BOARD OF BUILDING AND SAFETY COMMISSIONERS

VAN AMBATIELOS

E. FELICIA BRANNON

JOSELYN GEAGA-ROSENTHAL GEORGE HOVAGUIMIAN JAVIER NUNEZ

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July 17, 2019

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

# CITY OF LOS ANGELES



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

Council District: #9

## 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 noncompliance fee as follows:

Description	Amount
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

Ima 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 <u>latitle@in2-res.com</u>

# **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 INFORMATIONType of Document: GRANT DEEDGrantee : LINK INVESTMENT GROUP LLCGrantor : YOUNG AE HONG; SEUNG KI HONG & YOUNG AE HONG LIVING TRUSTDeed Date : 11/07/2012Recorded : 02/26/2013Instr No. : 13-0289575

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

SCHEDULE B

<u>LEGAL DESCRIPTION</u> Lot: 31-33 Abbreviated Description: LOT:31-33 BURCK GWYNN COS MONETA FIGUEROA TRACT EX OF ST LOTS 31,32 AND LOT 33

MORTGAGES/LIENSType of Document: DEED OF TRUSTRecording Date: 05/13/2019Document #: 19-0434197Loan Amount: \$1,141,000Lender Name: PACIFIC CITY BANKBorrowers Name: LINK INVESTMENT GROUP LLC

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

# **EXHIBIT B**

Date: July 17, 2019

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

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

Last Update to Title:

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### LIST OF OWNERS AND INTERESTED PARTIES

- LINK INVESTMENT GROUP LLC C/O MICHAEL BARADARIAN 1026 WALL ST# 2<sup>ND</sup> FLOOR LOS ANGELES, CA 90015
- 2) MICHAEL BARADARIAN 1800 S. ESSEX ST. STE. 201 LOS ANGELES, CA 90021
- 3) PACIFIC CITY BANK 3701 WILSHRE BLVD # 300 LOS ANGELES, CA 90010

CAPACITY: OWNER

### CAPACITY: AGENT FOR SERVICE

## CAPACITY: INTERESTED PARTY

# EXHIBIT C

n				¢	
LINK	INVESTMENT GROUP LL	с			
1026	1026 WALL ST #2NDFL, LOS ANGELES CA 90015-2306 C022 C/O MICHAEL BARADARIAN				
11					
	Locati	on Information			
BUR	K GWYNN COS MONETA	FIGUEROA TRACT E	X OF ST LOTS 31	,32 AND LOT 33	
		APN:		6005-004-021	
		Alternate APN:			
		Subdivision:		BURCK-QWYNN COS MONETA-	
-				FIGUER	
		Map Reference:		52-A4 i	
33		Tract #:			
		School District:		LOS ANGELES	
C42		School District N	lame:	LOS ANGELES	
		Munic/Township:			
	Owner Tra	ansfer Information	1		
1		Deed Type:			
,		1st Mtg Docume	nt #:		
	Last Marke	et Sale Informatio	n		
00/06				1	
				Ι	
	75	•		1	
				1	
				\$40.60	
		Multi/Split Sale:			
OLD					
010.					
HON	SK&YALIVING TRUS	т			
	Prior S	ale Information			
08/01		Prior Lender:		PRIVATE INDIVIDUAL	
		Prior 1st Mtg Am	t/Type:	\$340,000 / PRIVATE PARTY	
		-		1	
UTA.		/ Characteristics			
1022 / 1020			Garage Area:		
	Total Restrooms:		Garage Capa		
			Parking Spac		
10,700		TAR & GRAVEL	Heat Type:		
		CONCRETE	Air Cond:		
1	Foundation:	CONCRETE	Pool:		
	Exterior wall:	BLOCK/STUCCO	Quality:	AVERAGE	
Panang Count	Basement Area:		Condition:	AVERAGE	
	Site	Information			
1 4 C 2		0.36	County Use:	LIGHT MANUFACTURING	
LHUL				(3100)	
15 625	Lot Width/Depth:	x	State Use:		
		1	Water Type:		
			Building Class	s:	
CONTER .		Information			
	Assessed Year:	2018	Property Tax:	\$9,749.77	
\$692,642		51%	Tax Area:	6659	
\$692,642 \$341,343 \$351,299	Improved %: Tax Year:	51% 2018	Tax Area: Tax Exemptio		
	1026 11 BURO LOS / 2392. t: 33 C42 / 02/26/ \$640, FULL 28957 GRAM 0LD / HONO 08/01/ \$420, 13712 GRAM 1922 / 1930 15,765 15,765 1 Building Permit LAC2 15,625	LINK INVESTMENT GROUP LL 1026 WALL ST #2NDFL, LOS A // Locati BURCK GWYNN COS MONETA LOS ANGELES, CA 2392.01 / 3 t: 33 C42 Owner Tra / Last Marke 02/26/2013 / 11/07/2012 \$640,000 FULL 289575 GRANT DEED OLD REPUBLIC TITLE HONG S K & Y A LIVING TRUS Prior S 08/01/2001 / 07/16/2001 \$420,000 1371328 GRANT DEED Property 1922 / 1930 15,765 Total Restrooms: 15,765 Roof Type: Roof Material: Construction: 1 Building Permit Exterior wall: Basement Area: Site LAC2 Acres: 15,625 LIGHT INDUSTRIAL COMMER Sewer Type:	LINK INVESTMENT GROUP LLC 1026 WALL ST #2NDFL, LOS ANGELES CA 90015-23 // Location Information BURCK GWYNN COS MONETA FIGUEROA TRACT E LOS ANGELES, CA APN: 2392.01 / 3 Alternate APN: 2392.01 / 3 Alternate APN: 2392.01 / 3 Alternate APN: 2392.01 / 3 Alternate APN: 33 Tract #: School District: C42 School District N Munic/Township Owner Transfer Information / Deed Type: 1st Mtg Docume Last Market Sale Information 02/26/2013 / 11/07/2012 1st Mtg Amount/ \$640,000 1st Mtg Int. Rate FULL 1st Mtg Docume 289575 2nd Mtg Amount/ \$640,000 1st Mtg Int. Rate FULL 1st Mtg Docume 289575 2nd Mtg Amount/ GRANT DEED 2nd Mtg Int. Rate FULL 1st Mtg Docume 289575 2nd Mtg Amount/ GRANT DEED 2nd Mtg Int. Rate Prior Sale Information 08/01/2001 / 07/16/2001 Prior Lender: \$420,000 Prior 1st Mtg Am 1371328 Prior 1st Mtg Am 1371328 Prior 1st Mtg Am 1371328 Prior 1st Mtg Rat GRANT DEED Property Characteristics 1922 / 1930 Total Rooms/Offices 15,765 Roof Type: Roof Material: TAR & GRAVEL Construction: CONCRETE 1 Foundation: CONCRETE 1 Foundation: CONCRETE 1 Foundation: CONCRETE 1 Foundation: CONCRETE 1 Building Permit Exterior wall: BLOCK/STUCCO Basement Area: LAC2 Acres: 0.36 15,625 Lot Width/Depth: x LIGHT INDUSTRIAL COMMENDING: 1	LINK INVESTMENT GROUP LLC 1026 WALL ST #2NDFL, LOS ANGELES CA 90015-2306 C022 C/O MIC // Location Information BURCK GWYNN COS MONETA FIGUEROA TRACT EX OF ST LOTS 31 LOS ANGELES, CA APN: 2392.01 / 3 Alternate APN: 242.0003 Transfer Information 02/26/2013 / 11/07/2012 1st Mtg Document #: 289575 2nd Mtg Amount/Type: FULL 1st Mtg Document #: 289575 2nd Mtg Amount/Type: Price Per SqFt: Multi/Split Sale: OLD REPUBLIC TITLE HONG S K & Y A LIVING TRUST Prior Sale Information 08/01/2001 / 07/16/2001 Prior Lender: 420.000 Prior 1st Mtg Amt/Type: 1371328 Prior 1st Mtg Amt/Type: 1371328 Prior 1st Mtg Amt/Type: 1371328 Prior 1st Mtg Rate/Type: GRANT DEED 1222 / 1930 Total Rooms/Offices Garage Area: 5,765 Total Restrooms: Garage Area: 5,765 Total Restrooms: Garage Capa 15,765 Total Restrooms: Garage Capa 15,765 Total Restrooms: Garage Capa 15,765 Total Restrooms: Garage Capa 15,765 Total Restrooms: CONCRETE Air Cond: 1 Building Permit Exterior wall: BLOCK/STUCCO Quality: Basement Area: Condition: 1 Building Permit Exterior wall: BLOCK/STUCCO Quality: 1 Building Permit Cot Width/Depth: x State Use: 1 GMT INDUSTRIAL Commercial Units: 1 Water Type: 1 Building Clas	

