

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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PRESIDENT

JACOB STEVENS
VICE PRESIDENT

CORISSA HERNANDEZ
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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

June 6, 2024

Council District: # 2

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

JOB ADDRESS: **11339 WEST MOORPARK STREET, LOS ANGELES, CA**
AKA: **11343 MOORPARK STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2366-004-036**
Re: Invoice #796642-8

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: **11339 West Moorpark Street, Los Angeles, CA, AKA: 11343 West Moorpark Street, 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 October 3, 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
Late Charge/Collection fee (250%)	840.00
System Development Surcharge late fee	50.40
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

Lien confirmed by
City Council on:

 ATTEST: HOLLY L. WOLCOTT, CITY CLERK

BY: _____
DEPUTY



1649 BUCKINGHAM RD.
LOS ANGELES, CA 90019
Phone 310-943-9235 latitle@in2-res.com

Property Title Report

Work Order No. T17052
Dated as of: 06/17/2022

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 2366-004-036

Property Address: 11339 W MOORPARK ST City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : MOORPARK TARGET SHOPPING CENTER

**Grantor : RUTH E. DEALY BARBARA WINTER RAY WILKIN C. WILLIAM DEALY JR., SUCCESSOR
TRUSTEES A. WINTER, RAY R. WINTER, MATTHEW E. DEALY**

Deed Date : 01/13/1986

Recorded : 01/31/1986

Instr No. : 86-124761

**MAILING ADDRESS: MOORPARK TARGET SHOPPING CENTER
11900 VENTURA BLVD, STUDIO CITY, CA 91604**

SCHEDULE B

LEGAL DESCRIPTION

**Lot Number: 13-15 Tract No: 9853 Brief Description: TR=9853 EX OF ST LOTS 13 AND 14 AND EX
OF STS LOT 15**

MORTGAGES/LIENS

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

86 124761

RECORDING REQUESTED BY

WHEN RECORDED MAIL THIS DEED AND, UNLESS
OTHERWISE SHOWN BELOW, MAIL TAX STATEMENTS TO

Name Moorpark-Target Shopping Center
Street Address a California Limited Partnership
c/o 10456 Monogram Ave.
City Granada Hills, Ca. 91344
State CA
Zip 91344

RECORDED IN OFFICIAL RECORDS
OF LOS ANGELES COUNTY, CA

JAN 31 1986 AT 8 A.M.

Recorder's Office

FEE \$7 0

2

Title Order No. 134050-8 Escrow No. 1-1394-1

THIS SPACE FOR RECORDER'S USE

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is \$ 290.40☐ Computed on full value of property conveyed, or☒ Computed on full value less value of liens or encumbrances remaining at time of sale, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Ruth E. Dealy, Barbara Winter, Ray Wilkin Winter, C. William Dealy Jr., Successor Trustees on behalf of the following: Cristine H. Dealy, Charles W. Dealy, III, Duane A. Winter, Ray R. Winter, Matthew E. Dealy

hereby GRANT(S) to Moorpark-Target Shopping Center, a California Limited Partnership

the following described real property in the
County of Los Angeles

State of California

Lots 13, 14, and 15 of Tract No. 9853, as per Book 140, Pages 58 and 59 of Maps in the office of the County Recorder of said County.

Dated January 13, 1986

STATE OF CALIFORNIA

COUNTY OF _____

On _____

before me, the undersigned, a Notary Public in and for
said State, personally appeared _____

personally known to me (or 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.

WITNESS my hand and official seal.

Signature _____

Ruth E. Dealy

RUTH E. DEALY

Barbara Winter

BARBARA WINTER

Ray Wilkin Winter

RAY WILKIN WINTER, Trustee

C. William Dealy, Jr.

C. WILLIAM DEALY, JR., Trustee

(This area for official notarial seal)

MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE; IF NO PARTY SO SHOWN, MAIL AS DIRECTED ABOVE

Name

Street Address

City & State

STATE OF CALIFORNIA

COUNTY OF SAN DIEGO

} ss

86 124761

On this 14th day of January, in the year 1986,
before me, the undersigned, a Notary Public in and for said State, personally appeared

BARBARA WINTER

_____, personally known to me
(or proved to me on the basis of satisfactory evidence) to be the person whose name _____
IS subscribed to the within instrument, and acknowledged to me that she
executed it

WITNESS my hand and official seal

Nancy E. Conner

Notary Public in and for said State

ACKNOWLEDGMENT - General - Wollcotts Form 233CA - Rev 5 82
© 1982 WOLLCOTTS, INC.

