

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

VAN AMBATIELOS  
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CITY OF LOS ANGELES  
CALIFORNIA



ERIC GARCETTI  
MAYOR

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

RAYMOND S. CHAN, C.E., S.E.  
GENERAL MANAGER

FRANK BUSH  
EXECUTIVE OFFICER

April 15, 2015

Council District: # 1

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

JOB ADDRESS: **500 SOUTH WITMER STREET, LOS ANGELES, CA**  
**(AKA: 1253 WEST 6<sup>TH</sup> STREET, LOS ANGELES, CA)**  
ASSESSORS PARCEL NO. (APN): **5153-022-009**

On December 14, 2005, March 15, 2007, and September 10, 2009, pursuant to Section 98.0402(e) of the Los Angeles Municipal Code ("L.A.M.C"), the Department of Building and Safety (the "Department") performed annual inspections on vehicle repair facilities located at: **500 South Witmer Street (Aka: 1253 West 6<sup>th</sup> Street), Los Angeles, California** (the "Property"). The property owner was given notice of the unpaid annual inspection fees on the property as follows:

<u>Description</u>		<u>Amount</u>
Annual Inspection Fee	\$	1,065.00
System Development Surcharge		21.30
Title Report fee		42.00
<b>Grand Total</b>	<b>\$</b>	<b><u>1,128.30</u></b>

Pursuant to the authority granted by Section 7.35.3 of the Los Angeles Administrative Code, it is proposed a lien for a total sum of **\$1,128.30** be recorded against the property. It is requested that the Honorable City Council of the City of Los Angeles (the "City 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 the City Council instruct the Department to deposit to Dept 08, Fund 48R, Balance Sheet Account 2200, any payment received against this lien in the amount of **\$1,128.30** 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

  
Steve Ongele  
Chief, Resource Management Bureau

ATTEST: HOLLY WOLCOTT, CITY CLERK

Lien confirmed by  
City Council on:

BY: \_\_\_\_\_  
DEPUTY

# EXHIBIT A



5711 W. SLAUSON AVE., SUITE 170  
CULVER CITY, CA 90230  
Phone 310-649-2020 310-649-0030 Fax

## Property Title Report

Work Order No. T11031  
Dated as of: 03/07/2015

Prepared for: City of Los Angeles

### SCHEDULE A (Reported Property Information)

APN #: 5153-022-009

Property Address: 500 S WITMER ST ✓ City: Los Angeles County: Los Angeles

### VESTING INFORMATION

Type of Instrument: CORPORATION GRANT DEED

Grantee : Daniel Hyun Soo Kim and Jennifer Myung Sun Kim, husband and wife as joint tenants

Grantor : 1031 Exchange, Inc. a California Corporation

Deed Date : 7/24/1989

Recorded : 8/15/1989

Instr No. : 89 1308529

MAILING ADDRESS: Daniel Hyun Soo Kim and Jennifer Myung Sun Kim  
607 S. Oxford Ave, Los Angeles, CA 90005.

### SCHEDULE B

#### LEGAL DESCRIPTION

The following described property:

Lot 11 in Block 5 of Bentley and Crippen's Subdivision of the East half of Lot 7 in Block 38 of Hancock's Survey in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 7 Pages 96 and 97 of Miscellaneous Records, in the office of the County Recorder of said County.

Assessor's Parcel No: 5153-022-009

#### MORTGAGES/LIENS

We find no Open Mortgages/Deeds of Trust of Record

Type of Instrument: A claim of lien for the amount shown and any other amounts due.

Claimant : Department of Building and Safety Financial Services Division

Recorded : 8/4/2006

Instr No. : 061734477

INTUITIVE REAL ESTATE SOLUTIONS  
5711 W. SLAUSON AVE., SUITE 170  
CULVER CITY, CA 90230  
Phone 310-649-2020 310-649-0030 Fax

