

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

May 29, 2015

Council District: # 13

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

JOB ADDRESS: **5011 WEST SANTA MONICA BLVD., LOS ANGELES, CA**
(AKA: 5015 WEST SANTA MONICA BLVD., LOS ANGELES, CA)
ASSESSORS PARCEL NO. (APN): **5540-006-012**

On March 16, 2007 and August 18, 2010, 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: **5011 West Santa Monica Blvd., (aka: 5015 West Santa Monica Blvd.), 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 | \$ | 460.96 |
| System Development Surcharge | | 27.42 |
| Title Report fee | | 42.00 |
| Grand Total | \$ | <u>530.38</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 **\$530.38** 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 **\$530.38** 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. T11111
Dated as of: 03/08/2015

Prepared for: City of Los Angeles

SCHEDULE A ***(Reported Property Information)***

APN #: 5540-006-012

Property Address: 5011 W SANTA MONICA BLVD ✓ ***City: Los Angeles*** ***County: Los Angeles***

VESTING INFORMATION

Type of Document: SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES

Grantee : Larry A. Auzene, Jr., also known as Lawrence A. Auzene, Jr., and Linda M. Micalchuk, also known as Linda Micalchuk

Grantor : Estate of Lawrence A. Auzene, Sr., also known as Lawrence A. Auzene, and as Lawrence Auzene, deceased

Deed Date : 4/2/1992

Recorded : 6/30/1992

Instr No. : 921195952

Mailing Address: Larry A. Auzene, Jr., also known as Lawrence A. Auzene, Jr., and Linda M. Micalchuk, also known as Linda Micalchuk
721 N. Kenneth Road, Burbank, CA 91501.

SCHEDULE B

LEGAL DESCRIPTION

The following described property:

Situate in the City of Los Angeles, County of Los Angeles, State of California, more particularly described as follows: Lot 87 of Mortimer's East Hollywood View Tract, as per map recorded in Book 8, page 27 of Maps, in the office of the County Recorder of Los Angeles County, California.

Assessor's Parcel No: 5540-006-012

MORTGAGES/LIENS

We find no Open Mortgages/Deeds of Trust of Record

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. T11111

SCHEDULE B (Continued)

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 : 1/27/2006

Instr No. : 06-0208518

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 : 11/3/2007

Instr No. : 20072636837

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 : 1/14/2011

Instr No. : 20110087023

Mailing Address: Auzene Larry A Jr, 721 N Kenneth Rd, Burbank, CA 91501.

Mailing Address: Micalchuck Linda M, 721 N Kenneth Rd, Burbank, CA 91501.

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

RECORDING REQUESTED BY and WHEN RECORDED RETURN TO: MAIL TAX STATEMENTS
LAW OFFICES OF EDNA R. S. ALVAREZ TO: Linda Micalchuck
10850 Wilshire Boulevard, Fourth Floor 721 N. Kenneth Road
Los Angeles, CA 90024-4316 (310) 475-5837 Burbank, CA 91501

SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES

92 1195952

April 2, 1992

Order and Decree No. 18

Dept. 11 of the above entitled Court convened, the Honorable Edward M. Ross, Judge Presiding, and the following proceedings were had:

No. BP- 010530

FEE \$14 G

Estate of LAWRENCE A. AUZENE, SR., also known as LAWRENCE A. AUZENE and as LAWRENCE AUZENE, Deceased.

4

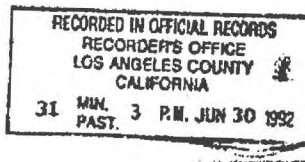
ORDER APPROVING FINAL REPORT AND FOR DISTRIBUTION UNDER WILL

Attorney(s) appearing for Petitioner(s): Law Offices of Edna R. S. Alvarez.