STATE OF CALIFORNIA

COUNTY OF SAN DIEGO

} ss

86 124761

On this 14th day of January, in the year 1986,
before me, the undersigned, a Notary Public in and for said State, personally appeared

RUTH E. DEERY

_____, personally known to me
(or proved to me on the basis of satisfactory evidence) to be the person whose name _____
IS subscribed to the within instrument, and acknowledged to me that she
executed it

WITNESS my hand and official seal

Nancy E. Conner

Notary Public in and for said State

ACKNOWLEDGMENT - General - Wollcotts Form 233CA - Rev 5 82
© 1982 WOLLCOTTS, INC.

STATE OF CALIFORNIA

COUNTY OF SAN DIEGO

} ss

86 124761

On this 14th day of January, in the year 1986,
before me, the undersigned, a Notary Public in and for said State, personally appeared

RAY WILKIN WINTER, TRUSTEE

_____, personally known to me
(or proved to me on the basis of satisfactory evidence) to be the person whose name _____
IS subscribed to the within instrument, and acknowledged to me that he
executed it

WITNESS my hand and official seal

Nancy E. Conner

Notary Public in and for said State

ACKNOWLEDGMENT - General - Wollcotts Form 233CA - Rev 5 82
© 1982 WOLLCOTTS, INC.

STATE OF CALIFORNIA

COUNTY OF SAN DIEGO

} ss

86 124761

On this 14th day of January, in the year 1986,
before me, the undersigned, a Notary Public in and for said State, personally appeared

C. WILLIAM DEERY, JR., TRUSTEE

_____, personally known to me
(or proved to me on the basis of satisfactory evidence) to be the person whose name _____
IS subscribed to the within instrument, and acknowledged to me that he
executed it.

WITNESS my hand and official seal

Nancy E. Conner

Notary Public in and for said State.

ACKNOWLEDGMENT - General - Wollcotts Form 233CA - Rev 5 82
© 1982 WOLLCOTTS, INC.

EXHIBIT B

ASSIGNED INSPECTOR: MIKE WANG

Date: June 6, 2024

JOB ADDRESS: 11339 WEST MOORPARK STREET, LOS ANGELES, CA

AKA: 11343 WEST MOORPARK STREET, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 2366-004-036

Last Full Title: 06/17/2022

Last Update to Title:

.....

LIST OF OWNERS AND INTERESTED PARTIES

1) MOORPARK TARGET SHOPPING CENTER

11900 VENTURA BLVD.

STUDIO CITY, CA 91604

CAPACITY: OWNER

Property Detail Report

For Property Located At :

**11343 MOORPARK ST, NORTH HOLLYWOOD, CA
91602-2618**

RealQuest

Owner Information

Owner Name:

Mailing Address:

Vesting Codes:

MOORPARK TARGET SHOPPING CENTER**11900 VENTURA BLVD, STUDIO CITY CA 91604-2606 C026**

// CO

Location Information

Legal Description:

County:

Census Tract / Block:

Township-Range-Sect:

Legal Book/Page:

Legal Lot:

Legal Block:

Market Area:

Neighbor Code:

TR=9853 EX OF ST LOTS 13 AND 14 AND EX OF STS LOT 15**LOS ANGELES, CA****1432.00 / 3****140-58****15****STUD**

APN:

Alternate APN:

Subdivision:

Map Reference:

Tract #:

School District:

School District Name:

Munic/Township:

2366-004-036

9853

23-D3 /

9853

LOS ANGELES

LOS ANGELES

LOS ANGELES

Owner Transfer Information

Recording/Sale Date:

Sale Price:

Document #:

Deed Type:

1st Mtg Document #:

Last Market Sale Information

Recording/Sale Date:

Sale Price:

Sale Type:

Document #:

Deed Type:

Transfer Document #:

New Construction:

Title Company:

Lender:

Seller Name:

01/31/1986 / 01/1986

\$264,000

FULL

124761

GRANT DEED

INVESTORS TITLE CO.