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Work Order No. T11031

**SCHEDULE B (Continued)**

**Type of Instrument:** A claim of lien for the amount shown and any other amounts due.

**Claimant:** Department of Building and Safety Financial Services Division

**Recorded:** 8/6/2007

**Instr No.:** 20071849580

**Type of Instrument:** A claim of lien for the amount shown and any other amounts due.

**Claimant:** Department of Building and Safety Financial Services Division

**Recorded:** 12/18/2009

**Instr No.:** 20091935726

**MAILING ADDRESS:** Daniel H Kim and Jennifer M Kim,  
6419 Rio Linda Dr, Rancho Palos Verdes, CA 90275

**MAILING ADDRESS:** Department of Building and Safety Financial Services Division,  
201 N Figueroa St., 9th Floor, Los Angeles, CA 90012

89 1308529

RECORDING REQUESTED BY  
Check  
AND WHEN RECORDED MAIL TO

Name: DANIEL HYUN SOO KIM  
Street Address: JENNIFER HYUNG SUN KIM  
City & State: 90 City Escrow  
607 S. OXFORD AVE.  
LOS ANGELES, CA 90005

RECORDED IN OFFICIAL RECORDS  
OF LOS ANGELES COUNTY CA  
AUG 15 1989 11 24 A.M.  
Recorder's Office

Name: Same as Above  
Street Address:  
City & State:

MAIL TAX STATEMENTS TO  
SPACED ABOVE THIS LINE FOR RECORDER'S USE  
CORPORATION FEE \$10. CODE 9  
FEE \$25  
A.T.F. 1

CAT NO. IN00578  
TO 1927 CA 16 851

**Corporation Grant Deed**

THIS FORM FURNISHED BY TIGOR TITLE INSURERS

44

The undersigned grantor(s) declare(s):  
Documentary transfer tax is \$ 990.00  
(XX) computed on full value of property conveyed, or  
( ) computed on full value less value of liens and encumbrances remaining at time of sale.  
( ) Unincorporated area: ( ) City of \_\_\_\_\_, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
1031 EXCHANGE, INC. A California Corporation  
a corporation organized under the laws of the State of California hereby GRANTS  
to DANIEL HYUN SOO KIM and JENNIFER HYUNG SUN KIM, husband and wife as joint tenants

the following described real property in the city of Los Angeles  
County of Los Angeles, State of California:

Lot 11 in Block 5 of Bentley and Crippen's Subdivision of the  
East half of Lot 7 in Block 38 of Hancock's Survey in the City  
of Los Angeles, County of Los Angeles, State of California, as  
per map recorded in Book 7 Pages 96 and 97 of Miscellaneous  
Records, in the office of the County Recorder of said County.

In Witness Whereof, said corporation has caused its corporate name and seal to be affixed hereto and this  
instrument to be executed by its corporate President and corporate Secretary  
thereunto duly authorized.

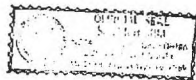
Dated July 24, 1989 1031 EXCHANGE, INC., A CALIFORNIA CORPORATION

STATE OF CALIFORNIA  
COUNTY OF Los Angeles } SS

By Christine Chung President

By Linda Abelman Secretary  
LINDA ABELMAN

On \_\_\_\_\_, before me, the  
undersigned, a Notary Public in and for said State, personally  
appeared Christine Chung  
personally known to me or proved to me on the basis of satis-  
factory evidence to be the person who executed the within  
instrument as the corporate President, and  
Linda Abelman personally known to  
me or proved to me on the basis of satisfactory evidence to be  
the person who executed the within instrument as the  
corporate Secretary of the Corporation that executed  
the within instrument and acknowledged to me that such  
corporation executed the within instrument pursuant to its  
by-laws or a resolution of its board of directors.  
WITNESS my hand and official seal.



Signature Daniel H. Kim

(This area for official notarial seal)

Title Order No. \_\_\_\_\_ Escrow or Loan No. 16148/LA

5153 28-9

RECORDING REQUESTED BY  
CITY OF LOS ANGELES

WHEN RECORDED MAIL TO

Department of Building and Safety  
Financial Services Division  
201 N Figueroa St, 9th Floor  
Los Angeles, CA 90012

06 1734477

SPACE ABOVE THIS LINE FOR RECORDER'S USE

NOTICE OF PENDING LIEN

APN# 5153-022-009  
AKA 500 S WITMER ST AKA 1253  
LOS ANGELES

Notice is hereby given that, pursuant to the provisions of Section 98 0402 of Division 4 of Article 8 of Chapter IX of the Los Angeles Municipal Code (LAMC), the City of Los Angeles has incurred the cost of inspections of the property described below. The City of Los Angeles intends to impose a lien against the property described below to recover the cost of such inspections, plus appropriate fees and fines, as authorized by LAMC Section 98 0402 and Section 7 35 5 of Article 4 6 of Chapter I of Division 7 of the Los Angeles Administrative Code, upon confirmation of the City Council.

