

BOARD OF  
BUILDING AND SAFETY  
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CITY OF LOS ANGELES  
CALIFORNIA



KAREN BASS  
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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

February 4, 2026

Council District: # 1

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

JOB ADDRESS: 1134 SOUTH ELDEN AVENUE, LOS ANGELES, CA  
ASSESSORS PARCEL NO. (APN): 5076-012-006  
Re: Invoice #892069-0

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: **1134 South Elden 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.

Following the Department's investigation an order or orders to comply were issued on March 9, 2023 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. The Department imposed non-compliance fee as follows:

<u>Description</u>	<u>Amount</u>
Non-Compliance fee	660.00
Late Charge/Collection fee (250%)	1,650.00
Accumulated Interest (1%/month)	535.89
Title Report fee	30.00
<b>Grand Total</b>	<b>\$ 2,875.89</b>

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 **\$2,875.89** 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 the LADBS to deposit to Dept 08, Fund 48R, Balance Sheet Account 2200, any payment received against this lien in the amount of **\$2,875.89** 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, 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](mailto:latitle@in2-res.com)

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***Property Title Report***

***Work Order No. T18640***  
***Dated as of: 10/17/2025***

***Prepared for: City of Los Angeles***

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***SCHEDULE A***

***(Reported Property Information)***

***APN #: 5076-012-006***

***Property Address: 1134 S. ELDEN AVE. City: Los Angeles County: Los Angeles***

**VESTING INFORMATION**

***Type of Document: QUITCLAIM DEED***

***Grantee: HENRY MALLE***

***Grantor: RICHARD MALLE TRUSTEE OF THE SURVIVOR'S TRUST OF THE MALLE TRUST***

***Deed Date : 01/09/2023***

***Recorded : 01/19/2023***

***Instr No. : 23-0039148***

***MAILING ADDRESS: HENRY MALLE***

***1134 ELDEN AVE, LOS ANGELES, CA 90006-2904***

***SCHEDULE B***

**LEGAL DESCRIPTION**

***Lot Number: 30 Brief Description: CLARK AND BRYAN'S LONE STAR TRACT LOT 30***

**MORTGAGES/LIENS**

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

This page is part of your document - DO NOT DISCARD



**20230039148**



Pages:  
0004

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

01/19/23 AT 12:45PM

FEES:	35.00
TAXES:	0.00
OTHER:	0.00
SB2:	75.00
PAID:	110.00



LEADSHEET



202301192820033

00023122606



013870848

SEQ:  
02

DAR - Mail (Intake)



THIS FORM IS NOT TO BE DUPLICATED

Recording Requested by:  
Jeffrey L. Condon, Esq.

When recorded, mail to:

Condon & Condon  
3435 Ocean Park Blvd., Ste. 108  
Santa Monica, CA 90405

23122606



(Space above for Recorder's use ONLY)

**CORRECTIVE TRUST TRANSFER DEED**

This deed is being re-recorded for purpose of correcting the address' zip code of the property. Previous recording Instrument No.20221168918. Previous recording date: 12/14/22

**RECORDING REQUESTED BY:**

**And When Recorded Mail to:**

Jeffrey L. Condon  
CONDON & CONDON, APC  
3435 Ocean Park Blvd., #108  
Santa Monica, CA 90405

**Mail Tax Statements to:**

Henry Malle  
1134 Elden Avenue  
Los Angeles, CA 90006

APN: 5076-012-006

Space above this line for Recorder's use.

**QUITCLAIM DEED**

The undersigned Grantor(s) declare(s) under penalty of perjury that the following is true and correct:

THIS IS A BONAFIDE GIFT AND THE GRANTOR RECEIVED NOTHING IN RETURN. R&T 11911.

THIS IS A TRANSFER BETWEEN PARENT AND CHILD OF THE PRINCIPAL RESIDENCE OF THE SURVIVING TRANSFEROR/SETTLOR (WHO IS DECEASED) WHICH IS SERVING OR SHALL SERVE AS THE PRINCIPAL RESIDENCE OF THE TRANSFEREE AND IS EXCLUDED FROM REASSESSMENT AS PER R&T 63.1(a)(2).

