness secured by said Deed of Trust, have been fully paid and satisfied; and you are hereby requested and directed, on payment to you of any sums owing to you under the terms of said Deed of Trust, to cancel said note above mentioned, and all other evidences of indebtedness secured by said Deed of Trust delivered to you herewith, together with the said Deed of Trust, and to reconvey, without warranty, to the parties designated by the terms of said Deed of Trust, all the estate now held by you under the same.

Dated \_\_\_\_\_

Please mail Deed of Trust, Note and Reconveyance to \_\_\_\_\_

Do not lose or destroy this Deed of Trust OR THE NOTE which it secures. Both must be delivered to the Trustee for cancellation before reconveyance will be made.

**94 1993133**

1231 (5/82)  
 (Page 2 of 2)

98 192814

RECORD AT THE REQUEST OF:

PAUL GABRIEL  
(818) 783-1000 FAX: (818) 783-8000  
13505 CHELTENHAM DRIVE  
SHERMAN OAKS, CALIFORNIA 91423

RECORDED/FILED IN OFFICIAL RECORDS  
RECORDER'S OFFICE  
LOS ANGELES COUNTY  
CALIFORNIA  
8:04 AM FEB 05 1998

IF NEEDED PLEASE REFER TO ABOVE

ASSIGNMENT OF BENEFICIAL INTEREST UNDER DEED OF TRUST INCLUDING ASSIGNMENT OF RENTS (FIRST DEED OF TRUST) ALL-INCLUSIVE

FEE \$17  
DAF \$4  
C-20

FOR VALUE RECEIVED, THE UNDERSIGNED BENEFICIARY OR SUCCESSOR THERETO HEREBY GRANTS, CONVEYS, ASSIGNS AND TRANSFERS TO PAUL GABRIEL ALL BENEFICIAL INTEREST, RIGHTS, DUTIES AND OBLIGATIONS INCLUDING, BUT NOT LIMITED TO THOSE ACQUIRED UNDER THE CERTAIN ALL-INCLUSIVE DEED OF TRUST IN THE AMOUNT OF \$105,000.00 DATED TUESDAY, 1<sup>ST</sup> DAY OF NOVEMBER, 1994 EXECUTED BY ALBERT LUQUIN AS TRUSTOR, AND RECORDED ON THURSDAY 3<sup>RD</sup> DAY OF NOVEMBER, 1994 INSTRUMENT NO.: 94-1993133, ASSESSOR APN: "A", 5069-006-018 "B" 5069-015-017 IN THE OFFICIAL RECORDS IN LOS ANGELES COUNTY, CALIFORNIA. TITLE COMPANY: SOUTHERN CALIFORNIA TITLE COMPANY, POLICY NUMBER 239-48185 # 4911893.S COMMONLY KNOWN AS: "A" 5808 VENICE BOULEVARD "B" 5743 VENICE BOULEVARD LOS ANGELES CALIFORNIA 90019

THE REAL PROPERTY DESCRIBED IN THE DEED OF TRUST WHICH IS BEING ASSIGNED HEREUNDER LEGALLY DESCRIBED AS FOLLOWS:  
(SEE EXHIBIT "A")

ASSIGNOR WARRANTS THAT IT HAS ALL RIGHT, TITLE, AND INTEREST TO THE ASSIGNED DOCUMENTS FREE AND CLEAR OF ANY AND ALL CLAIMS, LIENS, AND/OR ENCUMBRANCES. ASSIGNOR FURTHER WARRANTS IT HAS THE ABSOLUTE RIGHT TO CONVEY ALL SUCH INTEREST. FURTHER, THE PARTY SIGNING ON BEHALF OF THE ASSIGNOR IS SO AUTHORIZED TO ACT ON BEHALF OF THE ASSIGNOR.

