

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

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PRESIDENT

JACOB STEVENS  
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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

March 28, 2024

Council District: # 9

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

JOB ADDRESS: 1403 EAST 42ND STREET, LOS ANGELES, CA  
AKA: 4184 SOUTH ASCOT AVENUE, LOS ANGELES, CA  
ASSESSORS PARCEL NO. (APN): 5116-010-021  
Re: Invoice #844601-5, #866345-0, #882659-4

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: 1403 East 42<sup>nd</sup> Street, Los Angeles, CA (AKA: 4184 South Ascot Avenue, Los Angeles, CA), ("Property"). A copy of the title report which includes a full legal description of the property is attached as Exhibit A.

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

In addition, pursuant to Section 98.0421, the property owner was issued an order on August 5, 2021 to pay a code violation inspection fee after violations were identified and verified upon inspection. The non-compliance and code violation inspection fees imposed by the Department 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
Non-Compliance Code Enforcement fee	1,320.00
Late Charge/Collection fee (250%)	4,140.00
Accumulated Interest (1%/month)	301.52
Title Report fee	30.00
<b>Grand Total</b>	<b>\$ 6,198.08</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 \$6,198.08 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 \$6,198.08 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 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. T17875**  
**Dated as of: 03/19/2024**

**Prepared for: City of Los Angeles**

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**SCHEDULE A**

*(Reported Property Information)*

**APN #: 5116-010-021**

**Property Address: 1403 E 42ND ST**

**City: Los Angeles**

**County: Los Angeles**

**VESTING INFORMATION**

**Type of Document: TRUST TRANSFER DEED**

**Grantee: EHSAN YAGHOUBI, AS SETTLOR FOR THE EHSAN YAGHOUBI 2016  
IRREVOCABLE TRUST**

**Grantor: EHSAN YAGHOUBI**

**Deed Date : 12/12/2016**

**Recorded : 12/21/2016**

**Instr No. : 16-1624095**

**MAILING ADDRESS: EHSAN YAGHOUBI, AS SETTLOR FOR THE EHSAN YAGHOUBI 2016  
IRREVOCABLE TRUST**

**1702 S ROBERTSON BLVD # 133, LOS ANGELES, CA 90035-4316**

**SCHEDULE B**

**LEGAL DESCRIPTION**

**Lot Number: 1 Block: I Subdivision Name: BOWENS VERNON & HOOPER AVENUE TRACT Brief  
Description: BOWEN'S VERNON AND HOOPER AVE TRACT LOT 1 BLK I**

**MORTGAGES/LIENS**

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

This page is part of your document - DO NOT DISCARD



20161624095



Pages:  
0004

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

12/21/16 AT 01:56PM

FEEES :	48.00
TAXES :	0.00
OTHER :	0.00
PAID :	48.00

PCOR SURCHARGE \$20.00



LEADSHEET



201612213260029

00013144118



008032010

SEQ:  
01

DAR - Counter (Upfront Scan)



THIS FORM IS NOT TO BE DUPLICATED

RECORDING REQUESTED BY  
LAW OFFICES OF GUY R BAYLEY

WHEN RECORDED MAIL TO

NAME GUY R BAYLEY

MAILING 547 S MARENGO AVE  
ADDRESS

CITY, STATE PASADENA CA

ZIP CODE 91101

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

TITLE(S)

TRUST TRANSFER DEED

RECORDING REQUESTED BY:  
**LAW OFFICES OF GUY R BAYLEY**  
AND WHEN RECORDED MAIL THIS DEED AND UNLESS  
OTHERWISE SHOWN BELOW, MAIL TAX STATEMENTS TO  
**LAW OFFICES GUY R BAYLEY**  
**547 S MARENGO AVE**  
**PASADENA CA 91101**

Order No.:  
Escrow No.:

FILE NO. 2423

A.P.N. 5116-010-021

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE

**TRUST TRANSFER DEED**

**GRANT DEED** (EXCLUDED FROM REAPPRAISAL UNDER PROPOSITION 13, I.E. CALIF CONST ART 13A §1 ET SEQ )

THE UNDERSIGNED GRANTOR(S) DECLARE(S) UNDER PENALTY OF PERJURY THAT THE FOLLOWING IS TRUE AND CORRECT:

DOCUMENTARY TRANSFER TAX IS \$ **0.00**

Computed on full value of property conveyed, or  computed on full value less value of liens or encumbrances remaining at time of sale or transfer

There is no Documentary transfer tax due. (state reason and give Code § or Ordinance number)

THIS CONVEYANCE TRANSFERS AN INTEREST INTO OR OUT OF A LIVING TRUST, R & T 11921

Unincorporated area:  city of AND

This is a Trust Transfer under §62 of the Revenue and Taxation Code and Grantor(s) has (have) checked the applicable exclusion:

Transfer to a revocable trust;  Transfer to a short-term trust not exceeding 12 years with Trustor holding the reversion;

Transfer to a trust where the Trustor or the Trustor's spouse is the sole beneficiary;  Change of trustee holding title;

Transfer from trust to Trustor or Trustor's spouse where prior transfer to trust was excluded from reappraisal and for a valuable consideration, receipt of which is acknowledged.

