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BUILDING AND SAFETY
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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

July 17, 2019

Council District: # 9

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

JOB ADDRESS: **6013 SOUTH BROADWAY, LOS ANGELES, CA**
(AKA: **6001 SOUTH BROADWAY**)

ASSESSORS PARCEL NO. (APN): **6005-004-021**

Re: Invoice #756104-3

Pursuant to the authority granted by Section 91.103 of the Los Angeles Municipal Code, the Department of Building and Safety (the "Department") investigated and identified code violations at: **6013 South Broadway, aka: (6001 South Broadway), Los Angeles, CA**, (the "Property"). A copy of the title report which includes a full legal description of the property is attached as Exhibit A.

Following the Department's investigation an order or orders to comply were issued to the property owner and all interested parties. Pursuant to Section 98.0411(a) the order warned that "a proposed noncompliance fee may be imposed for failure to comply with the order within 15 days after the compliance date specified in the order or unless an appeal or slight modification is filed within 15 days after the compliance date." The owners failed to comply within the time prescribed by ordinance. The Department imposed non-compliance fee as follows:

<u>Description</u>	<u>Amount</u>
Non-Compliance fee	660.00
Late Charge/Collection fee (250%)	1,650.00
Accumulated Interest (1%/month)	216.58
Title Report fee	38.00
Grand Total	\$2,564.58

Pursuant to the authority granted by Section 7.35.3 of the Los Angeles Administrative Code, it is proposed that a lien for a total sum of **\$2,564.58** 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 **\$2,564.58** 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



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

Property Title Report

Work Order No. T16002
 Dated as of: 06/12/2019

Prepared for: City of Los Angeles

SCHEDULE A
 (Reported Property Information)

APN #: 6005-004-021

Property Address: 6013 S BROADWAY City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED
Grantee : LINK INVESTMENT GROUP LLC
Grantor : YOUNG AE HONG; SEUNG KI HONG & YOUNG AE HONG LIVING TRUST
Deed Date : 11/07/2012 Recorded : 02/26/2013
Instr No. : 13-0289575

MAILING ADDRESS: LINK INVESTMENT GROUP LLC
1026 WALL ST # 2NDFL LOS ANGELES CA 90015

SCHEDULE B

LEGAL DESCRIPTION

Lot: 31-33 Abbreviated Description: LOT:31-33 BURCK GWYNN COS MONETA FIGUEROA TRACT EX OF ST LOTS 31,32 AND LOT 33

MORTGAGES/LIENS

Type of Document: DEED OF TRUST
Recording Date: 05/13/2019 Document #: 19-0434197
Loan Amount: \$1,141,000
Lender Name: PACIFIC CITY BANK
Borrowers Name: LINK INVESTMENT GROUP LLC

MAILING ADDRESS: PACIFIC CITY BANK
3701 WILSHIRE BLVD #300 LOS ANGELES, CA 90010

EXHIBIT B

ASSIGNED INSPECTOR: **HECTOR RODRIGUEZ**
JOB ADDRESS: **6013 SOUTH BROADWAY, LOS ANGELES, CA**
(AKA: 6001 SOUTH BROADWAY)
ASSESSORS PARCEL NO. (APN): **6005-004-021**

Date: July 17, 2019

Last Full Title: **06/12/2019**

Last Update to Title:

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LIST OF OWNERS AND INTERESTED PARTIES

- 1) LINK INVESTMENT GROUP LLC
C/O MICHAEL BARADARIAN
1026 WALL ST# 2ND FLOOR
LOS ANGELES, CA 90015
CAPACITY: OWNER
- 2) MICHAEL BARADARIAN
1800 S. ESSEX ST. STE. 201
LOS ANGELES, CA 90021
CAPACITY: AGENT FOR SERVICE
- 3) PACIFIC CITY BANK
3701 WILSHRE BLVD # 300
LOS ANGELES, CA 90010
CAPACITY: INTERESTED PARTY

Owner Information

Owner Name: **LINK INVESTMENT GROUP LLC**
 Mailing Address: **1026 WALL ST #2NDFL, LOS ANGELES CA 90015-2306 C022 C/O MICHAEL BARADARIAN**
 Vesting Codes: **//**

Location Information

Legal Description: **BURCK GWYNN COS MONETA FIGUEROA TRACT EX OF ST LOTS 31,32 AND LOT 33**
 County: **LOS ANGELES, CA** APN: **6005-004-021**
 Census Tract / Block: **2392.01 / 3** Alternate APN:
 Township-Range-Sect: Subdivision: **BURCK-QWYNN COS MONETA-FIGUER**
 Legal Book/Page: Map Reference: **52-A4 /**
 Legal Lot: **33** Tract #:
 Legal Block: School District: **LOS ANGELES**
 Market Area: **C42** School District Name: **LOS ANGELES**
 Neighbor Code: Munic/Township:

Owner Transfer Information

Recording/Sale Date: **/** Deed Type:
 Sale Price: 1st Mtg Document #:
 Document #:

Last Market Sale Information

Recording/Sale Date: **02/26/2013 / 11/07/2012** 1st Mtg Amount/Type: **/**
 Sale Price: **\$640,000** 1st Mtg Int. Rate/Type: **/**
 Sale Type: **FULL** 1st Mtg Document #: **/**
 Document #: **289575** 2nd Mtg Amount/Type: **/**
 Deed Type: **GRANT DEED** 2nd Mtg Int. Rate/Type: **/**
 Transfer Document #: Price Per SqFt: **\$40.60**
 New Construction: Multi/Split Sale:
 Title Company: **OLD REPUBLIC TITLE**
 Lender:
 Seller Name: **HONG S K & Y A LIVING TRUST**

Prior Sale Information

Prior Rec/Sale Date: **08/01/2001 / 07/16/2001** Prior Lender: **PRIVATE INDIVIDUAL**
 Prior Sale Price: **\$420,000** Prior 1st Mtg Amt/Type: **\$340,000 / PRIVATE PARTY**
 Prior Doc Number: **1371328** Prior 1st Mtg Rate/Type: **/**
 Prior Deed Type: **GRANT DEED**

Property Characteristics

Year Built / Eff:	1922 / 1930	Total Rooms/Offices	Garage Area:
Gross Area:	15,765	Total Restrooms:	Garage Capacity:
Building Area:	15,765	Roof Type:	Parking Spaces:
Tot Adj Area:		Roof Material:	Heat Type:
Above Grade:		Construction:	Air Cond:
# of Stories:	1	Foundation:	Pool:
Other Improvements:	Building Permit	Exterior wall:	Quality:
		Basement Area:	Condition:

Site Information

Zoning:	LAC2	Acres:	0.36	County Use:	LIGHT MANUFACTURING (3100)
Lot Area:	15,625	Lot Width/Depth:	x	State Use:	
Land Use:	LIGHT INDUSTRIAL	Commercial Units:	1	Water Type:	
Site Influence:	CORNER	Sewer Type:		Building Class:	

Tax Information

Total Value:	\$692,642	Assessed Year:	2018	Property Tax:	\$9,749.77
Land Value:	\$341,343	Improved %:	51%	Tax Area:	6659
Improvement Value:	\$351,299	Tax Year:	2018	Tax Exemption:	
Total Taxable Value:	\$692,642				

EXHIBIT D

ASSIGNED INSPECTOR: **HECTOR RODRIGUEZ**
JOB ADDRESS: **6013 SOUTH BROADWAY, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **6005-004-021**

Date: **July 10, 2019**

CASE NO.: **694599**
ORDER NO.: **A-3862742**

EFFECTIVE DATE OF ORDER TO COMPLY: **September 1, 2015**
COMPLIANCE EXPECTED DATE: **October 16, 2015**
DATE COMPLIANCE OBTAINED: **No Compliance to Date**

LIST OF IDENTIFIED CODE VIOLATIONS
(ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-3862742

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**CITY OF LOS ANGELES
CALIFORNIA**



**ERIC GARCETTI
MAYOR**

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

**FRANK BUSH
EXECUTIVE OFFICER**

ORDER TO COMPLY

LINK INVESTMENT GROUP LLC C/O MICHAEL BARADARIAN
1026 WALL ST 2ND FL
LOS ANGELES, CA 90015

**CASE #: 694599
ORDER #: A-3862742
EFFECTIVE DATE: September 01, 2015
COMPLIANCE DATE: October 16, 2015**

OWNER OF
SITE ADDRESS: **6013 S BROADWAY**

ASSESSORS PARCEL NO.: 6005-004-021
ZONE: C2; Commercial Zone

 **MAILED**
9/15/15 EG

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

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

VIOLATION(S):

1. A permit is required for the work to be performed.

You are therefore ordered to: Obtain all required building permits.
Code Section(s) in Violation: 91.106.1.1, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

2. Building plans are required.

You are therefore ordered to: Submit all required plans and obtain all required approvals.
Code Section(s) in Violation: 91.106.3.2, 91.106.3.3.1, 91.103.1, 12.21.A.1(a) of the L.A.M.C.

Comments: Fire damaged building. Permits and plans are required for the reconstruction of the structure.

NON-COMPLIANCE FEE WARNING:

YOU ARE IN VIOLATION OF THE L.A.M.C. IT IS YOUR RESPONSIBILITY TO CORRECT THE VIOLATION (S) AND CONTACT THE INSPECTOR LISTED BELOW TO ARRANGE FOR A COMPLIANCE INSPECTION BEFORE THE NON-COMPLIANCE FEE IS IMPOSED. Failure to correct the violations and arrange for the compliance inspection within 15 day from the Compliance Date, will result in imposition of the fee noted below.

A proposed noncompliance fee in the amount of **\$660.00** may be imposed for failure to comply with the order within 15 days after the compliance date specified in the order or unless an appeal or request for slight modification is filed within 15 days of the compliance date.

If an appeal or request for slight modification is not filed within 15 days of the compliance date or extensions granted therefrom, the determination of the department to impose and collect a non-compliance fee shall be final. Section 98.0411 L.A.M.C.



CODE ENFORCEMENT BUREAU
For routine City business and non-emergency services: Call 3-1-1
www.ladbs.org