The final report and petition for distribution herein, and supplement(s) thereto, of Larry A. Auzene, Jr., also known as Lawrence A. Auzene, Jr., and Linda M. Micalchuck, also known as Linda Micalchuck, as executors of the estate of said deceased, coming on this day for hearing and approval by the Court, all notices of said hearing having been given as required by law, the Court, after hearing the evidence, and finding that the property of said estate is separate property, and that all personal property taxes due and payable by said estate have been paid, approves said report and orders distribution of said estate as follows:

It is Ordered, Adjudged and Decreed by the Court that due notice to the creditors of said deceased has been given; that said executors has/have in their possession belonging to said estate, Waivers of Accounting signed by the sole distributee(s) being on file herein, a balance consisting of cash in the sum of \$143,067.57, and the property hereinafter described, at the value of the appraisement, and said report is hereby approved and allowed accordingly; that the sum of \$40,622.57 is hereby ordered paid to said attorney(s) as statutory fees; that said executors is/are hereby authorized to withhold the sum of \$15,000.00 as a reserve for closing expenses and to pay liabilities; and any remaining balance thereof shall be distributed to the distributees hereinafter named and in the proportions hereinafter set forth without further Order of the Court; that all acts and proceedings made by said executors as set forth in said petition is/are hereby confirmed and approved, including but not limited to the paying of debts of the Decedent; and that in pursuance of and according to the provisions of the last will of said

PROBATE ORDER AND DECREE



(Pg. 2. 4/2/92 #18)
BP- 010530 Estate of AUZENE, SR., Deceased.

deceased, and pre-distribution of Decedent's jewelry, clothing, electronic equipment, furniture and furnishings has heretofore been made, and the residue of cash, and the property hereinafter described, and all other property belonging to said estate, whether described herein or not, be and hereby is distributed as follows:

To Lawrence A. Auzene, Jr. and Linda M. Micalchuck, in equal shares, the following:

1987 Cadillac, Coupe de Ville, I.D. #1G6CD1182H4251654, appraised at \$10,000.00;

Personal property and household furniture and furnishings, appraised at \$1,500.00;

To Michael L. Garrison, the real property and improvements legally described as follows:

Lot 10 of Tract No. 30336, as per map recorded in Book 770, pages 1-2 of Maps, in the Office of the County Recorder of said County. All right title and interest to all oils, coals and other hydrocarbon substances below a depth of 500 feet and without right of surface entry having been reserved by Janal Construction Company, a corporation. Commonly known as 10527 Vinedale Street, Sun Valley, CA 91352. APN #2404-004-026, appraised at \$325,000.00;

To Douglas Auzene and Michele Auzene, each, cash in the sum of \$15,000.00;

To Larry A. Auzene, Jr., also known as Lawrence A. Auzene, Jr., and Linda M. Micalchuck, also known as Linda Micalchuck, in equal shares, all the rest, residue and remainder of said estate, consisting so far as the same is known, of the following:

Residue of cash;

Improved real property legally described as:

Lot 53 and 54, Block 2 of Tract 9956 as per map recorded in Book 139, Pages 81 to 81 of Maps, in the office of the County Recorder of Los Angeles County, State of California, more commonly known as 4221 Chandler Blvd., Burbank, CA 91505-2421, APN #2476-011-016, appraised at \$200,000.00;

Improved real property legally described as:

Lot 113 of Tract 25529, as per map recorded in Book 676, Pages 2 to 7 inclusive of Maps, in the office of the County Recorder of Los Angeles County, State of California, APN #2404-030-020, appraised at \$285,000.00;

Improved real property legally described as:

Lot 83 of Tract 4107 as per map recorded in Book 85, Pages 45 and 46 of Maps, in the office of the County Recorder of Los

PROBATE ORDER AND DECREE

92-1195952

(Pg. 3. 4/2/92 #18)
BP- 010530 Estate of AUZENE, SR., Deceased.

Angeles County, State of California, more commonly known as 11249 Vinedale Street, Sun Valley, CA 91352, APN #2632-003-028, appraised at \$144,000.00;

Improved real property legally described as:

Lot 3, Tract 25529, as per map recorded in Book 676, Pages 2 to 7 inclusive of Maps, in the office of the County Recorder of Los Angeles County, California, APN #2404-027-003, appraised at \$300,000.00;

Improved real property legally described as:

Lot 5 of Tract 12400, as per map recorded in Book 234, Pages 28 and 29 of Maps, in the office of County Recorder of Los Angeles, State of California, more commonly known as 2226 N. Parish, Pl., Burbank, CA 91504, APN #2472-017-005, appraised at \$220,000.00;

