

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

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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

February 28, 2024

Council District: # 9

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

**JOB ADDRESS: 4424 SOUTH AVALON BOULEVARD, LOS ANGELES, CA**  
**AKA: 4422 SOUTH AVALON BOULEVARD**  
**ASSESSORS PARCEL NO. (APN): 5108-001-005**  
Re: Invoice #798851-4

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: **4424 South Avalon Boulevard, Los Angeles, CA, (AKA: 4422 South Avalon Boulevard)** ("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 29, 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>
System Development Surcharge late fee	50.40
Late Charge/Collection fee (250%)	840.00
Title Report fee	<u>30.00</u>
<b>Grand Total</b>	<b>\$ <u>920.40</u></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 **\$920.40** 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 **\$920.40** 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**

*Chay*  
Ana Mae Yutan  
Chief, LADBS Resource Management Bureau

*inf.* ATTEST: HOLLY L. WOLCOTT, CITY CLERK

Lien confirmed by  
City Council on:

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



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

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***Property Title Report***

**Work Order No. T17075**  
**Dated as of: 06/29/2022**

**Prepared for: City of Los Angeles**

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**SCHEDULE A**

*(Reported Property Information)*

**APN #: 5108-001-005**

**Property Address: 4424 S AVALON BLVD      City: Los Angeles      County: Los Angeles**

**VESTING INFORMATION**

**Type of Document: TAX DEED TO PURCHASER OF TAX DEFAULTED PROPERTY**

**Grantee : MEHEA, USA LLC**

**Grantor : THE TREASURER AND TAX COLLECTOR OF LOS ANGELES COUNTY**

**Deed Date : 11/30/2012**

**Recorded : 12/14/2012**

**Instr No. : 12-1938049**

**MAILING ADDRESS: MEHEA, USA LLC**  
**10866 WILSHIRE BLVD STE 400, LOS ANGELES, CA 90024**

**SCHEDULE B**

**LEGAL DESCRIPTION**

**Lot Number: 6 Subdivision Name: SOUTH PARK VILLA TRACT Brief Description: SOUTH PARK VILLA TRACT LOT 6**

**MORTGAGES/LIENS**

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

This page is part of your document - DO NOT DISCARD



**20121938049**



Pages:  
0002

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

12/14/12 AT 01:32PM

FEES:	15.00
TAXES:	448.00
OTHER:	0.00
PAID:	463.00



LEADSHEET



201212140880073

00006929452



004501291

SEQ:  
106

DAR - Mail (Hard Copy)



**THIS FORM IS NOT TO BE DUPLICATED**

RECORDING REQUESTED BY

COUNTY OF LOS ANGELES  
DEPARTMENT OF TREASURER  
AND TAX COLLECTOR

AND WHICH RECORDED MAIL TO:

MEHEA, USA LLC  
10866 WILSHIRE BLVD #400  
LOS ANGELES, CA 90024



2

Document Transfer Tax - computed on full value of property conveyed	\$ 88.00
City Transfer Tax	\$ 360.00
Survey Fee	\$ 0.00

*Rehsha Dizon*  
Signature of Declarant

**TAX DEED TO PURCHASER OF TAX-DEFAULTED PROPERTY**

On which the legally levied taxes were a lien for FISCAL YEAR 2005 - 2006  
and for nonpayment were duly declared to be in default. DEFAULT NUMBER 5108-001-005

This deed, between the Treasurer and Tax Collector of Los Angeles County ("SELLER") and  
**MEHEA, USA LLC -** A CALIFORNIA LIMITED LIABILITY COMPANY

("PURCHASER"), conveys to the PURCHASER the real property described herein which the SELLER sold to the  
PURCHASER BY AGREEMENT on **October 22, 2012** pursuant to a statutory power of sale in accordance with the  
provisions of Division 1, Part 6, Chapter 7, Revenue and Taxation Code, for the sum of \$ 80,000.00  
No taxing agency objected to the sale.

In accordance with the law, the SELLER hereby grants to the PURCHASER that real property situated in said county,  
State of California, last assessed to, **MORRISON,WAYNE**

described as follows: **ASSESSOR'S PARCEL NUMBER 5108-001-005**

SOUTH PARK VILLA TRACT LOT 6

STATE OF CALIFORNIA } ss.  
County of Los Angeles

**MARK J. SALADINO**  
TREASURER AND TAX COLLECTOR  
of the County of Los Angeles,  
State of California

By *Mark J. Saladino*  
Deputy Tax Collector

EXECUTED ON **November 30, 2012**

On **November 30, 2012**, before me personally appeared **KATHLEEN GLOSTER** 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 on 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.