DEALY RUTH E

1st Mtg Amount/Type:

1st Mtg Int. Rate/Type:

1st Mtg Document #:

2nd Mtg Amount/Type:

2nd Mtg Int. Rate/Type:

Price Per SqFt:

Multi/Split Sale:

/

/

/

/

\$32.91

Prior Sale Information

Prior Rec/Sale Date:

Prior Sale Price:

Prior Doc Number:

Prior Deed Type:

01/31/1986 / 01/1986

\$264,000

124760

GRANT DEED

Prior Lender:

Prior 1st Mtg Amt/Type:

Prior 1st Mtg Rate/Type:

/

/

Property Characteristics

Year Built / Eff:

Gross Area:

Building Area:

Tot Adj Area:

Above Grade:

of Stories:

Other Improvements: Building Permit

1987 / 1987

8,022

8,022

Building Permit

Total Rooms/Offices

Total Restrooms:

Roof Type:

Roof Material:

Construction:

Foundation:

Exterior wall:

Basement Area:

Garage Area:

Garage Capacity:

Parking Spaces:

Heat Type:

Air Cond:

Pool:

Quality:

Condition:

YES

Site Information

Zoning:

Lot Area:

Land Use:

Site Influence:

LAC2

16,317

STORE BUILDING

Acres:

Lot Width/Depth:

Res/Comm Units:

0.37

x

7 / 7

County Use:

State Use:

Water Type:

Sewer Type:

STORES (1100)

Tax Information

Total Value:

Land Value:

Improvement Value:

Total Taxable Value:

\$1,810,553

\$941,354

\$869,199

\$1,810,553

Assessed Year:

Improved %:

Tax Year:

2021

48%

2021

Property Tax:

Tax Area:

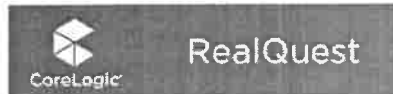
Tax Exemption:

\$24,171.63

13

Comparable Sales Report

For Property Located At

**11343 MOORPARK ST, NORTH HOLLYWOOD, CA 91602-2618****20 Comparable(s) Selected.**

Report Date: 06/28/2022

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$264,000	\$1,271,500	\$131,424,545	\$12,439,552
Bldg/Living Area	8,022	7,000	9,225	7,955
Price/Sqft	\$32.91	\$158.94	\$17,292.70	\$1,599.04
Year Built	1987	1922	1994	1952
Lot Area	16,317	5,458	42,476	13,634
Bedrooms	0	0	0	0
Bathrooms/Restrooms	0	2	2	2
Stories	0.00	1.00	2.00	1.60
Total Value	\$1,810,553	\$136,514	\$8,891,168	\$2,476,361
Distance From Subject	0.00	1.40	10.22	6.26

*= user supplied for search only

Comp #: 1

Address: 5535 LANKERSHIM BLVD, NORTH HOLLYWOOD, CA 91601-2725

Owner Name: AFA LLC

Seller Name: MILLER M & R 1999 TRUST

APN: 2350-008-029

Map Reference: 23-D1 /

Building Area: 8,591

County: LOS ANGELES, CA

Census Tract: 1253.10

Total Rooms/Offices:

Subdivision: LANKERSHIM

Zoning: LAC2

Total Restrooms:

Rec Date: 04/28/2022

Prior Rec Date: 05/23/2000

Yr Built/Eff: 1994 / 1994

Sale Date: 04/07/2022

Prior Sale Date: 05/03/2000

Air Cond: NONE

Sale Price: \$5,000,000

Prior Sale Price:

Pool:

Sale Type: FULL

Prior Sale Type:

Roof Mat:

Document #: 462129

Acres: 0.24

1st Mtg Amt: \$4,000,000

Lot Area: 10,320

Total Value: \$136,514

of Stories:

Land Use: STORE BUILDING

Park Area/Cap#: /

Distance From Subject: 1.40 (miles)

Comp #:	2			Distance From Subject: 4.06 (miles)	
Address:	616 S VICTORY BLVD, BURBANK, CA 91502-2423				
Owner Name:	616 S VICTORY BLVD LLC				
Seller Name:	ROSENTHAL 1997 FAMILY T				
APN:	2451-027-041	Map Reference:	24-D1 /	Building Area:	8,020
County:	LOS ANGELES, CA	Census Tract:	3118.02	Total Rooms/Offices:	
Subdivision:	7709	Zoning:	BUC4*	Total Restrooms:	
Rec Date:	02/02/2022	Prior Rec Date:	07/17/1998	Yr Built/Eff:	1965 / 1965
Sale Date:	11/12/2021	Prior Sale Date:	02/10/1998	Air Cond:	YES
Sale Price:	\$3,650,000	Prior Sale Price:		Pool:	POOL
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	133141	Acres:	0.34		
1st Mtg Amt:	\$2,555,000	Lot Area:	14,849		
Total Value:	\$305,464	# of Stories:			
Land Use:	STORE BUILDING	Park Area/Cap#:	/		

