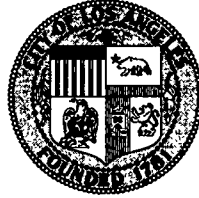


FRANK T. MARTINEZ
City Clerk

KAREN E. KALFAYAN
Executive Officer

When making inquiries
relative to this matter
refer to File No.

CITY OF LOS ANGELES
CALIFORNIA



JAMES K. HAHN
MAYOR

Office of the
CITY CLERK
Council and Public Services
Room 395, City Hall
Los Angeles, CA 90012
Council File Information - (213) 978-1043
General Information - (213) 978-1133
Fax: (213) 978-1040

HELEN GINSBURG
Chief, Council and Public Services Division

04-2257

CD 4

March 31, 2005

Assessments Division (w/report & assessment)

Bureau of Engineering

cc: Sheryl Moore, Stop 490
Administration

Building & Safety Department,
Contract Nuisance Abatement
3550 Wilshire Boulevard, Suite 1800
Stop No. 115
Attn: Adrian Harris

Board of Public Works
Treasurer
Bureau of Street Services,
Lot Cleaning Division
Councilmember LaBonge

See Attachment for additional
notification

At the meeting of the Council held March 30, 2005, motion was adopted that the Department of Building and Safety report relative to the confirmation of the assessment proposed to be levied against property at 3223 West 6th Street, a.k.a. 3213 West 6th Street, to cover the costs of barricading of all openings and rebarricading all openings with metal barricades, graffiti abatement of the building(s) and the cleaning and fencing of the lot on said property, BE RECEIVED AND FILED inasmuch as the assessment has been paid.

Frank T. Martinez

City Clerk
dng

PLACE IN FILES
APR - 5 2005
DEPUTY

ASSIGNED INSPECTOR: ELVIRA GONZALEZ
 JOB ADDRESS: 3223 W 6TH ST A.K.A.: 3213 WEST 6TH STREET
 ASSESSORS PARCEL NO.: 5502-024-015

Last Full Title:

Last Update Title:

LIST OF OWNERS AND INTERESTED PARTIES

- | | |
|---|----------------------------|
| 1 SAENARA APARTMENTS LP
2320 WEST OLYMPIC BOULEVARD SUITE 200
LOS ANGELES, CA 90006 | |
| 2 SAENARA APARTMENTS L P
A LIMITED PARTNERSHIP
C/O TRACY M Y CHOY ESQ
RIORDAN & MCKINZIE
300 SOUTH GRAND AVENUE 29TH FLOOR
LOS ANGELES, CA 90071 | Capacity: INTERESTED PARTY |
| 3 SAENARA, LLC.
STUART AHN, AGENT FOR SERVICE
2320 WEST OLYMPIC BOULEVARD #200
LOS ANGELES, CA 90006-2012 | Capacity: INTERESTED PARTY |
| 4 C/O CITY OF LA-HOUSING DEPT.-A
SAENARA LIMITED LIABILITY COMPANY
P O BOX 532729
LOS ANGELES, CA 90053 | |
| 5 C/O CITY OF LA-HOUSING DEPT.-A
SAENARA LIMITED LIABILITY COMPANY
2320 WEST OLYMPIC BOULEVARD SUITE 200
LOS ANGELES, CA 90006-2012 | |
| 6 3223 WESIX LLC
500 SHATTO PLACE 2ND FLOOR
LOS ANGELES, CA 90020 | |
| 7 3223 WESIX LLC
DAVID Y LEE, AGENT FOR SERVIC
3450 WILSHIRE BOULEVARD #400
LOS ANGELES, CA 90010 | Capacity: INTERESTED PARTY |
| 8 C/O PROSKAUER ROSE LLP
SAENARA APARTMENTS LP A CALIFORNIA
LIMITED PARTNERSHIP
2049 CENTURY PARK EAST SUITE 3200
LOS ANGELES, CA 90067 | |
| 9 KOREAN TOWN MULTI PURPOSE SENIOR CENTER
C/O REVEREND PETER PARK, EXECUTOR
4157 WEST 5TH STREET SUITE 200
LOS ANGELES, CA 90020 | Capacity: INTERESTED PARTY |

8

NOTICE OF PUBLIC HEARING

The City Council will conduct a PUBLIC HEARING on **MARCH 30, 2005**, for hearing appeals or objections to Building and Safety Department report and confirmation of assessment regarding the following matters:

- 04-2209 To cover the costs of graffiti abatement of the
CD 8 building(s) and the cleaning and fencing of the
lot at 1404 West 58th Place.
(Assessment: \$3,357.99)
- 02-0370 To cover the costs of cleaning and fencing the lot
CD 2 at 6941 North Coldwater Canyon Avenue.
(Assessment: \$10,638.80)
- 01-0604 To cover the cost of cleaning the lot at
CD 9 1525 East 46th Street. (Assessment: \$788.48)
- 04-0367 To cover the cost of cleaning the lot at
CD 10 2934 South Potomac Avenue. (Assessment: \$646.80)
- 04-2257 To cover the costs of barricading of all openings
CD 4 and rebarricading all openings with metal
barricades, graffiti abatement of the building(s)
and the cleaning and fencing of the lot at 3223
West 6th Street a.k.a. 3213 West 6th Street.
(Assessment: \$2,634.32)
- 04-2445 To cover the costs of barricading of all openings,
CD 15 graffiti abatement of the building(s) and the
cleaning and fencing of the lot at 2102 East 110th
Street.
(Assessment: \$7,488.70)

cc: Building & Safety,
Attn: Andi Harris
3550 Wilshire Blvd
Suite 1800 - Stop 115
Assessment
Front Counter
Elaine Trone

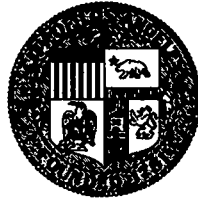
January 13, 2005
dng

CITY OF LOS ANGELES
CALIFORNIA

FRANK T. MARTINEZ
City Clerk

KAREN E. KALFAYAN
Executive Officer

When making inquiries
relative to this matter
refer to File No.



JAMES K. HAHN
MAYOR

Office of the
CITY CLERK
Council and Public Services
Room 395, City Hall
Los Angeles, CA 90012
Council File Information - (213) 978-1043
General Information - (213) 978-1133
Fax: (213) 978-1040

HELEN GINSBURG
Chief, Council and Public Services Division

04-2257

CD 4

March 31, 2005

Assessments Division (w/report & assessment)
Bureau of Engineering

cc: Sheryl Moore, Stop 490
Administration

Building & Safety Department,
Contract Nuisance Abatement
3550 Wilshire Boulevard, Suite 1800
Stop No. 115
Attn: Adrian Harris

Board of Public Works
Treasurer
Bureau of Street Services,
Lot Cleaning Division
Councilmember LaBonge

See Attachment for additional
notification

At the meeting of the Council held March 30, 2005, motion was adopted that the Department of Building and Safety report relative to the confirmation of the assessment proposed to be levied against property at 3223 West 6th Street, a.k.a. 3213 West 6th Street, to cover the costs of barricading of all openings and rebarricading all openings with metal barricades, graffiti abatement of the building(s) and the cleaning and fencing of the lot on said property, BE RECEIVED AND FILED inasmuch as the assessment has been paid.

City Clerk
dng



ASSIGNED INSPECTOR: ELVIRA GONZALEZ

CASE #: 102604

JOB ADDRESS: 3223 W 6TH ST A.K.A.: 3213 WEST 6TH STREET

ASSESSORS PARCEL NO.: 5502-024-015

Last Full Title:

Last Update Title:

LIST OF OWNERS AND INTERESTED PARTIES

- 1 SAENARA APARTMENTS LP
2320 WEST OLYMPIC BOULEVARD SUITE 200
LOS ANGELES, CA 90006
- 2 SAENARA APARTMENTS L P
A LIMITED PARTNERSHIP
C/O TRACY M Y CHOY ESQ
RIORDAN & MCKINZIE
300 SOUTH GRAND AVENUE 29TH FLOOR
LOS ANGELES, CA 90071
Capacity: INTERESTED PARTY
- 3 SAENARA, LLC.
STUART AHN, AGENT FOR SERVICE
2320 WEST OLYMPIC BOULEVARD #200
LOS ANGELES, CA 90006-2012
Capacity: INTERESTED PARTY
- 4 C/O CITY OF LA-HOUSING DEPT.-A
SAENARA LIMITED LIABILITY COMPANY
P O BOX 532729
LOS ANGELES, CA 90053
- 5 C/O CITY OF LA-HOUSING DEPT.-A
SAENARA LIMITED LIABILITY COMPANY
2320 WEST OLYMPIC BOULEVARD SUITE 200
LOS ANGELES, CA 90006-2012
- 6 3223 WESIX LLC
500 SHATTO PLACE 2ND FLOOR
LOS ANGELES, CA 90020
- 7 3223 WESIX LLC
DAVID Y LEE, AGENT FOR SERVIC
3450 WILSHIRE BOULEVARD #400
LOS ANGELES, CA 90010
Capacity: INTERESTED PARTY
- 8 C/O PROSKAUER ROSE LLP
SAENARA APARTMENTS LP A CALIFORNIA
LIMITED PARTNERSHIP
2049 CENTURY PARK EAST SUITE 3200
LOS ANGELES, CA 90067
- 9 KOREAN TOWN MULTI PURPOSE SENIOR CENTER
C/O REVEREND PETER PARK, EXECUTOR
4157 WEST 5TH STREET SUITE 200
LOS ANGELES, CA 90020
Capacity: INTERESTED PARTY

**BOARD OF
BUILDING AND SAFETY
COMMISSIONERS**

—
WILLIAM J. ROUSE
PRESIDENT
EFREN R. ABRATIQUÉ, P.E.
VICE-PRESIDENT
MARSHA L. BROWN
ILAN ISRAELY
JAVIER NUNEZ
—

**CITY OF LOS ANGELES
CALIFORNIA**



JAMES K. HAHN
MAYOR

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

—
ANDREW A. ADELMAN, P.E.
GENERAL MANAGER
RAYMOND CHAN
EXECUTIVE OFFICER
—

January 18, 2005

UPDATED: JANUARY 18, 2005

Council District # 4

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

JOB ADDRESS: 3223 W 6TH ST A.K.A.: 3213 WEST 6TH STREET
CONTRACT NO.: C102891 G101206 M103800

Pursuant to the provisions of Section 91.8903 and Section 91.8904, Los Angeles Municipal Code the Department of Building and Safety has caused the cleaning of the lot, graffiti abatement and rebarricading all openings with metal barricades at the above address in the City of Los Angeles. The cost of cleaning the subject lot was \$363.72. The cost of exterior graffiti abatement of the subject building(s) was \$900.00. The cost of metal barricading the subject building(s) was \$1,370.60.

