

BOARD OF
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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

May 11, 2026

Council District: # 2

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

JOB ADDRESS: **6400 NORTH BAKMAN AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2336-012-009**
Re: Invoice #892086-3

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: **6400 North Bakman 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 May 5, 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)	583.01
Title Report fee	30.00
Grand Total	\$ 2,923.01

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 **\$2,923.01** 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 **\$2,923.01** 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

Property Title Report

Work Order No. T18732
Dated as of: 12/19/2025

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 2336-012-009

Property Address: 6400 N BAKMAN AVE City: Los Angeles

County: Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee: ENG TAN

Grantor: DORA DORA LLC

Deed Date : 10/20/2011

Recorded : 11/02/2011

Instr No. : 11-1486968

MAILING ADDRESS: ENG TAN

11127 DORA ST, SUN VALLEY, CA 91352-3339

SCHEDULE B

LEGAL DESCRIPTION

Lot Number: 18 Tract No: 12105 Brief Description: TRACT # 12105 LOT 18

MORTGAGES/LIENS

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

This page is part of your document - DO NOT DISCARD



20111486968



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

11/02/11 AT 01:19PM

Pages:
0002

FEES :	29.00
TAXES :	0.00
OTHER :	0.00
PAID :	29.00



LEADSHEET



201111020710045

00004896780



003597431

SEQ:
02

DAR - Counter (Hard Copy)



THIS FORM IS NOT TO BE DUPLICATED

RECORDING REQUESTED BY:

DORA DORA LLC

MAIL TAX STATEMENTS AND
WHEN RECORDED MAIL TO:

11127 DORA ST

SUN VALLEY CA 91352

Order No.:

Escrow No.:

APN: 2336-012-009

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S):

DOCUMENTARY TRANSFER TAX IS \$ 0*



Computed on full value of property conveyed, or



Computed on full value less liens and encumbrances remaining at time of sale.



Unincorporated area ☐ City of _____

For valuable consideration, receipt of which is hereby acknowledged,

DORA DORA LLC

hereby GRANT(S) to

ENG TAN

the real property situated in the County of LOS ANGELES, State of California, more particularly described as follows:

6400 BAKMAN AVE, NORTH HOLLYWOOD CA 91606

* The grantors and the grantees in this conveyance are comprised of the same parties who continue to hold the same proportionate interest in the property, R & T 11925(d).

Dated: 10-20-11

ENG TAN

GRANTOR'S SIGNATURE

STATE OF CALIFORNIA)

COUNTY OF Riverside) SS.

On 10/20/11 before me, Tracy Costanza, Notary Public, personally appeared ENG TAN

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 Tracy Costanza



MAIL TAX STATEMENTS AS DIRECTED ABOVE

EXHIBIT B

ASSIGNED INSPECTOR: **THOMAS WOODS**
JOB ADDRESS: **6400 NORTH BAKMAN AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2336-012-009**

Date: May 11, 2026

Last Full Title: **12/19/2025**

Last Update to Title:

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LIST OF OWNERS AND INTERESTED PARTIES

- 1) ENG TAN
11127 DORA STREET
SUN VALLEY, CA 91352-3339
- CAPACITY: OWNER

Property Detail Report

For Property Located At :

6400 BAKMAN AVE, NORTH HOLLYWOOD, CA 91606-2609



RealQuest

Owner Information

Owner Name: TAN ENG
Mailing Address: 11127 DORA ST, SUN VALLEY CA 91352-3339 C026
Vesting Codes: SM / /

Location Information

Legal Description:	TRACT # 12105 LOT 18	APN:	2336-012-009
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	1242.01 / 3	Subdivision:	12105
Township-Range-Sect:		Map Reference:	/
Legal Book/Page:	243-39	Tract #:	12105
Legal Lot:	18	School District:	LOS ANGELES
Legal Block:		School District Name:	LOS ANGELES
Market Area:	NHO	Munic/Township:	LOS ANGELES
Neighbor Code:			

Owner Transfer Information

Recording/Sale Date:	11/02/2011 / 10/20/2011	Deed Type:	GRANT DEED
Sale Price:		1st Mtg Document #:	
Document #:	1486968		

Last Market Sale Information

Recording/Sale Date:	01/21/2011 / 11/12/2010	1st Mtg Amount/Type:	/
Sale Price:	\$290,500	1st Mtg Int. Rate/Type:	/
Sale Type:	FULL	1st Mtg Document #:	
Document #:	114911	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$147.16
New Construction:		Multi/Split Sale:	
Title Company:	FIDELITY NATIONAL TITLE		
Lender:			
Seller Name:	CITIGROUP MTG SERIES 2006-HE3		

Prior Sale Information

Prior Rec/Sale Date:	04/14/1998 / 04/03/1998	Prior Lender:	LOWELL SMITH & EVERS INC
Prior Sale Price:	\$162,000	Prior 1st Mtg Amt/Type:	\$158,334 / FHA
Prior Doc Number:	609282	Prior 1st Mtg Rate/Type:	/ FIXED RATE LOAN
Prior Deed Type:	GRANT DEED		

Property Characteristics

Gross Area:		Parking Type:		Construction:	
Living Area:	1,974	Garage Area:		Heat Type:	HEATED
Tot Adj Area:		Garage Capacity:		Exterior wall:	
Above Grade:		Parking Spaces:		Porch Type:	
Total Rooms:		Basement Area:		Patio Type:	
Bedrooms:	5	Finish Bsmnt Area:		Pool:	
Bath(F/H):	2 /	Basement Type:		Air Cond:	YES
Year Built / Eff:	1942 / 1942	Roof Type:		Style:	
Fireplace:	/	Foundation:		Quality:	
# of Stories:		Roof Material:		Condition:	
Other Improvements:					

Site Information

Zoning:	LAR3	Acres:	0.16	County Use:	DUPLEX (0200)
Lot Area:	6,929	Lot Width/Depth:	60 x 117	State Use:	
Land Use:	DUPLEX	Res/Comm Units:	1 /	Water Type:	
Site Influence:	CORNER			Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value: \$401,924
Land Value: \$301,446
Improvement Value: \$100,478
Total Taxable Value: \$401,924

Assessed Year: 2025
Improved %: 25%
Tax Year: 2024

Property Tax: \$5,087.20
Tax Area: 13
Tax Exemption:

EXHIBIT D

ASSIGNED INSPECTOR: **THOMAS WOODS**
JOB ADDRESS: **6400 NORTH BAKMAN AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2336-012-009**

Date: May 11, 2026

CASE NO.: 984413
ORDER NO.: A-5955173

EFFECTIVE DATE OF ORDER TO COMPLY: **May 5, 2023**
COMPLIANCE EXPECTED DATE: **June 4, 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-5955173

Page 1 of 2

You are therefore ordered to: Discontinue the open storage in the required yards.

Code Section(s) in Violation: 12.03, 12.21A.1.(a) and 12.21C.1.(g) of the L.A.M.C.

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 (818)374-9854.

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

Inspector: Thomas Woods

Date: April 21, 2023

THOMAS WOODS
14410 SYLVAN STREET SUITE 105
VAN NUYS, CA 91401
(818)374-9854
thomas.woods@lacity.org

P.H.
REVIEWED BY

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