DATED: <sup>December</sup> ~~NOVEMBER~~ 5, 1997

*Thomas M. Mendicino*

Northern Trust Bank of California N.A. as Trustee of the Victor Y, Elias IRA Rollover U/I/D 8/11/93 A/C #02 879(P)

ACKNOWLEDGMENT:  
STATE OF CALIFORNIA  
COUNTY OF LOS ANGELES

ON <sup>December</sup> ~~NOVEMBER~~ 8, 1997, BEFORE ME, Jacque R. Henson PERSONALLY APPEARED Thomas M. Mendicino, PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO 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: Jacque R. Henson



RECORDING REQUESTED BY:  
CITY OF LOS ANGELES

WHEN RECORDED MAIL TO:

Department of Building and Safety  
Financial Services Division  
201 N. Figueroa St., 9th Floor  
Los Angeles, CA 90012



SPACE ABOVE THIS LINE FOR RECORDER'S USE

NOTICE OF PENDING LIEN

Notice is hereby given that, pursuant to the provisions of Section 98.0402 of Division 4 of Article 8 of Chapter IX of the Los Angeles Municipal Code (LAMC), the City of Los Angeles has incurred the cost of inspections of the property described below. The City of Los Angeles intends to impose a lien against the property described below to recover the cost of such inspections, plus appropriate fees and fines, as authorized by LAMC Section 98.0402 and Section 7.35.5 of Article 4.6 of Chapter I of Division 7 of the Los Angeles Administrative Code, upon confirmation of the City Council.

For further information regarding this notice and the status of Department proceedings, please contact Nancy Truong of the Department of Building and Safety between 9:00 a.m. and 11:00 a.m., Monday through Friday. (Invoice No. 5992531)

Telephone Number: (213) 482-6890

Office Location: 201 N. Figueroa St., Suite 940

The property subject to this Notice of Pending Lien is that certain real property in the City of Los Angeles, County of Los Angeles, State of California, described as follows:

TR 7168 15 1 M B 119-67/68

TR 7168 16 1 M B 119-67/68

THIS NOTICE WILL CONTINUE IN FULL FORCE AND EFFECT UNTIL THE CITY OF LOS ANGELES RECORDS A SUBSEQUENT NOTICE OF TERMINATION OF PENDING LIEN OR A NOTICE OF LIEN.

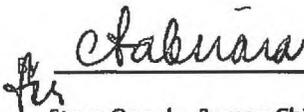
APN 5069-006-018  
AKA 5805 W VENICE BLVD  
LOS ANGELES

Owner:

LUQUIN ALBERTO  
5743 VENICE BLVD  
LOS ANGELES CA,90019

DATED: This 25th Day of March, 2014

CITY OF LOS ANGELES



Steve Ongele, Bureau Chief  
Resource Management Bureau

# EXHIBIT B

ASSIGNED INSPECTOR: LEO MILBAUER  
JOB ADDRESS: 5805 WEST VENICE BLVD., LOS ANGELES, CA  
ASSESSORS PARCEL NO. (APN): 5462-006-004

Date: July 14, 2015

Last Full Title: 06/05/2015

Last Update to Title:

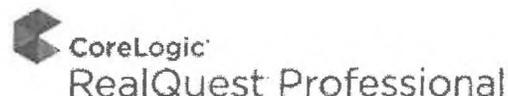
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## LIST OF OWNERS AND INTERESTED PARTIES

- 1). ALBERT LUQUIN  
5743 VENICE BLVD.  
LOS ANGELES, CA. 90019  
CAPACITY: OWNER
  
- 2). PAUL GABRIEL  
13505 CHELTENHAM DRIVE  
SHERMAN OAKS, CA 91423  
CAPACITY: INTERESTED PARTY

# Property Detail Report

For Property Located At :  
**5805 VENICE BLVD, LOS ANGELES, CA 90019-5020**



## Owner Information

Owner Name: **LUQUIN ALBERT**  
 Mailing Address: **5743 VENICE BLVD, LOS ANGELES CA 90019-5015 C009**  
 Vesting Codes: **UM //**