For further information regarding this notice and the status of Department proceedings, please contact Nancy Truong of the Department of Building and Safety between 9:00 a.m. and 11:00 a.m., Monday through Friday (Invoice No. 4191979).

Telephone Number (213) 482-6890 Office Location 201 N Figueroa St, Suite 940

The property subject to this Notice of Pending Lien is that certain real property in the City of Los Angeles, County of Los Angeles, State of California, described as follows:

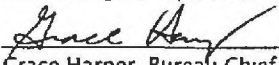
BENTLEY AND CRIPPENS SUBDIVISION OF E 1/2 OF LOT 7 BLK 38 HANCOCK'S SURVEY 5 11 M R 7-96

THIS NOTICE WILL CONTINUE IN FULL FORCE AND EFFECT UNTIL THE CITY OF LOS ANGELES RECORDS A SUBSEQUENT NOTICE OF TERMINATION OF PENDING LIEN OR A NOTICE OF LIEN.

DATED This 25th Day of July, 2006

KIM DANIEL H AND JENNIFER M  
1259 W 6TH ST  
LOS ANGELES CA, 90017

CITY OF LOS ANGELES  
ANDREW A. ADELMAN, P.E.  
General Manager, Department of Building and Safety

By   
Grace Harper, Bureau Chief  
Resource Management Bureau

RECORDING REQUESTED BY  
CITY OF LOS ANGELES

WHEN RECORDED MAIL TO

Department of Building and Safety  
Financial Services Division  
201 N. Figueroa St., 9th Floor  
Los Angeles, CA 90012

08/06/07



20071849580

SPACE ABOVE THIS LINE FOR RECORDER'S USE

NOTICE OF PENDING LIEN

Notice is hereby given that, pursuant to the provisions of Section 98.0402 of Division 4 of Article 8 of Chapter IX of the Los Angeles Municipal Code (LAMC), the City of Los Angeles has incurred the cost of inspections of the property described below. The City of Los Angeles intends to impose a lien against the property described below to recover the cost of such inspections, plus appropriate fees and fines, as authorized by LAMC Section 98.0402 and Section 7.35.5 of Article 4.6 of Chapter 1 of Division 7 of the Los Angeles Administrative Code, upon confirmation of the City Council.

For further information regarding this notice and the status of Department proceedings, please contact Nancy Truong of the Department of Building and Safety between 9:00 a.m. and 11:00 a.m., Monday through Friday. (Invoice No. 4293734)

Telephone Number: (213) 482-6890

Office Location: 201 N. Figueroa St., Suite 940

The property subject to this Notice of Pending Lien is that certain real property in the City of Los Angeles, County of Los Angeles, State of California, described as follows:

BENTLEY AND CRIPPENS SUBDIVISION OF E 1/2 OF LOT 7 BLK 38 HANCOCK'S SURVEY S 11 M R 7-90

THIS NOTICE WILL CONTINUE IN FULL FORCE AND EFFECT UNTIL THE CITY OF LOS ANGELES RECORDS A SUBSEQUENT NOTICE OF TERMINATION OF PENDING LIEN OR A NOTICE OF LIEN.

APN 5153-022-009  
AKA 500 S WITMER ST AKA: 1253  
LOS ANGELES

Owner:

KIM DANIEL H AND JENNIFER M  
6419 RIO LINDA DR  
RANCHO PALOS VERDES CA, 90275

DATED: This 27th Day of July, 2007

CITY OF LOS ANGELES  
ANDREW A. ADELMAN, P.E.  
General Manager, Department of Building and Safety

By

Grace Harper, Bureau Chief  
Resource Management Bureau

RECORDING REQUESTED BY  
CITY OF LOS ANGELES

WHEN RECORDED MAIL TO:

Department of Building and Safety  
Financial Services Division  
201 N. Figueroa St., 9th Floor  
Los Angeles, CA 90012



SPACE ABOVE THIS LINE FOR RECORDER'S USE

NOTICE OF PENDING LIEN

Notice is hereby given that, pursuant to the provisions of Section 98.0402 of Division 4 of Article 8 of Chapter IX of the Los Angeles Municipal Code (LAMC), the City of Los Angeles has incurred the cost of inspections of the property described below. The City of Los Angeles intends to impose a lien against the property described below to recover the cost of such inspections, plus appropriate fees and fines, as authorized by LAMC Section 98.0402 and Section 7.35.5 of Article 4.6 of Chapter I of Division 7 of the Los Angeles Administrative Code, upon confirmation of the City Council.

For further information regarding this notice and the status of Department proceedings, please contact Nancy Truong of the Department of Building and Safety between 9:00 a.m. and 11:00 a.m., Monday through Friday. (Invoice No. 4727256)

Telephone Number (213) 482-6890

Office Location: 201 N. Figueroa St., Suite 940

The property subject to this Notice of Pending Lien is that certain real property in the City of Los Angeles, County of Los Angeles, State of California, described as follows:

BENTLEY AND CRIPPENS SUBDIVISION OF E 1/2 OF LOT 7 BLK 38 HANCOCK'S SURVEY 5 11 M R 7-96

THIS NOTICE WILL CONTINUE IN FULL FORCE AND EFFECT UNTIL THE CITY OF LOS ANGELES RECORDS A SUBSEQUENT NOTICE OF TERMINATION OF PENDING LIEN OR A NOTICE OF LIEN.

APN 5153-022-009

AKA 500 S WITMER ST AKA: 1253

LOS ANGELES

Owner:

KIM DANIEL H AND JENNIFER M

6419 RIO LINDA DR

RANCHO PALOS VERDES CA, 90275

DATED: This 04th Day of December, 2009

CITY OF LOS ANGELES

By

*Kabun*  
Karen Penner, Bureau Chief  
Resource Management Bureau

# EXHIBIT B

ASSIGNED INSPECTOR: **WILLIE ROSS**

Date: **April 15, 2015**

JOB ADDRESS: **500 SOUTH WITMER STREET, LOS ANGELES, CA**

(AKA: **1253 WEST 6<sup>TH</sup> STREET, LOS ANGELES, CA**)

ASSESSORS PARCEL NO. (APN): **5153-022-009**

Last Full Title: **03/07/2015**

Last Update to Title:

.....

## LIST OF OWNERS AND INTERESTED PARTIES

- |     |                                                                                                      |                  |
|-----|------------------------------------------------------------------------------------------------------|------------------|
| 1). | DANIEL HYUN SOO KIM AND<br>JENNIFER MYUNG SUN KIM<br>607 SOUTH OXFORD AVE.<br>LOS ANGELES, CA. 90005 | CAPACITY: OWNERS |
| 2). | DANIEL H. AND JENNIFER M. KIM<br>6419 RIO LINDA DR.<br>RANCHO PALOS VERDES, CA. 92075-3261           | CAPACITY: OWNERS |



# Property Detail Report

**EXHIBIT C**

For Property Located At :  
**1253 W 6TH ST, LOS ANGELES, CA 90017-1830**

**Owner Information**

Bldg Card: 000 of 004

Owner Name: **KIM DANIEL H & JENNIFER M**  
 Mailing Address: **6419 RIO LINDA DR, RANCHO PALOS VERDES CA 90275-3261 C013**  
 Vesting Codes: **HW//**

**Location Information**

Legal Description: **BENTLEY AND CRIPPENS SUB OF E 1/2 OF LOT 7 BLK 38 HANCOCKS SURVEY LOT 11**  
 County: **LOS ANGELES, CA** APN: **5153-022-009**  
 Census Tract / Block: **2091.03 / 1** Alternate APN:  
 Township-Range-Sect: Subdivision: **BENTLEY & CRIPPENS SUB**  
 Legal Book/Page: Map Reference: **44-B2 /**  
 Legal Lot: **11** Tract #: **LOS ANGELES**  
 Legal Block: **38** School District:  
 Market Area: **C42** School District Name:  
 Neighbor Code: Munic/Township:

**Owner Transfer Information**

Recording/Sale Date: **08/15/1989 / 07/1989** Deed Type: **CORPORATION GRANT DEED**  
 Sale Price: **\$900,000** 1st Mtg Document #: **1308530**  
 Document #: **1308529**

**Last Market Sale Information**

Recording/Sale Date: **02/23/1989 / 01/1989** 1st Mtg Amount/Type: **\$486,000 / CONV**  
 Sale Price: **\$700,000** 1st Mtg Int. Rate/Type: **/ ADJ**  
 Sale Type: **FULL** 1st Mtg Document #: **292969**  
 Document #: **292968** 2nd Mtg Amount/Type: **/**  
 Deed Type: **CORPORATION GRANT DEED** 2nd Mtg Int. Rate/Type: **/**  
 Transfer Document #: Price Per SqFt: **\$64.64**  
 New Construction: Multi/Split Sale:  
 Title Company: **SOUTH LAND TITLE COMPANY**  
 Lender: **CONTINENTAL SVGS AMERICA**  
 Seller Name: **SOUTHLAND EXCHANGE CORP**

**Prior Sale Information**

Prior Rec/Sale Date: **02/23/1989 / 01/1989** Prior Lender:  
 Prior Sale Price: **\$700,000** Prior 1st Mtg Amt/Type: **/**  
 Prior Doc Number: **292967** Prior 1st Mtg Rate/Type: **/**  
 Prior Deed Type: **GRANT DEED**

**Property Characteristics**

Gross Area: <b>10,829</b>	Parking Type: <b>PARKING AVAIL</b>	Construction: <b>FRAME</b>
Living Area: <b>10,829</b>	Garage Area:	Heat Type:
Tot Adj Area:	Garage Capacity:	Exterior wall: <b>STUCCO</b>
Above Grade:	Parking Spaces:	Porch Type:
Total Rooms:	Basement Area:	Patio Type:
Bedrooms:	Finish Bsmnt Area:	Pool:
Bath(F/H): <b>11 /</b>	Basement Type:	Air Cond: <b>NONE</b>
Year Built / Eff: <b>1912 / 1927</b>	Roof Type:	Style:
Fireplace: <b>/</b>	Foundation: <b>CONCRETE</b>	Quality: <b>FAIR</b>
# of Stories: <b>1.00</b>	Roof Material: <b>ROLL COMPOSITION</b>	Condition: <b>FAIR</b>
Other Improvements:		

**Site Information**

Zoning: <b>LACW</b>	Acres: <b>0.23</b>	County Use: <b>STORE &amp; RESID (1210)</b>
Lot Area: <b>9,802</b>	Lot Width/Depth: <b>x</b>	State Use:
Land Use: <b>STORES &amp; RESIDENTIAL</b>	Res/Comm Units: <b>8 /</b>	Water Type:
Site Influence: <b>CORNER</b>		Sewer Type:

**Tax Information**

Total Value: <b>\$1,350,736</b>	Assessed Year: <b>2014</b>	Property Tax: <b>\$17,452.88</b>
Land Value: <b>\$1,050,580</b>	Improved %: <b>22%</b>	Tax Area: <b>67</b>
Improvement Value: <b>\$300,156</b>	Tax Year: <b>2014</b>	Tax Exemption:
Total Taxable Value: <b>\$1,350,736</b>		

# Comparable Summary

For Property Located At



CoreLogic

RealQuest Professional

**1253 W 6TH ST, LOS ANGELES, CA 90017-1830**

**0 Comparable(s) found.** (Click on the address to view more property information)

▶ View Report

▶ Configure Display Fields

▶ Modify Comparable Search Criteria

## Summary Statistics For Selected Properties: 0

Subject Property	Low	High	Average
No comparable selected			

\*= user supplied for search only

<input type="checkbox"/> # F Address	Sale Price	Yr Blt	Bed	Baths/Restrooms(Full)	Last Recording	Bld/Liv	Lot Area	Dist
<b>Subject Property</b>								
1253 W6TH ST	\$700,000	1912	11		02/23/1989	10,829	9,802	0.0

**No Comps were found. Please modify search criteria.**