It is proposed that a lien for the total amount of \$2,634.32 be recorded against the real property upon which the services were rendered. The official report, in duplicate, as required in connection with this matter is submitted for your consideration.

It is requested that the Honorable Council designate the time and place, when and where protest can be heard concerning this matter, as set forth in Section 91.8906 of the Los Angeles Municipal Code and Section 7.35.3, Los Angeles Administrative Code.

ANDREW A. ADELMAN, P.E.
General Manager


Andi Harris, Senior Building Mechanical Inspector
Contract Nuisance Abatement

Enc.
AA:AH:fmr

MAR 30 2005 - **Received and Filed**

*Inasmuch as the
assessment has been paid*



RETURN IN FIVE DAYS TO
 OFFICE OF
 CITY CLERK
 RM. 395, 200 N. SPRING STREET
 LOS ANGELES, CA 90012

EQUAL EMPLOYMENT OPPORTUNITY -
 AFFIRMATIVE ACTION EMPLOYER™

**INSUFFICIENT
 ADDRESS**

3223 Wesix LLC
 500 Shatto Place, 2nd Floor
 Los Angeles, CA 90020



Calendas

90020+1713 03

**BOARD OF
BUILDING AND SAFETY
COMMISSIONERS**

—
WILLIAM J. ROUSE
PRESIDENT
EFREN R. ABRATIQUÉ, P.E.
VICE-PRESIDENT
MARSHA L. BROWN
ILAN ISRAELY
JAVIER NUNEZ
—

**CITY OF LOS ANGELES
CALIFORNIA**



JAMES K. HAHN
MAYOR

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

—
ANDREW A. ADELMAN, P.E.
GENERAL MANAGER
RAYMOND CHAN
EXECUTIVE OFFICER
—

January 18, 2005

UPDATED: JANUARY 18, 2005

Council District # 4

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

**JOB ADDRESS: 3223 W 6TH ST A.K.A.: 3213 WEST 6TH STREET
CONTRACT NO.: C102891 G101206 M103800**

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It is proposed that a lien for the total amount of **\$2,634.32** be recorded against the real property upon which the services were rendered. The official report, in duplicate, as required in connection with this matter is submitted for your consideration.

It is requested that the Honorable Council designate the time and place, when and where protest can be heard concerning this matter, as set forth in Section 91.8906 of the Los Angeles Municipal Code and Section 7.35.3, Los Angeles Administrative Code.

ANDREW A. ADELMAN, P.E.
General Manager


Andi Harris, Senior Building Mechanical Inspector
Contract Nuisance Abatement

Enc.
AA:AH:fmr

MAR 30 2005 - **Received and Filed**

*Inasmuch as the
assessment has been paid*

**REPORT OF ABATE OF A PUBLIC NUISANCE
UPDATED JANUARY 18, 2005**

On February 03, 2001 pursuant to the authority granted by Section 91.8903 and 91.8904 of the Los Angeles Municipal Code, the Department of Building and Safety ordered the owners or other parties in interest within thirty days(30) days to remove the accumulation of trash, debris, vehicle parts, rubbish, excessive vegetation or other similar conditions, abate the graffiti, and barricade all openings with metal barricades on the parcel located at 3223 W 6TH ST , within the limits of the City of Los Angeles, State of California, being more particularly described as follows:

See Attached Title Report for Legal Description

The owners or other parties in interest of the above described property having failed to comply with the time prescribed by Ordinance, the Department solicited bids, awarded a contract and caused said abatement of nuisance as follows:

<u>Job Description</u>	<u>Date Completed</u>	<u>Cost</u>
GRAFFITI ABATEMENT	August 07, 2001	\$300.00
GRAFFITI ABATEMENT	February 05, 2003	\$300.00
GRAFFITI ABATEMENT	February 27, 2004	\$300.00
CLEAN	March 16, 2004	\$363.72
METAL BARRICADE	April 02, 2004	\$1,370.60

Pursuant to the authority granted by Section 91.8906 of the Los Angeles Municipal Code and Section 7.35.3 of the Los Angeles Administrative Code, it is proposed that a lien for the sum of \$1,838.80 plus an amount equal to forty percent (40%) or a minimum of \$100.00 of such cost, for a total of **\$2,634.32**, be recorded against said property.

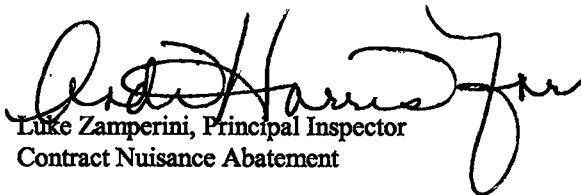
It is further requested that the Honorable Council instruct the Assessment Section of the Bureau of Street Lighting that upon receipt of any payment on this lien against this property to deposit the amount to Dept. 08 (Bldg. & Safety Dept.), Fund 346, Revenue Source No. 3191 in the amount of \$2,634.32.

Please see attached for the names and addresses of owners entitled to notice. Also attached is a statement of the fair market value of this property including all encumbrances of record on the property as of the date of this report.

This official report, in duplicate, as set forth in Section 91.8906 of the Los Angeles Municipal Code and Section 7.35.3 of the Los Angeles Administrative Code is submitted for your consideration.

DATED: January 18, 2005

ANDREW A. ADELMAN, P.E.
General Manager


Luke Zamperini, Principal Inspector
Contract Nuisance Abatement

Report and lien confirmed by
City Council on:

ATTEST: FRANK T. MARTINEZ, CITY CLERK

BY

DEPUTY

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

WILLIAM J. ROUSE
PRESIDENT
EFREN R. ABRATIQUÉ, P.E.
VICE-PRESIDENT
MARSHA L. BROWN
ILAN ISRAELY
JAVIER NUNEZ

CITY OF LOS ANGELES
CALIFORNIA



JAMES K. HAHN
MAYOR

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

ANDREW A. ADELMAN, P.E.
GENERAL MANAGER

RAYMOND CHAN
EXECUTIVE OFFICER

11-1-04

Council District # 4 ✓

October 28, 2004

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

JOB ADDRESS: 3223 W 6TH ST A.K.A.: 3213 WEST 6TH STREET
CONTRACT NO.: B102678 C102891 F103634 G101206 M103800

Pursuant to the provisions of Section 91.8903 and Section 91.8904, Los Angeles Municipal Code the Department of Building and Safety has caused the barricading of all openings, cleaning of the lot, fencing of the lot, graffiti abatement and rebarricading all openings with metal barricades at the above address in the City of Los Angeles. The cost of barricading the subject building(s) was \$1,260.50. The cost of cleaning the subject lot was \$1,091.16. The cost of fencing the subject lot was \$300.00. The cost of exterior graffiti abatement of the subject building(s) was \$900.00. The cost of metal barricading the subject building(s) was \$77,000.00.

It is proposed that a lien for the total amount of **\$80,551.66** be recorded against the real property upon which the services were rendered. The official report, in duplicate, as required in connection with this matter is submitted for your consideration.

It is requested that the Honorable Council designate the time and place, when and where protest can be heard concerning this matter, as set forth in Section 91.8906 of the Los Angeles Municipal Code and Section 7.35.3, Los Angeles Administrative Code.

ANDREW A. ADELMAN, P.E.
General Manager


Andi Harris, Senior Building Mechanical Inspector
Contract Nuisance Abatement

Enc.
AA:AH:fmr

RECEIVED
CITY CLERK'S OFFICE

2004 NOV -1 AM 6:46

CITY CLERK

BY J DEPUTY

1

REPORT OF ABATE OF A PUBLIC NUISANCE

On February 03, 2001 pursuant to the authority granted by Section 91.8903 and 91.8904 of the Los Angeles Municipal Code, the Department of Building and Safety ordered the owners or other parties in interest within thirty days(30) days to secure all openings accessible for entry from the exterior of the building(s) and weatherproof the barricades installed, remove the accumulation of trash, debris, vehicle parts, rubbish, excessive vegetation or other similar conditions, fence the lot, abate the graffiti, and barricade all openings with metal barricades on the parcel located at 3223 W 6TH ST , within the limits of the City of Los Angeles, State of California, being more particularly described as follows:

See Attached Title Report for Legal Description

The owners or other parties in interest of the above described property having failed to comply with the time prescribed by Ordinance, the Department solicited bids, awarded a contract and caused said abatement of nuisance as follows:

<u>Job Description</u>	<u>Date Completed</u>	<u>Cost</u>
GRAFFITI ABATEMENT	August 07, 2001	\$300.00
GRAFFITI ABATEMENT	February 05, 2003	\$300.00
BARRICADE	January 16, 2003	\$1,260.50
CLEAN	January 16, 2003	\$727.44
FENCE	January 16, 2003	\$300.00
METAL BARRICADE	May 22, 2003	\$75,629.40
GRAFFITI ABATEMENT	February 27, 2004	\$300.00
CLEAN	March 16, 2004	\$363.72
METAL BARRICADE	April 02, 2004	\$1,370.60

Pursuant to the authority granted by Section 91.8906 of the Los Angeles Municipal Code and Section 7.35.3 of the Los Angeles Administrative Code, it is proposed that a lien for the sum of \$57,479.76 plus an amount equal to forty percent (40%) or a minimum of \$100.00 of such cost, for a total of \$80,551.66, be recorded against said property.

