

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

JAVIER NUNEZ
PRESIDENT

JACOB STEVENS
VICE PRESIDENT

CORISSA HERNANDEZ
MOISES ROSALES
NANCY YAP

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 42nd 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 |
| Grand Total | \$ 6,198.08 |

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

Property Title Report

Work Order No. T17875
Dated as of: 03/19/2024

Prepared for: City of Los Angeles

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

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

| | |
|---------|-------|
| FEES : | 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

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,

personally appeared EHSAN YAGHOUBI

Syed Kauser Bashir
(HERE INSERT NAME AND TITLE OF THE OFFICER)

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

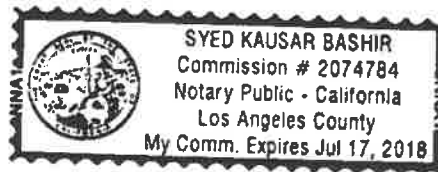
454 S LAPEER DR

BEVERLY HILLS CA 90211

NAME

STREET ADDRESS

CITY STATE & ZIP



"EXHIBIT A"

APN: 5116-010-021

PROPERTY COMMONLY KNOWN AS:

1403 E 42ND 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:

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
 Land Value: \$320,646
 Improvement Value:
 Total Taxable Value: \$320,646

Assessed Year: 2023
 Improved %:
 Tax Year: 2023

Property Tax: \$3,958.31
 Tax Area: 7
 Tax Exemption:

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

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

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

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

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

Comp #: **10** Distance From Subject: **4.78 (miles)**

Address: **1487-1489 W SUNSET BLVD, LOS ANGELES, CA 90026-3458**

Owner Name: **OP ECHO PARK LLC/SAMCO ECHO PARK LLC**

Seller Name: **CHAMPION ECHO PARK LLC**

| | | | | | |
|--------------|------------------------|-------------------|--------------------|----------------------|----------|
| APN: | 5406-001-055 | Map Reference: | / | Building Area: | |
| County: | LOS ANGELES, CA | Census Tract: | 1973.00 | Total Rooms/Offices: | |
| Subdivision: | GOLDEN WEST | Zoning: | LARD2 | Total Restrooms: | |
| | HEIGHTS ADD | | | | |
| Rec Date: | 08/11/2023 | Prior Rec Date: | 03/03/2017 | Yr Built/Eff: | / |
| Sale Date: | 08/10/2023 | Prior Sale Date: | 02/22/2017 | Air Cond: | |
| Sale Price: | \$6,800,000 | Prior Sale Price: | \$9,500,000 | Pool: | |
| Sale Type: | FULL | Prior Sale Type: | FULL | Roof Mat: | |
| Document #: | 532006 | Acres: | 0.65 | | |
| 1st Mtg Amt: | \$4,760,000 | Lot Area: | 28,308 | | |
| Total Value: | \$7,917,952 | # of Stories: | | | |
| Land Use: | COMMERCIAL LOT | Park Area/Cap#: | / | | |

Comp #: **11** Distance From Subject: **4.80 (miles)**

Address: **„ CA**

Owner Name: **AWP PROPERTIES LLC**

Seller Name: **WHITTIER R H & A L TRUST**

| | | | | | |
|--------------|------------------------|-------------------|----------------|----------------------|----------|
| APN: | 5244-024-003 | 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: | 0.06 | | |
| 1st Mtg Amt: | | Lot Area: | 2,499 | | |
| Total Value: | \$18,820 | # of Stories: | | | |
| Land Use: | COMMERCIAL LOT | Park Area/Cap#: | / | | |

Comp #: **12** Distance From Subject: **4.81 (miles)**

Address: **„ CA**

Owner Name: **AWP PROPERTIES LLC**

Seller Name: **WHITTIER R H & A L TRUST**

| | | | | | |
|--------------|------------------------|-------------------|-------------------|----------------------|----------|
| APN: | 5244-024-002 | 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: | 01/22/1987 | 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: | 0.06 | | |
| 1st Mtg Amt: | | Lot Area: | 2,446 | | |