Comp #:	3	Distance From Subject: 4.49 (miles)		
Address:	1111 N FORMOSA AVE, WEST HOLLYWOOD, CA 90046			
Owner Name:	1117 FORMOSA LLC			
Seller Name:	FORMONICA LLC			
APN:	5531-007-022	Map Reference:	34-B4 /	Building Area: 8,736

County:	LOS ANGELES, CA	Census Tract:	7001.01	Total Rooms/Offices:	
Subdivision:	WEST HOLLYWOOD	Zoning:	WDC2A*	Total Restrooms:	2
	BLVD TR				
Rec Date:	10/04/2021	Prior Rec Date:	12/20/2019	Yr Built/Eff:	1962 /
Sale Date:	09/30/2021	Prior Sale Date:	12/18/2019	Air Cond:	NONE
Sale Price:	\$9,000,000	Prior Sale Price:	\$853,500	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	ROLL COMPOSITION
Document #:	1502508	Acres:	0.16		
1st Mtg Amt:		Lot Area:	6,856		
Total Value:	\$2,785,637	# of Stories:	2		
Land Use:	STORE BUILDING	Park Area/Cap#:	/		

Comp #:	4	Distance From Subject:	4.61 (miles)
Address:	14936 VENTURA BLVD 301, SHERMAN OAKS, CA 91403-3455		
Owner Name:	14936 VENTURA LLC		
Seller Name:	RP & A LLC		
APN:	2276-004-024	Map Reference:	22-D3 /
County:	LOS ANGELES, CA	Census Tract:	1413.06
Subdivision:	5822	Zoning:	LAC2
Rec Date:	03/24/2022	Prior Rec Date:	04/07/2003
Sale Date:	02/28/2022	Prior Sale Date:	04/02/2003
Sale Price:	\$6,050,000	Prior Sale Price:	\$1,190,010
Sale Type:	FULL	Prior Sale Type:	
Document #:	336128	Acres:	0.48
1st Mtg Amt:		Lot Area:	21,102
Total Value:	\$3,998,182	# of Stories:	
Land Use:	STORE BUILDING	Park Area/Cap#:	/
		Building Area:	9,225
		Total Rooms/Offices:	
		Total Restrooms:	
		Yr Built/Eff:	1972 /
		Air Cond:	NONE
		Pool:	
		Roof Mat:	

Comp #:	5	Distance From Subject:	4.68 (miles)
Address:	8202 MELROSE AVE, LOS ANGELES, CA 90046-6812		
Owner Name:	8200 MELROSE LLC		
Seller Name:	CHASE S SEPARATE PROP TRUST		
APN:	5528-012-033	Map Reference:	33-E5 /
County:	LOS ANGELES, CA	Census Tract:	1944.02
Subdivision:	5763	Zoning:	LAC4
Rec Date:	01/10/2022	Prior Rec Date:	12/04/1998
Sale Date:	11/15/2021	Prior Sale Date:	11/06/1998
Sale Price:	\$6,600,000	Prior Sale Price:	\$1,250,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	32178	Acres:	0.22
1st Mtg Amt:	\$2,970,000	Lot Area:	9,789
Total Value:	\$4,378,392	# of Stories:	
Land Use:	STORE BUILDING	Park Area/Cap#:	/
		Building Area:	7,096
		Total Rooms/Offices:	
		Total Restrooms:	
		Yr Built/Eff:	1945 / 1985
		Air Cond:	NONE
		Pool:	
		Roof Mat:	