It is further requested that the Honorable Council instruct the Assessment Section of the Bureau of Street Lighting that upon receipt of any payment on this lien against this property to deposit the amount to Dept. 08 (Bldg. & Safety Dept.), Fund 346, Revenue Source No. 3191 in the amount of \$80,551.66.

Please see attached for the names and addresses of owners entitled to notice. Also attached is a statement of the fair market value of this property including all encumbrances of record on the property as of the date of this report.

This official report, in duplicate, as set forth in Section 91.8906 of the Los Angeles Municipal Code and Section 7.35.3 of the Los Angeles Administrative Code is submitted for your consideration.

DATED: October 28, 2004

ANDREW A. ADELMAN, P.E.
General Manager

Report and lien confirmed by
City Council on:


Luke Zamperini, Principal Inspector
Contract Nuisance Abatement

ATTEST: J. MICHAEL CAREY, CITY CLERK

BY

DEPUTY

CL-D

ASSIGNED INSPECTOR: ELVIRA GONZALEZ
JOB ADDRESS: 3223 W 6TH ST A.K.A.: 3213 WEST 6TH STREET
ASSESSORS PARCEL NO.: 5502-024-015

Last Full Title:

Last Update Title:

LIST OF OWNERS AND INTERESTED PARTIES

- 1 SAENARA APARTMENTS LP
2320 WEST OLYMPIC BOULEVARD SUITE 200
LOS ANGELES, CA 90006

- 2 SAENARA APARTMENTS L P
A LIMITED PARTNERSHIP
C/O TRACY M Y CHOY ESQ
RIORDAN & MCKINZIE
300 SOUTH GRAND AVENUE 29TH FLOOR
LOS ANGELES, CA 90071
Capacity: INTERESTED PARTY

- 3 SAENARA, LLC.
STUART AHN, AGENT FOR SERVICE
2320 WEST OLYMPIC BOULEVARD #200
LOS ANGELES, CA 90006-2012
Capacity: INTERESTED PARTY

- 4 C/O CITY OF LA-HOUSING DEPT.-A
SAENARA LIMITED LIABILITY COMPANY
P O BOX 532729
LOS ANGELES, CA 90053

- 5 C/O CITY OF LA-HOUSING DEPT.-A
SAENARA LIMITED LIABILITY COMPANY
2320 WEST OLYMPIC BOULEVARD SUITE 200
LOS ANGELES, CA 90006-2012

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500 SHATTO PLACE 2ND FLOOR
LOS ANGELES, CA 90020

- 7 3223 WESIX LLC
DAVID Y LEE, AGENT FOR SERVIC
3450 WILSHIRE BOULEVARD #400
LOS ANGELES, CA 90010
Capacity: INTERESTED PARTY

- 8 C/O PROSKAUER ROSE LLP
SAENARA APARTMENTS LP A CALIFORNIA
LIMITED PARTNERSHIP
2049 CENTURY PARK EAST SUITE 3200
LOS ANGELES, CA 90067

- 9 KOREAN TOWN MULTI PURPOSE SENIOR CENTER
C/O REVEREND PETER PARK, EXECUTOR
4157 WEST 5TH STREET SUITE 200
LOS ANGELES, CA 90020
Capacity: INTERESTED PARTY

WestCoast Title Company



15480 Arrow Hwy. Suite 216
Irwindale, Ca. 91706
{626} 307-1145 {626} 307-1784 fax

Order No. LA2001

Prepared for: City of Los Angeles

Reference: T1613

Type of Report: GAP Report

Order Date: 10/03/2004

Dated as of: 10/03/2004

Fee: \$44.00

-SCHEDULE A- (Reported Property Information)

For Assessors Parcel Number: Saenara Apartments, L.P.

Situs Address: 3213 W. 6th St.

City: Los Angeles

County: Los Angeles

-VESTING INFORMATION (Ownership)

The last Recorded Document Transferring Fee Title Recorded on: 11/05/2002

As Document Number: 02-2639360

Documentary Transfer Tax: NONE

In Favor of: Saenara Apartments, L.P., a California Limited Partnership

Mailing Address: Tracy M.Y. Choy, Esq.

Riordan & McKinzie

300 South Grand Ave., #29th Fl.

Los Angeles, CA 90071



-SCHEDULE B-

-The Property Reported Herein is Described as follows:

Parcel 1:

The South 150 feet in Block 1 of The Copenhagen Tract, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 107 Pages 216 and 217 of Miscellaneous Records. In the office of the County Recorder of said County.

Except therefrom the East 150.05 feet thereof

Parcel 2:

Block 1 of the Copenhagen Tract, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 107 Pages 216 and 217 of Miscellaneous Records. in the office of the County Recorder of said County.

Except therefrom the South 150 feet thereof.

Page 1 of 2 Continued....

WestCoast Title Company

15480 Arrow Hwy. Suite 216
Irwindale, Ca. 91706
{626} 307-1145 {626} 307-1784 fax

Page 2
Order Number: T1613

-Schedule B Continued-

Also Except therefrom the North 210 feet thereof.

Also Except therefrom the East 165 feet thereof.

*1. A Parking Easement with Covenants, Conditions and Restrictions Recorded on 10/26/2000
as Document Number 00-1674339*

*Filed by: Saenara, LLC, a California Limited Liability Company and 3223 Wesix, LLC, a California
limited liability company
(see attached document for details)*

*2. A Notice of Sub Standard Property Recorded on: 02/09/2001
as Document Number: 01-223644*

Filed by the City of Los Angeles, Code Enforcement Department

*3. A Deed of Trust Recorded on 10/02/2002
as Document Number 02-2312722*

Amount: \$7,826,709.00

Trustor: Saenara, LLC, a California limited liability company

Trustee: Chicago Title Company, a California Corporation

Beneficiary:

Mailing Address: City of Los Angeles

Los Angeles Housing Department

P.O. Box. 532729

Los Angeles, CA 90053-2729

Attn: Asset Management

*4. A Regulatory Agreement Recorded on 11/08/2002
as Document Number 02-2676429*

*Filed by: Saenara LLC, a California limited liability company
(see attached document for details)*

*5. A Regulatory Agreement and Declaration of Restrictive Covenants Recorded on 11/08/2002
as Document Number 02-2676430*

*Filed by: City of Los Angeles, State Street Bank and Trust Company of California, N.A. and Saenara
Apartments, L.P., a California limited partnership
(see attached document for details)*

*6. A First Amendment to Regulatory Agreement between The City of Los Angeles and Saenara, LLC
relating to 3223 West Sixth Street Recorded on 11/08/2002
as Document Number 02-2676431*

*Filed by: Saenara Apartments, L.P., a California limited partnership
(see attached document for details)*

Page 2 of 3 Continued....

WestCoast Title Company

15480 Arrow Hwy. Suite 216
Irwindale, Ca. 91706
{626} 307-1145 {626} 307-1784 fax

Page 3
Order Number: T1613

7. *A First Amendment to Deed of Trust between Saenara, LLC, a California Limited Liability Company and The City of Los Angeles, a municipal Corporation relating to Saenara Apartment Project Recorded on 11/08/2002*

as Document Number 02-2676432

*Filed by: Saenara Apartments, L.P., a California limited partnership
(see attached document for details)*

8. *A Assignment and Assumption Agreement Recorded on 11/08/2002
as Document Number 02-2676433*

*Filed by: Saenara Apartments, L.P., a California limited partnership
(see attached document for details)*

9. *A Deed of Trust Recorded on 11/08/2002*

as Document Number 02-2676434

Amount: \$9,200,000.00

Trustor: Saenara Apartments, L.P., a California limited partnership

Trustee: Commonwealth Land Title Insurance Company

Beneficiary:

Mailing Address: Proskauer Rose, LLP

2049 Century Park East, #3200

Los Angeles, CA 90067

Attn: Kenneth Krug, Esq.

10. *A Subordination Agreement Recorded on 11/08/2002*

as Document Number 02-2676435

*Filed by: The City of Los Angeles, State Street Bank and Trust Company of California, N.A., as Trustee and Saenara Apartments, L.P., a limited partnership
(see attached document for details)*

11. *A Declaration of Covenant Recorded: 04/11/2003*

Document Number: 03-1042807

By and Between: Saenara, LLC and The City of Los Angeles as declarant, and The City of Los Angeles

See attached document for complete details

12. *A Notice of Sub Standard Property Recorded on: 02/06/2004*

as Document Number: 04-280476

Filed by the City of Los Angeles, Code Enforcement Department

A Statement of information may be required to provide further information on the owners listed below:

No Statement of information is required.