Location: City of LOS ANGELES

Sale No. 2012A Item No. 02649

**Dean C. Logan**  
REGISTRAR-RECORDER/COUNTY CLERK  
of the County of Los Angeles,  
State of California

By *Rehsha Dizon*  
Deputy County Clerk



# EXHIBIT B

ASSIGNED INSPECTOR: **MARIO CUEVAS**

Date: **February 28, 2024**

JOB ADDRESS: **4424 SOUTH AVALON BOULEVARD, LOS ANGELES, CA**

AKA: **4422 SOUTH AVALON BOULEVARD**

ASSESSOR PARCEL NO. (APN): **5108-001-005**

Last Full Title: **06/29/2022**

Last Update to Title:

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## LIST OF OWNERS AND INTERESTED PARTIES

- 1) MEHEA, USA LLC  
10866 WILSHIRE BLVD STE 400  
LOS ANGELES, CA 90024

CAPACITY: OWNERS

**Property Detail Report**

For Property Located At :

**4422 AVALON BLVD, LOS ANGELES, CA 90011-5627****Owner Information**

Owner Name: **MEHEA USA LLC**  
 Mailing Address: **10866 WILSHIRE BLVD #400, LOS ANGELES CA 90024-4338 C063**  
 Vesting Codes: **//**

**Location Information**

Legal Description: **SOUTH PARK VILLA TRACT LOT 6**  
 County: **LOS ANGELES, CA** APN: **5108-001-005**  
 Census Tract / Block: **2286.00 / 2** Alternate APN:  
 Township-Range-Sect: Subdivision: **SOUTH PARK VILLA**  
 Legal Book/Page: Map Reference: **52-B2 /**  
 Legal Lot: **6** Tract #:  
 Legal Block: School District: **LOS ANGELES**  
 Market Area: **C42** School District Name: **LOS ANGELES**  
 Neighbor Code: Munic/Township: **L.A. SANTA**

**Owner Transfer Information**

Recording/Sale Date: **12/14/2012 / 11/30/2012** Deed Type: **TAX DEED**  
 Sale Price: **\$80,000** 1st Mtg Document #:  
 Document #: **1938049**

**Last Market Sale Information**

Recording/Sale Date: **/** 1st Mtg Amount/Type: **/**  
 Sale Price: 1st Mtg Int. Rate/Type: **/**  
 Sale Type: 1st Mtg Document #: **/**  
 Document #: 2nd Mtg Amount/Type: **/**  
 Deed Type: 2nd Mtg Int. Rate/Type: **/**  
 Transfer Document #: Price Per SqFt:  
 New Construction: Multi/Split Sale:  
 Title Company:  
 Lender:  
 Seller Name:

**Prior Sale Information**

Prior Rec/Sale Date: **/** Prior Lender:  
 Prior Sale Price: Prior 1st Mtg Amt/Type: **/**  
 Prior Doc Number: Prior 1st Mtg Rate/Type: **/**  
 Prior Deed Type:

**Property Characteristics**

Year Built / Eff: <b>/</b>	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: <b>Building Permit</b>	Exterior wall:	Quality:
	Basement Area:	Condition:

**Site Information**

Zoning: <b>LAC2</b>	Acres: <b>0.13</b>	County Use: <b>VACANT COMMERCIAL (100V)</b>
Lot Area: <b>5,602</b>	Lot Width/Depth: <b>x</b>	State Use:
Land Use: <b>COMMERCIAL LOT</b>	Res/Comm Units: <b>/</b>	Water Type:
Site Influence:		Sewer Type:

**Tax Information**

Total Value:	\$91,009	Assessed Year:	2021	Property Tax:	\$1,290.32
Land Value:	\$91,009	Improved %:		Tax Area:	6659
Improvement Value:		Tax Year:	2021	Tax Exemption:	
Total Taxable Value:	\$91,009				

# Comparable Sales Report

For Property Located At

**4422 AVALON BLVD, LOS ANGELES, CA 90011-5627**

20 Comparable(s) Selected.

Report Date: 07/13/2022

**Summary Statistics:**

	Subject	Low	High	Average
Sale Price	\$0	\$120,000	\$37,000,000	\$4,010,375
Bldg/Living Area	0	2,422	2,422	2,422
Price/Sqft	\$0.00	\$1,013.63	\$1,013.63	\$1,013.63
Year Built	0	1927	1927	1927
Lot Area	5,602	2,675	9,309	5,114
Bedrooms	0	0	0	0
Bathrooms/Restrooms	0	0	0	0
Stories	0.00	0.00	0.00	0.00
Total Value	\$91,009	\$5,666	\$2,312,592	\$316,070
Distance From Subject	0.00	0.82	4.47	3.35