## Location Information

Legal Description: **TRACT NO 7168 LOT COM AT MOST E COR OF LOT 16 TH SW ON NW LINE OF VENICE BLVD 40 FT TH N 2920'51" W TO A LINE CONCENTRIC WITH AND DIST NW RADIALLY 55 FT FROM SD NW LINE TH NE THEREON TO LOT 16**

County:	<b>LOS ANGELES, CA</b>	APN:	<b>5069-006-018</b>
Census Tract / Block:	<b>2703.00 / 2</b>	Alternate APN:	
Township-Range-Sect:		Subdivision:	<b>7168</b>
Legal Book/Page:	<b>119-67</b>	Map Reference:	<b>42-F4 /</b>
Legal Lot:	<b>16</b>	Tract #:	<b>7168</b>
Legal Block:		School District:	<b>LOS ANGELES</b>
Market Area:	<b>C16</b>	School District Name:	
Neighbor Code:		Munic/Township:	

## Owner Transfer Information

Recording/Sale Date:	<b>11/03/1994 /</b>	Deed Type:	<b>GRANT DEED</b>
Sale Price:	<b>\$50,500</b>	1st Mtg Document #:	
Document #:	<b>1993132</b>		

## Last Market Sale Information

Recording/Sale Date:	<b>11/18/1993 /</b>	1st Mtg Amount/Type:	<b>/</b>
Sale Price:	<b>\$46,904</b>	1st Mtg Int. Rate/Type:	<b>/</b>
Sale Type:		1st Mtg Document #:	
Document #:	<b>2277095</b>	2nd Mtg Amount/Type:	<b>/</b>
Deed Type:	<b>TRUSTEE DEED</b>	2nd Mtg Int. Rate/Type:	<b>/</b>
Transfer Document #:		Price Per SqFt:	<b>\$65.88</b>
New Construction:		Multi/Split Sale:	

Title Company:  
 Lender:  
 Seller Name: **FIRST INDEPENDENT TRUST (TE)**

## Prior Sale Information

Prior Rec/Sale Date:	<b>05/07/1993 /</b>	Prior Lender:	
Prior Sale Price:		Prior 1st Mtg Amt/Type:	<b>/</b>
Prior Doc Number:	<b>877542</b>	Prior 1st Mtg Rate/Type:	<b>/</b>
Prior Deed Type:	<b>GRANT DEED</b>		

## Property Characteristics

Year Built / Eff:	<b>1940 / 1940</b>	Total Rooms/Offices		Garage Area:	
Gross Area:	<b>712</b>	Total Restrooms:		Garage Capacity:	
Building Area:	<b>712</b>	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:	<b>LAC2</b>	Acres:	<b>0.04</b>	County Use:	<b>FOOD PROCESS-MEAT (3400)</b>
Lot Area:	<b>1,956</b>	Lot Width/Depth:	<b>x</b>	State Use:	
Land Use:	<b>FOOD PROCESSING</b>	Commercial Units:		Water Type:	
Site Influence:		Sewer Type:		Building Class:	

## Tax Information

Total Value:	<b>\$150,706</b>	Assessed Year:	<b>2014</b>	Property Tax:	<b>\$2,005.59</b>
Land Value:	<b>\$109,610</b>	Improved %:	<b>27%</b>	Tax Area:	<b>67</b>
Improvement Value:	<b>\$41,096</b>	Tax Year:	<b>2014</b>	Tax Exemption:	
Total Taxable Value:	<b>\$150,706</b>				

# Property Detail Report

For Property Located At:  
**5801 W PICO BLVD, LOS ANGELES, CA 90019-3714**



## Owner Information

Owner Name: **GREAT AMERICAN GAS COMPANY INC**  
 Mailing Address: **5801 W PICO BLVD, LOS ANGELES CA 90019-3714 C025**  
 Vesting Codes: **//**