End of Report

WestCoast Title Company



15480 Arrow Hwy. Suite 216
Irwindale, Ca. 91706
{626} 307-1145 {626} 307-1784 fax

Order No. 61798	Prepared for: City of Los Angeles	Reference: 9719
Type of Report: GAP Report		
Order Date: 10/27/2003	Dated as of: 10/23/2003	Fee: \$44.00

-SCHEDULE A-
(Reported Property Information)

For Assessors Parcel Number: 5502-024-015

Situs Address: 3223 W. 6th Street **City:** Los Angeles **County:** Los Angeles

-VESTING INFORMATION (Ownership)

The last Recorded Document Transferring Fee Title Recorded on: 11/5/2002
As Document Number: 02-2639360
Documentary Transfer Tax: None
In Favor of: Saenara Apartments, L.P. a California Limited partnership

Mailing Address: 2320 West Olympic Blvd., Ste. 200, Los Angeles,, Ca. 90006

-SCHEDULE B-

-The Property Reported Herein is Described as follows:

Parcel 1: The south 150 feet of block 1 of the Copenhagen Tract, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in book, 107, Page(s)216 and 217, of Miscellaneous Maps, in the office of the County Recorder of said County. Except therefrom the east 150.05 feet

Parcel 2:
Block 1 of the Copenhagen Tract, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in book, 107, Page(s)216 and 217, of Miscellaneous Maps, in the office of the County Recorder of said County. Except therefrom the south 150.00 feet aslo except therefrom the north 210 feet Also except therefrom the east 165 feet

WestCoast Title Company

15480 Arrow Hwy. Suite 216
Irwindale, Ca. 91706
{626} 307-1145 {626} 307-1784 fax

Page 2
Order Number: 61798

-Schedule B Continued-

*1. A Notice of Sub Standard Property Recorded on: 2/9/2001
as Document Number: 01-223644
Filed by the City of Los Angeles, Code Enforcement Department*

*2. A Notice of Pending Assessment Recorded: 7/20/2001
Document No.: 01-1281799
Recorded by: The City of Los Angeles, Building and Safety*

*3. A Regulatory Agreement Recorded: 11/8/2002
Document No.: 02-2676429
Owners Name: Saenara LLC
Filed by: The city of Los Angeles Housing Dept*

*4. A first amendment to Regulatory Agreement Recorded: 11/8/2002
Document No.: 02-2676431
Owners Name: Saenara LLC
Filed by: The city of Los Angeles Housing Dept*

*5. A Deed of Trust Recorded on 11/8/2002
as Document Number 02-2676434
Amount: \$9,200,000.00
Trustor: Saenara Apartments, L.P. a California Limited partnership
Trustee: Commonwealth Land
Beneficiary: State Street bank and Trust of California*

Mailing Address: 2049 Century Park East Ste. 3200, Los Angeles, Ca. 90067

A Statement of information may be required to provide further information on the owners listed below:

No Statement of information is required.

End of Report

WestCoast Title Company



15480 Arrow Hwy. Suite 216
Irwindale, Ca. 91706
{626} 307-1145 {626} 307-1784 fax

Order No. 72559	Prepared for: City of Los Angeles	Reference: 8812
Type of Report: GAP Report		
Order Date: 02/14/2003	Dated as of: 02/12/2003	Fee: \$44.00

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

For Assessors Parcel Number: 5502-024-015

Situs Address: 3223 W 6th St. **City:** Los Angeles **County:** Los Angeles

-VESTING INFORMATION (Ownership)

The last Recorded Document Transferring Fee Title Recorded on: 11/05/2002
As Document Number: 02-2639360
Documentary Transfer Tax: None
In Favor of: Saenara Apartments, L.P., a California limited partnership.

Mailing Address: 2320 W Olympic Blvd., 200 Los Angeles, CA 90006

-SCHEDULE B-

-The Property Reported Herein is Described as follows:

Parcel 1:

**The South 150 feet of Block 1 of the Copenhagen Tract, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 107, Page(s) 216 and 217 of Miscellaneous Records, in the office of the County Recorder of said County.
Except therefrom the East 150.05 feet of said Land.**

Parcel 2:

Block 1 of the Copenhagen Tract, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book, 107, Page(s) 216 and 217, of Miscellaneous Records, in the office of the County Recorder of said County.

Except therefrom the South 150 feet thereof.

Also except therefrom the North 210 feet thereof.

Also except therefrom the East 165 feet thereof.

WestCoast Title Company

15480 Arrow Hwy. Suite 216
Irwindale, Ca. 91706
{626} 307-1145 {626} 307-1784 fax

Page 2
Order Number: 72559

-Schedule B Continued-

1. *An Easement and Maintenance Agreement and Termination of Prior Easement and Maintenance Agreement Dated January 6, 1987*

Recorded on 01/14/2000

As Document No. 00-58673

Filed by: 40th Taraval Partners, LP.

2.A *Parking Easemtn with Covenants, Conditions and Restrictions*

Recorded on 10/26/2000

As Document No. 00-1674339

Filed by: Saenara, LLC, a California limited liability company.

3.A *Regulatory Agreement*

Recorded on 10/26/2000

As Document No. 00-1674342

Filed by: City of Los Angeles.

4.A *Notice of Sub Standard Property Recorded on: 02/09/2001*

as Document Number: 01-223644

Filed by the City of Los Angeles, Code Enforcement Department

5.A *Notice of Pending Assessment Recorded: 07/20/2001*

Document No.: 01-1281799

Recorded by: The City of Los Angeles, Building and Safety

6.A *Deed of Trust Recorded on 10/02/2002*

as Document Number 02-2312722

Amount: \$7,826,709

Trustor: Saenara, LLC, a California limited liability company.

Trustee: Chicago Title Company, a California Corporation.

Beneficiary: City of Los Angeles, a municipal corporation.

2

Mailing Address: Los Angeles Housing Department P.O. Box 532729 Los Angeles CA 90053-2729

7.A *Regulatory Agreement*

Recorded on 11/08/2002

As Document No. 02-2676429

Filed by: City of Los Angeles, a municipal corporation.

Page 2 of 3 Continued...

WestCoast Title Company

15480 Arrow Hwy, Suite 216
Irwindale, Ca. 91706
{626} 307-1145 {626} 307-1784 fax

Page 3
Order Number: 72559

-Schedule B Continued-

8.A Regulatory Agreement and Declaration of Restrictive Covenants

Recorded on 11/08/2002

As Document No. 02-2676430

Filed by: City of Los Angeles

9. First Amendment to Regulatory Agreement Between The City of Los Angeles and Saenara, LLC Relating to 3223 West Sixth Street.

Recorded on 11/08/2002

As Document No. 02-2676431

Filed by: City of Los Angeles, a municipal corporation.

10. First Amendment to Deed of Trust Between Saenara, LLC, a California Limited Liability Company and The City of Los Angeles, a Municipal Corporation Relating to Saenara Apartments Project.

Recorded on 11/08/2002

As Document No. 02-2676432

Filed by: City of Los Angeles, a municipal corporation.

11. An Assignment and Assumption Agreement

Recorded on 11/08/2002

As Document No. 02-2676433

Filed by: Saenara Apartments, LP., a California limited partnership.

12.A Deed of Trust Recorded on 11/08/2002

as Document Number 02-2676434

Amount: \$9,200,000.00

Trustor: Saenara Apartments, L.P., a California Limited Partnership.

Trustee: Commonwealth Land Title Insurance Company.

Beneficiary: State Street Bank and Trust Company of California, N.A., and its successors in trust and assigns.

Mailing Address: Proskauer Rose LLP 2049 Century Park East, Suite 3200 Los Angeles, CA 90067

Subordination Agreement Recorded on: 11/08/2002

Document Number: 02-2676435

***A Statement of information may be required to provide further information on the owners listed below:
No Statement of information is required.***

End of Report

3



CHICAGO TITLE COMPANY

PRELIMINARY REPORT

Dated as of: June 26, 2002 at 7:30 AM

Reference: KO-AM CONSTRUCTION

Order No.: 16062132 - H55

Regarding: 3229 W.6TH ST
LOS ANGELES, CA

CHICAGO TITLE COMPANY hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a Policy or Policies of Title Insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an Exception in Schedule B or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations of said Policy forms.

The printed Exceptions and Exclusions from the coverage of said Policy or Policies are set forth in the attached list. Copies of the Policy forms are available upon request.

Please read the exceptions shown or referred to in Schedule B and the exceptions and exclusions set forth in the attached list of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered. It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects, and encumbrances affecting title to the land.

THIS REPORT (AND ANY SUPPLEMENTS OR AMENDMENTS HERETO) IS ISSUED SOLELY FOR THE PURPOSE OF FACILITATING THE ISSUANCE OF A POLICY OF TITLE INSURANCE AND NO LIABILITY IS ASSUMED HEREBY. IF IT IS DESIRED THAT LIABILITY BE ASSUMED PRIOR TO THE ISSUANCE OF A POLICY OF TITLE INSURANCE, A BINDER OR COMMITMENT SHOULD BE REQUESTED.

