

BOARD OF  
BUILDING AND SAFETY  
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CITY OF LOS ANGELES  
CALIFORNIA



KAREN BASS  
MAYOR

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

OSAMA YOUNAN, P.E.  
GENERAL MANAGER  
SUPERINTENDENT OF BUILDING

JOHN WEIGHT  
EXECUTIVE OFFICER

January 8, 2024

Council District: # 5

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

JOB ADDRESS: **5800 WEST WILSHIRE BOULEVARD, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **5089-010-005**  
Re: Invoice #803003-0

Pursuant to the authority granted by Section 91.103 of the Los Angeles Municipal Code, the Los Angeles Department of Building and Safety (LADBS) investigated and identified code violations at **5800 West Wilshire Boulevard, Los Angeles, CA** ("Property"). A copy of the title report which includes a full legal description of the property is attached as Exhibit A.

Pursuant to Section 98.0421, the property owner was issued an order on December 11, 2019, to pay a code violation inspection fee after violations were identified and verified upon inspection. The code violation inspection fees imposed by the LADBS are as follows:

<u>Description</u>	<u>Amount</u>
Code Violation Investigation fee	336.00
System Development Surcharge	20.16
System Development Surcharge late fee	50.40
Late Charge/Collection fee (250%)	840.00
Title Report fee	30.00
<b>Grand Total</b>	<b>\$ 1,276.56</b>

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 **\$1,276.56** be recorded against the property. It is requested that the Honorable City Council of the City of Los Angeles (the "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 Council instruct LADBS to deposit to Dept 08, Fund 48R, Balance Sheet Account 2200, any payment received against this lien in the amount of **\$1,276.56** 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

  
Ana Mae Yutan  
Chief, LADBS Resource Management Bureau

ATTEST: HOLLY L. WOLCOTT, CITY CLERK

Lien confirmed by  
City Council on:

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



1649 BUCKINGHAM RD.  
LOS ANGELES, CA 90019  
Phone 310-943-9235 [latitle@in2-res.com](mailto:latitle@in2-res.com)

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## ***Property Title Report***

**Work Order No. T17194**  
**Dated as of: 08/26/2022**

**Prepared for: City of Los Angeles**

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

**APN #: 5089-010-005**

**Property Address: 5800 W WILSHIRE BLVD    City: Los Angeles    County: Los Angeles**

### **VESTING INFORMATION**

**Type of Document: GRANT DEED**

**Grantee : LA TOUR 5800, INC.**

**Grantor : CML, INC. FORMERLY KNOWN AS THE CHARLES AND MICHELLE HAZAN CORP.**

**Deed Date : 05/09/2012**

**Recorded : 06/07/2012**

**Instr No. : 12-0852569**

**MAILING ADDRESS: LA TOUR 5800, INC.**  
**5800 WILSHIRE BLVD, LOS ANGELES, CA 90036**

### ***SCHEDULE B***

### **LEGAL DESCRIPTION**

**Lot Number: 6,7 Tract No: 5194 Brief Description: TRACT # 5194 LOT 7 AND LOT COM AT NE  
COROF LOT 6 TH N 88 33'25 W 10 FT TH S 19 55'45 W TO S LINE OF SD LOT TH SE 10 FTTO SE  
COR OF SD LOT TH NE 105 FT TO BEG PART OF LOT 6**

### **MORTGAGES/LIENS**

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

# EXHIBIT B

ASSIGNED INSPECTOR: **GORDAN ZUBER**

Date: **January 8, 2024**

JOB ADDRESS: **5800 WEST WILSHIRE BOULEVARD, LOS ANGELES, CA**

ASSESSOR PARCEL NO. (APN): **5089-010-005**

Last Full Title: **08/26/2022**

Last Update to Title:

.....

## **LIST OF OWNERS AND INTERESTED PARTIES**

- 1) LA TOUR 5800, INC.  
5800 WILSHIRE BLVD  
LOS ANGELES, CA 90036

**CAPACITY: OWNER**

This page is part of your document - DO NOT DISCARD



**20120852569**



Pages:  
0004

Recorded/Filed in Official Records  
Recorder's Office, Los Angeles County,  
California

06/07/12 AT 11:36AM

FEES:	25.00
TAXES:	0.00
OTHER:	0.00
PAID:	25.00



LEADSHEET



201206070760083

00005914490



004042362

SEQ:  
01

DAR - Mail (Hard Copy)



THIS FORM IS NOT TO BE DUPLICATED

RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:

MAIL TAX STATEMENTS TO:

06/07/2012



\*20120852569\*

Lydie Hazan  
5800 Wilshire Boulevard  
Los Angeles, California 90036

SPACE ABOVE THIS LINE FOR RECORDER'S USE  
A.P. NO. 5089-010-005

## GRANT DEED

The undersigned grantor(s) declare(s):

City transfer tax is \$ 0.\*

County Transfer Tax is \$    .\*

Monument preservation fee is \$           .

