

CITY OF LOS ANGELES

CALIFORNIA

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

JAVIER NUNEZ
PRESIDENT

JACOB STEVENS
VICE PRESIDENT

CORISSA HERNANDEZ
MOISES ROSALES
NANCY YAP



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
Grand Total	\$ 1,276.56

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

Property Title Report

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

Prepared for: City of Los Angeles

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 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

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

2

RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:

MAIL TAX STATEMENTS TO:



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, 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				

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			Yr Built/Eff:	1987 / 1987
Rec Date:	12/22/2021	Prior Rec Date:	03/21/2016	Air Cond:	
Sale Date:	08/11/2021	Prior Sale Date:	03/07/2016	Pool:	
Sale Price:	\$18,450,000	Prior Sale Price:	\$13,000,000	Roof Mat:	
Sale Type:	FULL	Prior Sale Type:	FULL		
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			Yr Built/Eff:	1955 / 1975
Rec Date:	12/21/2021	Prior Rec Date:	02/16/2007	Air Cond:	
Sale Date:	11/11/2021	Prior Sale Date:	02/01/2007	Pool:	
Sale Price:	\$12,577,500	Prior Sale Price:	\$3,275,000	Roof Mat:	
Sale Type:	FULL	Prior Sale Type:	FULL		
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			Yr Built/Eff:	1970 / 1970
Rec Date:	06/21/2022	Prior Rec Date:	09/26/1975	Air Cond:	NONE
Sale Date:	06/08/2022	Prior Sale Date:		Pool:	POOL
Sale Price:	\$4,665,000	Prior Sale Price:	\$175,000	Roof Mat:	
Sale Type:	FULL	Prior Sale Type:	FULL		
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				

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

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

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		
APN:	2638-001-051	Map Reference:	8-D6 /
County:	LOS ANGELES, CA	Census Tract:	1201.05
Subdivision:	14619	Zoning:	LAC2
Rec Date:	02/04/2022	Prior Rec Date:	06/17/2003
Sale Date:	02/03/2022	Prior Sale Date:	06/10/2003
Sale Price:	\$3,400,000	Prior Sale Price:	\$1,500,010
Sale Type:	FULL	Prior Sale Type:	
Document #:	146519	Acres:	0.13
1st Mtg Amt:		Lot Area:	5,650
Total Value:	\$2,007,050	# of Stories:	3
Land Use:	OFFICE BUILDING	Park Area/Cap#:	/

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

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

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

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**

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LIST OF IDENTIFIED CODE VIOLATIONS
(ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-5205033

1050123202093009

BOARD OF BUILDING AND SAFETY COMMISSIONERS

VAN AMBATIELOS PRESIDENT

E. FELICIA BRANNON VICE-PRESIDENT

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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 Curson and six approx. 6'x2' banners installed on windows along Wilshire. The undersigned mailed this notice along with a check for \$180 to the addressee on this day.

DEC 05 2019

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

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