Comp #:	6	Distance From Subject:	4.72 (miles)
Address:	6406 VAN NUYS BLVD, VAN NUYS, CA 91401-1436		
Owner Name:	6404 VAN NUYS APARTMENTS LLC		
Seller Name:	DIAMOND TRUST		
APN:	2237-024-005	Map Reference:	15-D5 /
County:	LOS ANGELES, CA	Census Tract:	1281.02
Subdivision:	1200	Zoning:	LAC2
Rec Date:	05/27/2022	Prior Rec Date:	06/08/1993
Sale Date:	05/19/2022	Prior Sale Date:	
Sale Price:	\$1,650,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	573810	Acres:	0.25
1st Mtg Amt:		Lot Area:	11,000
Total Value:	\$732,282	# of Stories:	
Land Use:	STORE BUILDING	Park Area/Cap#:	/
		Building Area:	7,000
		Total Rooms/Offices:	
		Total Restrooms:	
		Yr Built/Eff:	1936 / 1942
		Air Cond:	NONE
		Pool:	
		Roof Mat:	

Comp #:	7	Distance From Subject:	4.75 (miles)
Address:	14541 SYLVAN ST, VAN NUYS, CA 91411-2181		
Owner Name:	ARIO LLC		
Seller Name:	MATIAN ARASH D & NEGAR J		
APN:	2241-005-021	Map Reference:	15-D5 /
		Building Area:	7,440

County:	LOS ANGELES, CA	Census Tract:	1283.03	Total Rooms/Offices:	
Subdivision:	1200	Zoning:	LAC1.5	Total Restrooms:	
Rec Date:	10/29/2021	Prior Rec Date:	05/31/2013	Yr Built/Eff:	1935 / 1945
Sale Date:	10/26/2021	Prior Sale Date:	05/28/2013	Air Cond:	CENTRAL
Sale Price:	\$2,170,000	Prior Sale Price:	\$845,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	ROLL COMPOSITION
Document #:	1629688	Acres:	0.16		
1st Mtg Amt:	\$1,085,000	Lot Area:	7,005		
Total Value:	\$2,207,473	# of Stories:	2		
Land Use:	STORE BUILDING	Park Area/Cap#:	/		

Comp #:	8	Distance From Subject: 4.91 (miles)			
Address:	6007 W SUNSET BLVD, LOS ANGELES, CA 90028-6401				
Owner Name:	6007 SUNSET LA OZ LLC				
Seller Name:	6007 SUNSET LA LLC				
APN:	5545-007-027	Map Reference:	34-D3 /	Building Area:	7,600
County:	LOS ANGELES, CA	Census Tract:	1910.00	Total Rooms/Offices:	
Subdivision:	2	Zoning:	LAC4	Total Restrooms:	
Rec Date:	06/02/2022	Prior Rec Date:	04/07/2016	Yr Built/Eff:	1922 / 1934
Sale Date:	05/24/2022	Prior Sale Date:	04/05/2016	Air Cond:	NONE
Sale Price:	\$131,424,545	Prior Sale Price:	\$15,500,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	588335	Acres:	0.17		
1st Mtg Amt:		Lot Area:	7,609		
Total Value:	\$3,346,554	# of Stories:			
Land Use:	STORE BUILDING	Park Area/Cap#:	/		

Comp #:	9	Distance From Subject: 4.98 (miles)			
Address:	6432 SANTA MONICA BLVD, LOS ANGELES, CA 90038-1513				
Owner Name:	ATLANTIC CARSON HOLDING CO LLC				
Seller Name:	GLORANCE BUILDING PTSHP				
APN:	5533-014-001	Map Reference:	34-C4 /	Building Area:	8,568
County:	LOS ANGELES, CA	Census Tract:	1918.10	Total Rooms/Offices:	
Subdivision:	STRONG & DICKINSONS	Zoning:	LAMR1	Total Restrooms:	
	SOUTH HOLLYWOOD				
Rec Date:	05/05/2022	Prior Rec Date:		Yr Built/Eff:	1951 / 1953
Sale Date:	05/04/2022	Prior Sale Date:		Air Cond:	NONE
Sale Price:	\$13,700,000	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	490202	Acres:	0.52		
1st Mtg Amt:	\$8,220,000	Lot Area:	22,692		
Total Value:	\$973,893	# of Stories:			
Land Use:	STORE BUILDING	Park Area/Cap#:	/		