The form of policy of title insurance contemplated by this report is:
ALTA HOMEOWNERS POLICY OF TITLE INSURANCE (11/98)

Title Department:

CHICAGO TITLE COMPANY
535 NORTH BRAND BLVD
GLENDALE, CA 91203
(818)648-0222 fax: (818)550-3254

JIM PRESTON
H55

Post-It Fax Note	7671	Date	Iss. Page
To: ELVIRA GONZALEZ	From	Jesse Brundage	
Co./Dept. BRS	Co.	Phone #	Fax #
Phone #	412 252-1013		
Fax #			

SCHEDULE A

Order No: 16062132 H55

Your Ref: RC-AM CONSTRUCTION

1. The estate or interest in the land hereinafter described or referred to covered by this report is:

A FEE

2. Title to said estate or interest at the date hereof is vested in:

SAENARA, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

3. The land referred to in this report is situated in the State of California, County of LOS ANGELES and is described as follows:

SEE ATTACHED DESCRIPTION

Page 1
Order No. 16062132

DESCRIPTION**PARCEL 1:**

THE SOUTH 150 FEET OF BLOCK 1 OF THE COPENHAGEN TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 107 PAGES 216 AND 217 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

EXCEPT THEREFROM THE EAST 150.05 FEET OF SAID LAND

PARCEL 2:

BLOCK 1 OF THE COPENHAGEN TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 107 PAGES 216 AND 217 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

EXCEPT THEREFROM THE SOUTH 150 FEET THEREOF

ALSO EXCEPT THEREFROM THE NORTH 210 FEET THEREOF

ALSO EXCEPT THEREFROM THE EAST 165 FEET THEREOF

PARCEL 3:

A NONEXCLUSIVE EASEMENT IN PERPETUITY FOR THE PURPOSE OF VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS, AS SHOWN AND DESCRIBED IN A DOCUMENTS ENTITLED "EASEMENT AND MAINTENANCE AGREEMENT AND TERMINATION OF PRIOR EASEMENT AND MAINTENANCE AGREEMENT DATED JANUARY 6, 1987" SAID DOCUMENT RECORDED JANUARY 14, 2000 AS INSTRUMENT NO. 00-0058673, OF OFFICIAL RECORDS, SAID EASEMENT DESCRIBED AS FOLLOWS:

THOSE PORTIONS OF BLOCK ONE (1) OF THE COPENHAGEN TRACT AND PARCEL B OF PARCEL MAP L.A. NO. 5908, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 70 PAGES 17 AND 18 OF MISCELLANEOUS RECORDS AND IN BOOK 195 PAGE 60 OF PARCEL MAPS, RESPECTIVELY, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL B; THENCE ALONG THE WESTERLY LINE OF SAID PARCEL B, NORTH 00 DEGREES 00' 00" EAST 18.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE, CONTINUING ALONG SAID WESTERLY LINE, NORTH 00 DEGREES 00' 00" EAST 148.00 FEET; THENCE, NORTH 90 DEGREES 00' 00" EAST 26.40 FEET; THENCE, SOUTH 00 DEGREES 00' 00" WEST 112.00 FEET; THENCE, NORTH 90 DEGREES 00' 00" EAST 128.60 FEET TO THE EASTERLY LINE OF SAID PARCEL B; THENCE, ALONG SAID EASTERLY LINE SOUTH 00 DEGREES 00' 00" WEST 40.00 FEET; THENCE, SOUTH 90 DEGREES 00' 00" WEST 108.80 FEET; THENCE, SOUTH 00 DEGREES 00' 00" WEST 163.94 FEET TO THE SOUTHERLY LINE OF SAID BLOCK 1 OF THE COPENHAGEN TRACT; THENCE, ALONG SAID SOUTHERLY LINE, SOUTH 89 DEGREES 55' 00" WEST 24.00 FEET; THENCE, PARALLEL WITH SAID EASTERLY LINE OF PARCEL B, NORTH 00 DEGREES 00' 00" EAST 167.97 FEET TO THE INTERSECTION WITH A LINE WHICH BEARS NORTH 90 DEGREES 00' 00" EAST FROM THE TRUE POINT OF BEGINNING; THENCE, SOUTH 90 DEGREES 00' 00" WEST 22.19 FEET TO THE TRUE POINT OF BEGINNING.

SCHEDULE B

Page 1

Order No: 16062132 H55

Your Ref: KO-AM CONSTRUCTION

At the date hereof exceptions to coverage in addition to the printed Exceptions and Exclusions in the policy form designated on the face page of this Report would be as follows:

- AH** 1. PROPERTY TAXES, INCLUDING ANY ASSESSMENTS COLLECTED WITH TAXES, TO BE LEVIED FOR THE FISCAL YEAR 2002-2003 THAT ARE A LIEN NOT YET DUE.
- AD** 2. PROPERTY TAXES, INCLUDING ANY PERSONAL PROPERTY TAXES AND ANY ASSESSMENTS COLLECTED WITH TAXES, FOR THE FISCAL YEAR 2001-2002.
- 1ST INSTALLMENT: \$22,403.41
 PENALTY: \$2,240.34 (DUE AFTER DECEMBER 10)
 2ND INSTALLMENT: \$22,403.40
 PENALTY AND COST: \$2,250.34 (DUE AFTER APRIL 10)
 HOMEOWNERS
 EXEMPTION: \$NONE
 CODE AREA: 6657
 ASSESSMENT NO: 5502-024-015
- AE** 3. SUPPLEMENTAL OR ESCAPED TAXES FOR THE FISCAL YEAR 2000-2001 ASSESSED PURSUANT TO THE PROVISIONS OF CHAPTER 3.5 (COMMENCING WITH SECTION 75) OF THE REVENUE AND TAXATION CODE OF THE STATE OF CALIFORNIA.
- 1ST INSTALLMENT: \$1,590.18
 PENALTY: \$159.02
 DELINQUENT: JULY 31, 2001
 2ND INSTALLMENT: \$1,590.18
 PENALTY: \$169.02
 DELINQUENT: NOVEMBER 30, 2001
 CODE AREA: 6657
 ASSESSMENT NO.: 5502-024-015
- AF** 4. SAID PROPERTY HAS BEEN DECLARED TAX-DEFAULTED FOR NON-PAYMENT OF DELINQUENT TAXES FOR FISCAL YEAR 2000-2001 (AND SUBSEQUENT YEARS, IF ANY)
- AMOUNT TO REDEEM: \$78,640.96
 IF PAID BY: JULY 31, 2002
- AMOUNT TO REDEEM: \$79,651.38
 IF PAID BY: AUGUST 30, 2002
- AI** SAID AMOUNT TO PAY INCLUDES DELINQUENT TAX AMOUNTS SHOWN HERRIN ABOVE.
- E** 5. THE LIEN OF SUPPLEMENTAL OR ESCAPED ASSESSMENTS OF PROPERTY TAXES, IF ANY, MADE PURSUANT TO THE PROVISIONS OF PART 0.5, CHAPTER 3.5 OR PART 2, CHAPTER 3, ARTICLES 3 AND 4 RESPECTIVELY (COMMENCING WITH SECTION 75) OF THE REVENUE AND TAXATION CODE OF THE STATE OF CALIFORNIA AS A RESULT OF

Page 2

**SCHEDULE B
(continued)**

Order No: 16062132 H55

Your Ref: KO-AM CONSTRUCTION

THE TRANSFER OF TITLE TO THE VESTEE NAMED IN SCHEDULE A; OR AS A RESULT OF CHANGES IN OWNERSHIP OR NEW CONSTRUCTION OCCURRING PRIOR TO DATE OF POLICY.

- F 6. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.
- G 7. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT

PURPOSE: PUBLIC STREET, ROAD OR HIGHWAY PURPOSES
 RECORDED: MAY 24, 1960 AS INSTRUMENT NO. 3854 IN BOOK D-856 PAGE 597, OFFICIAL RECORDS
 AFFECTS: ALL THAT PORTION OF THE WESTERLY 5 FEET OF BLOCK 1 OF THE COPENHAGEN TRACT, LYING SOUTHERLY OF THE SOUTHERLY LINE OF THE NORTHERLY 210 FEET OF SAID BLOCK

ALSO THE SOUTHERLY 5 FEET OF SAID BLOCK 1, EXCEPT THE EASTERLY 150.05 FEET THEREOF

- H 8. A WAIVER, AFFECTING PARCELS 1 AND 2, BY BUNDY COLWELL, TRUSTEE, OF ANY CLAIM FOR DAMAGES THAT MAY BE CAUSED BY REASON OF ANY CHANGE OF GRADE MADE CONVEYED, AS PROVIDED IN THE DEED ABOVE MENTIONED
- I 9. AN AFFIDAVIT, AFFECTING PARCELS 1 AND 2, FOR ATTENDANT PARKING ADDRESS TO THE ZONING DIVISION OF DEPARTMENT OF BUILDING AND SAFETY, EXECUTED BY THE SIXTH AND NEW HAMPSHIRE COMPANY, A JOINT VENTURE, COMPOSED OF THE SIXTH STREET COMPANY, A LIMITED PARTNERSHIP, AND MARK-WILLIAM CO., A GENERAL PARTNERSHIP, RECORDED JUNE 2, 1960, AS INSTRUMENT NO. 2852 IN BOOK M-524 PAGE 2, OFFICIAL RECORDS

"WE, THE UNDERSIGNED, DO HEREBY COVENANT AND AGREE TO PROVIDE AN ATTENDANT FOR TANDEM PARKING AT 3215 WEST SIXTH STREET, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS REQUIRED BY SECTION 12.21A.2 (H) OF THE 1960 LOS ANGELES MUNICIPAL CODE, AND MORE SPECIFICALLY THE COMPREHENSIVE ZONING PLAN

WE, THE UNDERSIGNED, DO HEREBY COVENANT AND AGREE TO BIND OURSELVES AND OUR SUCCESSORS THAT TANDEM PARKING WILL BE SUPERVISED BY AN ATTENDANT AT SUCH TIMES THAT THE BUILDING FOR WHICH THE PARKING IS BEING PROVIDED IN BEING USED FOR OFFICE SPACE, BUT NOT FOR THE STRICT MAINTENANCE OF SAID OFFICE SPACE