( ) 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: (X) City of Los Angeles,

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

CML, INC., formerly known as THE CHARLES AND MICHELLE HAZAN CORPORATION,  
a California corporation,

hereby GRANTS to

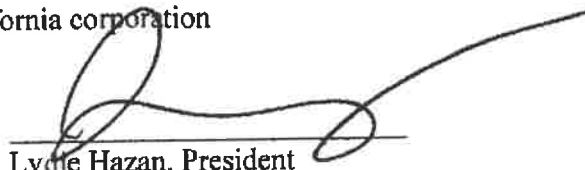
LA TOUR 5800, INC., a California corporation,

the following described real property in the City of Los Angeles,  
County of Los Angeles, State of California.

See Exhibit A attached hereto.

CML, INC., formerly known as  
THE CHARLES AND MICHELLE HAZAN CORPORATION,  
a California corporation

By:

  
Lydie Hazan, President

\* The grantors and grantees in this conveyance are comprised of the same parties who continue to hold the same proportionate interest in the property, R&T 11925(d).

Exhibit A

All that certain real property situated in the County of Los Angeles, State of California, described as follows:

Lot 6, 7, 8, 9, 10 and 11, of Tract No. 5194, in the City of Los Angeles, County of Los Angeles, State of California, as per Map recorded In Book 54, Pages 65 and 66 of Maps, in the Office of the County Recorder of said County.

Except the West 40 feet of said Lot 6, said 40 feet being measured from the West boundary of said Lot 6, along the North and South boundaries thereof and Easterly direction.

Assessor's Parcel Number: 5089-010-005

STATE OF CALIFORNIA )

) ss.

COUNTY OF LOS ANGELES )

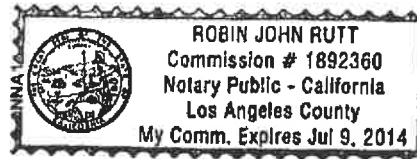
On 05-09-2012 before me, ROBIN JOHN RUTT, Notary Public # 1892360, Notary Public, personally appeared LYDIE HAZAN who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature *Robin John Rutt*

(Seal)



**Property Detail Report**

**For Property Located At :**  
**5800 WILSHIRE BLVD, LOS ANGELES, CA 90036-4501**

**Owner Information**

Owner Name: **LA TOUR 5800 INC**  
 Mailing Address: **5800 WILSHIRE BLVD, LOS ANGELES CA 90036-4501 C036 C/O LYDIE HAZAN**  
 Vesting Codes: **//**

**Location Information**

Legal Description: **TRACT # 5194 LOT 7 AND LOT COM AT NE COR OF LOT 6 TH N 88 33'25" W 10 FT TH S 19 55'45" W TO S LINE OF SD LOT TH SE 10 FT TO SE COR OF SD LOT TH NE 105 FT TO BEG PART OF LOT 6**

County:	LOS ANGELES, CA	APN:	5089-010-005
Census Tract / Block:	2163.02 / 1	Alternate APN:	
Township-Range-Sect:		Subdivision:	5194
Legal Book/Page:	54-65	Map Reference:	43-A2 /
Legal Lot:	6	Tract #:	5194
Legal Block:		School District:	LOS ANGELES
Market Area:	C19	School District Name:	LOS ANGELES
Neighbor Code:		Munic/Township:	LOS ANGELES

**Owner Transfer Information**

Recording/Sale Date:	06/07/2012 / 05/09/2012	Deed Type:	GRANT DEED
Sale Price:		1st Mtg Document #:	
Document #:	852569		

**Last Market Sale Information**

Recording/Sale Date:	08/04/2008 / 07/30/2008	1st Mtg Amount/Type:	\$3,720,000 / CONV
Sale Price:	\$6,200,000	1st Mtg Int. Rate/Type:	/
Sale Type:	FULL	1st Mtg Document #:	1391528
Document #:	1391527	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$543.86
New Construction:		Multi/Split Sale:	MULTI
Title Company:	LANDAMERICA COM'L SVCS		
Lender:	BANK OF AMERICA		
Seller Name:	GTAM SPECIAL REALTY OPCO LLC		

**Prior Sale Information**

Prior Rec/Sale Date:	01/27/1988 / 01/1988	Prior Lender:	
Prior Sale Price:	\$1,725,000	Prior 1st Mtg Amt/Type:	/
Prior Doc Number:	115836	Prior 1st Mtg Rate/Type:	/
Prior Deed Type:	GRANT DEED		

**Property Characteristics**

Year Built / Eff:	1958 / 1985	Total Rooms/Offices		Garage Area:	
Gross Area:	11,400	Total Restrooms:		Garage Capacity:	
Building Area:	11,400	Roof Type:	CONCRETE	Parking Spaces:	
Tot Adj Area:		Roof Material:	CONCRETE	Heat Type:	FORCED AIR
Above Grade:		Construction:		Air Cond:	CENTRAL
# of Stories:	2	Foundation:	CONCRETE	Pool:	
Other Improvements:	Building Permit	Exterior wall:	TILT-UP	Quality:	
		Basement Area:		Condition:	

**Site Information**

Zoning:	LAC4	Acres:	0.14	County Use:	OFFICE BLDG (1700)
Lot Area:	5,974	Lot Width/Depth:	x	State Use:	
Land Use:	OFFICE BUILDING	Res/Comm Units:	/	Water Type:	
Site Influence:				Sewer Type:	

**Tax Information**

Total Value:	\$2,079,578	Assessed Year:	2021	Property Tax:	\$25,722.91
Land Value:	\$1,639,397	Improved %:	21%	Tax Area:	67
Improvement Value:	\$440,181	Tax Year:	2021	Tax Exemption:	
Total Taxable Value:	\$2,079,578				



**Comparable Sales Report**

For Property Located At



RealQuest

**5800 WILSHIRE BLVD, LOS ANGELES, CA 90036-4501****20 Comparable(s) Selected.**

Report Date: 09/09/2022

**Summary Statistics:**

	Subject	Low	High	Average
Sale Price	\$6,200,000	\$5,428	\$18,450,000	\$6,096,146
Bldg/Living Area	11,400	9,720	12,902	11,129
Price/Sqft	\$543.86	\$0.52	\$1,731.91	\$549.15
Year Built	1958	1922	2006	1972
Lot Area	5,974	5,650	40,725	19,154
Bedrooms	0	2	2	2
Bathrooms/Restrooms	0	2	8	5
Stories	2.00	1.00	3.00	2.00
Total Value	\$2,079,578	\$520,895	\$6,823,887	\$2,822,943
Distance From Subject	0.00	3.38	19.50	11.56

\*= user supplied for search only

Distance From Subject: 3.38 (miles)

Comp #:	1				
Address:	3840 CRENSHAW BLVD, LOS ANGELES, CA 90008-1821				
Owner Name:	3840 CRENSHAW LLC				
Seller Name:	HPI OF GSA-IE LLC				
APN:	5033-003-016	Map Reference:	51-B1 /	Building Area:	12,465
County:	LOS ANGELES, CA	Census Tract:	2342.00	Total Rooms/Offices:	
Subdivision:	21243	Zoning:	LAC2	Total Restrooms:	
Rec Date:	12/10/2021	Prior Rec Date:	03/10/1998	Yr Built/Eff:	1995 / 1995
Sale Date:	11/19/2021	Prior Sale Date:	03/05/1998	Air Cond:	CENTRAL
Sale Price:	\$5,275,000	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	ROLL COMPOSITION
Document #:	1841957	Acres:	0.93		
1st Mtg Amt:		Lot Area:	40,725		
Total Value:	\$3,982,968	# of Stories:			
Land Use:	OFFICE BUILDING	Park Area/Cap#:	/		

Comp #:	2	Distance From Subject: 5.28 (miles)			
Address:	900 N ALVARADO ST, LOS ANGELES, CA 90026-3105				
Owner Name:	900 ALVARADO LLC				
Seller Name:	TRANSPORTATION BUILDING CORP				
APN:	5404-004-026	Map Reference:	35-B6 /	Building Area:	11,089
County:	LOS ANGELES, CA	Census Tract:	1957.20	Total Rooms/Offices:	
Subdivision:	1325	Zoning:	LAC2	Total Restrooms:	
Rec Date:	07/08/2022	Prior Rec Date:	03/27/1991	Yr Built/Eff:	1953 / 1956
Sale Date:	06/22/2022	Prior Sale Date:	03/1991	Air Cond:	CENTRAL
Sale Price:	\$4,000,000	Prior Sale Price:	\$750,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	ROLL COMPOSITION
Document #:	705508	Acres:	0.23		
1st Mtg Amt:	\$3,000,000	Lot Area:	10,000		
Total Value:	\$916,482	# of Stories:	2		
Land Use:	OFFICE BUILDING	Park Area/Cap#:	/		

Comp #:	3	Distance From Subject: 5.75 (miles)
Address:	4142 LANKERSHIM BLVD 300, NORTH HOLLYWOOD, CA 91602-2829	
Owner Name:	GTB HOLDINGS LLC	

Seller Name:	1754 BUILDING LLC	Map Reference:	23-F4 /	Building Area:	10,653
APN:	2423-025-019	Census Tract:	1431.01	Total Rooms/Offices:	
County:	LOS ANGELES, CA	Zoning:	LAC2	Total Restrooms:	
Subdivision:	LANKERSHIM RANCH LAND & WATER CO				
Rec Date:	12/22/2021	Prior Rec Date:	03/21/2016	Yr Built/Eff:	1977 / 1977
Sale Date:	08/11/2021	Prior Sale Date:	03/07/2016	Air Cond:	
Sale Price:	\$18,450,000	Prior Sale Price:	\$13,000,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	1897426	Acres:	0.15		
1st Mtg Amt:	\$11,070,000	Lot Area:	6,504		
Total Value:	\$2,252,909	# of Stories:			
Land Use:	OFFICE BUILDING	Park Area/Cap#:	/		

Comp #: 4 Distance From Subject: 5.80 (miles)

Address: 4144 LANKERSHIM BLVD, NORTH HOLLYWOOD, CA 91602-2869

Owner Name: GTB HOLDINGS LLC

Seller Name:	1754 BUILDING LLC	Map Reference:	23-F4 /	Building Area:	11,292
APN:	2423-024-038	Census Tract:	1431.01	Total Rooms/Offices:	
County:	LOS ANGELES, CA	Zoning:	LAC2	Total Restrooms:	
Subdivision:	6136				
Rec Date:	12/22/2021	Prior Rec Date:	03/21/2016	Yr Built/Eff:	1987 / 1987
Sale Date:	08/11/2021	Prior Sale Date:	03/07/2016	Air Cond:	
Sale Price:	\$18,450,000	Prior Sale Price:	\$13,000,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	1897426	Acres:	0.72		
1st Mtg Amt:	\$11,070,000	Lot Area:	31,391		
Total Value:	\$5,511,973	# of Stories:			
Land Use:	OFFICE BUILDING	Park Area/Cap#:	/		

Comp #: 5 Distance From Subject: 6.11 (miles)

Address: 2340 S CENTINELA AVE, LOS ANGELES, CA 90064-1008

Owner Name: TFBF LLC

Seller Name:	DZ CENTINELA LLC	Map Reference:	41-D5 /	Building Area:	11,700
APN:	4259-026-013	Census Tract:	2676.00	Total Rooms/Offices:	
County:	LOS ANGELES, CA	Zoning:	LAM1	Total Restrooms:	6
Subdivision:	SANTA MONICA SAWTELLE TR				
Rec Date:	12/21/2021	Prior Rec Date:	02/16/2007	Yr Built/Eff:	1955 / 1975
Sale Date:	11/11/2021	Prior Sale Date:	02/01/2007	Air Cond:	
Sale Price:	\$12,577,500	Prior Sale Price:	\$3,275,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	1890980	Acres:	0.37		
1st Mtg Amt:		Lot Area:	15,922		
Total Value:	\$4,213,076	# of Stories:			
Land Use:	OFFICE BUILDING	Park Area/Cap#:	/		

Comp #: 6 Distance From Subject: 6.21 (miles)

Address: 12430 VENTURA BLVD, STUDIO CITY, CA 91604-2408

Owner Name: 12430 VENTURA LLC

Seller Name:	PODSADECKI MARY A 2007 TRUST	Map Reference:	23-B4 /	Building Area:	9,802
APN:	2369-001-024	Census Tract:	1439.01	Total Rooms/Offices:	
County:	LOS ANGELES, CA	Zoning:	LAC2	Total Restrooms:	
Subdivision:	7203				
Rec Date:	06/21/2022	Prior Rec Date:	09/26/1975	Yr Built/Eff:	1970 / 1970
Sale Date:	06/08/2022	Prior Sale Date:		Air Cond:	NONE
Sale Price:	\$4,665,000	Prior Sale Price:	\$175,000	Pool:	POOL
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	650344	Acres:	0.14		
1st Mtg Amt:		Lot Area:	6,251		
Total Value:	\$520,895	# of Stories:			
Land Use:	OFFICE BUILDING	Park Area/Cap#:	/		

Comp #: 7 Distance From Subject: 7.63 (miles)

Address: 5315 LAUREL CANYON BLVD 101, VALLEY VILLAGE, CA 91607-4905

Owner Name: STEPANYAN HOLDINGS LLC

<b>Seller Name: ROSENBLUM LIVING TRUST</b>		
<b>APN:</b> 2347-017-005	<b>Map Reference:</b> 23-C1 /	<b>Building Area:</b> 10,050
<b>County:</b> LOS ANGELES, CA	<b>Census Tract:</b> 1249.03	<b>Total Rooms/Offices:</b>
<b>Subdivision:</b> 14087	<b>Zoning:</b> LAC2	<b>Total Restrooms:</b>
<b>Rec Date:</b> 03/22/2022	<b>Prior Rec Date:</b>	<b>Yr Built/Eff:</b> 1961 / 1961
<b>Sale Date:</b> 03/14/2022	<b>Prior Sale Date:</b>	<b>Air Cond:</b>
<b>Sale Price:</b> \$3,700,000	<b>Prior Sale Price:</b>	<b>Pool:</b>
<b>Sale Type:</b> FULL	<b>Prior Sale Type:</b>	<b>Roof Mat:</b>
<b>Document #:</b> 326346	<b>Acres:</b> 0.30	
<b>1st Mtg Amt:</b> \$3,044,750	<b>Lot Area:</b> 13,137	
<b>Total Value:</b> \$1,345,579	<b># of Stories:</b>	
<b>Land Use:</b> OFFICE BUILDING	<b>Park Area/Cap#:</b> /	

Comp #: 8 Distance From Subject: 7.89 (miles)

