

CITY OF LOS ANGELES
CALIFORNIA

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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



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

JOHN WEIGHT
EXECUTIVE OFFICER

July 2, 2026

Council District: # 6

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

JOB ADDRESS: 11555 WEST CANTARA STREET, LOS ANGELES, CA
AKA: 8248 ½ NORTH LANKERSHIM BOULEVARD, LOS ANGELES, CA
ASSESSORS PARCEL NO. (APN): 2311-001-012
Re: Invoice #917413-1

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: **11555 West Cantara Street, Los Angeles, CA (AKA: 8248 ½ North Lankershim Boulevard, 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 May 20, 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

 ATTEST: PATRICE LATTIMORE, CITY CLERK

Lien confirmed by
City Council on:

BY: _____
DEPUTY



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

Property Title Report

Work Order No. T18820
Dated as of: 04/22/2026

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 2311-001-012

Property Address: 11555 W CANTARA ST City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED
Grantee: STRIKS PROPERTIES LP
Grantor: STRIKS PROPERTIES
Deed Date : 08/28/2014
Instr No. : 14-0930075

Recorded : 09/04/2014

MAILING ADDRESS: STRIKS PROPERTIES LP
12156 SHERMAN WAY, NORTH HOLLYWOOD, CA 91605-5501

SCHEDULE B

LEGAL DESCRIPTION

***Lot Number: 5 Brief Description: *TR=PROP OF THE LANKERSHIM RANCH LAND AND WATER
CO*LOT COM AT SE COR OF LOT 5 TH N ON E LINE OF SD LOT 442.59 FT TH N 89 40'***

MORTGAGES/LIENS

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

This page is part of your document - DO NOT DISCARD



20140930075



Pages:
0003

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

09/04/14 AT 08:00AM

FEES :	55.00
TAXES :	0.00
OTHER :	0.00
PAID :	55.00

PCOR SURCHARGE \$20.00



LEADSHEET



201409040270024

00009587759



006377858

SEQ:
09

DAR - Title Company (Hard Copy)



THIS FORM IS NOT TO BE DUPLICATED

RECORDING REQUESTED BY:
Fidelity National Title Company

WHEN RECORDED, MAIL TO:

STRIKS PROPERTIES, L.P.
21256 Sherman Way
North Hollywood, CA 91605-5501

TITLE ORDER NO.: 38983-995-LBO-VE
ESCROW NO.: 1006794-AG



THIS SPACE FOR RECORDER'S USE ONLY

GRANT DEED

THIS GRANTORS AND GRATEES IN THIS
CONVEYANCE ARE COMPRISED OF THE SAME
PARTIES WHO CONTINUE TO HOLD THE SAME
PROPORTIONATE INTEREST IN THE PROPERTY
R & T 11925 (D)

The undersigned Grantor(s) declare that the DOCUMENTARY TRANSFER TAX IS: NONE

Los Angeles County

— computed on the full value of the interest of property conveyed, or

— computed on the full value less the value of liens or encumbrances remaining thereon at the time of sale.

☒ OR transfer is EXEMPT from tax for the following reason This conveyance corrects the manner in which title is held, grantor(s) and grantee(s) remain the same and continue to hold the same proportionate interest, R&T 11911.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
STRIKS PROPERTIES, L.P., A CALIFORNIA LIMITED PARTNERSHIP WHO ACQUIRED TITLE AS STRIKS
PROPERTIES, A GENERAL PARTNERHIP

HEREBY GRANT(S) to STRIKS PROPERTIES, L.P., A CALIFORNIA LIMITED PARTNERSHIP

All that real property situated in the City of North Hollywood, County of Los Angeles, State of CA, described as:

as more particularly described in the description attached hereto and made a part hereof, marked Exhibit "A"

APN's: 2311-001-012 and 2311-001-013

Dated: August 18, 2014

STATE OF CALIFORNIA

COUNTY OF

Los Angeles

On August 28, 2014, before me,

Erin Surinck Notary Public

personally appeared David M. Striks

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

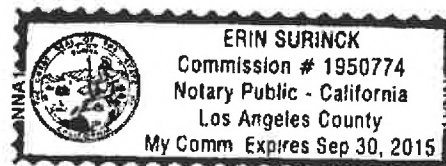
Erin Surinck

STRIKS PROPERTIES, L.P., A CALIFORNIA
LIMITED PARTNERSHIP

By: LSD PROPERTIES, LTD., A CALIFORNIA
LIMITED PARTNERSHIP

By:

David M. Striks, President



(SEAL)

3

EXHIBIT A

LEGAL DESCRIPTION

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

PARCEL 1:

THAT PORTION OF LOT 5 OF THE LANKERSHIM RANCH LAND AND WATER COMPANY'S SUBDIVISION OF THE EAST 12,000 ACRES OF THE SOUTH HALF OF THE RANCHO EX-MISSION DE SAN FERNANDO, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 31 PAGES 39 ET SEQ., OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT; THENCE ALONG THE SOUTHERLY LINE OF SAID LOT NORTH 89° 52' 30" WEST 559.13 FEET; THENCE PARALLEL WITH THE EASTERLY LINE OF SAID LOT NORTH 0° 01' 10" WEST 448.15 FEET, MORE OR LESS, TO THE SOUTH LINE OF THE NORTH 30 FEET OF THE SOUTH 4.27 ACRES OF THE NORTH 14.27 ACRES OF SAID LOT (SAID ACREAGE BEING COMPUTED TO STREET CENTERS); THENCE EASTERLY ALONG SAID SOUTH LINE A DISTANCE OF 559.13 FEET, MORE OR LESS, TO THE EAST LINE OF SAID LOT; THENCE ALONG SAID EAST LINE SOUTH 0° 01' 10" EAST TO THE POINT OF BEGINNING.

PARCEL 2:

THE NORTHERLY 30 FEET OF THE SOUTHERLY 4.27 ACRES OF THE NORTHERLY 14.27 ACRES (COMPUTED TO STREET CENTERS) OF LOT 5 OF PROPERTY OF LANKERSHIM RANCH LAND AND WATER COMPANY, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 31 PAGES 39 ET SEQ., OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXHIBIT B

ASSIGNED INSPECTOR: AUGUSTUS ALBAS
JOB ADDRESS: 11555 WEST CANTARA STREET, LOS ANGELES, CA
AKA: 8248 ½ NORTH LANKERSHIM BOULEVARD, LOS ANGELES, CA
ASSESSORS PARCEL NO. (APN): 2311-001-012

Date: July 2, 2026

Last Full Title: 04/22/2026

Last Update to Title:

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LIST OF OWNERS AND INTERESTED PARTIES

- 1) STRIKS PROPERTIES, L.P.
12156 SHERMAN WAY
NORTH HOLLYWOOD, CA 91605-5501 CAPACITY: OWNER

Property Detail Report**For Property Located At :****8248 1/2 LANKERSHIM BLVD, NORTH HOLLYWOOD,
CA 91605-1613****Bldg Card: 000 of 003****Owner Information**

Owner Name: **STRIKS PROPERTIES**
 Mailing Address: **12156 SHERMAN WAY, NORTH HOLLYWOOD CA 91605-5501 C014**
 Vesting Codes: **// LP**

Location Information

Legal Description: **TR=PROP OF THE LANKERSHIM RANCH LAND AND WATER CO LOT COM AT SE COR OF LOT 5
 TH N ON E LINE OF SD LOT 442.59 FT TH N 89 40' W 559.13 FT TH S 0 01'10" E TO S LINE OF SD
 LOT TH E THEREON TO BEG POR OF LOT 5**

County:	LOS ANGELES, CA	APN:	2311-001-012
Census Tract / Block:	1219.00 / 2	Alternate APN:	
Township-Range-Sect:		Subdivision:	LANKERSHIM RANCH LAND & WATER CO
Legal Book/Page:	6-32	Map Reference:	/
Legal Lot:	5	Tract #:	
Legal Block:		School District:	LOS ANGELES
Market Area:	SUNV	School District Name:	LOS ANGELES
Neighbor Code:		Munic/Township:	LOS ANGELES

Owner Transfer Information

Recording/Sale Date:	09/04/2014 / 08/18/2014	Deed Type:	GRANT DEED
Sale Price:		1st Mtg Document #:	930076
Document #:	930075		

Last Market Sale Information

Recording/Sale Date:	09/09/1988 / 08/1988	1st Mtg Amount/Type:	/
Sale Price:		1st Mtg Int. Rate/Type:	/
Sale Type:		1st Mtg Document #:	/
Document #:	1443504	2nd Mtg Amount/Type:	/
Deed Type:	QUIT CLAIM DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	
New Construction:		Multi/Split Sale:	MULTIPLE
Title Company:			
Lender:			
Seller Name:	PEARLMAN SOLOMON		

Prior Sale Information

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

Property Characteristics

Year Built / Eff:	1977 /	Total Rooms/Offices		Garage Area:	
Gross Area:	219,980	Total Restrooms:		Garage Capacity:	
Building Area:	219,980	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:	LAM1	Acres:	5.76	County Use:	LIGHT MANUFACTURING (3100)
Lot Area:	250,997	Lot Width/Depth:	x	State Use:	
Land Use:	LIGHT INDUSTRIAL	Res/Comm Units:	/	Water Type:	
Site Influence:				Sewer Type:	

Tax Information

Total Value:	\$5,720,773	Assessed Year:	2025	Property Tax:	\$88,439.25
Land Value:	\$842,564	Improved %:	85%	Tax Area:	13
Improvement Value:	\$4,878,209	Tax Year:	2025	Tax Exemption:	
Total Taxable Value:	\$5,720,773				

EXHIBIT D

ASSIGNED INSPECTOR: AUGUSTUS ALBAS
JOB ADDRESS: 11555 WEST CANTARA STREET, LOS ANGELES, CA
AKA: 8248 ½ LANKERSHIM BOULEVARD, LOS ANGELES, CA
ASSESSORS PARCEL NO. (APN): 2311-001-012

Date: July 2, 2026

CASE NO.: 1005403
ORDER NO.: A-6245188

EFFECTIVE DATE OF ORDER TO COMPLY: May 20, 2024
COMPLIANCE EXPECTED DATE: June 19, 2024
DATE COMPLIANCE OBTAINED: No Compliance to Date

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

VIOLATIONS:

SEE ATTACHED ORDER # A-6245188

BOARD OF
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MOISES ROSALES
NANCY YAP

CITY OF LOS ANGELES
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

ORDER TO COMPLY AND NOTICE OF FEE

STRIKS PROPERTIES LP ATTN: DAVID M. STRIKS
12156 SHERMAN WAY
NORTH HOLLYWOOD, CA 91605

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

CASE #: 1005403
ORDER #: A-6245188
EFFECTIVE DATE: May 20, 2024
COMPLIANCE DATE: June 19, 2024

MAY 10 2024

OWNER OF

SITE ADDRESS: 11555 W CANTARA ST
ASSESSORS PARCEL NO.: 2311-001-012
ZONE: M1; Limited Industrial Zone

To the address as shown on the
last equalized assessment roll
Initialed by 

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. Electrical and Fire Alarm permit required.

You are therefore ordered to: Remove all electrical wiring and equipment which was installed without the required permits and return the electrical system to its original approved condition.

OR

Obtain the required electrical permit, expose concealed work and call for required inspections.

Code Section(s) in Violation: 91.106.1, 91.108.1, 93.0201, 93.0104, 12.21A.1.(a) of the L.A.M.C.

Location: Located in first unit at south side of building.

Comments: Permits and approvals required for new alarm panel and electrical installation.

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.

INVESTIGATION FEE REQUIRED:

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

APPEAL PROCEDURES:

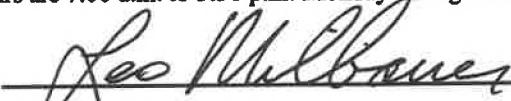
There is an appeal procedure established in this city whereby the Department of Building and Safety and the Board of Building and Safety Commissioners have the authority to hear and determine error or abuse of discretion, or requests for slight modification of the requirements contained in this order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

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 (818)374-9847.

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

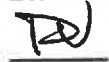
Inspector:



Date: May 09, 2024

LEO MILBAUER
14410 SYLVAN STREET SUITE 105
LOS ANGELES, CA 91401
(818)374-9847

Leo.Milbauer@lacity.org


REVIEWED BY

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