THE COVENANT AND AGREEMENT SHALL CONTINUE IN EFFECT UNTIL SUCH TIME THAT THE LOS ANGELES MUNICIPAL CODE UNCONDITIONALLY PERMITS THE USE OR PURPOSE REFERRED TO HEREIN BE CHANGED, OR UNLESS OTHERWISE RELEASED BY AUTHORITY OF THE SUPERINTENDENT OF BUILDING OF THE CITY OF LOS ANGELES

- J 10. A WAIVER AND AGREEMENT, AFFECTING PARCELS 1 AND 2, EXECUTED BY BUNDY

SCHEDULE B (continued)

Order No: 16062132 H55

Your Ref: KO-AM CONSTRUCTION

COLWELL, FIRST PARTY, AS OWNER TO THE CITY OF LOS ANGELES BOARD OF PUBLIC WORKS, RECORDED JUNE 17, 1960 AS INSTRUMENT NO. 5007, IN BOOK M-537 PAGE 338, OFFICIAL RECORDS, WHICH RECITES THAT SAID FIRST PARTY APPLIED TO THE CITY OF LOS ANGELES FOR PERMISSION TO CONSTRUCT AND MAINTAIN A BASEMENT IN THE PUBLIC STREET AREA ADJACENT TO SAID LAND AND IN CONSIDERATION OF THE CITY OF LOS ANGELES GRANTING REVOCABLE PERMISSION TO THE APPLICANT TO CONSTRUCT AND MAINTAIN SAID BASEMENT IN THE PUBLIC STREET AREA, THE FIRST PARTY FOR HIMSELF AND FOR HIS HEIRS, SUCCESSORS IN INTEREST AND ASSIGNS, DOES HEREBY AGREE TO HOLD THE CITY, ITS EMPLOYEES AND AGENTS HARMLESS FROM ANY LIABILITY LOSE, COST OR DAMAGE ARISING FROM THE USE OF THE BASEMENT AND THE APPROACHES THERETO BY THE PUBLIC OR OTHER PERSONS.

FIRST PARTY FURTHER WAIVES ANY RIGHT TO MAKE OR PROSECUTE ANY CLAIM OR DEMAND AGAINST THE CITY OF LOS ANGELES, ITS EMPLOYEES, OR AGENTS FOR ANY DAMAGE THAT MAY OCCUR TO SAID BUILDING, ITS BASEMENT OR FURNISHINGS OR EQUIPMENT THEREIN BY REASON OF THE CONSTRUCTION, RECONSTRUCTION, RELOCATION OR MAINTENANCE OF ANY IMPROVEMENTS OR UTILITIES WITHIN THE PUBLIC STREET AREA. THIS WAIVER SHALL BE AND CONSTITUTE A COVENANT RUNNING WITH THE LAND AND BE BINDING UPON HIS HEIRS, EXECUTORS, ADMINISTRATORS, SUCCESSORS IN INTEREST AND ASSIGNS

- K 11. AN EASEMENT AND MAINTENANCE AGREEMENT, DATED JANUARY 6, 1987 EXECUTED BY AND BETWEEN SIXTH AND NEW HAMPSHIRE ASSOCIATES, A CALIFORNIA GENERAL PARTNERSHIP, WHOSE PARTNERS ARE MORLEY BENJAMIN, AS TRUSTEE UNDER A DECLARATION OF TRUST DATED DECEMBER 19, 1979, AND ALMO ENTERPRISES, A CALIFORNIA LIMITED PARTNERSHIP ("SIXTH AND NEW HAMPSHIRE") AND L&R INVESTMENT COMPANY, A CALIFORNIA GENERAL PARTNERSHIP AND JOSEPH BEN-OR ("L&R"), SUBJECT TO ALL THE TERMS, PROVISIONS AND CONDITIONS THEREIN CONTAINED RECORDED: MAY 18, 1987 AS INSTRUMENT NO. 87-780614
- L 12. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT

GRANTED TO:	THE CITY OF LOS ANGELES, A MUNICIPAL CORPORATION
PURPOSE:	PUBLIC STREET
RECORDED:	JANUARY 5, 1988 AS INSTRUMENT NO. 88-7543 AND RE-RECORDED AUGUST 3, 1988 AS INSTRUMENT NO. 88-1222778
AFFECTS:	THAT PORTION OF BLOCK 1, PORTION OF COPENHAGEN TRACT, AS PER MAP RECORDED RECORDED IN BOOK 107, PAGES 216 AND 217 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EASTERLY LINE OF THE WESTERLY 5 FEET OF SAID BLOCK WITH THE NORTHERLY LINE OF THE SOUTHERLY 5 FEET OF SAID BLOCK; THENCE NORTHERLY ALONG SAID EASTERLY LINE 4 FEET; THENCE SOUTHEASTERLY IN A DIRECT LINE TO A POINT IN SAID NORTHERLY LINE DISTANT 4 FEET EASTERLY FROM THE POINT OF BEGINNING; THENCE WESTERLY ALONG SAID NORTHERLY

**SCHEDULE B
(continued)**

Order No: 16062132 H55

Your Ref: KO-AM CONSTRUCTION

LINE TO THE POINT OF BEGINNING.

- M 13. AN EASEMENT AFFECTING THE PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES, CONDEMNED BY FINAL DECREE

PURPOSE: PERMANENT SUBSURFACE EASEMENT
CASE NO: BC 060 886
RECORDED: OCTOBER 20, 1997 AS INSTRUMENT NO. 97-1644409,
OFFICIAL RECORDS
AFFECTS: PORTION AS DESCRIBED THEREIN

- N REFERENCE IS MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

- O 14. A DOCUMENT ENTITLED "PARKING EASEMENT WITH COVENANTS, CONDITIONS AND RESTRICTIONS", DATED OCTOBER 19, 2000 EXECUTED BY SAENARA, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, AND 3223 WESIX, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, SUBJECT TO ALL THE TERMS, PROVISIONS AND CONDITIONS THEREIN CONTAINED, RECORDED OCTOBER 26, 2000, AS INSTRUMENT NO. 00-1674339, OFFICIAL RECORDS.

- P REFERENCE IS MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

- Q 15. A DEED OF TRUST TO SECURE AN INDEBTEDNESS IN THE ORIGINAL AMOUNT SHOWN BELOW

AMOUNT: \$3,460,930.00
DATED: OCTOBER 3, 2000
TRUSTOR: SAENARA LIMITED LIABILITY COMPANY, A CALIFORNIA LIMITED LIABILITY COMPANY
TRUSTEE: CHICAGO TITLE COMPANY, A CALIFORNIA CORPORATION
BENEFICIARY: CITY OF LOS ANGELES, A MUNICIPAL CORPORATION
RECORDED: OCTOBER 26, 2000, AS INSTRUMENT NO. 00-1674341, OFFICIAL RECORDS
ORIGINAL LOAN NUMBER: SAENARA

- R 16. A DOCUMENT ENTITLED "REGULATORY AGREEMENT", DATED OCTOBER 3, 2000 EXECUTED BY CITY OF LOS ANGELES, A MUNICIPAL CORPORATION, AND SAENARA LIMITED LIABILITY COMPANY, A CALIFORNIA LIMITED LIABILITY COMPANY, SUBJECT TO ALL THE TERMS, PROVISIONS AND CONDITIONS THEREIN CONTAINED, RECORDED OCTOBER 26, 2000, AS INSTRUMENT NO. 00-1674342, OFFICIAL RECORDS.

- S REFERENCE IS MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

- T 17. MATTERS WHICH MAY BE DISCLOSED BY AN INSPECTION OR SURVEY OF SAID LAND OR BY INQUIRY OF THE PARTIES IN POSSESSION THEREOF.

Page 5

**SCHEDULE B
(continued)**

Order No: 16062132 H55

Your Ref: KO-AM CONSTRUCTION

- U 18. A NOTICE OF BUILDING(S), STRUCTURES(S) OR PREMISES CLASSIFIED AS EITHER HAZARDOUS, SUBSTANDARD OR A NUISANCE PURSUANT TO THE PROVISIONS OF DIVISION 89 OF ARTICLE 1 OF CHAPTER IX OF THE LOS ANGELES MUNICIPAL CODE, BY THE DEPARTMENT OF BUILDING AND SAFETY.

RECORDED: FEBRUARY 9, 2001 AS INSTRUMENT NO. 01-223644

- AG 19. A DOCUMENT ENTITLED "NOTICE OF PENDING ASSESSMENT", DATED JULY 20TH 2001 EXECUTED BY CITY OF LOS ANGELES SUPERINTENDENT OF BUILDING, SUBJECT TO ALL THE TERMS, PROVISIONS AND CONDITIONS THEREIN CONTAINED, RECORDED JULY 20, 2001 AS INSTRUMENT NO. 01-1281799.

V END OF SCHEDULE B

W NOTE NO. 1: YOUR OPEN ORDER REQUEST INDICATES THAT A LIMITED LIABILITY COMPANY WILL BE ACQUIRING, ENCUMBERING OR CONVEYING REAL PROPERTY IN YOUR TRANSACTION. UNDER THE PROVISIONS OF "THE CALIFORNIA LIMITED LIABILITY ACT, EFFECTIVE SEPTEMBER 30, 1994" THE FOLLOWING WILL BE REQUIRED:

1. A COPY OF THE ARTICLES OF ORGANIZATION (AND ALL AMENDMENTS, IF ANY) THAT HAS BEEN FILED WITH THE SECRETARY OF STATE.
2. THE REQUIREMENT THAT THIS COMPANY BE PROVIDED WITH A COPY OF THE OPERATING AGREEMENT. THE COPY PROVIDED MUST BE CERTIFIED BY THE APPROPRIATE MANAGER OR MEMBER THAT IT IS A COPY OF THE CURRENT OPERATING AGREEMENT.
3. IF THE LIMITED LIABILITY COMPANY IS MEMBER-MANAGED THEN THIS COMPANY MUST BE PROVIDED WITH A CURRENT LIST OF THE MEMBER NAMES.