Address: 800 W DORAN ST, GLENDALE, CA 91203-1519

Owner Name: VINELAND GROUP LLC

Seller Name: 800 WEST DORAN LLC

<b>APN:</b> 5638-008-046	<b>Map Reference:</b> 25-B3 /	<b>Building Area:</b> 11,574
<b>County:</b> LOS ANGELES, CA	<b>Census Tract:</b> 3017.02	<b>Total Rooms/Offices:</b>
<b>Subdivision:</b> WEST GLENDALE	<b>Zoning:</b> GLM2YY	<b>Total Restrooms:</b> 2
<b>Rec Date:</b> 02/01/2022	<b>Prior Rec Date:</b> 11/20/1981	<b>Yr Built/Eff:</b> 1940 /
<b>Sale Date:</b> 12/05/2021	<b>Prior Sale Date:</b>	<b>Air Cond:</b> YES
<b>Sale Price:</b> \$5,000,000	<b>Prior Sale Price:</b> \$208,000	<b>Pool:</b>
<b>Sale Type:</b> FULL	<b>Prior Sale Type:</b> FULL	<b>Roof Mat:</b>
<b>Document #:</b> 126484	<b>Acres:</b> 0.53	
<b>1st Mtg Amt:</b> \$1,750,000	<b>Lot Area:</b> 23,080	
<b>Total Value:</b> \$2,367,215	<b># of Stories:</b>	
<b>Land Use:</b> OFFICE BUILDING	<b>Park Area/Cap#:</b> /	

Comp #: 9 Distance From Subject: 12.44 (miles)

Address: 14427 CHASE ST, PANORAMA CITY, CA 91402-3020

Owner Name: 14427 CHASE STREET LLC

Seller Name: CHASE PACIFIC REALTY LLC

<b>APN:</b> 2638-001-051	<b>Map Reference:</b> 8-D6 /	<b>Building Area:</b> 11,040
<b>County:</b> LOS ANGELES, CA	<b>Census Tract:</b> 1201.05	<b>Total Rooms/Offices:</b>
<b>Subdivision:</b> 14619	<b>Zoning:</b> LAC2	<b>Total Restrooms:</b>
<b>Rec Date:</b> 02/04/2022	<b>Prior Rec Date:</b> 06/17/2003	<b>Yr Built/Eff:</b> 1956 / 1956
<b>Sale Date:</b> 02/03/2022	<b>Prior Sale Date:</b> 06/10/2003	<b>Air Cond:</b> NONE
<b>Sale Price:</b> \$3,400,000	<b>Prior Sale Price:</b> \$1,500,010	<b>Pool:</b>
<b>Sale Type:</b> FULL	<b>Prior Sale Type:</b>	<b>Roof Mat:</b> ROLL COMPOSITION
<b>Document #:</b> 146519	<b>Acres:</b> 0.13	
<b>1st Mtg Amt:</b>	<b>Lot Area:</b> 5,650	
<b>Total Value:</b> \$2,007,050	<b># of Stories:</b> 3	
<b>Land Use:</b> OFFICE BUILDING	<b>Park Area/Cap#:</b> /	

Comp #: 10 Distance From Subject: 13.34 (miles)

Address: 3959 FOOTHILL BLVD, GLENDALE, CA 91214-1603

Owner Name: 3959 FOOTHILL BLVD LLC

Seller Name: VOSKANIAN GEVORG & ARAX

<b>APN:</b> 5603-005-049	<b>Map Reference:</b> 11-B5 /	<b>Building Area:</b> 11,807
<b>County:</b> LOS ANGELES, CA	<b>Census Tract:</b> 3003.01	<b>Total Rooms/Offices:</b>
<b>Subdivision:</b> 9675	<b>Zoning:</b> GLC3*	<b>Total Restrooms:</b>
<b>Rec Date:</b> 04/20/2022	<b>Prior Rec Date:</b> 09/10/1986	<b>Yr Built/Eff:</b> 1990 / 1990
<b>Sale Date:</b> 04/19/2022	<b>Prior Sale Date:</b> 06/1986	<b>Air Cond:</b>
<b>Sale Price:</b> \$4,300,000	<b>Prior Sale Price:</b> \$215,000	<b>Pool:</b>
<b>Sale Type:</b> FULL	<b>Prior Sale Type:</b> FULL	<b>Roof Mat:</b>
<b>Document #:</b> 432942	<b>Acres:</b> 0.24	
<b>1st Mtg Amt:</b> \$2,150,000	<b>Lot Area:</b> 10,523	
<b>Total Value:</b> \$2,007,214	<b># of Stories:</b>	
<b>Land Use:</b> OFFICE BUILDING	<b>Park Area/Cap#:</b> /	

Comp #: 11 Distance From Subject: 13.41 (miles)

Address: 900 S GARFIELD AVE, ALHAMBRA, CA 91801-4441

Owner Name: AMW MANAGEMENT INC

Seller Name: HERNANDEZ FAMILY TRUST

APN:	5347-016-015	Map Reference:	37-C5 /	Building Area:	10,977
County:	LOS ANGELES, CA	Census Tract:	4816.03	Total Rooms/Offices:	
Subdivision:	4899	Zoning:	ALRPD*	Total Restrooms:	8
Rec Date:	08/31/2022	Prior Rec Date:	11/16/1984	Yr Built/Eff:	1922 / 1990
Sale Date:	08/23/2022	Prior Sale Date:		Air Cond:	
Sale Price:	\$4,850,000	Prior Sale Price:	\$527,270	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	865686	Acres:	0.57		
1st Mtg Amt:		Lot Area:	25,004		
Total Value:	\$1,898,243	# of Stories:			
Land Use:	OFFICE BUILDING	Park Area/Cap#:	/		