**GRANTORS:**

**RICHARD MALLE, TRUSTEE OF THE SURVIVOR'S TRUST OF THE MALLE TRUST, established April 3, 1984, by Cruz Malle and Tomasa Malle, Trustors,**

**HEREBY QUITCLAIM(S) AND TRANSFER(S) TO:**

**GRANTEE:**

**HENRY MALLE, a married man, as his sole and separate property,**

All of the Grantor's right, title and interest in and to the following described real property in the City of Los Angeles, County of Los Angeles, State of California, legally described as follows:

Lot 30 of Clark and Bryan's Lone Star Tract, in the City and County of Los Angeles, California, as per Map recorded in Book 70, Page 21 of Miscellaneous Records, in the office of the County Recorder of said County.

Common Address: 1134 Elden Avenue, Los Angeles, CA 90006

**THE SURVIVOR'S TRUST OF THE MALLE TRUST, established April 3, 1984, By Cruz Malle and Tomasa Malle, Trustors**

By: 

**RICHARD MALLE,  
Trustee**

Date: 1-9, 2023

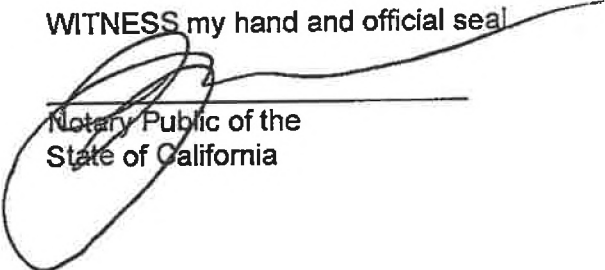
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

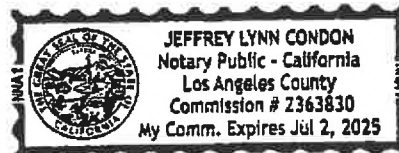
State of California            )  
  ) ss.  
County of Los Angeles        )

On 1-9, 2023, before me, Jeffrey Lynn Condon, a Notary Public, personally appeared RICHARD MALLE, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) are/is subscribed to the within instrument, and acknowledged to me that they/he/she executed the same in their/her/his authorized capacity(ies), and that by their/his/her 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 is true and correct.**

WITNESS my hand and official seal

  
\_\_\_\_\_  
Notary Public of the  
State of California



# EXHIBIT B

ASSIGNED INSPECTOR: **FERMIN RUBIO**  
JOB ADDRESS: **1134 SOUTH ELDEN AVENUE, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **5076-012-006**

Date: February 4, 2026

Last Full Title: **10/17/2025**

Last Update to Title:

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## LIST OF OWNERS AND INTERESTED PARTIES

1) HENRY MALLE  
1134 ELDEN AVENUE  
LOS ANGELES, CA 90006

CAPACITY: OWNER

**Property Detail Report**  
**For Property Located At :**  
**1134 ELDEN AVE, LOS ANGELES, CA 90006-2904**



**Owner Information**

Owner Name: **MALLE HENRY**  
 Mailing Address: **1134 ELDEN AVE, LOS ANGELES CA 90006-2904 C012**  
 Vesting Codes: **MM // SE**

**Location Information**

Legal Description: **CLARK AND BRYAN'S LONE STAR TRACT LOT 30**  
 County: **LOS ANGELES, CA** APN: **5076-012-006**  
 Census Tract / Block: **2134.02 / 1** Alternate APN:  
 Township-Range-Sect: Subdivision: **CLARK & BRYANS LONE STAR**  
 Legal Book/Page: Map Reference: **43-F3 /**  
 Legal Lot: **30** Tract #:  
 Legal Block: School District: **LOS ANGELES**  
 Market Area: **C17** School District Name: **LOS ANGELES**  
 Neighbor Code: Munic/Township: **LOS ANGELES**

**Owner Transfer Information**

Recording/Sale Date: **01/19/2023 / 01/09/2023** Deed Type: **RERECORDED DEED**  
 Sale Price: 1st Mtg Document #:  
 Document #: **39148**

**Last Market Sale Information**

Recording/Sale Date: **/** 1st Mtg Amount/Type: **/**  
 Sale Price: 1st Mtg Int. Rate/Type: **/**  
 Sale Type: 1st Mtg Document #: **/**  
 Document #: 2nd Mtg Amount/Type: **/**  
 Deed Type: 2nd Mtg Int. Rate/Type: **/**  
 Transfer Document #: Price Per SqFt:  
 New Construction: Multi/Split Sale:  
 Title Company:  
 Lender:  
 Seller Name:

**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:		Parking Type:		Construction:	
Living Area:	3,640	Garage Area:		Heat Type:	
Tot Adj Area:		Garage Capacity:		Exterior wall:	
Above Grade:		Parking Spaces:		Porch Type:	
Total Rooms:		Basement Area:		Patio Type:	
Bedrooms:	3	Finish Bsmnt Area:		Pool:	
Bath(F/H):	2 /	Basement Type:		Air Cond:	YES
Year Built / Eff:	1905 / 1916	Roof Type:		Style:	
Fireplace:	/	Foundation:		Quality:	
# of Stories:		Roof Material:		Condition:	
Other Improvements:					

**Site Information**

Zoning:	LAR4	Acres:	0.16	County Use:	DUPLEX (0200)
Lot Area:	7,002	Lot Width/Depth:	x	State Use:	
Land Use:	DUPLEX	Res/Comm Units:	2 /	Water Type:	
Site Influence:				Sewer Type:	

**Tax Information**

Total Value: \$624,240  
Land Value: \$499,392  
Improvement Value: \$124,848  
Total Taxable Value: \$617,240

Assessed Year: 2024  
Improved %: 20%  
Tax Year: 2024

Property Tax: \$7,913.59  
Tax Area: 67  
Tax Exemption: HOMEOWNER

# EXHIBIT D

ASSIGNED INSPECTOR: **FERMIN RUBIO**  
JOB ADDRESS: **1134 SOUTH ELDEN AVENUE, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **5076-012-006**

Date: February 4, 2026

CASE NO.: 977800  
ORDER NO.: A-5920889

EFFECTIVE DATE OF ORDER TO COMPLY: **March 9, 2023**  
COMPLIANCE EXPECTED DATE: **April 8, 2023**  
DATE COMPLIANCE OBTAINED: **No Compliance to Date**

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

### VIOLATIONS:

SEE ATTACHED ORDER # A-5920889

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

JAVIER NUNEZ  
PRESIDENT

ELVIN W. MOON  
VICE-PRESIDENT

JOSELYN GEAGA-ROSENTHAL  
LAUREL GILLETTE  
GEORGE HOVAGUIMIAN

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**

MALLE, HENRY  
1134 ELDEN AVE  
LOS ANGELES, CA 90006

CASE #: 977800  
ORDER #: A-5920889  
EFFECTIVE DATE: March 09, 2023  
COMPLIANCE DATE: April 08, 2023

OWNER OF  
SITE ADDRESS: 1134 S ELDEN AVE  
ASSESSORS PARCEL NO.: 5076-012-006  
ZONE: R4; Multiple Dwelling Zone

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

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

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

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

**VIOLATION(S):**

**1. A permit & inspection are required for the work performed.**

You are therefore ordered to: Obtain all required permits & inspections for heater installed in garage. Provide access to entire garage for inspection.

Code Section(s) in Violation: 91.5R106.1.1, 91.5R103.1, 12.21A.1(a) of the L.A.M.C.

Location: Garage At Alley

Comments: The garage at rear of the property has an unpermitted heater installed. Remove heater & provide access to entire garage for inspection OR obtain permit & inspection for heater and provide access to entire garage for inspection.

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, 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: March 02, 2023

GORDON ZUBER  
221 N. FIGUEROA ST. SUITE 1100  
LOS ANGELES, CA 90012  
(213)252-3938  
Gordon.Zuber@lacity.org

  
REVIEWED BY

MAIL ROOM  
MAR 02 2023

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.



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