

BOARD OF
BUILDING AND SAFETY
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CALIFORNIA



KAREN BASS
MAYOR

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

OSAMA YOUNAN, P.E.
GENERAL MANAGER
SUPERINTENDENT OF BUILDING

JOHN WEIGHT
EXECUTIVE OFFICER

July 20, 2026

Council District: # 1

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

JOB ADDRESS: 1606 SOUTH MENLO AVENUE, LOS ANGELES, CA
ASSESSORS PARCEL NO. (APN): 5056-019-002
Re: Invoice #910992-4

Pursuant to the authority granted by Section 91.103 of the Los Angeles Municipal Code, the Los Angeles Department of Building and Safety (LADBS) investigated and identified code violations at: **1606 South Menlo Avenue, Los Angeles, CA** ("Property"). A copy of the title report which includes a full legal description of the property is attached as Exhibit A.

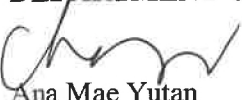
Pursuant to Section 98.0421, the property owner was issued an order on February 8, 2024 to pay a code violation inspection fee after violations were identified and verified upon inspection. The code violation inspection fees imposed by the LADBS are as follows:

<u>Description</u>	<u>Amount</u>
Code Violation Investigation fee	336.00
System Development Surcharge	20.16
Late Charge/Collection fee (250%)	840.00
System Development Surcharge late fee	50.40
Title Report fee	35.00
Grand Total	\$ 1,281.56

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 **\$1,281.56** be recorded against the property. It is requested that the Honorable City Council of the City of Los Angeles (the "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 Council instruct LADBS to deposit to Dept 08, Fund 48R, Balance Sheet Account 2200, any payment received against this lien in the amount of **\$1,281.56** 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


Ana Mae Yutan
Chief, LADBS Resource Management Bureau

Lien confirmed by
City Council on:

 ATTEST: PATRICE LATTIMORE, CITY CLERK

BY: _____
DEPUTY



1649 BUCKINGHAM RD.
LOS ANGELES, CA 90019
Phone 310-943-9235 latitle@in2-res.com

Property Title Report

Work Order No. T18928
Dated as of: 04/22/2026

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 5056-019-002

Property Address: 1606 S MENLO AVE

City: Los Angeles

County: Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee: MENLO PROJECT LA LLC

Grantor: 1606 MELNO LLC

Deed Date : 07/11/2023

Recorded : 07/19/2023

Instr No. : 23-0473910

MAILING ADDRESS: MENLO PROJECT LA LLC

4605 LANKERSHIM BLVD STE 419, NORTH HOLLYWOOD, CA 91602-1876

SCHEDULE B

LEGAL DESCRIPTION

Lot Number: 24 Block: 2 Subdivision Name: THE VERMONT AVENUE TRACT Brief Description:
VERMONT AVE TRACT LOT 24 BLK 2

MORTGAGES/LIENS

We find no Open Mortgages/Deeds of Trust of Record.

This page is part of your document - DO NOT DISCARD



20230473910



Pages:
0004

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

07/19/23 AT 08:00AM

FEES:	38.00
TAXES:	8,008.00
OTHER:	0.00
PAID:	8,046.00



LEADSHEET



202307190290009

00023616811



014177641

SEQ:
01

SECURE - 8:00AM



THIS FORM IS NOT TO BE DUPLICATED

072334635 RM

RECORDING REQUESTED BY:
USA National Title Company, Inc.

AND WHEN RECORDED MAIL TO:

Menlo Project LA LLC
4605 Lankershim Blvd.
#419
North Hollywood, CA 91602

THIS SPACE FOR RECORDER'S USE ONLY:

Title Order No.: 072334635-30

Escrow No.: 003660-VD

AP#: 5056-019-002

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is \$1,573.00

CITY TRANSFER TAX \$6,435.00

☒ 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,

1606 MELNO LLC., a California Limited Liability Company

hereby GRANT(s) to:

Menlo Project LA 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: 1606 Menlo Avenue, Los Angeles, CA 90006

DATED: July 11, 2023

**Signature Page attached hereto
and made a part hereof**

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

Title Order No.: 072334635-30

Escrow No.: 003660-VD

AP#: 5056-019-002

SIGNATURE PAGE

Title of Document: GRANT DEED

Date of Document: July 11, 2023

1606 MELNO LLC., a California Limited Liability Company

By:


Malik Muratov, Manager

Malik Muratov, Manager

ACKNOWLEDGMENT

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 07/17/2023

before me, Kevin Tenin

A Notary Public personally appeared

Malik Muratov

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



(Seal)



EXHIBIT 'A'

Lot 24, Block 2 of the Vermont Avenue Tract, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 22, Page 92 of Miscellaneous Records, in the office of the County Recorder of said county.