Comp #: 12 Distance From Subject: 13.69 (miles)

Address: 19301 VENTURA BLVD 200, TARZANA, CA 91356-3048

Owner Name: 19301 VENTURA LLC/MIAMI LION HOLDING LLC

Seller Name: MAK MANAGEMENT LLC

APN:	2163-001-001	Map Reference:	21-A1 /	Building Area:	9,720
County:	LOS ANGELES, CA	Census Tract:	1394.02	Total Rooms/Offices:	
Subdivision:	7884	Zoning:	LAC2	Total Restrooms:	
Rec Date:	04/04/2022	Prior Rec Date:	02/02/2011	Yr Built/Eff:	1981 / 1981
Sale Date:	04/01/2022	Prior Sale Date:	02/01/2011	Air Cond:	
Sale Price:	\$3,400,000	Prior Sale Price:	\$1,700,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	369968	Acres:	0.18		
1st Mtg Amt:	\$2,265,000	Lot Area:	8,000		
Total Value:	\$2,012,131	# of Stories:			
Land Use:	OFFICE BUILDING	Park Area/Cap#:	/		

Comp #: 13 Distance From Subject: 13.71 (miles)

Address: 436 W WALNUT ST, GARDENA, CA 90248-3137

Owner Name: CENTER POINT PROPERTIES TRUST

Seller Name: JONES KENNETH R & RONNIE L JR

APN:	6126-008-043	Map Reference:	64-B5 /	Building Area:	10,632
County:	LOS ANGELES, CA	Census Tract:	5410.03	Total Rooms/Offices:	
Subdivision:	SOUTH GARDENA TR	Zoning:	CAML&D*	Total Restrooms:	
Rec Date:	07/13/2022	Prior Rec Date:	04/12/2018	Yr Built/Eff:	1999 /
Sale Date:	06/16/2022	Prior Sale Date:	04/05/2018	Air Cond:	
Sale Price:	\$5,300,000	Prior Sale Price:	\$3,200,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	717366	Acres:	0.80		
1st Mtg Amt:		Lot Area:	34,772		
Total Value:	\$3,363,770	# of Stories:			
Land Use:	OFFICE BUILDING	Park Area/Cap#:	/		

Comp #: 14 Distance From Subject: 14.18 (miles)

Address: 2301 W 190TH ST A, TORRANCE, CA 90504-6006

Owner Name: ERA HIPPOLYTA LLC

Seller Name: IDE ASSOCIATES LLC

APN:	4090-025-037	Map Reference:	/	Building Area:	10,380
County:	LOS ANGELES, CA	Census Tract:	6502.00	Total Rooms/Offices:	
Subdivision:	54148	Zoning:	TOMI-HVY	Total Restrooms:	
Rec Date:	08/04/2022	Prior Rec Date:	09/03/2008	Yr Built/Eff:	2006 / 2006
Sale Date:	06/23/2022	Prior Sale Date:	08/01/2008	Air Cond:	
Sale Price:	\$3,750,000	Prior Sale Price:	\$2,450,500	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	787976	Acres:	0.48		
1st Mtg Amt:	\$3,187,500	Lot Area:	20,828		
Total Value:	\$2,914,747	# of Stories:			
Land Use:	OFFICE BUILDING	Park Area/Cap#:	/		

Comp #: 15 Distance From Subject: 16.09 (miles)

Address: 5353 TOPANGA CANYON BLVD, WOODLAND HILLS, CA 91364-1737

Owner Name: 5353 TOPANGA CYN LLC

Seller Name: EIGHTEEN LLC

APN:	2169-017-001	Map Reference:	13-C1 /	Building Area:	11,037
County:	LOS ANGELES, CA	Census Tract:	1374.01	Total Rooms/Offices:	

Subdivision:	6170	Zoning:	LAC2	Total Restrooms:	
Rec Date:	06/28/2022	Prior Rec Date:	10/27/2005	Yr Built/Eff:	1963 / 1963
Sale Date:	04/04/2022	Prior Sale Date:	09/21/2005	Air Cond:	CENTRAL
Sale Price:	\$4,100,000	Prior Sale Price:	\$2,205,000	Pool:	POOL
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	ROLL COMPOSITION
Document #:	670934	Acres:	0.14		
1st Mtg Amt:	\$2,090,000	Lot Area:	5,997		
Total Value:	\$2,594,460	# of Stories:	2		
Land Use:	OFFICE BUILDING	Park Area/Cap#:	/		