## Location Information

Legal Description:	<b>TRACT # 4362 EX OF ST LOTS 1,2 AND LOT 3</b>		
County:	<b>LOS ANGELES, CA</b>	APN:	<b>5086-015-030</b>
Census Tract / Block:	<b>2169.00 / 3</b>	Alternate APN:	
Township-Range-Sect:		Subdivision:	<b>4362</b>
Legal Book/Page:	<b>48-53</b>	Map Reference:	<b>42-F3 /</b>
Legal Lot:	<b>3</b>	Tract #:	<b>4362</b>
Legal Block:	<b>G</b>	School District:	<b>LOS ANGELES</b>
Market Area:	<b>C19</b>	School District Name:	
Neighbor Code:		Munic/Township:	

## Owner Transfer Information

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

## Last Market Sale Information

Recording/Sale Date:	<b>03/03/1980 /</b>	1st Mtg Amount/Type:	<b>\$380,000 / CONV</b>
Sale Price:	<b>\$520,000</b>	1st Mtg Int. Rate/Type:	<b>/</b>
Sale Type:	<b>FULL</b>	1st Mtg Document #:	
Document #:	<b>215675</b>	2nd Mtg Amount/Type:	<b>/</b>
Deed Type:	<b>DEED (REG)</b>	2nd Mtg Int. Rate/Type:	<b>/</b>
Transfer Document #:		Price Per SqFt:	<b>\$100.68</b>
New Construction:		Multi/Split Sale:	
Title Company:			
Lender:			
Seller Name:			

## Prior Sale Information

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

## Property Characteristics

Year Built / Eff:	<b>1958 / 1958</b>	Total Rooms/Offices:		Garage Area:	
Gross Area:	<b>5,165</b>	Total Restrooms:		Garage Capacity:	
Building Area:	<b>5,165</b>	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:	<b>LAC4</b>	Acres:	<b>0.40</b>	County Use:	<b>SERVICE STA-FULL SVC (2500)</b>
Lot Area:	<b>17,271</b>	Lot Width/Depth:	<b>x</b>	State Use:	
Land Use:	<b>SERVICE STATION</b>	Commercial Units:		Water Type:	
Site Influence:		Sewer Type:		Building Class:	

## Tax Information

Total Value:	<b>\$734,070</b>	Assessed Year:	<b>2014</b>	Property Tax:	<b>\$9,944.95</b>
Land Value:	<b>\$674,888</b>	Improved %:	<b>8%</b>	Tax Area:	<b>401</b>
Improvement Value:	<b>\$59,182</b>	Tax Year:	<b>2014</b>	Tax Exemption:	
Total Taxable Value:	<b>\$734,070</b>				

## Comparable Sales Report

For Property Located At

**5801 W PICO BLVD, LOS ANGELES, CA 90019-3714**



**2 Comparable(s) Selected.**

Report Date: 07/14/2015

**Summary Statistics:**

	<b>Subject</b>	<b>Low</b>	<b>High</b>	<b>Average</b>
Sale Price	\$520,000	\$3,750,000	\$10,000,000	\$6,875,000
Bldg/Living Area	5,165	4,554	5,111	4,832
Price/Sqft	\$100.68	\$823.45	\$1,956.56	\$1,390.00
Year Built	1958	1995	2008	2001
Lot Area	17,271	4,889	27,724	16,306
Bedrooms	0	0	0	0
Bathrooms/Restrooms	0	0	0	0
Stories	0.00	0.00	0.00	0.00
Total Value	\$734,070	\$1,639,066	\$3,053,801	\$2,346,434
Distance From Subject	0.00	5.08	15.89	10.48