APN: 5056-019-002

EXHIBIT B

ASSIGNED INSPECTOR: **MARK RUDE**

Date: July 20, 2026

JOB ADDRESS: **1606 SOUTH MENLO AVENUE, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **5056-019-002**

Last Full Title: **04/22/2026**

Last Update to Title:

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LIST OF OWNERS AND INTERESTED PARTIES

- 1) MENLO PROJECT LA, LLC
4605 LANKERSHIM BOULEVARD, SUITE 419
NORTH HOLLYWOOD, CA 91602-1876 CAPACITY: OWNER

Property Detail Report

For Property Located At :

1606 MENLO AVE, LOS ANGELES, CA 90006-4612**Owner Information**

Owner Name: **MENLO PROJECT LA LLC**
 Mailing Address: **4605 LANKERSHIM BLVD #419, NORTH HOLLYWOOD CA 91602-1876 C021**
 Vesting Codes: **// CO**

Location Information

Legal Description:	VERMONT AVE TRACT LOT 24		
County:	LOS ANGELES, CA	APN:	5056-019-002
Census Tract / Block:	2211.20 / 1	Alternate APN:	
Township-Range-Sect:		Subdivision:	VERMONT AVE
Legal Book/Page:		Map Reference:	/
Legal Lot:	24	Tract #:	
Legal Block:	2	School District:	LOS ANGELES
Market Area:	C16	School District Name:	LOS ANGELES
Neighbor Code:		Munic/Township:	LOS ANGELES

Owner Transfer Information

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

Last Market Sale Information

Recording/Sale Date:	07/19/2023 / 07/11/2023	1st Mtg Amount/Type:	/
Sale Price:	\$1,430,000	1st Mtg Int. Rate/Type:	/
Sale Type:	FULL	1st Mtg Document #:	
Document #:	473910	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	
New Construction:		Multi/Split Sale:	
Title Company:	USA NAT'L TITLE CO		
Lender:			
Seller Name:	1606 MELNO LLC		

Prior Sale Information

Prior Rec/Sale Date:	09/06/1972 /	Prior Lender:	
Prior Sale Price:	\$20,000	Prior 1st Mtg Amt/Type:	\$12,000 / CONV
Prior Doc Number:		Prior 1st Mtg Rate/Type:	/
Prior Deed Type:	DEED (REG)		

Property Characteristics

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

Site Information

Zoning:	LACM	Acres:	0.17	County Use:	VACANT RESIDENTIAL (010V)
Lot Area:	7,303	Lot Width/Depth:	50 x 146	State Use:	
Land Use:	RESIDENTIAL LOT	Res/Comm Units:	/	Water Type:	PUBLIC
Site Influence:				Sewer Type:	PUBLIC SERVICE

Tax Information

Total Value:	\$1,458,600	Assessed Year:	2025	Property Tax:	\$17,400.71
Land Value:	\$1,458,600	Improved %:		Tax Area:	210
Improvement Value:		Tax Year:	2025	Tax Exemption:	
Total Taxable Value:	\$1,458,600				

EXHIBIT D

ASSIGNED INSPECTOR: **MARK RUDE**
JOB ADDRESS: **1606 SOUTH MENLO AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5056-019-002**

Date: July 20, 2026

CASE NO.: 997840
ORDER NO.: A-6171484

EFFECTIVE DATE OF ORDER TO COMPLY: **February 8, 2024**
COMPLIANCE EXPECTED DATE: **March 9, 2024**
DATE COMPLIANCE OBTAINED: **April 18, 2024**

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

VIOLATIONS:

SEE ATTACHED ORDER # A-6171484

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OSAMA YOUNAN, P.E.
GENERAL MANAGER
SUPERINTENDENT OF BUILDING

JOHN WEIGHT
EXECUTIVE OFFICER

ORDER TO COMPLY AND NOTICE OF FEE

MENLO PROJECT LA LLC, C/O FANYA WERNICKE
20950 AVENUE SAN LUIS
WOODLAND HILLS, CA 91364

The undersigned hereby certifies
by signature that the above information
is true and correct.

CASE #: 997840
ORDER #: A-6171484
EFFECTIVE DATE: February 08, 2024
COMPLIANCE DATE: March 09, 2024

APPL OF

SITE ADDRESS: 1606 S MENLO AVE
ASSESSORS PARCEL NO.: 5056-019-002
ZONE: CM; Commercial Manufacturing Zone

FEB 14 2024

To the address as shown on the
last equalized assessment roll for
the year of 2023.

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:

VIOLATION(S):

1. Excessive or overgrown vegetation on the premises.

You are therefore ordered to: Cut and remove the excessive or overgrown vegetation and weeds from the premises.

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

Comments: Vacant lot has overgrown vegetation.

2. Rubbish, garbage, trash and debris on the vacant lot.

You are therefore ordered to: 1). Remove the rubbish, garbage,, trash and debris from the lot. 2). Maintain the land 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.

Comments: Trash and debris on vacant lot.

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities.



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

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.

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.

Any questions regarding invoices or how to pay fees should be directed to financial services at (213) 482-6890.

Any questions regarding the order to comply and compliance matters contact the inspector noted below at (213)252-3938.

Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector: _____

Date February 08, 2024

LONG LEE
221 N. FIGUEROA ST. SUITE 1100
LOS ANGELES, CA 90012
(213)252-3938

Long.Lee@lacity.org


REVIEWED BY

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CODE ENFORCEMENT BUREAU
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