Other:

**GRANTOR(S): EHSAN YAGHOUBI, AS A MARRIED MAN AND AS HIS SOLE AND SEPARATE PROPERTY**

hereby **GRANT(S) TO: EHSAN YAGHOUBI, AS SETTLOR FOR THE EHSAN YAGHOUBI 2016 IRREVOCABLE TRUST**

the following described real property in the City of **LOS ANGELES**

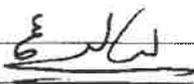
County of **LOS ANGELES** State of California:

**1403 E 42ND ST, LOS ANGELES CA 90011**

**LEGAL DESCRIPTION: SEE ATTACHED "EXHIBIT A"**

Dated: **12-12-16**

**EHSAN YAGHOUBI**

x   
**EHSAN YAGHOUBI**

**ACKNOWLEDGMENT**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

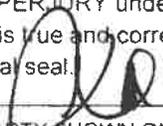
State of California )  
County of **LOS ANGELES** )  
On \_\_\_\_\_ before me,

  
(HERE INSERT NAME AND TITLE OF THE OFFICER)

personally appeared **EHSAN YAGHOUBI**

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 

MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE; IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE (SEAL)  
**EHSAN YAGHOUBI** **454 S LAPEER DR** **BEVERLY HILLS CA 90211**  
NAME STREET ADDRESS CITY STATE & ZIP

**"EXHIBIT A"**

APN: 5116-010-021

PROPERTY COMMONLY KNOWN AS:

1403 E 42<sup>RD</sup> ST, LOS ANGELES CA 90011

LEGAL DESCRIPTION:

BOWEN'S VERNON AND HOOPER AVE TRACT LOT 1 BLK I, PER MAP  
RECORDED IN BOOK 9, PAGE 198, IN THE OFFICE OF THE COUNTY  
RECORDER OF LOS ANGELES COUNTY, STATE OF CALIFORNIA

# EXHIBIT B

ASSIGNED INSPECTOR: DANIEL GONZALEZ  
JOB ADDRESS: 1403 EAST 42ND STREET, LOS ANGELES, CA  
AKA: 4184 SOUTH ASCOT AVENUE, LOS ANGELES, CA  
ASSESSORS PARCEL NO. (APN): 5116-010-021

Date: March 28, 2024

Last Full Title: 03/19/2024

Last Update to Title:

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**LIST OF OWNERS AND INTERESTED PARTIES**

- 1) FARHAD YAGHOUBI AND EHSAN YAGHOUBI  
1702 S. ROBERTSON BLVD., #133  
LOS ANGELES, CA 90035-4316  
CAPACITY: OWNER
  
- 2) EHSAN YAGHOUBI, AS SETTLOR FOR THE  
EHSAN YAGHOUBI 2016 IRREVOCABLE TRUST  
1702 S. ROBERTSON BLVD., #133  
LOS ANGELES, CA 90035-4316  
CAPACITY: OWNER

# Property Detail Report

For Property Located At :  
1403 E 42ND ST, LOS ANGELES, CA 90011



RealQuest

**Owner Information**

Owner Name: YAGHOUBI FARHAD/YAGHOUBI EHSAN  
Mailing Address: 1702 S ROBERTSON BLVD #133, LOS ANGELES CA 90035-4316 C061  
Vesting Codes: //

**Location Information**

Legal Description: BOWEN'S VERNON AND HOOPER AVE TRACT LOT 1  
County: LOS ANGELES, CA APN: 5116-010-021  
Census Tract / Block: 2282.20 / 1 Alternate APN:  
Township-Range-Sect: Subdivision: VERNON BOWENS & HOOPER AVE TR  
Legal Book/Page: Map Reference: 52-D2 /  
Legal Lot: 1 Tract #:  
Legal Block: I School District: LOS ANGELES  
Market Area: C42 School District Name: LOS ANGELES  
Neighbor Code: Munic/Township: LOS ANGELES

**Owner Transfer Information**

Recording/Sale Date: 12/21/2016 / 12/12/2016 Deed Type: TRUSTEE'S DEED (TRANSFER)  
Sale Price: 1st Mtg Document #:  
Document #: 1624095

**Last Market Sale Information**

Recording/Sale Date: 09/26/1995 / 1st Mtg Amount/Type: /  
Sale Price: \$15,233 1st Mtg Int. Rate/Type: /  
Sale Type: FULL 1st Mtg Document #: /  
Document #: 1560613 2nd Mtg Amount/Type: /  
Deed Type: DEED (REG) 2nd Mtg Int. Rate/Type: /  
Transfer Document #: Price Per SqFt:  
New Construction: Multi/Split Sale:  
Title Company:  
Lender:  
Seller Name: BOARD OF PUBLIC WORKS

**Prior Sale Information**

Prior Rec/Sale Date: 09/26/1995 / Prior Lender:  
Prior Sale Price: Prior 1st Mtg Amt/Type: /  
Prior Doc Number: 1560611 Prior 1st Mtg Rate/Type: /  
Prior Deed Type: DEED (REG)

**Property Characteristics**

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

**Site Information**

Zoning: LAR2	Acres: 0.13	County Use: VACANT COMMERCIAL (100V)
Lot Area: 5,844	Lot Width/Depth: x	State Use:
Land Use: COMMERCIAL LOT	Res/Comm Units: /	Water Type:
Site Influence:		Sewer Type:

**Tax Information**

Total Value:	\$320,646	Assessed Year:	2023	Property Tax:	\$3,958.31
Land Value:	\$320,646	Improved %:		Tax Area:	7
Improvement Value:		Tax Year:	2023	Tax Exemption:	
Total Taxable Value:	\$320,646				

**Comparable Sales Report**

For Property Located At

**1403 E 42ND ST, LOS ANGELES, CA 90011**

20 Comparable(s) Selected.

Report Date: 03/28/2024

**Summary Statistics:**

	Subject	Low	High	Average
Sale Price	\$15,233	\$200,000	\$6,800,000	\$1,565,000
Bldg/Living Area	0	0	0	0
Price/Sqft	\$0.00	\$0.00	\$0.00	\$0.00
Year Built	0	0	0	0
Lot Area	5,844	9	30,626	7,287
Bedrooms	0	0	0	0
Bathrooms/Restrooms	0	0	0	0
Stories	0.00	0.00	0.00	0.00
Total Value	\$320,646	\$11,275	\$7,917,952	\$637,029
Distance From Subject	0.00	0.50	7.70	4.94

\*= user supplied for search only

Comp #:	1	Distance From Subject: 0.50 (miles)			
Address:	,, CA				
Owner Name:	KIM JAE K				
Seller Name:	JHO JUSTIN				
APN:	5107-008-004	Map Reference:	52-C2 /	Building Area:	
County:	LOS ANGELES, CA	Census Tract:	2287.10	Total Rooms/Offices:	
Subdivision:	OLD CLAPP ORCHARD	Zoning:	LAC2	Total Restrooms:	
Rec Date:	02/13/2024	Prior Rec Date:	07/28/2021	Yr Built/Eff:	/
Sale Date:	01/24/2024	Prior Sale Date:	05/06/2021	Air Cond:	
Sale Price:	\$3,850,000	Prior Sale Price:	\$1,600,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	95824	Acres:	0.15		
1st Mtg Amt:	\$4,600,000	Lot Area:	6,377		
Total Value:	\$499,800	# of Stories:			
Land Use:	COMMERCIAL LOT	Park Area/Cap#:	/		

Comp #:	2	Distance From Subject: 1.37 (miles)		
Address:	1449 E 59TH ST, LOS ANGELES, CA 90001			
Owner Name:	ALLIANCE FOR COLLEGE-READY PUB			
Seller Name:	HERNANDEZ ANGEL			
APN:	6008-021-013	Map Reference:	52-D4 /	Building Area:
County:	LOS ANGELES, CA	Census Tract:	5328.00	Total Rooms/Offices:

Subdivision:	<b>MCCRAYS ORANGE GROVE ANX</b>	Zoning:	<b>LCM1*</b>	Total Restrooms:	
Rec Date:	<b>03/15/2024</b>	Prior Rec Date:	<b>11/21/2007</b>	Yr Built/Eff:	<b>/</b>
Sale Date:	<b>03/11/2024</b>	Prior Sale Date:	<b>09/14/2007</b>	Air Cond:	
Sale Price:	<b>\$500,000</b>	Prior Sale Price:	<b>\$205,000</b>	Pool:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Roof Mat:	
Document #:	<b>172324</b>	Acres:	<b>0.10</b>		
1st Mtg Amt:		Lot Area:	<b>4,525</b>		
Total Value:	<b>\$258,807</b>	# of Stories:			
Land Use:	<b>COMMERCIAL LOT</b>	Park Area/Cap#:	<b>/</b>		

Comp #:	<b>3</b>	Distance From Subject:	<b>2.57 (miles)</b>
Address:	<b>7009 RITA AVE, HUNTINGTON PARK, CA 90255</b>		
Owner Name:	<b>ASSOCIATES NS LLC</b>		
Seller Name:	<b>CINDY REAL ESTATE HOLDING LLC</b>		
APN:	<b>6322-024-022</b>	Map Reference:	<b>52-F5 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>5331.04</b>
Subdivision:	<b>WRIGHTS &amp; CALLENDAR COS HUNTI</b>	Zoning:	<b>HPCG*</b>
Rec Date:	<b>09/11/2023</b>	Prior Rec Date:	<b>03/25/2014</b>
Sale Date:	<b>07/18/2023</b>	Prior Sale Date:	<b>03/20/2014</b>
Sale Price:	<b>\$595,000</b>	Prior Sale Price:	<b>\$65,000</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>602499</b>	Acres:	<b>0.17</b>
1st Mtg Amt:	<b>\$300,000</b>	Lot Area:	<b>7,621</b>
Total Value:	<b>\$220,919</b>	# of Stories:	
Land Use:	<b>COMMERCIAL LOT</b>	Park Area/Cap#:	<b>/</b>

Comp #:	<b>4</b>	Distance From Subject:	<b>3.45 (miles)</b>
Address:	<b>,, CA</b>		
Owner Name:	<b>8802SC LLC</b>		
Seller Name:	<b>COLEMAN EDITH A</b>		
APN:	<b>6043-004-014</b>	Map Reference:	<b>58-C2 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>5351.02</b>
Subdivision:	<b>7421</b>	Zoning:	<b>LAC2</b>
Rec Date:	<b>01/19/2024</b>	Prior Rec Date:	
Sale Date:	<b>11/22/2023</b>	Prior Sale Date:	
Sale Price:	<b>\$600,000</b>	Prior Sale Price:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	
Document #:	<b>42232</b>	Acres:	<b>0.09</b>
1st Mtg Amt:	<b>\$390,000</b>	Lot Area:	<b>4,062</b>
Total Value:	<b>\$11,275</b>	# of Stories:	
Land Use:	<b>COMMERCIAL LOT</b>	Park Area/Cap#:	<b>/</b>

Comp #:	<b>5</b>	Distance From Subject:	<b>4.15 (miles)</b>
Address:	<b>,, CA</b>		
Owner Name:	<b>MICAH ALLIANCE CMNTY DEV INC</b>		
Seller Name:	<b>MOST WORSHIPFUL MT NEBO GRAND</b>		
APN:	<b>6050-024-012</b>	Map Reference:	<b>58-C3 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	
Subdivision:	<b>6111</b>	Zoning:	<b>LAR4</b>
Rec Date:	<b>08/25/2023</b>	Prior Rec Date:	<b>07/05/1972</b>
Sale Date:	<b>08/21/2023</b>	Prior Sale Date:	
Sale Price:	<b>\$200,000</b>	Prior Sale Price:	<b>\$10,000</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>567260</b>	Acres:	<b>0.16</b>
1st Mtg Amt:	<b>\$200,000</b>	Lot Area:	<b>6,826</b>

Total Value: **\$19,524** # of Stories: /  
 Land Use: **COMMERCIAL LOT** Park Area/Cap#: /

Comp #: **6** Distance From Subject: **4.68 (miles)**  
 Address: **4054 E CESAR E CHAVEZ AVE, LOS ANGELES, CA 90063-3406**  
 Owner Name: **DE MARIA CORTEZ FLOR/ESCUERDO LEOBARDO G**  
 Seller Name: **LUEVANO CESAR**  
 APN: **5233-023-001** Map Reference: **45-D4 /** Building Area:  
 County: **LOS ANGELES, CA** Census Tract: **5311.02** Total Rooms/Offices:  
 Subdivision: **1037** Zoning: **LCC3\*** Total Restrooms:  
 Rec Date: **02/28/2024** Prior Rec Date: **08/01/1990** Yr Built/Eff: /  
 Sale Date: **02/09/2024** Prior Sale Date: **06/1990** Air Cond:  
 Sale Price: **\$600,000** Prior Sale Price: Pool:  
 Sale Type: **FULL** Prior Sale Type: Roof Mat:  
 Document #: **129801** Acres: **0.35**  
 1st Mtg Amt: **\$350,000** Lot Area: **15,173**  
 Total Value: **\$162,319** # of Stories:  
 Land Use: **COMMERCIAL LOT** Park Area/Cap#: /

Comp #: **7** Distance From Subject: **4.71 (miles)**  
 Address: **,, CA**  
 Owner Name: **KIM SUNNA**  
 Seller Name: **SURVIVORS ANTHONY V M**  
 APN: **5156-020-017** Map Reference: **35-A6 /** Building Area:  
 County: **LOS ANGELES, CA** Census Tract: **2086.20** Total Rooms/Offices:  
 Subdivision: **CABLE ROAD TR LOS ANGELES** Zoning: **LAC2** Total Restrooms:  
 Rec Date: **07/28/2023** Prior Rec Date: Yr Built/Eff: /  
 Sale Date: **07/24/2023** Prior Sale Date: Air Cond:  
 Sale Price: **\$900,000** Prior Sale Price: Pool:  
 Sale Type: **FULL** Prior Sale Type: Roof Mat:  
 Document #: **500168** Acres: **0.10**  
 1st Mtg Amt: Lot Area: **4,559**  
 Total Value: **\$510,000** # of Stories:  
 Land Use: **COMMERCIAL LOT** Park Area/Cap#: /

Comp #: **8** Distance From Subject: **4.72 (miles)**  
 Address: **10610 AVALON BLVD, LOS ANGELES, CA 90003**  
 Owner Name: **RAHMAAN ABDUL**  
 Seller Name: **PACIFIC MT OLIVE CH OF GOD IN CHR**  
 APN: **6051-029-005** Map Reference: **58-C4 /** Building Area:  
 County: **LOS ANGELES, CA** Census Tract: **2408.00** Total Rooms/Offices:  
 Subdivision: **6478** Zoning: **LAR4** Total Restrooms:  
 Rec Date: **08/24/2023** Prior Rec Date: **08/02/1984** Yr Built/Eff: /  
 Sale Date: **08/02/2023** Prior Sale Date: Air Cond:  
 Sale Price: **\$285,000** Prior Sale Price: **\$4,500** Pool:  
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:  
 Document #: **564670** Acres: **0.07**  
 1st Mtg Amt: **\$142,500** Lot Area: **3,002**  
 Total Value: **\$336,600** # of Stories:  
 Land Use: **COMMERCIAL LOT** Park Area/Cap#: /

Comp #: **9** Distance From Subject: **4.77 (miles)**  
 Address: **4142 E CESAR E CHAVEZ AVE, LOS ANGELES, CA 90063**  
 Owner Name: **RODRIGUEZ JONATHAN**  
 Seller Name: **DE LA ROSA FLORES JOSE D**

APN:	<b>5233-025-001</b>	Map Reference:	<b>45-D4 /</b>	Building Area:	
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>5310.00</b>	Total Rooms/Offices:	
Subdivision:	<b>5329</b>	Zoning:	<b>LCC3*</b>	Total Restrooms:	
Rec Date:	<b>12/29/2023</b>	Prior Rec Date:	<b>06/17/1977</b>	Yr Built/Eff:	<b>/</b>
Sale Date:	<b>11/14/2023</b>	Prior Sale Date:		Air Cond:	
Sale Price:	<b>\$1,285,000</b>	Prior Sale Price:	<b>\$45,000</b>	Pool:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Roof Mat:	
Document #:	<b>920040</b>	Acres:	<b>0.10</b>		
1st Mtg Amt:	<b>\$1,092,000</b>	Lot Area:	<b>4,282</b>		
Total Value:	<b>\$39,493</b>	# of Stories:			
Land Use:	<b>COMMERCIAL LOT</b>	Park Area/Cap#:	<b>/</b>		

Comp #:	<b>10</b>	Distance From Subject:	<b>4.78 (miles)</b>
Address:	<b>1487-1489 W SUNSET BLVD, LOS ANGELES, CA 90026-3458</b>		
Owner Name:	<b>OP ECHO PARK LLC/SAMCO ECHO PARK LLC</b>		
Seller Name:	<b>CHAMPION ECHO PARK LLC</b>		
APN:	<b>5406-001-055</b>	Map Reference:	<b>/</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>1973.00</b>
Subdivision:	<b>GOLDEN WEST HEIGHTS ADD</b>	Zoning:	<b>LARD2</b>
Rec Date:	<b>08/11/2023</b>	Prior Rec Date:	<b>03/03/2017</b>
Sale Date:	<b>08/10/2023</b>	Prior Sale Date:	<b>02/22/2017</b>
Sale Price:	<b>\$6,800,000</b>	Prior Sale Price:	<b>\$9,500,000</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>532006</b>	Acres:	<b>0.65</b>
1st Mtg Amt:	<b>\$4,760,000</b>	Lot Area:	<b>28,308</b>
Total Value:	<b>\$7,917,952</b>	# of Stories:	
Land Use:	<b>COMMERCIAL LOT</b>	Park Area/Cap#:	<b>/</b>

Comp #:	<b>11</b>	Distance From Subject:	<b>4.80 (miles)</b>
Address:	<b>,, CA</b>		
Owner Name:	<b>AWP PROPERTIES LLC</b>		
Seller Name:	<b>WHITTIER R H &amp; A L TRUST</b>		
APN:	<b>5244-024-003</b>	Map Reference:	<b>53-E2 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	
Subdivision:	<b>8047</b>	Zoning:	<b>CMC2*</b>
Rec Date:	<b>08/28/2023</b>	Prior Rec Date:	
Sale Date:	<b>08/17/2023</b>	Prior Sale Date:	
Sale Price:	<b>\$1,880,000</b>	Prior Sale Price:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	
Document #:	<b>569952</b>	Acres:	<b>0.06</b>
1st Mtg Amt:		Lot Area:	<b>2,499</b>
Total Value:	<b>\$18,820</b>	# of Stories:	
Land Use:	<b>COMMERCIAL LOT</b>	Park Area/Cap#:	<b>/</b>

Comp #:	<b>12</b>	Distance From Subject:	<b>4.81 (miles)</b>
Address:	<b>,, CA</b>		
Owner Name:	<b>AWP PROPERTIES LLC</b>		
Seller Name:	<b>WHITTIER R H &amp; A L TRUST</b>		
APN:	<b>5244-024-002</b>	Map Reference:	<b>53-E2 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	
Subdivision:	<b>8047</b>	Zoning:	<b>CMC2*</b>
Rec Date:	<b>08/28/2023</b>	Prior Rec Date:	<b>01/22/1987</b>
Sale Date:	<b>08/17/2023</b>	Prior Sale Date:	
Sale Price:	<b>\$1,880,000</b>	Prior Sale Price:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	
Document #:	<b>569952</b>	Acres:	<b>0.06</b>
1st Mtg Amt:		Lot Area:	<b>2,446</b>

Total Value: **\$18,820** # of Stories: /  
 Land Use: **COMMERCIAL LOT** Park Area/Cap#: /

Comp #: **13** Distance From Subject: **4.81 (miles)**  
 Address: **„ CA**  
 Owner Name: **AWP PROPERTIES LLC**  
 Seller Name: **WHITTIER R H & A L TRUST**  
 APN: **5244-024-001** Map Reference: **53-E2 /** Building Area:  
 County: **LOS ANGELES, CA** Census Tract: Total Rooms/Offices:  
 Subdivision: **8047** Zoning: **CMC2\*** Total Restrooms:  
 Rec Date: **08/28/2023** Prior Rec Date: Yr Built/Eff: /  
 Sale Date: **08/17/2023** Prior Sale Date: Air Cond:  
 Sale Price: **\$1,880,000** Prior Sale Price: Pool:  
 Sale Type: **FULL** Prior Sale Type: Roof Mat:  
 Document #: **569952** Acres: **0.13**  
 1st Mtg Amt: Lot Area: **5,764**  
 Total Value: **\$42,857** # of Stories:  
 Land Use: **COMMERCIAL LOT** Park Area/Cap#: /

Comp #: **14** Distance From Subject: **6.24 (miles)**  
 Address: **„ CA**  
 Owner Name: **KRAKOWSKI MANNY/PIASKOWY LISA J**  
 Seller Name: **QUINTANA FAMILY TRUST**  
 APN: **5249-002-008** Map Reference: **46-A6 /** Building Area:  
 County: **LOS ANGELES, CA** Census Tract: **5302.02** Total Rooms/Offices:  
 Subdivision: **10664** Zoning: **MNC2\*** Total Restrooms:  
 Rec Date: **11/20/2023** Prior Rec Date: **08/06/1985** Yr Built/Eff: /  
 Sale Date: **11/07/2023** Prior Sale Date: **07/1985** Air Cond:  
 Sale Price: **\$475,000** Prior Sale Price: **\$100,000** Pool:  
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:  
 Document #: **802894** Acres: **0.00**  
 1st Mtg Amt: **\$300,000** Lot Area: **9**  
 Total Value: # of Stories:  
 Land Use: **COMMERCIAL LOT** Park Area/Cap#: /

Comp #: **15** Distance From Subject: **6.29 (miles)**  
 Address: **4622 W SLAUSON AVE, LOS ANGELES, CA 90043-2729**  
 Owner Name: **AHMED KHALED**  
 Seller Name: **AFRA FADI FAM L/TR**  
 APN: **4019-012-004** Map Reference: **51-A4 /** Building Area:  
 County: **LOS ANGELES, CA** Census Tract: **7031.00** Total Rooms/Offices:  
 Subdivision: **12168** Zoning: **LCC2YY** Total Restrooms:  
 Rec Date: **07/21/2023** Prior Rec Date: **07/01/2019** Yr Built/Eff: /  
 Sale Date: **06/30/2023** Prior Sale Date: **06/24/2019** Air Cond:  
 Sale Price: **\$1,250,000** Prior Sale Price: **\$725,000** Pool:  
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:  
 Document #: **481760** Acres: **0.15**  
 1st Mtg Amt: **\$250,000** Lot Area: **6,489**  
 Total Value: **\$413,100** # of Stories:  
 Land Use: **COMMERCIAL LOT** Park Area/Cap#: /

Comp #: **16** Distance From Subject: **6.70 (miles)**  
 Address: **„ CA**  
 Owner Name: **PLAZA DEL REY STUDIOS LLC**  
 Seller Name: **M2012 SEPARATE PROP F TRUST**  
 APN: **6351-022-016** Map Reference: **54-B1 /** Building Area:

County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>5319.02</b>	Total Rooms/Offices:	
Subdivision:	<b>8649</b>	Zoning:	<b>LCC3*</b>	Total Restrooms:	
Rec Date:	<b>02/14/2024</b>	Prior Rec Date:	<b>07/24/1986</b>	Yr Built/Eff:	<b>/</b>
Sale Date:	<b>02/06/2024</b>	Prior Sale Date:	<b>06/1986</b>	Air Cond:	
Sale Price:	<b>\$900,000</b>	Prior Sale Price:	<b>\$160,000</b>	Pool:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Roof Mat:	
Document #:	<b>98844</b>	Acres:	<b>0.07</b>		
1st Mtg Amt:	<b>\$600,000</b>	Lot Area:	<b>2,969</b>		
Total Value:	<b>\$48,790</b>	# of Stories:			
Land Use:	<b>COMMERCIAL LOT</b>	Park Area/Cap#:	<b>/</b>		

Comp #:	<b>17</b>	Distance From Subject:	<b>7.19 (miles)</b>
Address:	<b>1813 N LONG BEACH BLVD, COMPTON, CA 90221</b>		
Owner Name:	<b>WST LONG BEACH HOLDCO LLC</b>		
Seller Name:	<b>LONG BEACH BLVD COMPTON LLC</b>		
APN:	<b>6176-004-039</b>	Map Reference:	<b>65-B1 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>5416.04</b>
Subdivision:	<b>6108</b>	Zoning:	<b>COCL*</b>
Rec Date:	<b>12/20/2023</b>	Prior Rec Date:	<b>11/08/2002</b>
Sale Date:	<b>12/15/2023</b>	Prior Sale Date:	<b>09/22/2002</b>
Sale Price:	<b>\$800,000</b>	Prior Sale Price:	<b>\$275,000</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	
Document #:	<b>894485</b>	Acres:	<b>0.10</b>
1st Mtg Amt:		Lot Area:	<b>4,442</b>
Total Value:	<b>\$41,752</b>	# of Stories:	
Land Use:	<b>COMMERCIAL LOT</b>	Park Area/Cap#:	<b>/</b>

Comp #:	<b>18</b>	Distance From Subject:	<b>7.20 (miles)</b>
Address:	<b>517 W ROSECRANS AVE, COMPTON, CA 90222</b>		
Owner Name:	<b>YUN RAY/PAI DEBORAH</b>		
Seller Name:	<b>GRANT VIRGIL E JR L/TR</b>		
APN:	<b>6153-014-023</b>	Map Reference:	<b>64-E2 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>5427.00</b>
Subdivision:	<b>4469</b>	Zoning:	<b>COCM*</b>
Rec Date:	<b>08/04/2023</b>	Prior Rec Date:	
Sale Date:	<b>07/06/2023</b>	Prior Sale Date:	
Sale Price:	<b>\$650,000</b>	Prior Sale Price:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	
Document #:	<b>517343</b>	Acres:	<b>0.04</b>
1st Mtg Amt:	<b>\$250,000</b>	Lot Area:	<b>1,872</b>
Total Value:	<b>\$20,895</b>	# of Stories:	
Land Use:	<b>COMMERCIAL LOT</b>	Park Area/Cap#:	<b>/</b>

Comp #:	<b>19</b>	Distance From Subject:	<b>7.44 (miles)</b>
Address:	<b>1035 E ROSECRANS AVE, EAST RANCHO DOMINGUEZ, CA 90221</b>		
Owner Name:	<b>TH II LOS ANGELES 1005 ROSECRA</b>		
Seller Name:	<b>HUR HOONDO</b>		
APN:	<b>6167-033-032</b>	Map Reference:	<b>65-A2 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>5416.04</b>
Subdivision:	<b>4828</b>	Zoning:	<b>COCL</b>
Rec Date:	<b>02/16/2024</b>	Prior Rec Date:	<b>10/25/2018</b>
Sale Date:	<b>02/07/2024</b>	Prior Sale Date:	<b>09/27/2018</b>
Sale Price:	<b>\$5,300,000</b>	Prior Sale Price:	<b>\$2,950,000</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>104840</b>	Acres:	<b>0.70</b>
1st Mtg Amt:		Lot Area:	<b>30,626</b>
Total Value:	<b>\$1,447,471</b>	# of Stories:	
Land Use:	<b>COMMERCIAL LOT</b>	Park Area/Cap#:	<b>/</b>

Comp #:	<b>20</b>	Distance From Subject: <b>7.70 (miles)</b>	
Address:	<b>1378 W COMPTON BLVD, COMPTON, CA 90220-2840</b>		
Owner Name:	<b>MONDAL SUPRIYO/SAHOO RADHIKA R</b>		
Seller Name:	<b>HTSL INVESTMENTS LLC</b>		
APN:	<b>6142-027-067</b>	Map Reference:	<b>/</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>5429.00</b>
Subdivision:		Zoning:	<b>ML</b>
Rec Date:	<b>07/19/2023</b>	Prior Rec Date:	<b>05/25/2017</b>
Sale Date:	<b>07/07/2023</b>	Prior Sale Date:	<b>11/18/2016</b>
Sale Price:	<b>\$670,000</b>	Prior Sale Price:	<b>\$400,000</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>474232</b>	Acres:	<b>0.09</b>
1st Mtg Amt:	<b>\$536,000</b>	Lot Area:	<b>3,892</b>
Total Value:	<b>\$74,366</b>	# of Stories:	
Land Use:	<b>COMMERCIAL LOT</b>	Park Area/Cap#:	<b>/</b>
		Building Area:	
		Total Rooms/Offices:	
		Total Restrooms:	
		Yr Built/Eff:	<b>/</b>
		Air Cond:	
		Pool:	
		Roof Mat:	

# EXHIBIT D

ASSIGNED INSPECTOR: DANIEL GONZALEZ  
JOB ADDRESS: 1403 EAST 42ND STREET, LOS ANGELES, CA  
AKA: 4184 SOUTH ASCOT AVENUE, LOS ANGELES, CA  
ASSESSORS PARCEL NO. (APN): 5116-010-021

Date: March 28, 2024

CASE NO.: 916893  
ORDER NO.: A-5542865

EFFECTIVE DATE OF ORDER TO COMPLY: August 5, 2021  
COMPLIANCE EXPECTED DATE: September 4, 2021  
DATE COMPLIANCE OBTAINED: No compliance to date

.....

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

**VIOLATIONS:**

SEE ATTACHED ORDER # A-5542865

101021620220533007

BOARD OF BUILDING AND SAFETY COMMISSIONERS

VAN AMBATIOLOS PRESIDENT
JAVIER NUNEZ VICE-PRESIDENT

JOSELYN GEAGA-ROSENTHAL
GEORGE HOVAGUIMIAN
ELVIN W MOON

CITY OF LOS ANGELES CALIFORNIA



ERIC GARCETTI 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

ORDER TO COMPLY AND NOTICE OF FEE

YAGHOUBI, FARHAD AND YAGHOUBI, EHSAN
454 S LA PEER DR
BEVERLY HILLS, CA 90211

CASE #: 916893
ORDER #: A-5542865
EFFECTIVE DATE: August 05, 2021
COMPLIANCE DATE: September 04, 2021

OWNER OF
SITE ADDRESS: 1403 E 42ND ST
ASSESSORS PARCEL NO.: 5116-010-021
ZONE: R2; Two Family Zone

The undersigned mailed this notice by certified mail, postage provided to the addressee on this day

JUL 28 2021

To the address on file on the last equalized assessment roll initiated by...