Comp #: 16 Distance From Subject: 16.23 (miles)  
 Address: 9534 RESEDA BLVD, NORTHRIDGE, CA 91324-2305  
 Owner Name: NORTHRIDGE 9530 ASSOCIATES LLC  
 Seller Name: SYMPHONY NORTHRIDGE LLC  
 APN: 2764-008-018      Map Reference: 7-C4 /      Building Area: 12,476  
 County: LOS ANGELES, CA      Census Tract: 1152.03      Total Rooms/Offices:  
 Subdivision: 24409      Zoning: LAC2      Total Restrooms:  
 Rec Date: 06/21/2022      Prior Rec Date: 04/09/2014      Yr Built/Eff: / 1961  
 Sale Date: 06/14/2022      Prior Sale Date: 04/01/2014      Air Cond:  
 Sale Price: \$6,000,000      Prior Sale Price: \$5,577,000      Pool:  
 Sale Type: FULL      Prior Sale Type: FULL      Roof Mat:  
 Document #: 647245      Acres: 0.90  
 1st Mtg Amt:      Lot Area: 39,030  
 Total Value: \$4,800,696      # of Stories:  
 Land Use: OFFICE BUILDING      Park Area/Cap#: /

Comp #: 17 Distance From Subject: 16.56 (miles)  
 Address: 3840 OLD TOPANGA CANYON RD, CALABASAS, CA 91302-1875  
 Owner Name: TOPANGA CANYON PARTNERS LLC  
 Seller Name: STONEWOOD FAMILY LP  
 APN: 2079-021-006      Map Reference: 13-A5 /      Building Area: 9,801  
 County: LOS ANGELES, CA      Census Tract: 8001.01      Total Rooms/Offices:  
 Subdivision:      Zoning: CS CL\*      Total Restrooms:  
 Rec Date: 03/01/2022      Prior Rec Date: 11/07/2014      Yr Built/Eff: 1984 / 1984  
 Sale Date: 12/03/2021      Prior Sale Date: 10/31/2014      Air Cond:  
 Sale Price: \$6,600,000      Prior Sale Price: \$6,150,000      Pool:  
 Sale Type: FULL      Prior Sale Type: FULL      Roof Mat: TILE  
 Document #: 238070      Acres: 0.81  
 1st Mtg Amt: \$4,250,000      Lot Area: 35,247  
 Total Value: \$6,823,887      # of Stories: 1  
 Land Use: OFFICE BUILDING      Park Area/Cap#: /

Comp #: 18 Distance From Subject: 16.81 (miles)  
 Address: 7220 ROSEMEAD BLVD, SAN GABRIEL, CA 91775-1377  
 Owner Name: HSU HUAI N/HSU WEN Y T  
 Seller Name: TSAI FAMILY TRUST  
 APN: 5379-030-049      Map Reference: 28-A6 /      Building Area: 12,726  
 County: LOS ANGELES, CA      Census Tract: 4800.11      Total Rooms/Offices:  
 Subdivision: 3747      Zoning: LCCPD\*      Total Restrooms:  
 Rec Date: 07/08/2022      Prior Rec Date: 04/22/1988      Yr Built/Eff: 1980 / 1981  
 Sale Date: 05/24/2022      Prior Sale Date: 03/1988      Air Cond: CENTRAL  
 Sale Price: \$4,300,000      Prior Sale Price: \$1,225,000      Pool:  
 Sale Type: FULL      Prior Sale Type: FULL      Roof Mat: TAR & GRAVEL  
 Document #: 704940      Acres: 0.61  
 1st Mtg Amt: \$1,500,000      Lot Area: 26,497  
 Total Value: \$2,025,628      # of Stories: 2  
 Land Use: OFFICE BUILDING      Park Area/Cap#: /

Comp #: 19 Distance From Subject: 17.19 (miles)  
 Address: 23123 VENTURA BLVD 107, WOODLAND HILLS, CA 91364-1104  
 Owner Name: DREW PMC LLC  
 Seller Name: GARY & CAROL MARK L TRU  
 APN: 2042-011-069      Map Reference: 13-A2 /      Building Area: 12,902  
 County: LOS ANGELES, CA      Census Tract: 1370.00      Total Rooms/Offices:  
 Subdivision: 9545      Zoning: LACR      Total Restrooms:

Rec Date:	<b>04/27/2022</b>	Prior Rec Date:	<b>10/05/1999</b>	Yr Built/Eff:	<b>1979 / 1979</b>
Sale Date:	<b>04/14/2022</b>	Prior Sale Date:	<b>06/29/1999</b>	Air Cond:	
Sale Price:	<b>\$3,800,000</b>	Prior Sale Price:	<b>\$1,690,000</b>	Pool:	<b>POOL</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Roof Mat:	
Document #:	<b>457041</b>	Acres:	<b>0.41</b>		
1st Mtg Amt:		Lot Area:	<b>17,992</b>		
Total Value:	<b>\$4,090,423</b>	# of Stories:			
Land Use:	<b>OFFICE BUILDING</b>	Park Area/Cap#:	<b>/</b>		