\* = user supplied for search only

Comp #:	<b>1</b>			Distance From Subject:	<b>5.08 (miles)</b>
Address:	<b>6900 S CENTINELA AVE, CULVER CITY, CA 90230-6305</b>				
Owner Name:	<b>CENTINELA CAR WASH PROPERTIES</b>				
Seller Name:	<b>PLAYA VISTA CAR CARE LTD</b>				
APN:	<b>4220-014-056</b>	Map Reference:	<b>50-C4 /</b>	Building Area:	<b>5,111</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>2756.03</b>	Total Rooms/Offices:	
Subdivision:	<b>6265</b>	Zoning:	<b>LAM2</b>	Total Restrooms:	
Rec Date:	<b>11/07/2014</b>	Prior Rec Date:	<b>11/18/1993</b>	Yr Built/Eff:	<b>1995 /</b>
Sale Date:	<b>10/10/2014</b>	Prior Sale Date:		Air Cond:	
Sale Price:	<b>\$10,000,000</b>	Prior Sale Price:		Pool:	
Sale Type:	<b>FULL</b>	Prior Sale Type:		Roof Mat:	
Document #:	<b>1188290</b>	Acres:	<b>0.11</b>		
1st Mtg Amt:	<b>\$8,500,000</b>	Lot Area:	<b>4,889</b>		
Total Value:	<b>\$1,639,066</b>	# of Stories:			
Land Use:	<b>SERVICE STATION</b>	Park Area/Cap#:	<b>/</b>		

Comp #:	<b>2</b>			Distance From Subject:	<b>15.89 (miles)</b>
Address:	<b>10030 LAKEWOOD BLVD, DOWNEY, CA 90240-4020</b>				
Owner Name:	<b>BOTROS SAMIR S/LUKA NAHED S</b>				
Seller Name:	<b>SEDRAK MAHER</b>				
APN:	<b>6390-010-048</b>	Map Reference:	<b>60-D3 /</b>	Building Area:	<b>4,554</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>5505.00</b>	Total Rooms/Offices:	
Subdivision:	<b>SANTA GERTRUDES RHOS</b>	Zoning:	<b>DOC4*</b>	Total Restrooms:	
Rec Date:	<b>01/30/2015</b>	Prior Rec Date:	<b>09/13/2012</b>	Yr Built/Eff:	<b>2008 /</b>
Sale Date:	<b>01/14/2015</b>	Prior Sale Date:	<b>09/07/2012</b>	Air Cond:	<b>NONE</b>
Sale Price:	<b>\$3,750,000</b>	Prior Sale Price:	<b>\$3,350,000</b>	Pool:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Roof Mat:	
Document #:	<b>112775</b>	Acres:	<b>0.64</b>		
1st Mtg Amt:	<b>\$2,250,000</b>	Lot Area:	<b>27,724</b>		
Total Value:	<b>\$3,053,801</b>	# of Stories:			
Land Use:	<b>SERVICE STATION</b>	Park Area/Cap#:	<b>/</b>		

# EXHIBIT D

ASSIGNED INSPECTOR: **LEO MILBAUER**  
JOB ADDRESS: **5805 WEST VENICE BLVD., LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **5462-006-004**

Date: **July 14, 2015**

CASE#: **500780**  
ORDER NO: **A-3318327**

EFFECTIVE DATE OF ORDER TO COMPLY: **September 16, 2013**  
COMPLIANCE EXPECTED DATE: **October 16, 2013**  
DATE COMPLIANCE OBTAINED: **No Compliance to Date**

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## LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

### VIOLATIONS:

SEE ATTACHED ORDER # A-3318327

10108820357056

**BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS**

HELENA JUBANY  
PRESIDENT  
VAN AMBATIELOS  
VICE-PRESIDENT  
E. FELICIA BRANNON  
VICTOR H. CUEVAS  
SEPAND SAMZADEH

**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.  
SUPERINTENDENT OF BUILDING  
INTERIM GENERAL MANAGER

**ORDER TO COMPLY AND NOTICE OF FEE**

ALBERTO LUQUIN  
5743 VENICE BLVD  
LOS ANGELES, CA 90019

CASE #: 500780  
ORDER #: A-3318327  
EFFECTIVE DATE: September 16, 2013  
COMPLIANCE DATE: October 16, 2013

OWNER OF  
SITE ADDRESS: 5805 W VENICE BLVD  
ASSESSORS PARCEL NO.: 5069-006-018  
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 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:

**VIOLATION(S):**

- 1. **The occupancy or use has changed from an Ice Cream Plant to a dwelling and commercial parking garage without obtaining the required Certificate of Occupancy.**

You are therefore ordered to: Discontinue the unapproved occupancy or use as a dwelling and commercial parking garage and/or obtain a Certificate of Occupancy for the change of occupancy or use.