Improved real property legally described as:

Lot 5 of Tract 18122 in the City of Los Angeles, as per map recorded in Book 555, Pages 10 and 11 of Maps in the office of the County Recorder of Los Angeles County, State of California, more commonly known as 8931 Helen Avenue, Sun Valley, CA 91352, appraised at \$235,000.00;

One-half interest in improved real property legally described as:

That portion of Lot 8 of Hansen Heights, as per map recorded in Book 13, Page 142 of Maps, in the office of the County Recorder of Los Angeles County, State of California, described as follows:

Beginning at the Northwest corner of said Lot 8; thence along the Westerly line of said lot, South 7 degrees 25' East 93.47 feet, more or less, to the Northwesterly corner of the land conveyed to Donald S. Patten et ux., by deed recorded August 14, 1947, as instrument No. 436, as recorded in Book 24898, Page 128, Official Records of said County; thence South 89 degrees 56' East along the Northerly line of said land 272.85 feet, more or less to the Northeasterly corner of said land, thence North 0 degree 06' West along the Northerly prolongation of the Easterly line of said land, 92.65 feet more or less, to the North line of said Lot 8; thence North 89 degrees 56' West along the North line of said Lot, 285.353 feet more or less, to the point of beginning, more commonly known as 9944 and 9944 1/2 Clybourn, Shadow Hills, CA 91352, APN #2542-010-001, appraised at \$155,000.00;

Improved real property legally described as:

92-1195952

PROBATE ORDER AND DECREE

(Pg. 4. 4/2/92 #18)
BP- 010530 Estate of AUZENE, SR., Deceased.

Lot 117 of Tract 1216 as per Map recorded in Book 28, Page 20 of Maps, in the office of the County Recorder of Ventura County, California, more commonly known as 5235 Seabreeze, Oxnard Shores, CA 93030, appraised at \$351,000.00;

Improved real property legally described as:

Lots 86 and 87 of Mortimers East Hollywood View Tract, as per map recorded in Book 8, Page 27 of Maps, in the office of the County Recorder of Los Angeles County, California, more commonly known as 1104 N. Mariposa Avenue, Los Angeles, CA 90029 (Lot 86) and 5015 Santa Monica Blvd., Los Angeles, CA 90029 (Lot 87), APN #5540-006-011 (Mariposa), APN #5540-006-012 (Santa Monica), appraised at \$570,000.00;

Valueline Funds, Special Situations Fund, 711 3rd Avenue, New York, New York 10017, Account #00300000883, 225.969 shares, appraised at \$3,527.38;

Valueline Funds, Special Situations Fund, 711 3rd Avenue, New York, New York 10017, Account #00300000884, 140.052 shares, appraised at \$2,186.21;

Payment check from Transamerica Life Insurance, for payment of medical bill re Medicare Fund, appraised at \$579.16.

THE DOCUMENT TO WHICH THIS CERTIFICATE IS
ATTACHED IS A FULL, TRUE, AND CORRECT COPY
OF THE ORIGINAL ON FILE AND OF RECORD IN
MY OFFICE. APR 29 1992

ATTEST

JAMES H. DEMPSEY

Executive Officer/Clerk of the Superior
Court of California, County of Los Angeles.

By F. Allison, Deputy

F. ALLISON

PROBATE ORDER AND DECREE

92-1195952

OCT 17 1991

GIL

OPER # 3

RECORDING REQUESTED BY

LAW OFFICES OF EDNA R.S. ALVAREZ
10850 Wilshire Boulevard
Fourth Floor
Los Angeles, California 90024-4316

AFTER RECORDING MAIL TO

LINDA M. MICALCHUCK
721 N. Kenneth Road
Burbank, CA 91501

91-1643179

RECORDED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA

31 MIN. 2 P.M. OCT 17 1991

SPACE ABOVE THIS LINE FOR RECORDER'S USE

AFFIDAVIT - DEATH OF JOINT TENANT

State of California,

County of Los Angeles

SS.