Comp #:	<b>20</b>	Distance From Subject: <b>19.50 (miles)</b>			
Address:	<b>7654 PAINTER AVE, WHITTIER, CA 90602</b>				
Owner Name:	<b>LIM REHABILITATION &amp; CHIROPAC</b>				
Seller Name:	<b>PACIFIC CTY BK</b>				
APN:	<b>8142-007-074</b>	Map Reference:	<b>55-E5 /</b>	Building Area:	<b>10,450</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>5018.02</b>	Total Rooms/Offices:	
Subdivision:	<b>WILLARD TR WHITTIER</b>	Zoning:	<b>WHC1*</b>	Total Restrooms:	
Rec Date:	<b>12/23/2021</b>	Prior Rec Date:	<b>12/23/2021</b>	Yr Built/Eff:	<b>1975 / 1975</b>
Sale Date:	<b>12/02/2021</b>	Prior Sale Date:	<b>12/03/2021</b>	Air Cond:	
Sale Price:	<b>\$5,428</b>	Prior Sale Price:	<b>\$1,293,000</b>	Pool:	
Sale Type:		Prior Sale Type:	<b>FULL</b>	Roof Mat:	
Document #:	<b>1903809</b>	Acres:	<b>0.15</b>		
1st Mtg Amt:		Lot Area:	<b>6,531</b>		
Total Value:	<b>\$809,506</b>	# of Stories:			
Land Use:	<b>OFFICE BUILDING</b>	Park Area/Cap#:	<b>/</b>		

# EXHIBIT D

ASSIGNED INSPECTOR: **GORDAN ZUBER**

Date: January 8, 2024

JOB ADDRESS: **5800 WEST WILSHIRE BOULEVARD, LOS ANGELES, CA**

ASSESSOR PARCEL NO. (APN): **5089-010-005**

CASE NO.: **886884**

ORDER NO.: **A-5205033**

EFFECTIVE DATE OF ORDER TO COMPLY: **December 11, 2019**

COMPLIANCE EXPECTED DATE: **December 26, 2019**

DATE COMPLIANCE OBTAINED: **February 06, 2020**

.....

**LIST OF IDENTIFIED CODE VIOLATIONS**  
**(ORDER TO COMPLY)**

**VIOLATIONS:**

SEE ATTACHED ORDER # A-5205033

105012320020093000

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

VAN AMBATIELOS  
PRESIDENT

E. FELICIA BRANNON  
VICE-PRESIDENT

JOSELYN GEAGA-ROSENTHAL

GEORGE HOVAGUIMIAN

JAVIER NUNEZ

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

ORDER TO COMPLY AND NOTICE OF FEE

LA TOUR 5800 INC C/O JESSICA LEE  
5800 WILSHIRE BLVD  
LOS ANGELES, CA 90036

CASE #: 886884  
ORDER #: A-5205033  
EFFECTIVE DATE: December 11, 2019  
COMPLIANCE DATE: December 26, 2019

AGENT FOR SERVICE OF  
SITE ADDRESS: 5800 W WILSHIRE BLVD

ASSESSCRS PARCEL NO.: 5089-010-005  
ZONE: C4; Commercial Zone

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.

FURTHER, THE CODE VIOLATION INSPECTION FEE (C.V.I.F) OF \$ 356.16 (\$336 fee plus a six percent Systems Development Surcharge of \$20.16) **WILL BE BILLED TO THE PROPERTY OWNER.** The invoice/notice will be sent to the owner as it appears on the last equalized assessment roll. Section 98.0421 L.A.M.C.

**NOTE:** FAILURE TO PAY THE C.V.I.F. WITHIN 30 DAYS OF THE INVOICE DATE OF THE BILL NOTED ABOVE WILL RESULT IN A LATE CHARGE OF TWO (2) TIMES THE C.V.I.F. PLUS A 50 PERCENT COLLECTION FEE FOR A TOTAL OF \$1,176.00. Any person who fails to pay the fee, late charge and collection fee, shall also pay interest. Interest shall be calculated at the rate of one percent per month.

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

**VIOLATION(S):**

**1. The temporary signs are in violation of Chapter 1, Article 4 of the L.A.M.C.**

You are therefore ordered to: Remove the temporary signs that were installed without a permit.  
A permit can be obtained for a period of not more than 30 days and not reinstalled for a period of 30 days, and shall not exceed a total of 90 days in any calendar year.

Code Section(s) in Violation: 14.4.16, 12.21A.1(a) of the L.A.M.C.

Comments: Five approx. 2'x18" banners installed on windows along Culson and, six approx. 6'x2' banners installed on windows along Wilshire.  
The undersigned mailed this notice along with a check for \$1,176.00 to the addressee on this day.

DEC 05 2019

To the address shown as shown on the  
last equalized assessment roll.  
Initialed by

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities.



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



**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 days from the Compliance Date, will result in imposition of the fee noted below.

In addition to the C.V.I.F. noted above, 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.

**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 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.

**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.

Any questions regarding invoices or how to pay fees should be directed to financial services at (213) 482-6890.

Any questions regarding the order to comply and compliance matters contact the inspector noted below at (213)252-3081. Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector :



Date: December 04, 2019

MIKE WANG  
221 N. FIGUEROA ST. SUITE 1100  
LOS ANGELES, CA 90012  
(213)252-3081  
Mike.Wang@lacity.org

  
REVIEWED BY

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