Remove all vehicles from the building.  
Remove the bed from the building.

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

Location: The front portion of the building is used for the storage of vehicles. The rear portion is converted to a Dwelling.

Comments: The structure has a Certificate of Occupancy issued 08.12.1985, 'One Story, type-V, 32'X 46', Building converted to an Ice Cream Plant'. Permit No.1985LA06076.

- 2. **The remodel of the Ice Cream Plant to a dwelling was/is constructed without the required permits and approvals.**

You are therefore ordered to: 1) Demolish and remove all construction work performed without the required permit(s).



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

1010109201470262

- 2) Restore the existing structure to its originally approved condition, OR,
- 3) Submit plans, obtain the required permits and expose the work for proper inspections.

Code Section(s) in Violation: 91.8105, 91.106.1.1, 91.106.1.2, 91.108.4, 91.106.3.2, 91.103.1, 91.5R106.1.1, 91.5R106.1.2, 91.5R108.4, 91.5R106.3.2, 91.5R103.1, 12.21A.1.(a) of the L.A.M.C.

Location: The unapproved construction and plumbing is located at the rear portion of the building.

Comments: The unapproved construction includes a bathroom with a shower and a kitchen.

**3. Plumbing permit is required to remove the unapproved plumbing and to restore the plumbing system to an approved condition.**

You are therefore ordered to: Obtain the required plumbing permit to remove the unapproved plumbing and to restore the plumbing system to an approved condition.  
 Expose all work for inspection.  
 Arrange all the necessary inspections.  
 Secure all the required final approvals.  
 Pay all required Investigation Fees on the plumbing permit.

Code Section(s) in Violation: 94.103.1.1, 94.103.5.1, 94.103.5.1.3, 12.21A.1.(a) of the L.A.M.C.

Comments: The unapproved plumbing includes water supply pipes, waste and vent pipes, gas pipes, water heater, and plumbing fixtures (Kitchen sink, toilet, lavatory shower).

**4. Maintenance and repair of existing building is required.**

You are therefore ordered to: Maintain the existing building and/or premises in a safe and sanitary condition and good repair.

Maintain the physical elements of the existing building by cleaning, painting, staining, refinishing or other restorative means, in a condition as close as reasonably feasible to their originally required and approved state.

Repair and maintain all walls and ceilings in a clean and sanitary condition.

Repair and maintain all electrical service, lines, switches, outlets, fixtures and fixture coverings and supports in good repair. Broken, loose, frayed, inoperative, defective or missing portions shall be repaired or replaced.

Repair, replace, restore and maintain all the underfloor and attic vents.

Code Section(s) in Violation: 91.8104, 91.8104.1, 91.8104.4, 91.8104.8, 91.103.1, 91.5R103.1, 12.21A.1(a) of the L.A.M.C.

Comments: Interior electrical needs to be maintained and repaired. Walls and ceilings have missing, damaged and/or falling drywall/plaster

There are damaged electrical conduits and junction boxes with exposed wiring.

There are covered up/sealed up underfloor and attic vents.

**5. Open storage of inoperable vehicles.**

You are therefore ordered to: Discontinue the open storage of inoperable vehicles.

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

Comments: There are in-operable vehicles stored in the front yard and driveway

101010020147035

**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 day 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 \$550.00 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 98.04 II 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 \$1,925.00.**

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 chaged 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 err 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.

If you have any questions or require any additional information please feel free to contact me at (213)252-3952. Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector: John Stephens

Date: August 22, 2013

JOHN STEPHENS  
3550 WILSHIRE BLVD. SUITE 1800  
LOS ANGELES, CA 90010  
(213)252-3952

John.Stephens@lacity.org



REVIEWED BY