Comp #:	10	Distance From Subject: 5.36 (miles)			
Address:	8361 W 3RD ST, LOS ANGELES, CA 90048-4312				
Owner Name:	WESTWOOD CAPITAL ONE LLC				
Seller Name:	SHINE TRUST				
APN:	5511-015-017	Map Reference:	33-E6 /	Building Area:	8,159
County:	LOS ANGELES, CA	Census Tract:	2148.00	Total Rooms/Offices:	
Subdivision:	10389	Zoning:	LAC2	Total Restrooms:	
Rec Date:	04/27/2022	Prior Rec Date:	12/05/1984	Yr Built/Eff:	1946 /
Sale Date:	04/11/2022	Prior Sale Date:		Air Cond:	NONE
Sale Price:	\$8,100,000	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	454554	Acres:	0.25		
1st Mtg Amt:		Lot Area:	10,931		
Total Value:	\$5,784,847	# of Stories:			
Land Use:	STORE BUILDING	Park Area/Cap#:	/		

Comp #:	11	Distance From Subject: 5.49 (miles)			
Address:	7961 W 3RD ST, LOS ANGELES, CA 90048-4336				
Owner Name:	HARTS PLAYGROUND LLC				
Seller Name:	7961 WEST THIRD LTD				
APN:	5511-026-001	Map Reference:	33-F6 /	Building Area:	7,232

County:	LOS ANGELES, CA	Census Tract:	2146.00	Total Rooms/Offices:	
Subdivision:	RANCHO LA BREA	Zoning:	LAC2	Total Restrooms:	
Rec Date:	05/06/2022	Prior Rec Date:	06/22/1984	Yr Built/Eff:	1957 /
Sale Date:	03/03/2022	Prior Sale Date:		Air Cond:	YES
Sale Price:	\$6,000,000	Prior Sale Price:	\$231,500	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	ROLL COMPOSITION
Document #:	496728	Acres:	0.13		
1st Mtg Amt:	\$2,400,000	Lot Area:	5,458		
Total Value:	\$1,476,785	# of Stories:	2		
Land Use:	STORE BUILDING	Park Area/Cap#:	/		

Comp #:	12	Distance From Subject:	6.92 (miles)
Address:	4019 SAN FERNANDO RD, GLENDALE, CA 91204-2729		
Owner Name:	ASEA PROPERTIES LLC		
Seller Name:	BAHARIAN AIDA A TRUST		
APN:	5640-020-002	Map Reference:	25-C6 /
County:	LOS ANGELES, CA	Census Tract:	3024.01
Subdivision:	WILKINSONS SUB	Zoning:	GLM1YY
Rec Date:	02/17/2022	Prior Rec Date:	07/18/2003
Sale Date:	02/14/2022	Prior Sale Date:	04/10/2003
Sale Price:	\$3,500,000	Prior Sale Price:	\$1,250,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	195017	Acres:	0.18
1st Mtg Amt:	\$2,975,000	Lot Area:	7,699
Total Value:	\$1,011,394	# of Stories:	
Land Use:	STORE BUILDING	Park Area/Cap#:	/

Comp #:	13	Distance From Subject:	7.21 (miles)
Address:	1800 S ROBERTSON BLVD, LOS ANGELES, CA 90035-4359		
Owner Name:	1800 SOUTH ROBERTSON LLC		
Seller Name:	NRG HOLDING LP		
APN:	4303-006-001	Map Reference:	42-D3 /
County:	LOS ANGELES, CA	Census Tract:	2696.02
Subdivision:	7965	Zoning:	LAC2
Rec Date:	04/12/2022	Prior Rec Date:	12/18/2014
Sale Date:	08/26/2021	Prior Sale Date:	12/18/2014
Sale Price:	\$6,750,000	Prior Sale Price:	\$2,950,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	403665	Acres:	0.30
1st Mtg Amt:	\$5,737,500	Lot Area:	13,251
Total Value:	\$3,275,451	# of Stories:	
Land Use:	STORE BUILDING	Park Area/Cap#:	/

Comp #:	14	Distance From Subject:	7.26 (miles)
Address:	5101 W PICO BLVD, LOS ANGELES, CA 90019-4133		
Owner Name:	TAYLOR EQUITIES 19 LLC/ROBHANA INVESTMENTS III LLC		
Seller Name:	YB R/E PROPS IV LLC		
APN:	5070-007-012	Map Reference:	43-A3 /
County:	LOS ANGELES, CA	Census Tract:	2171.02
Subdivision:	5069	Zoning:	LAC4
Rec Date:	01/03/2022	Prior Rec Date:	02/23/2016
Sale Date:	11/04/2021	Prior Sale Date:	12/08/2015
Sale Price:	\$8,125,000	Prior Sale Price:	\$2,585,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	791	Acres:	0.26
1st Mtg Amt:	\$4,500,000	Lot Area:	11,171
Total Value:	\$3,663,711	# of Stories:	1
Land Use:	STORE BUILDING	Park Area/Cap#:	/

Comp #:	15	Distance From Subject:	8.46 (miles)
Address:	4501 W ADAMS BLVD, LOS ANGELES, CA 90016-3021		
Owner Name:	4501 W ADAMS LA OZ OWNER LL		
Seller Name:	JUHASZ THOMAS & EVA		
APN:	5050-008-043	Map Reference:	43-B5 /
		Building Area:	9,074

County:	LOS ANGELES, CA	Census Tract:	2187.02	Total Rooms/Offices:	
Subdivision:	2072	Zoning:	LAC2	Total Restrooms:	
Rec Date:	02/16/2022	Prior Rec Date:	04/12/2012	Yr Built/Eff:	1947 / 1947
Sale Date:	02/07/2022	Prior Sale Date:	02/24/2012	Air Cond:	NONE
Sale Price:	\$3,950,000	Prior Sale Price:	\$100,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	188461	Acres:	0.28		
1st Mtg Amt:		Lot Area:	12,135		
Total Value:	\$764,729	# of Stories:			
Land Use:	STORE BUILDING	Park Area/Cap#:	/		

Comp #: **16** Distance From Subject: **8.47 (miles)**

Address: **8953 VENICE BLVD, LOS ANGELES, CA 90034-3327**

Owner Name: **VENICE TRIANGLE LLC**

Seller Name: **RADELL DAVID & MARY F/TR**

APN:	4312-012-011	Map Reference:	42-C5 /	Building Area:	7,102
County:	LOS ANGELES, CA	Census Tract:	2701.01	Total Rooms/Offices:	
Subdivision:	625	Zoning:	LAM1	Total Restrooms:	
Rec Date:	06/02/2022	Prior Rec Date:	05/30/1980	Yr Built/Eff:	1946 / 1950
Sale Date:	02/08/2022	Prior Sale Date:		Air Cond:	
Sale Price:	\$4,600,000	Prior Sale Price:	\$300,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	ROLL COMPOSITION

Document #:	590411	Acres:	0.24
1st Mtg Amt:	\$2,990,000	Lot Area:	10,378
Total Value:	\$1,605,942	# of Stories:	1
Land Use:	STORE BUILDING	Park Area/Cap#:	/

Comp #: **17** Distance From Subject: **8.84 (miles)**

Address: **16950 PARTHENIA ST, NORTHRIDGE, CA 91343-4506**

Owner Name: **CENTERPOINT REALTY LLC**

Seller Name: **BLOOM FAMILY TRUST**

APN:	2689-018-024	Map Reference:	7-F6 /	Building Area:	8,000
County:	LOS ANGELES, CA	Census Tract:	1173.02	Total Rooms/Offices:	
Subdivision:	24301	Zoning:	LAP	Total Restrooms:	
Rec Date:	02/17/2022	Prior Rec Date:		Yr Built/Eff:	1963 / 1963
Sale Date:	01/28/2022	Prior Sale Date:		Air Cond:	
Sale Price:	\$1,271,500	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	

Document #:	194515	Acres:	0.98
1st Mtg Amt:		Lot Area:	42,476
Total Value:	\$470,152	# of Stories:	
Land Use:	STORE BUILDING	Park Area/Cap#:	/

Comp #: **18** Distance From Subject: **9.13 (miles)**

Address: **1447 W 3RD ST, LOS ANGELES, CA 90017-1401**

Owner Name: **M & D SONS LLC**

Seller Name: **MORGAN CHARLOTTE L**

APN:	5153-028-008	Map Reference:	44-C2 /	Building Area:	7,840
County:	LOS ANGELES, CA	Census Tract:	2083.02	Total Rooms/Offices:	
Subdivision:	BENTLEY & CRIPPENS SUB	Zoning:	LACW	Total Restrooms:	
Rec Date:	10/29/2021	Prior Rec Date:	01/08/1985	Yr Built/Eff:	1924 / 1924
Sale Date:	10/06/2021	Prior Sale Date:		Air Cond:	NONE
Sale Price:	\$2,350,000	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	