FEE \$11

P

3

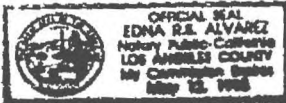
LAWRENCE A. AUZENE, JR., of legal age, being first duly sworn,
deposes and says:

That GLADYS CHARLOTTE AUZENE, the decedent named in the attached
certified copy of Certificate of Death, is the same person as GLADYS C. AUZENE
named as one of the parties in that certain Grant Deed dated April 19, 1941,
executed by G.V. WHIFFEN and ELIZABETH N. WHIFFEN to LAWRENCE A. AUZENE and
GLADYS C. AUZENE, husband and wife as joint tenants, recorded as Instrument No.
on May 3, 1941, in Book 18194, Page 210, of Official
Records of Los Angeles County, California covering the following described
property, situated in the said County, State of California:

Lots 86 and 87 of Mortimers East Hollywood View Tract, as per map
recorded in Book 8, Page 27 of Maps, in the office of the County Recorder of
said County.

Lawrence A. Auzene, Jr.
LAWRENCE A. AUZENE, JR.

Subscribed and Sworn to before me
this 14 day of October, 1991.



Edna R.S. Alvarez (Sign)
Notary Public Commissioned
for said County and State

(This area for official notarial seal)

c:\upfiles\m\auzene\adojs.010

OPER # 3

CERTIFICATE OF DEATH

39019022650

That it is clearly that this document is a true copy of the official record kept with the Registrar-Recorder/County Clerk.

CHARLES WEISSBURD
Registrar-Recorder/County Clerk

SEP 10 1981

This copy not valid unless prepared on engraved binder displaying the Seal and Signature of the Registrar-Recorder/County Clerk.

GIL

OPER # 3

APPLICATION TO AMEND A RECORD

NOTE: The original certificate cannot be altered. Corrections are made by attaching an affidavit to the certificate. The affidavit is filed with and becomes a part of the original record. Certified copies issued thereafter will include a copy of the original certificate with a copy of the affidavit attached. Please read instructions on back before completing form. The certified copy of the certificate and attached affidavit must remain together for the certified copy to be valid.

If an acceptable application to amend the record is registered within one year of the date of the event, there is no processing fee, however, a fee is required for each certified copy.

If an acceptable application to amend the record is registered one year or more after the date of the event, there is a fee for filing the affidavit, which includes one certified copy of the newly amended record.

There is a fee for each additional certified copy.

Enclosed is the fee of \$ for filing the affidavit which includes one certified copy of the newly amended record.

Enclosed is the fee of \$ for an additional certified copy(ies) of the newly amended record.