# **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, 2015COMPLIANCE EXPECTED DATE:October 16, 2015DATE COMPLIANCE OBTAINED:No Compliance to Date

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# LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

**VIOLATIONS:** 

SEE ATTACHED ORDER # A-3862742

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Image: Construction of the second state of the second s	r 01, 2015

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.	×	
Building plans are required.			131
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:

2.

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 <u>BEFORE</u> 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

#### NOTE: FAILURE TO PAY THE NON -COMPLIANCE FEE WITHIN 30 DAYS AFTER THE DATE OF MAILING THE INVOICE, MAY RESULT IN A LATE CHARGE OF TWO (2) TIMES THE NON-COMPLIANCE FEE PLUS A 50 PERCENT COLLECTION FEE FOR A TOTAL OF **\$2,310.00**. Any person who fails to pay the non-compliance fee, late charge and collection fee shall also pay interest. Interest sh

Any person who fails to pay the non-compliance fee, late charge and collection fee shall also pay interest. Interest shall be calculated at the rate of one percent per month.

### **PENALTY WARNING :**

Any person who violates or causes or permits another person to violate any provision of the Los Angeles Municipal Code (L.A.M.C.) is guilty of a misdemeanor which is punishable by a fine of not more than \$1000.00 and/or six (6) months imprisonment for each violation. Section 11.00 (m) L.A.M.C.

### **INVESTIGATION FEE REQUIRED:**

Whenever any work has been commenced without authorization by a permit or application for inspection, and which violates provisions of Articles 1 through 8 of Chapter IX of the Los Angeles Municipal Code (L.A.M.C.), and if no order has been issued by the department or a court of law requiring said work to proceed, a special investigation fee which shall be double the amount charged for an application for inspection, license or permit fee, but not less than \$400.00, shall be collected on each permit, license or application for inspection. Section 98.0402 (a) L.A.M.C.

### **APPEAL PROCEDURES:**

There is an appeal procedure established in this city whereby the Department of Building and Safety and the Board of Building and Safety Commissioners have the authority to hear and determine err or abuse of discretion, or requests for slight modification of the requirements contained in this order when appropriate fees have been paid. Section 98.0403.1 and 98.0403.2 L.A.M.C.

If you have any questions or require any additional information please feel free to contact me at (323)846-2638. Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector :

S.ES

Date: September 02, 2015

SHAWN ESHBACH 4301 S CENTRAL AVE LOS ANGELES, CA 90011 (323)846-2638

shawn.eshbach@lacity.org

REVIEWED BY