Document #:	1627841	Acres:	0.19
1st Mtg Amt:	\$1,500,000	Lot Area:	8,408
Total Value:	\$420,841	# of Stories:	
Land Use:	STORE BUILDING	Park Area/Cap#:	/

Comp #: **19** Distance From Subject: **9.29 (miles)**

Address: **1724 W ADAMS BLVD, LOS ANGELES, CA 90018-2701**

Owner Name: **FAC-ADAMS BOULEVARD LLC**

Seller Name: **EBEAG PROPERTIES LP**

APN:	5053-035-029	Map Reference:	43-E5 /	Building Area:	8,500
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County:	LOS ANGELES, CA	Census Tract:	2222.00	Total Rooms/Offices:	
Subdivision:	PRUDENTIAL IMPROV COS	Zoning:	LAC1	Total Restrooms:	
Rec Date:	03/01/2022	Prior Rec Date:	11/20/2018	Yr Built/Eff:	1981 / 1982
Sale Date:	02/22/2022	Prior Sale Date:	11/07/2018	Air Cond:	NONE
Sale Price:	\$4,900,000	Prior Sale Price:	\$3,200,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	235881	Acres:	0.56		
1st Mtg Amt:	\$2,450,000	Lot Area:	24,535		
Total Value:	\$3,297,814	# of Stories:			
Land Use:	STORE BUILDING	Park Area/Cap#:	/		

Comp #:	20	Distance From Subject: 10.22 (miles)			
Address:	1921 WILSHIRE BLVD, SANTA MONICA, CA 90403				
Owner Name:	US 1931 WILSHIRE OWNER LLC				
Seller Name:	WILSHIRE CENTERCAL LLC				
APN:	4276-008-014	Map Reference:	41-B5 /	Building Area:	7,577
County:	LOS ANGELES, CA	Census Tract:	7015.01	Total Rooms/Offices:	
Subdivision:	GREEN ACRES	Zoning:	SMC6*	Total Restrooms:	
Rec Date:	12/23/2021	Prior Rec Date:	01/06/2020	Yr Built/Eff:	1975 / 1975
Sale Date:	12/22/2021	Prior Sale Date:	12/11/2019	Air Cond:	NONE
Sale Price:	\$20,000,000	Prior Sale Price:	\$16,750,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	1903547	Acres:	0.34		
1st Mtg Amt:		Lot Area:	15,015		
Total Value:	\$8,891,168	# of Stories:			
Land Use:	STORE BUILDING	Park Area/Cap#:	/		

EXHIBIT D

ASSIGNED INSPECTOR: MIKE WANG

Date: June 6, 2024

JOB ADDRESS: 11339 WEST MOORPARK STREET, LOS ANGELES, CA

AKA: 11343 WEST MOORPARK STREET, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 2366-004-036

CASE NO.: 881081

ORDER NO.: A-5146241

EFFECTIVE DATE OF ORDER TO COMPLY: October 3, 2019

COMPLIANCE EXPECTED DATE: October 6, 2019

DATE COMPLIANCE OBTAINED: October 24, 2019

.....

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-5146241

1050123202002086

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

MOORPARK TARGET SHOPPING CNTR, LP, TARGET SHOPPING
CENTERS INC & JUDITH YOUNG
16250 VENTURA BLVD STE 365
ENCINO, CA 91436

CASE #: 881081

ORDER #: A-5146241

EFFECTIVE DATE: October 03, 2019
COMPLIANCE DATE: October 06, 2019

OWNER OF

SITE ADDRESS: 11339 W MOORPARK ST

ASSESSORS PARCEL NO.: 2366-004-036

ZONE: C2; 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.

Location:

1-2'x10' unapproved temporary banner attached to front eave

The undersigned mailed this notice
by regular mail, postage prepaid,
to the addressee on this day,

SEP 27 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:

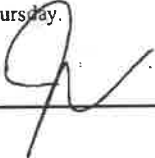
There is an appeal procedure established in this city whereby the Department of Building and Safety and the Board of Building and Safety Commissioners have the authority to hear and determine error or abuse of discretion, or requests for slight modification of the requirements contained in this order 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)252-3368.

Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector :


JOSEPH BRENEK
221 N. FIGUEROA ST. SUITE 1100
LOS ANGELES, CA 90012
(213)252-3368
Joe.Brenck@lacity.org

Date: September 26, 2019


REVIEWED 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.



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