USE BLACK INK ONLY—MAKE NO ERASURES, WHITEOUTS, OR OTHER ALTERATIONS

AFFIDAVIT TO AMEND A RECORD

| | | | | | | | | | |
|--|---|--|---|-------|---------------------------------------|-------------|--|--|--|
| STATE FILE NUMBER | | DATE | | DEATH | | FETAL DEATH | | LOCAL REGISTRATION DISTRICT AND CERTIFICATE NUMBER | |
| PART I INFORMATION AS STATED ON ORIGINAL CERTIFICATE | | | | | | | | | |
| TYPE OR PRINT IN BLACK INK ONLY | 1A NAME FIRST GIVEN | | 1D MIDDLE | | 1C LAST (FAMILY) | | | | |
| | GLADYS | | CHARLOTTE | | ALZENE | | | | |
| | 2 SEX | 3 DATE OF EVENT - MONTH, DAY, YEAR | 4A CITY OF OCCURRENCE | | 4B COUNTY OF OCCURRENCE | | | | |
| | F | May 11, 1990 | Burbank | | Los Angeles | | | | |
| 5 FATHER'S NAME AS STATED ON ORIGINAL | | | | | 6 MOTHER'S NAME AS STATED ON ORIGINAL | | | | |
| Oscar Lung | | | | | Matilka Cluster | | | | |
| PART II STATEMENT OF CORRECTIONS | | | | | | | | | |
| LIST ONE ITEM PER LINE | 7 CERTIFICATE ITEM NUMBER | 8A INCORRECT INFORMATION ON ORIGINAL CERTIFICATE | | | 8B INFORMATION AS IT SHOULD BE STATED | | | | |
| | 13 | 557-20-9673 | | | 572-98-8180 | | | | |
| | | | | | | | | | |
| | | | | | | | | | |
| REASON FOR CORRECTION | | | | | | | | | |
| Corrected information received. | | | | | | | | | |
| PART III SUPPORTING AFFIDAVITS—PLEASE COMPLETE AND SIGN IN BLACK INK ONLY | | | | | | | | | |
| FIRST SUPPORTING AFFIDAVIT | I hereby certify under penalty of perjury that I have personal knowledge of the above facts and that the information given above is true and correct. | | | | | | | | |
| | 10A SIGNATURE OF PERSON COMPLETING THE AFFIDAVIT | | 10B TITLE OR RELATIONSHIP TO PERSON IN ITEM 1 | | 10C DATE SIGNED | | | | |
| | Betty Gray | | Mortuary clerk | | 9-22-91 | | | | |
| SECOND SUPPORTING AFFIDAVIT | I hereby certify under penalty of perjury that I have personal knowledge of the above facts and that the information given above is true and correct. | | | | | | | | |
| | 11A SIGNATURE OF PERSON COMPLETING THE AFFIDAVIT | | 11B TITLE OR RELATIONSHIP TO PERSON IN ITEM 1 | | 11C DATE SIGNED | | | | |
| | Barbara Kraemer | | Certificate clerk | | 9-22-91 | | | | |
| STATE/LOCAL REGISTRAR USE ONLY | 11D AGE | | 11E ADDRESS OF PERSON COMPLETING THE AFFIDAVIT (STREET, CITY, STATE, ZIP) | | | | | | |
| | Legal | | Forest Lawn Memorial Park, 6300 Forest Lawn Drive, Los Angeles, CA | | | | | | |
| | 12 OFFICE OR STATE REGISTRAR OR SIGNATURE OF LOCAL REGISTRAR | | 13 DATE ACCEPTED FOR REGISTRATION | | | | | | |

STATE OF CALIFORNIA, DEPARTMENT OF HEALTH SERVICES OFFICE OF STATE REGISTRAR

VS 24 (REV. 8-90)

18-10643

Prior deed recorded 5-3-41 Bk 18394 pg 210

Dated 4-19-41

Grantor- Whiffen, C U and Elizabeth N

Grantee- Auzene, Lawrence A and Gladys C, husband and wife as joint tenants

RECORDING REQUESTED BY
CITY OF LOS ANGELES

06 0208518

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

APN# 5540-006-012

AKA 5011 W SANTA MONICA BLVD UNIT#
LOS ANGELES

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. 4149141)

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

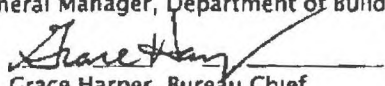
MORTIMER'S EAST HOLLYWOOD VIEW TRACT 87 M B 8-27

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.

DATED This 25th Day of January, 2006

AUZENE LARRY A JR AND
721 N KENNETH RD
BURBANK CA, 91501

CITY OF LOS ANGELES
ANDREW A. ADELMAN, P.E.
General Manager, Department of Building and Safety

By 
Grace Harper, Bureau Chief
Resource Management Bureau

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

11/30/07



20072636837

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. 4296645)

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:

MORTIMER'S EAST HOLLYWOOD VIEW TRACT 87 M B 8-27

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 5540-006-012

AKA 5011 W SANTA MONICA BLVD UNIT# B
LOS ANGELES

Owner,

AUZENE LARRY A JR AND
721 N KENNETH RD
BURBANK CA, 91501

DATED: This 09th Day of November, 2007

CITY OF LOS ANGELES

ANDREW A. ADELMAN, P.E.