X NOTE NO. 2: THE CHARGE FOR A POLICY OF TITLE INSURANCE, WHEN ISSUED THROUGH THIS TITLE ORDER, WILL BE BASED ON THE SHORT-TERM RATE.

Y NOTE NO. 3: IF THIS COMPANY IS REQUESTED TO DISBURSE FUNDS IN CONNECTION WITH THIS TRANSACTION, CHAPTER 598, STATUTES OF 1989 MANDATES HOLD PERIODS FOR CHECKS DEPOSITED TO ESCROW OR SUB-ESCROW ACCOUNTS. THE MANDATORY HOLD PERIOD FOR CASHIER'S CHECKS, CERTIFIED CHECKS AND TELLER'S CHECKS IS ONE BUSINESS DAY AFTER THE DAY DEPOSITED. OTHER CHECKS REQUIRE A HOLD PERIOD OF FROM TWO TO FIVE BUSINESS DAYS AFTER THE DAY DEPOSITED. IN THE EVENT THAT THE PARTIES TO THE CONTEMPLATED TRANSACTION WISH TO RECORD PRIOR TO THE TIME THAT THE FUNDS ARE AVAILABLE FOR DISBURSEMENT (AND SUBJECT TO COMPANY APPROVAL), THE COMPANY WILL REQUIRE THE PRIOR WRITTEN CONSENT OF THE PARTIES. UPON REQUEST, A FORM ACCEPTABLE TO THE COMPANY AUTHORIZING SAID EARLY RECORDING MAY BE PROVIDED TO ESCROW FOR EXECUTION.

WIRE TRANSFERS

THERE IS NO MANDATED HOLD PERIOD FOR FUNDS DEPOSITED BY CONFIRMED WIRE

SCHEDULE B (continued)

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Order No: 16062132 H55

Your Ref: KO-AM CONSTRUCTION

TRANSFER. THE COMPANY MAY DISBURSE SUCH FUNDS THE SAME DAY.

CHICAGO TITLE WILL DISBURSE BY WIRE (WIRE-OUT) ONLY COLLECTED FUNDS OR FUNDS RECEIVED BY CONFIRMED WIRE (WIRE-IN). THE FEE FOR EACH WIRE-OUT IS \$25.00. THE COMPANY'S WIRE-IN INSTRUCTIONS ARE:

WIRE-IN INSTRUCTIONS FOR BANK OF AMERICA:

BANK: BANK OF AMERICA
1850 GATEWAY BLVD.
CONCORD, CA 94520

BANK ABA: 121000358

ACCOUNT NAME: CHICAGO TITLE COMPANY
TRI-VALLEY MARKET CENTER

ACCOUNT NO.: 12358-50729

FOR CREDIT TO: CHICAGO TITLE COMPANY
535 NORTH BRAND BOULEVARD
GLENDALE, CA 91203

FURTHER CREDIT TO: ORDER NO.: 016062132

2 NOTE NO. 4: THE ONLY CONVEYANCES AFFECTING SAID LAND, WHICH RECORDED WITHIN SIX (6) MONTHS OF THE DATE OF THIS REPORT, ARE AS FOLLOWS:

GRANTOR: 3223 WESIX, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

GRANTEE: SARARA, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

RECORDED: OCTOBER 26, 2000, AS INSTRUMENT NO. 00-1674340,
OFFICIAL RECORDS

AA NOTE NO. 5: A PROPERTY INSPECTION WILL BE MADE PRIOR TO RECORDING THE TRUST DEED TO BE INSURED. IF SUCH INSPECTION DISCLOSES ANY EVIDENCE OF COMMENCEMENT OF A WORK OF IMPROVEMENT, THE COVERAGE FOR MECHANIC'S LIENS WILL BE DELETED FROM THE POLICY, UNLESS ALL THE NECESSARY DOCUMENTS FOR INDEMNIFICATION HAS BEEN FORMALLY APPROVED BY THE COMPANY, PRIOR TO RECORDING THE TRUST DEED.

AB NOTE NO. 6: NONE OF THE MATTERS REFERRED TO IN THIS REPORT WILL CAUSE THE COMPANY TO DECLINE TO ATTACH TO AN ALTA LOAN POLICY, ISSUED AFTER COMPLETION OF IMPROVEMENTS, A CLTA INDORSEMENT FORM 100, WITHOUT DELETION, PROVIDED THERE THEN EXISTS NO VIOLATION OF ANY COVENANTS, CONDITIONS AND RESTRICTIONS REFERRED TO HEREIN AND NO ENCROACHMENT OF IMPROVEMENTS OVER

Page 7

**SCHEDULE B
(continued)**

Order No: 16062132 H55

Your Ref: KO-AM CONSTRUCTION

BOUNDARY LINES OR ONTO ANY EASEMENT SHOWN HEREIN.

FLATS
jp/km

WestCoast Title Company



15480 Arrow Hwy. Suite 213
Irwindale, Ca. 91706
{626} 307-1145 {626} 307-1784 fax

Order No. 60933 Prepared for: City of Los Angeles Reference: 6589
Type of Report: GAP Report
Order Date: 2/2/2001 Dated as of: 2/1/2001 Fee: \$45.00

-SCHEDULE A-
(Reported Property Information)

For Assessors Parcel Number: 5502-024-015

Situs Address: 3213 W. 6th St. City: Los Angeles County: Los Angeles

-VESTING INFORMATION (Ownership)

The last Recorded Document Transferring Fee Title Recorded on: 10/26/2000
As Document Number: 00-1674340
Documentary Transfer Tax: None
In Favor of: Saenara, LLC, a California Limited Liability Company



Mailing Address: 2320 W. Olympic Blvd., Suite 200, Los Angeles, CA 90006

-SCHEDULE B-

-The Property Reported Herein is Described as follows:

Parcel 1:

The South 150 feet of Block 1 of the Copenhagen Tract, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in book, 107, Page(s) 216 and 217, of Miscellaneous Records, in the office of the County Recorder of said County.

EXCEPT therefrom the East 150.05 feet of said land.

Parcel 2:

Block 1 of the Copenhagen Tract, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in book, 107, Page(s) 216 and 217, of Miscellaneous Records, in the office of the County Recorder of said County.

EXCEPT THEREFROM the South 150 feet thereof.

ALSO EXCEPT THEREFROM the North 210 feet thereof.

ALSO EXCEPT THEREFROM the East 165 feet thereof.

WestCoast Title Company

15480 Arrow Hwy. Suite 213
Irwindale, Ca. 91706
(626) 307-1145 (626) 307-1784 fax

Page 2
Order Number: 60934

60937

-Schedule B Continued-

1. A Notice of Pending Action Recorded 7/30/02
as Document Number 92-1396148
Case Number: BC 060 886
Defendants Name: City of Los Angeles, et al.
Plaintiff: Los Angeles County Transportation Commission

Mailing Address of Plaintiff: c/o Nossaman, Guthner, Knox & Elliott, 445 S. Figueroa St., 31st Floor, Los Angeles, CA 90071

2. A Notice of Pending Action Recorded 9/1/92
as Document Number 92-164840
Case Number: Not Shown
Defendants Name: L & R Investment, et al
Plaintiff: Los Angeles County Transportation Commission

Mailing Address of Plaintiff: c/o Nossaman, Guthner, Knox & Elliott, 445 S. Figueroa St., 31st Floor, Los Angeles, CA 90071

3. A Deed of Trust Recorded on 10/26/2000
as Document Number 00-1674341
Amount: \$3,460,930.00
Trustor: Saenara Limited Liability Company
Trustee: Chicago Title Company
Beneficiary: City of Los Angeles

(2)

Mailing Address: P.O. Box 532729, Los Angeles, CA 90053

Housing Department

Attention: Asset Management

A Statement of information may be required to provide further information on the owners listed below:

No Statement of information is required.

End of Report

Property Detail ReportFor Property Located At
3213 W 6TH ST, LOS ANGELES CA 90020-5001**RealQuest.com****Owner Information:**

Owner Name: SAENARA APARTMENTS
 Mailing Address: 2320 W OLYMPIC BLVD STE 200, LOS ANGELES CA 90006-2012 C021
 Phone Number: Vesting Codes: / / LP

Location Information:

Legal Description: COPENHAGEN TRACT VAC ALLEY AND EX OF ST
 County: LOS ANGELES, CA APN: 5502-024-015
 Census Tract/Block: 2121.00 / 1 Alternate APN: 5502-024-015
 Township-Range-Sect: Subdivision: COPENHAGEN TR
 Legal Book/Page: Map Reference: 43-F1 / 634-A2
 Legal Lot: Tract #: /
 Legal Block: 1 School District: LOS ANGELES UNIF
 Market Area: Munic/Township: /

Owner Transfer Information:

Recording/Sale Date: 11/05/2002 / 11/01/2002 Deed Type: GRANT DEED
 Sale Price: 1st Mtg Document #: /

Last Market Sale Information:

Recording/Sale Date: 08/19/1981 / 1st Mtg Amount/Type: /
 Sale Price: \$1,026,000 1st Mtg Int. Rate/Type: /
 Sale Type: PARTIAL 1st Mtg Document #: /
 Document #: 828944 2nd Mtg Amount/Type: /
 Deed Type: DEED (REG) 2nd Mtg Int. Rate/Type: /
 Transfer Document #: Price Per SqFt: \$5.38
 New Construction: Multi/Split Sale: /

Title Company:

Lender:

Seller Name: GIVEN SHERMAN B

Prior Sale Information:

Prior Rec/Sale Date: 08/19/1981 / Prior Lender: /
 Prior Sale Price: \$638,500 Prior 1st Mtg Amt/Type: /
 Prior Document #: 828943 Prior 1st Mtg Rate/Type: /
 Prior Deed Type: DEED (REG)

Property Characteristics:

Gross Area: 190,568	Parking Type:	Construct Type:
Living Area: 190,568	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:
Year Built / Eff: 1961 /	Roof Type:	Style:
Fireplace:	Foundation:	Quality:
# of Stories:	Roof Material:	Condition:

Other Improvements:**Site Information:**

Zoning: LAPB	Acres: 1.39	County Use: OFFICE BLDG
Flood Zone: C	Lot Area: 60,548	State Use:
Flood Panel: 0601370064C	Lot Width/Depth: x	Site Influence:
Flood Panel Date: 12/02/1980	Res/Comm Units: /	Sewer Type:
Land Use: OFFICE BUILDING		Water Type:

Tax Information:

Assessed Value: \$3,709,383	Assessed Year: 2004	Property Tax: \$53,745.72
Land Value: \$2,225,630	Improve %: 040%	Tax Area: 6657
Improvement Value: \$1,483,753	Tax Year: 2003	Tax Exemption:
Total Taxable Value:		

Comparable Summary

For Property Located At
3213 W 6TH ST, LOS ANGELES CA 90020-5001

RealQuest.com

0 Comparable Property has been found. (Click on the address to view more property information)

▶ [View Report](#)

▶ [Configure Display Fields](#)

▶ [Modify Comparable Search Criteria](#)

<input checked="" type="checkbox"/>	#	Address	Sale Price	Yr Blt	Bed	Bath	Last Recording	Bld/Liv	Lot Area	Dist
Subject Property										
		3213 W 6TH ST	\$1,026,000	1961			08/19/1981	190,568	60,548	0.0

No Comps were found. Please modify search criteria.

LOS ANGELES INDEPENDENT

4201 WILSHIRE BLVD STE 600, LOS ANGELES, CA 90010
Telephone (323) 556-5720 / Fax (323) 556-5705

Gloria Pinon
CITY OF LA, CITY CLERK, ADMIN SER
200 N SPRING ST ROOM 395
LOS ANGELES, CA - 90012

PROOF OF PUBLICATION

(2015.5 C.C.P.)

State of California)
County of LOS ANGELES) ss

Notice Type: HRG - NOTICE OF HEARING

Ad Description: 04-2257

I am a citizen of the United States and a resident of the State of California; I am over the age of eighteen years, and not a party to or interested in the above entitled matter. I am the principal clerk of the printer and publisher of the LOS ANGELES INDEPENDENT, a newspaper published in the English language in the city of LOS ANGELES, county of LOS ANGELES, and adjudged a newspaper of general circulation as defined by the laws of the State of California by the Superior Court of the County of LOS ANGELES, State of California, under date 08/13/1987, Case No. 392931. That the notice, of which the annexed is a printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

02/24/2005

Executed on: 02/24/2005
At Los Angeles, California

I certify (or declare) under penalty of perjury that the foregoing is true and correct.



Signature

RECEIVED
CITY CLERK OFFICE
This space for filing stamp only
2005 FEB 28 AM 9:02
CITY CLERK
BY _____ DEPUTY

HIN#: 781842

NOTICE OF PUBLIC HEARING
Notice is hereby given that on Wednesday, March 30, 2005, at the hour of 10:00 o'clock a.m., in the John Ferraro Council Chamber, Room 340, City Hall, Los Angeles, the City Council will hear a report of the Superintendent of Building proposing an assessment in the amount of \$2,634.32 to be levied against the owner of the real property located at 3223 West 6th Street a.k.a. 3213 West 6th Street, in the City of Los Angeles, for coverage to the cost of barricading of all openings and rebarricading all openings with metal barricades, graffiti abatement of the building(s) and the cleaning and fencing of the lot.
Please be advised that the City Council reserves the right to continue this matter to a later date, subject to any time limit constraints. Please contact this office if you would like to be notified of any future hearing dates should the Council not act on this matter on the aforementioned date.
All persons interested and effected by the proposed assessment may file written protests or objections with the City Clerk, Room 395, City Hall, at any time prior to the time set for hearing by the City Council on the report of the Superintendent. Reference should be made to Council File No. 04-2257.
Frank T. Martinez, City Clerk of the City of Los Angeles
02/24/2005
HIN-781842#
LOS ANGELES INDEPENDENT

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

WILLIAM J. ROUSE
PRESIDENT

EFREN R. ABRATIQUÉ, P.E.
VICE-PRESIDENT

MARSHA L. BROWN
ILAN ISRAELY
JAVIER NUNEZ

CITY OF LOS ANGELES
CALIFORNIA



JAMES K. HAHN
MAYOR

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

ANDREW A. ADELMAN, P.E.
GENERAL MANAGER

RAYMOND CHAN
EXECUTIVE OFFICER

NOTICE OF HEARING

DATE: February 07, 2005

CASE #: 102604

Regarding the property known as:
3223 W 6TH ST A.K.A.: 3213 WEST 6TH STREET

Under the Authority of the Provisions of
Chapter IX, Article 1, of the Los Angeles Municipal Code
and

Division 7, Chapter 1, Article 4.6 of the Los Angeles Administrative Code

Pursuant to the provisions of Section 91.8903 and Section 91.8904, Los Angeles Municipal Code the Department of Building and Safety has filed a Notice of Nuisance with the County Recorders Office on the property located at the above address, being more particularly described as follows:

See Attached Title Report for Legal Description

and the work performed to correct the nuisance is listed on the attached **REPORT OF ABATE OF A PUBLIC NUISANCE**.

The Department did inform the Council of the City of Los Angeles of the work performed and that the cost of the work, plus a forty percent (40 %) administrative fee, amounted to **\$2,634.32**. The Department recommends that a lien in the above stated amount be recorded against said property pursuant to Section 7.35.3 of the Los Angeles Administrative Code.

The owner and interested parties listed below are hereby given notice that the City Council of the City of Los Angeles will consider and pass upon a report by the Department of the cost of the work performed **at a hearing to be held on Wednesday, March 30, 2005 at 10:00 am in the Council Chamber of City Hall of the City of Los Angeles at 200 North Spring Street, Room 340, Los Angeles, California.** The owner and/or interested parties shall have 45 days from the date of this notice to pay the above referenced fee before this lien is recorded.

See attached list of Interested Parties

The owner and interested parties may appear at the City Council Hearing to object to the confirmation of the proposed lien in the amount specified. Failure to appear at the City Council Hearing may result in the recordation of the proposed lien against the property and the placement of this direct assessment on the Secured Tax Roll for the County of Los Angeles without further notice.

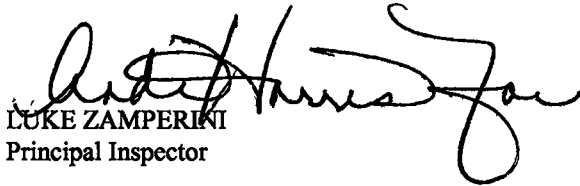
3223 W 6TH ST A.K.A.: 3213 WEST 6TH STREET- NOTICE OF HEARING

If you are planning to file a written protest, please provide 15 copies to the Office of the City Clerk, 200 N. Spring Street, Room 395, Los Angeles, CA 90012, Attention: Clerk of the Council and provide them a minimum of ten (10) days in advance of the hearing date.

For additional information, contact Andi Harris at telephone number (213) 252-3909.

This Notice of Hearing is being served pursuant to Division 7, Chapter 1, Article 4.6, section 7.35.3 (f) of the Los Angeles Administrative Code.

ANDREW A. ADELMAN, P.E.
General Manager


LUKE ZAMPERINI
Principal Inspector

3223 W 6TH ST A.K.A.: 3213 WEST 6TH STREET- NOTICE OF HEARING

Interested Parties List:

SAENARA APARTMENTS LP
2320 WEST OLYMPIC BOULEVARD SUITE 200
LOS ANGELES CA 90006

SAENARA APARTMENTS L P
A LIMITED PARTNERSHIP
C/O TRACY M Y CHOY ESQ
RIORDAN & MCKINZIE
300 SOUTH GRAND AVENUE 29TH FLOOR
LOS ANGELES CA 90071

SAENARA LLC
STUART AHN-AGENT FOR SERVICE
2320 WEST OLYMPIC BOULEVARD #200
LOS ANGELES CA 90006-2012

C/O CITY OF LA-HOUSING DEPT A
SAENARA LIMITED LIABILITY COMPANY
P O BOX 532729
LOS ANGELES CA 90053

C/O CITY OF LA-HOUSING DEPT A
SAENARA LIMITED LIABILITY COMPANY
2320 WEST OLYMPIC BOULEVARD SUITE 200
LOS ANGELES CA 90006-2012

3223 WESIX LLC
500 SHATTO PLACE 2ND FLOOR
LOS ANGELES CA 90020

3223 WESIX LLC
DAVID Y LEE-AGENT FOR SERVICE
3450 WILSHIRE BOULEVARD #400
LOS ANGELES CA 90010

SAENARA APARTMENTS LP A CALIFORNIA
LIMITED PARTNERSHIP
C/O PROSKAUER ROSE LLP

2049 CENTURY PARK EAST SUITE 3200
LOS ANGELES CA 90067

KOREAN TOWN MULTI PURPOSE SENIOR CENTER
C/O REVEREND PETER PARK-EXECUTOR
4157 WEST 5TH STREET SUITE 200
LOS ANGELES CA 90020