\* = user supplied for search only

Comp #:	1	Distance From Subject: 0.82 (miles)		
Address:	,, CA			
Owner Name:	FAC-BROADWAY LLC			
Seller Name:	MAYKOV INC			
APN:	5110-003-002	Map Reference:	52-A2 /	Building Area:
County:	LOS ANGELES, CA	Census Tract:	2319.02	Total Rooms/Offices:
Subdivision:	WALNUT PARK	Zoning:	LAC2	Total Restrooms:
Rec Date:	11/17/2021	Prior Rec Date:	11/05/1993	Yr Built/Eff: /
Sale Date:	07/02/2021	Prior Sale Date:		Air Cond:
Sale Price:	\$4,700,000	Prior Sale Price:	\$11,000	Pool:
Sale Type:	FULL	Prior Sale Type:		Roof Mat:
Document #:	1707335	Acres:	0.16	
1st Mtg Amt:	\$2,350,000	Lot Area:	6,902	
Total Value:	\$86,346	# of Stories:		
Land Use:	COMMERCIAL LOT	Park Area/Cap#:	/	

Comp #:	2	Distance From Subject: 1.56 (miles)		
Address:	5010 S VERMONT AVE, LOS ANGELES, CA 90037			
Owner Name:	5000 VERMONT LLC			
Seller Name:	SIMCO INVESTMENT GROUP LLC			
APN:	5018-016-030	Map Reference:	674-A4 /	Building Area:
County:	LOS ANGELES, CA	Census Tract:	2321.10	Total Rooms/Offices:
Subdivision:	VERMONT PLACE	Zoning:	LAC2	Total Restrooms:
Rec Date:	02/10/2022	Prior Rec Date:	05/25/2017	Yr Built/Eff: /
Sale Date:	01/27/2022	Prior Sale Date:	05/24/2017	Air Cond:
Sale Price:	\$398,000	Prior Sale Price:	\$350,000	Pool:
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:
Document #:	165692	Acres:	0.13	
1st Mtg Amt:		Lot Area:	5,635	
Total Value:	\$321,660	# of Stories:		

Land Use: **COMMERCIAL LOT** Park Area/Cap#: /

Comp #: **3** Distance From Subject: **2.21 (miles)**  
 Address: **1304 W 39TH ST, LOS ANGELES, CA 90062**  
 Owner Name: **BIF OZ 3905 NORMANDIE AVE LP**  
 Seller Name: **H M & ALBERSTONE B TRUST**  
 APN: **5036-015-001** Map Reference: **51-E1 /** Building Area:  
 County: **LOS ANGELES, CA** Census Tract: **2313.01** Total Rooms/Offices:  
 Subdivision: **ROSS & JONES TR** Zoning: **LAC2** Total Restrooms:  
 Rec Date: **03/04/2022** Prior Rec Date: **02/05/1976** Yr Built/Eff: /  
 Sale Date: **02/16/2022** Prior Sale Date: Air Cond:  
 Sale Price: **\$1,100,000** Prior Sale Price: **\$10,000** Pool:  
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:  
 Document #: **254170** Acres: **0.13**  
 1st Mtg Amt: Lot Area: **5,869**  
 Total Value: **\$22,179** # of Stories:  
 Land Use: **COMMERCIAL LOT** Park Area/Cap#: /

Comp #: **4** Distance From Subject: **2.54 (miles)**  
 Address: **,, CA**  
 Owner Name: **LIT 9TH ST JEWEL VERNON LP**  
 Seller Name: **EXXONMOBIL FOUNDATION**  
 APN: **6302-001-039** Map Reference: **52-F1 /** Building Area:  
 County: **LOS ANGELES, CA** Census Tract: Total Rooms/Offices:  
 Subdivision: **2455** Zoning: **VEM&MS3-M\*** Total Restrooms:  
 Rec Date: **12/21/2021** Prior Rec Date: **08/12/1994** Yr Built/Eff: /  
 Sale Date: **12/17/2021** Prior Sale Date: Air Cond:  
 Sale Price: **\$1,800,000** Prior Sale Price: Pool:  
 Sale Type: **FULL** Prior Sale Type: Roof Mat:  
 Document #: **1888205** Acres: **0.12**  
 1st Mtg Amt: Lot Area: **5,081**  
 Total Value: **\$5,666** # of Stories:  
 Land Use: **COMMERCIAL LOT** Park Area/Cap#: /

Comp #: **5** Distance From Subject: **2.74 (miles)**  
 Address: **1346 ALBANY ST, LOS ANGELES, CA 90015**  
 Owner Name: **NEXT GEN DEVELOPMENTS I LLC/NEXT GEN DEVELOPMENTS II LLC**  
 Seller Name: **1330 W PICO BLVD OWNER LLC**  
 APN: **5135-035-012** Map Reference: **44-B4 /** Building Area:  
 County: **LOS ANGELES, CA** Census Tract: **2242.00** Total Rooms/Offices:  
 Subdivision: **GREENWELL TR** Zoning: **LACM** Total Restrooms:  
 Rec Date: **12/30/2021** Prior Rec Date: **10/02/2017** Yr Built/Eff: /  
 Sale Date: **12/22/2021** Prior Sale Date: **09/27/2017** Air Cond:  
 Sale Price: **\$37,000,000** Prior Sale Price: **\$41,500,000** Pool:  
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:  
 Document #: **1930775** Acres: **0.14**  
 1st Mtg Amt: Lot Area: **5,996**  
 Total Value: **\$2,312,592** # of Stories:  
 Land Use: **COMMERCIAL LOT** Park Area/Cap#: /

Comp #: **6** Distance From Subject: **2.88 (miles)**  
 Address: **1327 W 18TH ST, LOS ANGELES, CA 90006**  
 Owner Name: **PROJECT ROCKY CREEK LLC**  
 Seller Name: **MOON K J & AHN B S TRUST**  
 APN: **5135-010-015** Map Reference: **44-A4 /** Building Area:  
 County: **LOS ANGELES, CA** Census Tract: **2243.10** Total Rooms/Offices:

Subdivision:	<b>WIESENDANGER CITY</b>	Zoning:	<b>LARD1.5</b>	Total Restrooms:	
Rec Date:	<b>03/16/2022</b>	Prior Rec Date:	<b>07/09/2021</b>	Yr Built/Eff:	/
Sale Date:	<b>03/10/2022</b>	Prior Sale Date:	<b>04/30/2021</b>	Air Cond:	
Sale Price:	<b>\$5,550,000</b>	Prior Sale Price:	<b>\$4,350,000</b>	Pool:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Roof Mat:	
Document #:	<b>304171</b>	Acres:	<b>0.13</b>		
1st Mtg Amt:	<b>\$2,175,000</b>	Lot Area:	<b>5,472</b>		
Total Value:	<b>\$772,925</b>	# of Stories:			
Land Use:	<b>COMMERCIAL LOT</b>	Park Area/Cap#:	/		

Comp #:	<b>7</b>	Distance From Subject:	<b>3.27 (miles)</b>
Address:	<b>106 E 88TH PL, LOS ANGELES, CA 90003</b>		
Owner Name:	<b>UKJ4 LLC</b>		
Seller Name:	<b>RUSALKA PROPERTIES LLC</b>		
APN:	<b>6041-005-001</b>	Map Reference:	<b>58-B2 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>2402.00</b>
Subdivision:	<b>4996</b>	Zoning:	<b>LAC2</b>
Rec Date:	<b>04/15/2022</b>	Prior Rec Date:	<b>11/03/2017</b>
Sale Date:	<b>04/14/2022</b>	Prior Sale Date:	<b>10/19/2017</b>
Sale Price:	<b>\$4,000,000</b>	Prior Sale Price:	<b>\$2,030,000</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>420825</b>	Acres:	<b>0.08</b>
1st Mtg Amt:		Lot Area:	<b>3,660</b>
Total Value:	<b>\$273,306</b>	# of Stories:	
Land Use:	<b>COMMERCIAL LOT</b>	Park Area/Cap#:	/

Comp #:	<b>8</b>	Distance From Subject:	<b>3.28 (miles)</b>
Address:	<b>,, CA</b>		
Owner Name:	<b>UKJ4 LLC</b>		
Seller Name:	<b>RUSALKA PROPERTIES LLC</b>		
APN:	<b>6041-005-034</b>	Map Reference:	<b>58-B2 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>2402.00</b>
Subdivision:	<b>4996</b>	Zoning:	<b>LAC2</b>
Rec Date:	<b>04/15/2022</b>	Prior Rec Date:	<b>11/03/2017</b>
Sale Date:	<b>04/14/2022</b>	Prior Sale Date:	<b>10/19/2017</b>
Sale Price:	<b>\$4,000,000</b>	Prior Sale Price:	<b>\$2,030,000</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>420825</b>	Acres:	<b>0.06</b>
1st Mtg Amt:		Lot Area:	<b>2,675</b>
Total Value:	<b>\$147,164</b>	# of Stories:	
Land Use:	<b>COMMERCIAL LOT</b>	Park Area/Cap#:	/

Comp #:	<b>9</b>	Distance From Subject:	<b>3.32 (miles)</b>
Address:	<b>,, CA</b>		
Owner Name:	<b>COOPER MAURICE</b>		
Seller Name:	<b>BLACK JAMES W FAMILY TRUST</b>		
APN:	<b>6018-016-011</b>	Map Reference:	<b>51-E6 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>2379.00</b>
Subdivision:	<b>6757</b>	Zoning:	<b>LAC2</b>
Rec Date:	<b>03/09/2022</b>	Prior Rec Date:	<b>11/09/2001</b>
Sale Date:	<b>02/25/2022</b>	Prior Sale Date:	<b>08/23/2001</b>
Sale Price:	<b>\$550,000</b>	Prior Sale Price:	<b>\$27,500</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>275403</b>	Acres:	<b>0.06</b>
1st Mtg Amt:		Lot Area:	<b>2,754</b>
Total Value:	<b>\$37,521</b>	# of Stories:	
Land Use:	<b>COMMERCIAL LOT</b>	Park Area/Cap#:	/

Comp #: 10 Distance From Subject: 3.66 (miles)  
 Address: 423 E 108TH ST, LOS ANGELES, CA 90061-2507  
 Owner Name: SANDOVAL ROBERTO  
 Seller Name: ASCENCIO JOSE E A  
 APN: 6047-015-023 Map Reference: 57-F2 / Building Area:  
 County: LOS ANGELES, CA Census Tract: 2409.02 Total Rooms/Offices:  
 Subdivision: GRIDER & HAMILTONS Zoning: LCC3YY Total Restrooms:  
 SUNNY SIDE  
 Rec Date: 01/11/2022 Prior Rec Date: 03/25/2021 Yr Built/Eff: /  
 Sale Date: 12/10/2021 Prior Sale Date: 03/10/2021 Air Cond:  
 Sale Price: \$356,500 Prior Sale Price: \$335,000 Pool:  
 Sale Type: FULL Prior Sale Type: FULL Roof Mat:  
 Document #: 41048 Acres: 0.12  
 1st Mtg Amt: Lot Area: 5,139  
 Total Value: \$247,026 # of Stories:  
 Land Use: COMMERCIAL LOT Park Area/Cap#: /

Comp #: 11 Distance From Subject: 3.67 (miles)  
 Address: 1000 S VERMONT AVE, LOS ANGELES, CA 90006-2711  
 Owner Name: 1000 VERMONT LOS ANGELES LLC  
 Seller Name: JR TRUST  
 APN: 5076-009-014 Map Reference: 43-F3 / Building Area:  
 County: LOS ANGELES, CA Census Tract: 2134.02 Total Rooms/Offices:  
 Subdivision: CLARK & BRYANS Zoning: LAC2 Total Restrooms:  
 Rec Date: 02/28/2022 Prior Rec Date: 12/30/2014 Yr Built/Eff: /  
 Sale Date: 02/22/2022 Prior Sale Date: 11/24/2014 Air Cond:  
 Sale Price: \$1,273,000 Prior Sale Price: \$113,500 Pool:  
 Sale Type: FULL Prior Sale Type: FULL Roof Mat:  
 Document #: 231425 Acres: 0.07  
 1st Mtg Amt: Lot Area: 2,969  
 Total Value: \$125,908 # of Stories:  
 Land Use: COMMERCIAL LOT Park Area/Cap#: /

Comp #: 12 Distance From Subject: 3.81 (miles)  
 Address: 2275 CAMBRIDGE ST, LOS ANGELES, CA 90006  
 Owner Name: AGAPE SARANG CHILD CENTER INC  
 Seller Name: WESTERN CAMBRIDGE LLC  
 APN: 5074-011-015 Map Reference: 43-E4 / Building Area:  
 County: LOS ANGELES, CA Census Tract: 2213.03 Total Rooms/Offices:  
 Subdivision: HARVARD HEIGHTS Zoning: LAR2 Total Restrooms:  
 Rec Date: 04/29/2022 Prior Rec Date: 12/10/2013 Yr Built/Eff: /  
 Sale Date: 04/13/2022 Prior Sale Date: 12/04/2013 Air Cond:  
 Sale Price: \$4,400,000 Prior Sale Price: \$80,000 Pool:  
 Sale Type: FULL Prior Sale Type: FULL Roof Mat:  
 Document #: 469844 Acres: 0.14  
 1st Mtg Amt: Lot Area: 6,008  
 Total Value: \$396,372 # of Stories:  
 Land Use: COMMERCIAL LOT Park Area/Cap#: /

Comp #: 13 Distance From Subject: 3.88 (miles)  
 Address: ,, CA  
 Owner Name: HOPE & CO REAL ESTATE LLC  
 Seller Name: BARNOW FAMILY TRUST B  
 APN: 4009-003-033 Map Reference: / Building Area: 2,422  
 County: LOS ANGELES, CA Census Tract: 2352.01 Total Rooms/Offices:  
 Subdivision: Zoning: LAC2 Total Restrooms:

Rec Date:	<b>01/03/2022</b>	Prior Rec Date:		Yr Built/Eff:	<b>1927 / 1927</b>
Sale Date:	<b>12/23/2021</b>	Prior Sale Date:		Air Cond:	<b>YES</b>
Sale Price:	<b>\$2,455,000</b>	Prior Sale Price:		Pool:	
Sale Type:	<b>FULL</b>	Prior Sale Type:		Roof Mat:	
Document #:	<b>5659</b>	Acres:	<b>0.20</b>		
1st Mtg Amt:		Lot Area:	<b>8,585</b>		
Total Value:	<b>\$127,962</b>	# of Stories:			
Land Use:	<b>COMMERCIAL LOT</b>	Park Area/Cap#:	<b>/</b>		

Comp #:	<b>14</b>	Distance From Subject: <b>3.91 (miles)</b>			
Address:	<b>,, CA</b>				
Owner Name:	<b>HOPE &amp; CO REAL ESTATE LLC</b>				
Seller Name:	<b>BARNOW FAMILY TRUST B</b>				
APN:	<b>4009-003-014</b>	Map Reference:	<b>51-C6 /</b>	Building Area:	
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>2352.01</b>	Total Rooms/Offices:	
Subdivision:	<b>1924</b>	Zoning:	<b>LAC2</b>	Total Restrooms:	
Rec Date:	<b>01/03/2022</b>	Prior Rec Date:		Yr Built/Eff:	<b>/</b>
Sale Date:	<b>12/23/2021</b>	Prior Sale Date:		Air Cond:	
Sale Price:	<b>\$2,455,000</b>	Prior Sale Price:		Pool:	
Sale Type:	<b>FULL</b>	Prior Sale Type:		Roof Mat:	
Document #:	<b>5659</b>	Acres:	<b>0.07</b>		
1st Mtg Amt:		Lot Area:	<b>2,855</b>		
Total Value:	<b>\$61,280</b>	# of Stories:			
Land Use:	<b>COMMERCIAL LOT</b>	Park Area/Cap#:	<b>/</b>		

Comp #:	<b>15</b>	Distance From Subject: <b>4.08 (miles)</b>			
Address:	<b>,, CA</b>				
Owner Name:	<b>3618 STOCKER MANAGEMENT LLC</b>				
Seller Name:	<b>BLANTON FAM PROTECTIVE TRUST</b>				
APN:	<b>5024-008-012</b>	Map Reference:	<b>51-B2 /</b>	Building Area:	
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>7032.00</b>	Total Rooms/Offices:	
Subdivision:	<b>1</b>	Zoning:	<b>LCR3YY</b>	Total Restrooms:	
Rec Date:	<b>11/23/2021</b>	Prior Rec Date:	<b>11/09/2012</b>	Yr Built/Eff:	<b>/</b>
Sale Date:	<b>11/03/2021</b>	Prior Sale Date:	<b>10/24/2012</b>	Air Cond:	
Sale Price:	<b>\$3,000,000</b>	Prior Sale Price:	<b>\$800,000</b>	Pool:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Roof Mat:	
Document #:	<b>1736883</b>	Acres:	<b>0.17</b>		
1st Mtg Amt:	<b>\$2,400,000</b>	Lot Area:	<b>7,519</b>		
Total Value:	<b>\$326,313</b>	# of Stories:			
Land Use:	<b>COMMERCIAL LOT</b>	Park Area/Cap#:	<b>/</b>		

Comp #:	<b>16</b>	Distance From Subject: <b>4.08 (miles)</b>			
Address:	<b>9922 S FIGUEROA ST, LOS ANGELES, CA 90003</b>				
Owner Name:	<b>FAC-FIGUEROA LLC</b>				
Seller Name:	<b>PADILLA CELIA M</b>				
APN:	<b>6054-032-005</b>	Map Reference:	<b>58-A3 /</b>	Building Area:	
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>2404.02</b>	Total Rooms/Offices:	
Subdivision:	<b>6313</b>	Zoning:	<b>LAC2</b>	Total Restrooms:	
Rec Date:	<b>12/02/2021</b>	Prior Rec Date:	<b>12/11/1998</b>	Yr Built/Eff:	<b>/</b>
Sale Date:	<b>11/22/2021</b>	Prior Sale Date:	<b>12/09/1998</b>	Air Cond:	
Sale Price:	<b>\$2,350,000</b>	Prior Sale Price:	<b>\$62,500</b>	Pool:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Roof Mat:	
Document #:	<b>1783636</b>	Acres:	<b>0.21</b>		
1st Mtg Amt:	<b>\$1,292,500</b>	Lot Area:	<b>9,309</b>		
Total Value:	<b>\$267,933</b>	# of Stories:			
Land Use:	<b>COMMERCIAL LOT</b>	Park Area/Cap#:	<b>/</b>		

Comp #: 17 Distance From Subject: 4.09 (miles)  
 Address: ,, CA  
 Owner Name: WORTH CAP HLDGS JEFFERSON LLC  
 Seller Name: POLICAPPELLI NINI  
 APN: 5044-007-003 Map Reference: 43-C6 / Building Area:  
 County: LOS ANGELES, CA Census Tract: 2193.00 Total Rooms/Offices:  
 Subdivision: 5580 Zoning: LAC2 Total Restrooms:  
 Rec Date: 02/02/2022 Prior Rec Date: 02/22/1991 Yr Built/Eff: /  
 Sale Date: 01/21/2022 Prior Sale Date: 02/1991 Air Cond:  
 Sale Price: \$1,800,000 Prior Sale Price: \$40,000 Pool:  
 Sale Type: FULL Prior Sale Type: FULL Roof Mat:  
 Document #: 132744 Acres: 0.13  
 1st Mtg Amt: Lot Area: 5,850  
 Total Value: \$355,518 # of Stories:  
 Land Use: COMMERCIAL LOT Park Area/Cap#: /

Comp #: 18 Distance From Subject: 4.36 (miles)  
 Address: 2908 E 1ST ST, LOS ANGELES, CA 90033-3653  
 Owner Name: DE LA TORRE RESTAURANT GRP ILI  
 Seller Name: RAMIREZ JUAN LIVING TRUST  
 APN: 5180-021-005 Map Reference: 45-B4 / Building Area:  
 County: LOS ANGELES, CA Census Tract: 2043.00 Total Rooms/Offices:  
 Subdivision: DAVIN & JULLIENS Zoning: LAR2 Total Restrooms:  
 Rec Date: 10/18/2021 Prior Rec Date: Yr Built/Eff: /  
 Sale Date: 08/03/2021 Prior Sale Date: Air Cond:  
 Sale Price: \$2,100,000 Prior Sale Price: Pool:  
 Sale Type: FULL Prior Sale Type: Roof Mat:  
 Document #: 1563811 Acres: 0.09  
 1st Mtg Amt: \$1,470,000 Lot Area: 4,049  
 Total Value: \$144,955 # of Stories:  
 Land Use: COMMERCIAL LOT Park Area/Cap#: /

Comp #: 19 Distance From Subject: 4.46 (miles)  
 Address: 1144 W SUNSET BLVD, LOS ANGELES, CA 90012  
 Owner Name: ECHO GROUP INVESTORS LLC  
 Seller Name: WRONSKE HARDY  
 APN: 5405-028-007 Map Reference: 44-D1 / Building Area:  
 County: LOS ANGELES, CA Census Tract: 1976.00 Total Rooms/Offices:  
 Subdivision: 3791 Zoning: LAC2 Total Restrooms:  
 Rec Date: 06/06/2022 Prior Rec Date: 12/29/2021 Yr Built/Eff: /  
 Sale Date: 06/03/2022 Prior Sale Date: 12/17/2021 Air Cond:  
 Sale Price: \$800,000 Prior Sale Price: \$120,000 Pool:  
 Sale Type: FULL Prior Sale Type: FULL Roof Mat:  
 Document #: 598762 Acres: 0.07  
 1st Mtg Amt: Lot Area: 3,000  
 Total Value: \$144,392 # of Stories:  
 Land Use: COMMERCIAL LOT Park Area/Cap#: /

Comp #: 20 Distance From Subject: 4.47 (miles)  
 Address: 1148 W SUNSET BLVD, LOS ANGELES, CA 90012  
 Owner Name: WRONSKE KEVIN  
 Seller Name: HEYDAY DEV CORP  
 APN: 5405-028-006 Map Reference: 44-D1 / Building Area:  
 County: LOS ANGELES, CA Census Tract: 1976.00 Total Rooms/Offices:  
 Subdivision: 3791 Zoning: LAC2 Total Restrooms:  
 Rec Date: 06/03/2022 Prior Rec Date: 01/21/2014 Yr Built/Eff: /  
 Sale Date: 05/20/2022 Prior Sale Date: 12/12/2013 Air Cond:  
 Sale Price: \$120,000 Prior Sale Price: \$255,000 Pool:

Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Roof Mat:
Document #:	<b>595010</b>	Acres:	<b>0.07</b>	
1st Mtg Amt:		Lot Area:	<b>2,950</b>	
Total Value:	<b>\$144,392</b>	# of Stories:		
Land Use:	<b>COMMERCIAL LOT</b>	Park Area/Cap#:	<b>/</b>	

# EXHIBIT D

ASSIGNED INSPECTOR: MARIO CUEVAS  
JOB ADDRESS: 4424 SOUTH AVALON BOULEVARD, LOS ANGELES, CA  
AKA: 4422 SOUTH AVALON BOULEVARD  
ASSESSOR PARCEL NO. (APN): 5108-001-005

Date: February 28, 2024

CASE NO.: 882148  
ORDER NO.: A-5165838

EFFECTIVE DATE OF ORDER TO COMPLY: October 29, 2019  
COMPLIANCE EXPECTED DATE: November 28, 2019  
DATE COMPLIANCE OBTAINED: No Compliance to Date

.....

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

**VIOLATIONS:**

SEE ATTACHED ORDER # A-5165838

1060131202093598

**BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS**

**VAN AMBATIELOS  
PRESIDENT**

**E. FELICIA BRANNON  
VICE-PRESIDENT**

**JÓSELYN 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**

**MEHEA USA LLC C/O MICHAEL BEHZAD  
10866 WILSHIRE BLVD STE 400  
LOS ANGELES, CA 90024**

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

**CASE #: 882148  
ORDER #: A-5165838  
EFFECTIVE DATE: October 29, 2019  
COMPLIANCE DATE: November 28, 2019**

**OWNER OF  
SITE ADDRESS: 4424 S AVALON BLVD**

**OCT 21 2019**

**ASSESSORS PARCEL NO.: 5108-001-005  
ZONE: C2; Commercial Zone**

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

**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. Storage of abandoned vehicles.**

**You are therefore ordered to: 1) Remove the abandoned vehicle.**

**Code Section(s) in Violation: 19.93 Los Angeles Administrative Code, 12.21A.1.(a) of the L.A.M.C.**

**Location: ENTIRE PROPERTY.**

**Comments: 1) REMOVE ALL ABANDONED VEHICLES FROM THE VACANT 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.**

**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:**

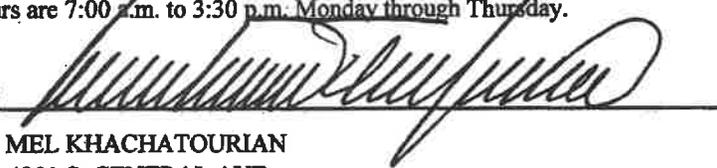
There is an appeal procedure established in this city whereby the Department of Building and Safety and the Board of Building and Safety Commissioners have the authority to hear and determine error or abuse of discretion, or requests for slight modification of the requirements contained in this order 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)978-4494.

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

Inspector :



Date: October 18, 2019

MEL KHACHATOURIAN  
4301 S. CENTRAL AVE  
LOS ANGELES, CA 90011  
(213)978-4494

Mel.Khachatourian@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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