General Manager, Department of Building and Safety

By

Grace Harper, Bureau Chief
Resource Management Bureau

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. 4932967)

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:

MORTIMER'S EAST HOLLYWOOD VIEW TRACT 87 M B 8-27

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 5540-006-012

AKA 5011 W SANTA MONICA BLVD UNIT# A
LOS ANGELES

Owner:

AUZENE LARRY A JR AND MICALCHUCK LINDA M
721 N KENNETH RD
BURBANK CA, 91501

DATED: This 23rd Day of December, 2010

CITY OF LOS ANGELES

By

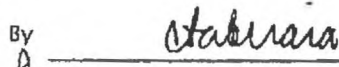

Karen Penner, Acting Bureau Chief
Resource Management Bureau

EXHIBIT B

ASSIGNED INSPECTOR: **MARK RUDE**

Date: May 29, 2015

JOB ADDRESS: **5011 WEST SANTA MONICA BLVD., LOS ANGELES, CA**

(AKA: 5015 WEST SANTA MONICA BLVD., LOS ANGELES, CA)

ASSESSORS PARCEL NO. (APN): **5540-006-012**

Last Full Title: **03/08/2015**

Last Update to Title:

LIST OF OWNERS AND INTERESTED PARTIES

- 1). LARRY A. AUZENE AND LINDA M. MICALCHUK
721 N. KENNETH RD.
BURBANK, CA 91501

CAPACITY: OWNERS

Property Detail Report

For Property Located At :
5015 SANTA MONICA BLVD, LOS ANGELES, CA 90029



CoreLogic

RealQuest Professional

Owner Information

Owner Name: AUZENE LARRY A JR/MICALCHUCK LINDA M
 Mailing Address: 721 N KENNETH RD, BURBANK CA 91501-1339 C023
 Vesting Codes: / A /

Location Information

| | | | |
|-----------------------|---|-----------------------|----------------------------------|
| Legal Description: | MORTIMER'S EAST HOLLYWOOD VIEW TRACT LOT 87 | | |
| County: | LOS ANGELES, CA | APN: | 5540-006-012 |
| Census Tract / Block: | 1912.04 / 1 | Alternate APN: | |
| Township-Range-Sect: | | Subdivision: | MORTIMERS EAST HOLLYWOOD VIEW TR |
| Legal Book/Page: | | Map Reference: | 34-E4 / |
| Legal Lot: | 87 | Tract #: | |
| Legal Block: | | School District: | LOS ANGELES |
| Market Area: | C20 | School District Name: | |
| 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: | 06/30/1992 / | 1st Mtg Amount/Type: | / |
| Sale Price: | | 1st Mtg Int. Rate/Type: | / |
| Sale Type: | | 1st Mtg Document #: | |
| Document #: | 1195952 | 2nd Mtg Amount/Type: | / |
| Deed Type: | DEED (REG) | 2nd Mtg Int. Rate/Type: | / |
| Transfer Document #: | | Price Per SqFt: | |
| New Construction: | | Multi/Split Sale: | MULTI |

Title Company:

Lender:

Seller Name: OWNER RECORD

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

| | | | | | |
|---------------------|-------------|--------------------|--|----------------|------|
| Gross Area: | 800 | Parking Type: | | Construction: | |
| Living Area: | 800 | Garage Area: | | Heat Type: | |
| Tot Adj Area: | | Garage Capacity: | | Exterior wall: | |
| Above Grade: | | Parking Spaces: | | Porch Type: | |
| Total Rooms: | | Basement Area: | | Patio Type: | |
| Bedrooms: | | Finish Bsmnt Area: | | Pool: | |
| Bath(F/H): | / | Basement Type: | | Air Cond: | NONE |
| Year Built / Eff: | 1942 / 1943 | Roof Type: | | Style: | |
| Fireplace: | / | Foundation: | | Quality: | |
| # of Stories: | | Roof Material: | | Condition: | |
| Other Improvements: | | | | | |

Site Information

| | | | | | |
|-----------------|----------------------|------------------|------|-------------|----------------------|
| Zoning: | LAC2 | Acres: | 0.15 | County Use: | STORE & RESID (1210) |
| Lot Area: | 6,548 | Lot Width/Depth: | x | State Use: | |
| Land Use: | STORES & RESIDENTIAL | Res/Comm Units: | / | Water Type: | |
| Site Influence: | | | | Sewer Type: | |