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

Comp #: **17** Distance From Subject: **7.19 (miles)**

Address: **1813 N LONG BEACH BLVD, COMPTON, CA 90221**

Owner Name: **WST LONG BEACH HOLDCO LLC**

Seller Name: **LONG BEACH BLVD COMPTON LLC**

| | | | | | |
|--------------|------------------------|-------------------|-------------------|----------------------|----------|
| APN: | 6176-004-039 | Map Reference: | 65-B1 / | Building Area: | |
| County: | LOS ANGELES, CA | Census Tract: | 5416.04 | Total Rooms/Offices: | |
| Subdivision: | 6108 | Zoning: | COCL* | Total Restrooms: | |
| Rec Date: | 12/20/2023 | Prior Rec Date: | 11/08/2002 | Yr Built/Eff: | / |
| Sale Date: | 12/15/2023 | Prior Sale Date: | 09/22/2002 | Air Cond: | |
| Sale Price: | \$800,000 | Prior Sale Price: | \$275,000 | Pool: | |
| Sale Type: | FULL | Prior Sale Type: | | Roof Mat: | |
| Document #: | 894485 | Acres: | 0.10 | | |
| 1st Mtg Amt: | | Lot Area: | 4,442 | | |
| Total Value: | \$41,752 | # of Stories: | | | |
| Land Use: | COMMERCIAL LOT | Park Area/Cap#: | / | | |

Comp #: **18** Distance From Subject: **7.20 (miles)**

Address: **517 W ROSECRANS AVE, COMPTON, CA 90222**

Owner Name: **YUN RAY/PAI DEBORAH**

Seller Name: **GRANT VIRGIL E JR L/TR**

| | | | | | |
|--------------|------------------------|-------------------|----------------|----------------------|----------|
| APN: | 6153-014-023 | Map Reference: | 64-E2 / | Building Area: | |
| County: | LOS ANGELES, CA | Census Tract: | 5427.00 | Total Rooms/Offices: | |
| Subdivision: | 4469 | Zoning: | COCM* | Total Restrooms: | |
| Rec Date: | 08/04/2023 | Prior Rec Date: | | Yr Built/Eff: | / |
| Sale Date: | 07/06/2023 | Prior Sale Date: | | Air Cond: | |
| Sale Price: | \$650,000 | Prior Sale Price: | | Pool: | |
| Sale Type: | FULL | Prior Sale Type: | | Roof Mat: | |
| Document #: | 517343 | Acres: | 0.04 | | |
| 1st Mtg Amt: | \$250,000 | Lot Area: | 1,872 | | |
| Total Value: | \$20,895 | # of Stories: | | | |
| Land Use: | COMMERCIAL LOT | Park Area/Cap#: | / | | |

Comp #: **19** Distance From Subject: **7.44 (miles)**

Address: **1035 E ROSECRANS AVE, EAST RANCHO DOMINGUEZ, CA 90221**

Owner Name: **TH II LOS ANGELES 1005 ROSECRA**

Seller Name: **HUR HOONDO**

| | | | | | |
|--------------|------------------------|-------------------|--------------------|----------------------|----------|
| APN: | 6167-033-032 | Map Reference: | 65-A2 / | Building Area: | |
| County: | LOS ANGELES, CA | Census Tract: | 5416.04 | Total Rooms/Offices: | |
| Subdivision: | 4828 | Zoning: | COCL | Total Restrooms: | |
| Rec Date: | 02/16/2024 | Prior Rec Date: | 10/25/2018 | Yr Built/Eff: | / |
| Sale Date: | 02/07/2024 | Prior Sale Date: | 09/27/2018 | Air Cond: | |
| Sale Price: | \$5,300,000 | Prior Sale Price: | \$2,950,000 | Pool: | |
| Sale Type: | FULL | Prior Sale Type: | FULL | Roof Mat: | |
| Document #: | 104840 | Acres: | 0.70 | | |
| 1st Mtg Amt: | | Lot Area: | 30,626 | | |
| Total Value: | \$1,447,471 | # of Stories: | | | |
| Land Use: | COMMERCIAL LOT | Park Area/Cap#: | / | | |

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

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

VAN AMBATIELOS
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 registered mail, one day prior
to the expiration of this notice.

JUL 28 2021

To the address on file on the
last equalized assessment roll
Initiated by 58

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.

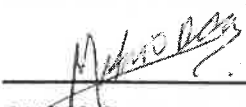
Any questions regarding invoices or how to pay fees should be directed to financial services at (213) 482-6890.


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: _____

Date: July 22, 2021


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.



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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

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

.....

LIST OF IDENTIFIED CODE VIOLATIONS
(ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-5744734

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

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

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

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.

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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

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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.

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CODE ENFORCEMENT BUREAU

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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

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CODE ENFORCEMENT BUREAU
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www.ladbs.org