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. Rubbish, garbage, trash and debris on the premises.

You are therefore ordered to: 1) Remove the rubbish, garbage, trash and debris from the premises. 2) Maintain the premises in a clean and sanitary condition.

Code Section(s) in Violation: 91.8104, 91.8104.2, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

Location: Entire property

2. Excessive or overgrown vegetation on the premises.

You are therefore ordered to: Cut and remove the excessive or overgrown vegetation and weeds from the premises.

Code Section(s) in Violation: 91.8104, 91.8104.2, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

Location: Entire property

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)978-4497.

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

Inspector: \_\_\_\_\_

*Mario Cuevas*

Date: July 22, 2021

MARIO CUEVAS  
4301 S. CENTRAL AVE  
LOS ANGELES, CA 90011  
(213)978-4497  
Mario.Cuevas@lacity.org

*Mario Cuevas*  
REVIEWED BY

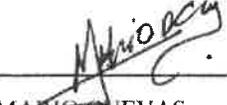
As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities.



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

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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)978-4497.  
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector: 

Date: June 08, 2022

MARIO CUEVAS  
4301 S. CENTRAL AVE  
LOS ANGELES, CA 90011  
(213)978-4497

Mario.Cuevas@lacity.org



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.



**CODE ENFORCEMENT BUREAU**  
For routine City business and non-emergency services: Call 3-1-1  
[www.ladbs.org](http://www.ladbs.org)

# EXHIBIT D

ASSIGNED INSPECTOR: DANIEL GONZALEZ  
JOB ADDRESS: 1403 EAST 42ND STREET, LOS ANGELES, CA  
AKA: 4184 SOUTH ASCOT AVENUE, LOS ANGELES, CA  
ASSESSORS PARCEL NO. (APN): 5116-010-021

Date: March 28, 2024

CASE NO.: 916893  
ORDER NO.: A-5744734

EFFECTIVE DATE OF ORDER TO COMPLY: June 23, 2022  
COMPLIANCE EXPECTED DATE: July 23, 2022  
DATE COMPLIANCE OBTAINED: No compliance to date

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

### VIOLATIONS:

SEE ATTACHED ORDER # A-5744734

2022 JUN 23 10 50 AM '22

**BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS**

JAVIER NUNEZ  
PRESIDENT

ELVIN W. MOON  
VICE-PRESIDENT

JOSELYN GEAGA-ROSENTHAL  
LAUREL GILLETTE  
GEORGE HOVAGUIMIAN

**CITY OF LOS ANGELES  
CALIFORNIA**



ERIC GARCETTI  
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

**ORDER TO COMPLY-SUPPLEMENTAL**

YAGHOUBI, FARHAD AND YAGHOUBI, EHSAN  
454 S LA PEER DR  
BEVERLY HILLS, CA 90211

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

JUN 13 2022

**CASE #: 916893**  
**ORDER #: A-5744734**  
**EFFECTIVE DATE: June 23, 2022**  
**COMPLIANCE DATE: July 23, 2022**

OWNER OF  
SITE ADDRESS: 1403 E 42ND ST  
ASSESSORS PARCEL NO.: 5116-010-021  
ZONE: R2; Two Family Zone

to the address as shown on the  
last equalized assessment roll,  
initialed by AW

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

The inspection has revealed that the property is in violation of the Los Angeles Municipal Code as follows:  
This order is a supplement to any and all preceding orders issued by the Department of Building and Safety relative to the case number noted above. You are hereby required to comply with the terms of this and all preceding orders.

Further investigation of the property (Site Address) listed above has revealed that there are additional violations of the Los Angeles Municipal Code (L.A.M.C.). Following is a current list of violations:

**VIOLATION(S):**

**1. A Certificate of Occupancy is required for the use of land for open storage/parking.**

You are therefore ordered to: 1) Discontinue the use of land for open storage without the required Certificate of Occupancy.

Code Section(s) in Violation: 12.26E.2, 12.21A.1.(a) of the L.A.M.C.

Location: Throughout the Property

**2. Storage of commercial vehicle(s) in the R2 zone.**

You are therefore ordered to: Discontinue the storage of the commercial vehicle(s) which have a registered net weight in excess of 5,600 lbs.

Code Section(s) in Violation: 12.21A.1.(a), and 12.03 of the L.A.M.C.

Location: Throughout the property

**3. Rubbish, garbage, trash and debris on the premises.**

You are therefore ordered to: 1) Remove the rubbish, garbage, trash and debris from the premises.  
2) Maintain the premises in a clean and sanitary condition.

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

Code Section(s) in Violation: 91.8104, 91.8104.2, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

Location: Entire property

**4. Excessive or overgrown vegetation on the premises.**

You are therefore ordered to: Cut and remove the excessive or overgrown vegetation and weeds from the premises.

Code Section(s) in Violation: 91.8104, 91.8104.2, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

Location: Entire property

**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.**

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.

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](http://www.ladbs.org)