Tax Information

| | | | | | |
|----------------------|-----------|----------------|------|----------------|------------|
| Total Value: | \$108,751 | Assessed Year: | 2014 | Property Tax: | \$1,740.56 |
| Land Value: | \$101,574 | Improved %: | 7% | Tax Area: | 13 |
| Improvement Value: | \$7,177 | Tax Year: | 2014 | Tax Exemption: | |
| Total Taxable Value: | \$108,751 | | | | |

Comparable Summary

For Property Located At



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5015 SANTA MONICA BLVD, LOS ANGELES, CA 90029**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 | \$108,000 | \$1,600,000 | \$665,750 |
| Bldg/Living Area | 800 | 734 | 863 | 826 |
| Price/Sqft | \$0.00 | \$126.32 | \$2,179.84 | \$854.15 |
| Year Built | 1942 | 1931 | 1953 | 1945 |
| Lot Area | 6,548 | 1,919 | 5,605 | 3,114 |
| Bedrooms | 0 | 1 | 1 | 1 |
| Bathrooms/Restrooms | 0 | 1 | 1 | 1 |
| Stories | 0.00 | 1.00 | 1.00 | 1.00 |
| Total Value | \$108,751 | \$43,194 | \$125,566 | \$90,223 |
| Distance From Subject | 0.00 | 5.01 | 13.85 | 10.72 |

* = user supplied for search only

| <input checked="" type="checkbox"/> # F | Address | Sale Price | Yr Blt | Bed | Baths/Restrooms(Full) | Last Recording | Bld/Liv | Lot Area | Dist |
|---|------------------------|-------------|--------|-----|-----------------------|----------------|---------|----------|-------|
| Subject Property | | | | | | | | | |
| | 5015 SANTA MONICA BLVD | | 1942 | | | 06/30/1992 | 800 | 6,548 | 0.0 |
| Comparables | | | | | | | | | |
| <input checked="" type="checkbox"/> 1 | 6803 FOOTHILL BLVD | \$700,000 | 1951 | | | 11/18/2014 | 863 | 1,919 | 10.89 |
| <input checked="" type="checkbox"/> 2 | 9112 LAS TUNAS DR | \$1,600,000 | 1947 | | | 02/24/2015 | 734 | 2,399 | 13.12 |
| <input checked="" type="checkbox"/> 3 | 935 E ROSECRANS AVE | \$108,000 | 1953 | 1 | 1 | 03/31/2015 | 855 | 2,535 | 13.85 |
| <input checked="" type="checkbox"/> 4 | 3012 W 36TH ST | \$255,000 | 1931 | | | 10/15/2014 | 852 | 5,605 | 5.01 |

Comparable Sales Report

For Property Located At



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5015 SANTA MONICA BLVD, LOS ANGELES, CA 90029**4 Comparable(s) Selected.**

Report Date: 05/27/2015

Summary Statistics:

| | Subject | Low | High | Average |
|-----------------------|-----------|-----------|-------------|-----------|
| Sale Price | \$0 | \$108,000 | \$1,600,000 | \$665,750 |
| Bldg/Living Area | 800 | 734 | 863 | 826 |
| Price/Sqft | \$0.00 | \$126.32 | \$2,179.84 | \$854.15 |
| Year Built | 1942 | 1931 | 1953 | 1945 |
| Lot Area | 6,548 | 1,919 | 5,605 | 3,114 |
| Bedrooms | 0 | 1 | 1 | 1 |
| Bathrooms/Restrooms | 0 | 1 | 1 | 1 |
| Stories | 0.00 | 1.00 | 1.00 | 1.00 |
| Total Value | \$108,751 | \$43,194 | \$125,566 | \$90,223 |
| Distance From Subject | 0.00 | 5.01 | 13.85 | 10.72 |

*= user supplied for search only

Comp #:1 Distance From Subject:10.89 (miles)
 Address: 6803 FOOTHILL BLVD, TUJUNGA, CA 91042-2710
 Owner Name: NAZARIAN HRACH/NAZARIAN KARINA
 Seller Name: LAUER JOHN L TRUST
 APN: 2568-020-018 Map Reference: 11-A4 / Living Area: 863
 County: LOS ANGELES, CA Census Tract: 1012.20 Total Rooms:
 Subdivision: 3484 Zoning: LAC2 Bedrooms:
 Rec Date: 11/18/2014 Prior Rec Date: Bath(F/H): /
 Sale Date: 09/16/2014 Prior Sale Date: Yr Built/Eff: 1951 / 1951
 Sale Price: \$700,000 Prior Sale Price: Air Cond: YES
 Sale Type: FULL Prior Sale Type: Style:
 Document #: 1234357 Acres: 0.04 Fireplace: /
 1st Mtg Amt: \$525,000 Lot Area: 1,919 Pool:
 Total Value: \$43,194 # of Stories: Roof Mat:
 Land Use: STORES & RESIDENTIAL Park Area/Cap#: / Parking:

Comp #:2 Distance From Subject:13.12 (miles)
 Address: 9112 LAS TUNAS DR, TEMPLE CITY, CA 91780-1903
 Owner Name: TCP LA LLC
 Seller Name: WANG I TUNG
 APN: 5387-023-021 Map Reference: 38-B2 / Living Area: 734
 County: LOS ANGELES, CA Census Tract: 4812.01 Total Rooms:
 Subdivision: 5905 Zoning: TCC2* Bedrooms:
 Rec Date: 02/24/2015 Prior Rec Date: 07/29/2003 Bath(F/H): /
 Sale Date: 02/10/2015 Prior Sale Date: 07/07/2003 Yr Built/Eff: 1947 /
 Sale Price: \$1,600,000 Prior Sale Price: \$1,159,010 Air Cond: YES
 Sale Type: FULL Prior Sale Type: Style:
 Document #: 202185 Acres: 0.06 Fireplace: /
 1st Mtg Amt: \$1,550,000 Lot Area: 2,399 Pool:
 Total Value: \$95,097 # of Stories: Roof Mat:
 Land Use: STORES & RESIDENTIAL Park Area/Cap#: / Parking:

Comp #:3 Distance From Subject:13.85 (miles)
 Address: 935 E ROSECRANS AVE, EAST RANCHO DOMINGUEZ, CA 90221-2100
 Owner Name: FLORES OMAR A/FLORES IVETTE
 Seller Name: STANG TRUST
 APN: 6167-033-001 Map Reference: 65-A2 / Living Area: 855
 County: LOS ANGELES, CA Census Tract: 5416.04 Total Rooms:
 Subdivision: 8856 Zoning: COCL* Bedrooms: 1
 Rec Date: 03/31/2015 Prior Rec Date: 05/10/1994 Bath(F/H): 1 /
 Sale Date: 01/22/2015 Prior Sale Date: Yr Built/Eff: 1953 / 1978
 Sale Price: \$108,000 Prior Sale Price: \$34,773 Air Cond: NONE
 Sale Type: FULL Prior Sale Type: Style:
 Document #: 344809 Acres: 0.06 Fireplace: /
 1st Mtg Amt: \$85,000 Lot Area: 2,535 Pool:
 Total Value: \$97,035 # of Stories: 1.00 Roof Mat: ROLL
 Land Use: STORES & RESIDENTIAL Park Area/Cap#: / Parking: COMPOSITION
 PAVED

Comp #:4 Distance From Subject:5.01 (miles)
 Address: 3012 W 36TH ST, LOS ANGELES, CA 90018-3603
 Owner Name: KYLES SHAWN
 Seller Name: US BANK SERIES 2006-WFHE4
 APN: 5044-010-001 Map Reference: 43-C6 / Living Area: 852
 County: LOS ANGELES, CA Census Tract: 2193.00 Total Rooms:
 Subdivision: WEST JEFFERSON & 07 Zoning: LACM Bedrooms:
 Rec Date: 10/15/2014 Prior Rec Date: Bath(F/H): /
 Sale Date: 09/29/2014 Prior Sale Date: Yr Built/Eff: 1931 / 1933
 Sale Price: \$255,000 Prior Sale Price: Air Cond: YES
 Sale Type: FULL Prior Sale Type: Style:
 Document #: 1082823 Acres: 0.13 Fireplace: /
 1st Mtg Amt: \$125,566 Lot Area: 5,605 Pool:
 Total Value: # of Stories: Roof Mat:
 Land Use: STORES & RESIDENTIAL Park Area/Cap#: / Parking: