

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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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

FRANK M. BUSH
GENERAL MANAGER

OSAMA YOUNAN, P.E.
EXECUTIVE OFFICER

October 11, 2019

Council District # 1

Case #: 844711

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

JOB ADDRESS: 1543 W OLYMPIC BLVD

CONTRACT NO.: 280143978-8 B131051-2 C128935-2 T128934

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 and cleaning of the lot at the above address in the City of Los Angeles. The cost of barricading the subject building(s) was \$108,795.03. The cost of cleaning the subject lot was \$3,736.32.

It is proposed that a lien for the total amount of **\$113,815.91** 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.

FRANK M. BUSH
GENERAL MANAGER

Armond Gregory 10-15-19

Armond Gregoryona, Principal Inspector
Lien Review

REPORT OF ABATE OF A PUBLIC NUISANCE

On February 07, 2019 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 on the parcel located at **1543 W OLYMPIC BLVD** , 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>Work Description</u>	<u>Work Order No.</u>	<u>Date Completed</u>	<u>Cost</u>
BARRICADE	B4382	June 26, 2019	\$82,351.33
BARRICADE	B4392	June 26, 2019	\$15,626.84
BARRICADE	B4398	July 26, 2019	\$10,816.86
CLEAN	C4578	June 20, 2019	\$1,556.80
CLEAN	C4579	June 20, 2019	\$2,179.52
			\$112,531.35

Additionally, there are unpaid invoices for fees assessed to recover Departmental costs in pursuit of compliance as follows:

<u>Fee</u>	<u>Invoice No.</u>	<u>Amount</u>	<u>Late Fees</u>	<u>Total</u>
CODE VIOLATION INSPECTION FEE	775777-2	\$1,246.56	\$0.00	\$1,246.56
				\$1,246.56

Title report costs were as follows:

<u>Title Search</u>	<u>Work Order No.</u>	<u>Amount</u>
FULL	T16201	\$38.00
		\$38.00

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 \$81,664.10 plus applicable fees and charges, plus the fee for investigating the violation(s) of \$1,246.56, plus the Cost of Title Search(es) on the subject lot was \$38.00 for a total of **\$113,815.91**, be recorded against said property.

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 11, 2019

FRANK M. BUSH
GENERAL MANAGER

Armond Gregory 10-15-19

Report and lien confirmed by
City Council on:

Armond Gregory, Principal Inspector
Lien Review

ATTEST: HOLLY WOLCOTT
CITY CLERK

BY
DEPUTY

October 16, 2019

ASSIGNED INSPECTOR: EDMUND LUM
JOB ADDRESS: 1543 W OLYMPIC BLVD
ASSESSORS PARCEL NO.: 5137-003-024

CASE #: 844711

Last Full Title: 10/07/2019

Last Update Title:

LIST OF OWNERS AND INTERESTED PARTIES

1 BRICKS HOSPITALITY GROUP LLC
c/o KIM,BON KOO, YOUNG,SOOK AND JANG,KI Y
250 E 1ST ST STE 402
LOS ANGELES, CA 90012

Capacity: OWNER



P.O. BOX 5152
CULVER CITY, CA 90231
Phone 310-943-9235 latitle@in2-res.com

Property Title Report

Work Order No. T16201
Dated as of: 10/04/2019

Prepared for: City of Los Angeles

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

APN #: 5137-003-024

Property Address: 1543 W OLYMPIC BLVD City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : BRICKS HOSPITALITY GROUP LLC; KI Y JANG

Grantor : BRICKS HOSPITALITY GROUP LLC

Deed Date : 06/13/2018

Recorded : 07/27/2018

Instr No. : 18-0753676

MAILING ADDRESS: BRICKS HOSPITALITY GROUP LLC; KI Y JANG
250 E 1ST ST # 402 LOS ANGELES CA 90012

SCHEDULE B

LEGAL DESCRIPTION

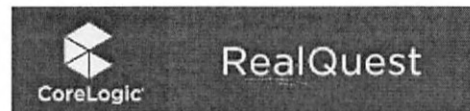
Lot: 2-5,17 Block: B Tract No: 158 Abbreviated Description: LOT:2-5,17 BLK:B SUBD:MRS FITZGERALD TRACT TR#:158 LOT COM AT MOST E COR OF LOT 17 BLK B MRS FITZGERALD'S TRACT TH SW ON NW LINE OF GRATTAN ST AND NW ON NE LINE OF OLYMPIC BLVD IMP1=OFF,58644SF,1 UNIT,YB:1964,5STY;IMP2=OFF,66536SF,1 UNIT,YB:1966.

MORTGAGES/LIENS

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

Property Detail Report

For Property Located At :
 1543 W OLYMPIC BLVD, LOS ANGELES, CA 90015-3807



Bldg Card: 000 of 002

Owner Information

Owner Name: BRICKS HOSPITALITY GROUP LLC/JANG KI Y
 Mailing Address: 250 E 1ST ST #402, LOS ANGELES CA 90012-3820 C017
 Vesting Codes: // CO

Location Information

Legal Description: LOT COM AT MOST E COR OF LOT 17 BLK B MRS FITZGERALD'S TRACT TH SW ON NW LINE OF GRATTAN ST AND NW ON NE LINE OF OLYMPIC BLVD AND NE AND FOLLOWING UNION AVE TO NE LOTS 2,3,4 AND 5 TR NO 158
 County: LOS ANGELES, CA APN: 5137-003-024
 Census Tract / Block: 2100.10 / 1 Alternate APN:
 Township-Range-Sect: Subdivision: 158
 Legal Book/Page: Map Reference: 44-B3 /
 Legal Lot: 17 Tract #: 158
 Legal Block: B School District: LOS ANGELES
 Market Area: C42 School District Name: LOS ANGELES
 Neighbor Code: Munic/Township:

Owner Transfer Information

Recording/Sale Date: 07/27/2018 / 06/13/2018 Deed Type: GRANT DEED
 Sale Price: 1st Mtg Document #:
 Document #: 753676

Last Market Sale Information

Recording/Sale Date: 09/11/2017 / 08/30/2017 1st Mtg Amount/Type: \$2,200,000 / PRIVATE PARTY
 Sale Price: \$27,490,000 1st Mtg Int. Rate/Type: /
 Sale Type: FULL 1st Mtg Document #: 1024892
 Document #: 1024889 2nd Mtg Amount/Type: \$20,000,000 / CONV
 Deed Type: GRANT DEED 2nd Mtg Int. Rate/Type: /
 Transfer Document #: Price Per SqFt: \$219.60
 New Construction: Multi/Split Sale:
 Title Company: CHICAGO TITLE CO
 Lender:
 Seller Name: UNION & GRATTAN PROPERTIES LLC

Prior Sale Information

Prior Rec/Sale Date: 09/12/2016 / 08/25/2016 Prior Lender: IBORROW FIN LOAN FUND I LP
 Prior Sale Price: \$25,000,000 Prior 1st Mtg Amt/Type: \$18,055,000 /
 Prior Doc Number: 1092214 Prior 1st Mtg Rate/Type: /
 Prior Deed Type: GRANT DEED

Property Characteristics

Year Built / Eff:	1964 /	Total Rooms/Offices	Garage Area:	
Gross Area:	125,180	Total Restrooms:	Garage Capacity:	
Building Area:	125,180	Roof Type:	Parking Spaces:	
Tot Adj Area:		Roof Material:	Heat Type:	
Above Grade:		Construction:	Air Cond:	
# of Stories:		Foundation:	Pool:	POOL
Other Improvements:	Building Permit	Exterior wall:	Quality:	
		Basement Area:	Condition:	

Site Information

Zoning:	LAC2	Acres:	1.12	County Use:	OFFICE BLDG (1705)
Lot Area:	48,829	Lot Width/Depth:	x	State Use:	
Land Use:	OFFICE BUILDING	Commercial Units:		Water Type:	
Site Influence:		Sewer Type:		Building Class:	

Tax Information

Total Value:	\$33,013,764	Assessed Year:	2018	Property Tax:	\$411,867.08
Land Value:	\$6,115,192	Improved %:	81%	Tax Area:	12706
Improvement Value:	\$26,898,572	Tax Year:	2018	Tax Exemption:	
Total Taxable Value:	\$33,013,764				

Comparable Sales Report

For Property Located At



1543 W OLYMPIC BLVD, LOS ANGELES, CA 90015-3807

6 Comparable(s) Selected.

Report Date: 10/02/2019

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$27,490,000	\$10,400,000	\$163,000,000	\$44,466,833
Bldg/Living Area	125,180	116,268	137,497	129,296
Price/Sqft	\$219.60	\$77.08	\$1,185.48	\$332.85
Year Built	1964	1975	2003	1987
Lot Area	48,829	64,624	738,825	242,402
Bedrooms	0	0	0	0
Bathrooms/Restrooms	0	0	0	0
Stories	0.00	6.00	6.00	6.00
Total Value	\$33,013,764	\$3,714,716	\$23,435,628	\$11,932,934
Distance From Subject	0.00	12.85	23.62	17.11

*= user supplied for search only

Comp #:	1	Distance From Subject:	12.85 (miles)
Address:	18455 S FIGUEROA ST, GARDENA, CA 90248-4503		
Owner Name:	ATLAS V GARDENA LLC		
Seller Name:	FARADAY SPE LLC		
APN:	7339-008-034	Map Reference:	/
County:	LOS ANGELES, CA	Census Tract:	2913.00
Subdivision:	M E WOODS GARDENA	Zoning:	LAM2
Rec Date:	03/13/2019	Prior Rec Date:	08/12/2014
Sale Date:	03/08/2019	Prior Sale Date:	07/21/2014
Sale Price:	\$29,000,000	Prior Sale Price:	\$13,250,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	224097	Acres:	6.08
1st Mtg Amt:		Lot Area:	264,669
Total Value:	\$13,995,525	# of Stories:	
Land Use:	OFFICE BUILDING	Park Area/Cap#:	/
Building Area:	125,849	Total Rooms/Offices:	
Total Restrooms:		Yr Built/Eff:	1978 /
Air Cond:		Pool:	
Roof Mat:			

Comp #:	2	Distance From Subject:	13.38 (miles)
Address:	2947 BRADLEY ST, PASADENA, CA 91107-1564		
Owner Name:	EATON CANYON LLC		
Seller Name:	LSREF4 DUAL LLC		
APN:	5751-020-012	Map Reference:	27-F2 /
County:	LOS ANGELES, CA	Census Tract:	4600.00
Subdivision:	8500	Zoning:	PSC*
Rec Date:	08/19/2019	Prior Rec Date:	12/24/2015
Sale Date:	08/14/2019	Prior Sale Date:	12/14/2015
Sale Price:	\$30,000,000	Prior Sale Price:	\$23,400,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	829105	Acres:	3.54
1st Mtg Amt:	\$37,832,000	Lot Area:	154,366
Total Value:	\$10,976,220	# of Stories:	
Land Use:	OFFICE BUILDING	Park Area/Cap#:	/
Building Area:	127,712	Total Rooms/Offices:	
Total Restrooms:		Yr Built/Eff:	1984 /
Air Cond:		Pool:	
Roof Mat:			

Comp #:	3	Distance From Subject:	14.03 (miles)
Address:	20280 S VERMONT, LOS ANGELES, CA 90007		
Owner Name:	HULI LLC		
Seller Name:	LAI LIVING TRUST		
APN:	7351-033-027	Map Reference:	68-F2 /
County:	LOS ANGELES, CA	Census Tract:	2247.00
Subdivision:		Zoning:	LAM3
Building Area:	134,937	Total Rooms/Offices:	
Total Restrooms:			

Rec Date:	05/31/2019	Prior Rec Date:		Yr Built/Eff:	1984 /
Sale Date:	05/14/2019	Prior Sale Date:		Air Cond:	
Sale Price:	\$10,401,000	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	505161	Acres:	1.48		
1st Mtg Amt:	\$6,760,000	Lot Area:	64,624		
Total Value:	\$3,714,716	# of Stories:			
Land Use:	OFFICE BUILDING	Park Area/Cap#:	/		

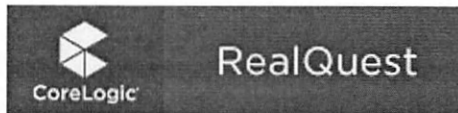
Comp #:	4	Distance From Subject: 15.79 (miles)			
Address:	4909 LAKEWOOD BLVD, LAKEWOOD, CA 90712-2405				
Owner Name:	4909 LAKEWOOD LLC				
Seller Name:	MHW LAKEWOOD LLC				
APN:	7155-023-008	Map Reference:	71-B2 /	Building Area:	116,268
County:	LOS ANGELES, CA	Census Tract:	5707.01	Total Rooms/Offices:	
Subdivision:	8084	Zoning:	LKC4*	Total Restrooms:	
Rec Date:	06/25/2019	Prior Rec Date:	03/03/2005	Yr Built/Eff:	1975 /
Sale Date:	06/20/2019	Prior Sale Date:	02/25/2005	Air Cond:	CENTRAL
Sale Price:	\$10,400,000	Prior Sale Price:	\$3,321,030	Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	CONCRETE
Document #:	605384	Acres:	1.82		
1st Mtg Amt:		Lot Area:	79,412		
Total Value:	\$10,168,067	# of Stories:	6		
Land Use:	OFFICE BUILDING	Park Area/Cap#:	/		

Comp #:	5	Distance From Subject: 22.97 (miles)			
Address:	24151 VENTURA BLVD, CALABASAS, CA 91302-1449				
Owner Name:	12TH CAPITAL LLC/EL FARO INVESTMENTS LLC				
Seller Name:	PARKWAY CALABASAS INVTRS LLC				
APN:	2049-043-006	Map Reference:	/	Building Area:	133,511
County:	LOS ANGELES, CA	Census Tract:	8002.03	Total Rooms/Offices:	
Subdivision:	35425	Zoning:	C2	Total Restrooms:	
Rec Date:	08/29/2019	Prior Rec Date:	06/15/2001	Yr Built/Eff:	2003 /
Sale Date:	08/22/2019	Prior Sale Date:	06/14/2001	Air Cond:	
Sale Price:	\$24,000,000	Prior Sale Price:	\$3,000,030	Pool:	POOL
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	880822	Acres:	16.96		
1st Mtg Amt:	\$15,000,000	Lot Area:	738,825		
Total Value:	\$23,435,628	# of Stories:			
Land Use:	OFFICE BUILDING	Park Area/Cap#:	/		

Comp #:	6	Distance From Subject: 23.62 (miles)			
Address:	8511 FALLBROOK AVE, WEST HILLS, CA 91304-3244				
Owner Name:	CP WEST HILLS LLC				
Seller Name:	BSREP W HILLS OFFICE CAMPUS LL				
APN:	2005-022-004	Map Reference:	/	Building Area:	137,497
County:	LOS ANGELES, CA	Census Tract:	1132.31	Total Rooms/Offices:	
Subdivision:	52399	Zoning:	LAM1	Total Restrooms:	
Rec Date:	01/14/2019	Prior Rec Date:	01/17/2013	Yr Built/Eff:	2000 / 2000
Sale Date:	01/10/2019	Prior Sale Date:	01/16/2013	Air Cond:	
Sale Price:	\$163,000,000	Prior Sale Price:	\$86,000,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	37079	Acres:	3.50		
1st Mtg Amt:		Lot Area:	152,519		
Total Value:	\$9,307,446	# of Stories:			
Land Use:	OFFICE BUILDING	Park Area/Cap#:	/		

Foreclosure Activity Report

For Property Located At

**1543 W OLYMPIC BLVD, LOS ANGELES, CA 90015-3807****Most Recent Foreclosure Transaction:**

Foreclosure Doc Type: NOTICE OF SALE
 Recording Date: 07/25/2019
 Foreclosure Stage: AUCTION
 Filing Date:
 Recording Book/Page: /

Defendant 1: BRICKS HOSPITALITY GROUP LLC
 Defendant 2:
 Defendant 3:
 Defendant 4:
 Plaintiff 1:
 Plaintiff 2:

Attorney Name:
 Attorney Phone # :
 Case #:

Auction Date: 08/12/2019
 Auction Time:
 Auction Address: 400 CIVIC CENTER PLZ
 City: POMONA
 Opening Bid Amount:
 Judgement Amount: \$22,455,147

Default Mortgage Information:

Mtg Amt/Type: /
 Mtg Recording Date:
 Mtg Doc #:
 Mtg Book/Page:
 Lender: 053704
 Lender Address:
 City:
 State:
 Zip:
 Default Amt:
 Default Date:
 Lender Phone #:
 Vesting Codes: / / CO
 Title Company:

Location Information:

Legal Description: LOT COM AT MOST E COR OF LOT 17 BLK B MRS FITZGERALD'S TRACT TH SW ON NW LINE OF GRATTAN ST AND NW ON NE LINE OF OLYMPIC BLVD AND NE AND FOLLOWING UNION AVE TO NE LOTS 2,3,4 AND 5 TR NO 158
 County: LOS ANGELES, CA
 Subdivision: 158
 Legal Lot: 17
 Legal Block: B
 APN: 5137-003-024
 Map Reference: 44-B3 /
 Township-Range-Sect:
 Munic/Township:

Last Market Sale Information:

Sale Date: 08/30/2017
 Recording Date: 09/11/2017
 Sale Price: \$27,490,000
 Sale Type: FULL
 Deed Type: GRANT DEED
 Deed Doc #: 1024889
 1st Mtg Amount/Type: \$2,200,000 / PRIVATE PARTY
 1st Mtg Int. Rate/Type: /
 2nd Mtg Amount/Type: \$20,000,000 / CONV
 2nd Mtg Int. Rate/Type: /
 Seller: UNION & GRATTAN PROPERTIES LLC

Owner Information:

Owner Name: BRICKS HOSPITALITY GROUP LLC/JANG KI Y
 Mailing Address: 250 E 1ST ST #402
 City: LOS ANGELES
 State: CA
 Zip: 90012-3820
 Carrier Route: C017

Owner Transfer Information:

Sale Date: 06/13/2018
 Recording Date: 07/27/2018
 Sale Price:
 Deed Type: GRANT DEED
 Deed Doc #: 753676
 Vesting Codes: / / CO

Property Characteristics:

Living Area: 125,180
 Parking Type:

Total Rooms:		Garage Area:	
Bedrooms		Garage Capacity:	
Bath (F/H):	/	Parking Spaces:	
Year Built / Eff:	1964 /	Pool:	POOL
Fireplace:		Pool Area:	
# of Stories:		Style:	
Quality:			

Site Information:

Land Use:	OFFICE BUILDING	Acres:	1.12
Zoning:	LAC2	Lot Area:	48,829
Site Influence:		Res/Comm Units:	1 /

Tax Information:

Assessed Value:	\$33,013,764	Property Tax:	\$411,867.08
Land Value:	\$6,115,192	Tax Area:	12706
Improvement Value:	\$26,898,572	Tax Exemption:	
Total Taxable Value:	\$33,013,764	Improvement %:	81%