

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

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PRESIDENT

JACOB STEVENS  
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MOISES ROSALES  
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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

April 16, 2024

Council District: # 14

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

JOB ADDRESS: **1480 SOUTH LORENA STREET, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **5190-031-025**  
Re: Invoice #770938-2, 787159-3

Pursuant to the authority granted by Section 91.103 of the Los Angeles Municipal Code ("L.A.M.C"), the Los Angeles Department of Building and Safety (LADBS) investigated and identified code violations at: **1480 South Lorena Street, Los Angeles, CA**, ("Property"). A copy of the title report which includes a full legal description of the property is attached as Exhibit A.

Following LADBS'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, on November 13, 2018, pursuant to Section 98.0402(e) of the L.A.M.C. LADBS performed annual inspections on the vehicle repair facility located at the same address. The property owner was given notice of the unpaid annual inspection fees on the property. LADBS imposed non-compliance fee and annual inspection fee as follows:

<u>Description</u>	<u>Amount</u>
Annual inspection Fee	\$ 457.00
System Development Surcharge	27.42
Non-Compliance Code Enforcement fee	660.00
Late Charge/Collection fee (250%)	1,650.00
Accumulated Interest (1%/month)	141.11
Title Report fee	30.00
<b>Grand Total</b>	<b>\$ 2,965.53</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 **\$2,965.53** be recorded against the property. It is requested that the Honorable City Council of the City of Los Angeles (the "City 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 **\$2,965.53** on the referenced property. 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. T17210**  
**Dated as of: 09/06/2022**

**Prepared for: City of Los Angeles**

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### ***SCHEDULE A*** ***(Reported Property Information)***

**APN #: 5190-031-025**

**Property Address: 1480 S LORENA ST**      **City: Los Angeles**      **County: Los Angeles**

### **VESTING INFORMATION**

**Type of Document: GRANT DEED**

**Grantee : RODOLFO BARAJAS**

**Grantor : JOHN T. PROVINES, LTD**

**Deed Date : 10/29/1998**

**Recorded : 11/23/1998**

**Instr No. : 98-214305**

**MAILING ADDRESS: RODOLFO BARAJAS**  
**6503 RIVERGROVE DR, DOWNEY, CA 90240**

### ***SCHEDULE B***

### **LEGAL DESCRIPTION**

**Lot Number: 64,65 Tract No: 5478 Brief Description: TRACT NO 5478 LOTS 64 AND LOT 65**

### **MORTGAGES/LIENS**

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

98' 2141305

RECORDING REQUESTED BY  
LAWYERS TITLE COMPANY  
WHEN RECORDED MAIL TO  
AND MAIL TAX STATEMENTS TO

B

NAME RODOLFO BARAJAS  
ADDRESS 2834 TOLSON ST  
CITY LA  
STATE & ZIP CA 90033

TITLE ORDER NO. 4286754-49  
5190-31-25

ESCROW NO. 98-2800-AP  
GRANT DEED

APN 8190-031-028

THE UNDERSIGNED GRANTOR(S) DECLARE(S)  
DOCUMENTARY TRANSFER TAX is \$187.00 and \$765.00 City Tax  
computed on full value of property conveyed or conveyed on full value of property conveyed less encumbrances of record  
Unincorporated area of City of LOS ANGELES and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

JOHN T. PROVINES, LTD., A CALIFORNIA CORPORATION

hereby GRANT(S) to

RODOLFO BARAJAS, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY

the following described real property in the County of LOS ANGELES State of California:

LOTS 64 AND 65 OF TRACT NO. 5478, IN THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 58, PAGE(S) 48 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

Dated OCTOBER 29, 1998

*John T. Provines Ltd.*  
JOHN T. PROVINES, LTD.,  
A CALIFORNIA CORPORATION

STATE OF CALIFORNIA  
COUNTY OF LOS ANGELES, s.s.

On November 13, 1998 before  
me ANGIE PUGLIESE, Notary Public (here insert name and title of the officer), personally  
appeared JOHN T. PROVINES, LTD.

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same 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.

WITNESS my hand and official seal.

Signature *Angie Pugliese*



CONTINENTAL

NOV 23 1998

**Date: April 16, 2024**

ASSESSORS PARCEL NO. (APN): **5190-031-025**

Last Update to Title:

1). RODOLFO BARAJAS  
6503 RIVERGROVE DR.  
DOWNEY, CA 90240

CAPACITY: OWNER

**Property Detail Report**

For Property Located At :

**1480 S LORENA ST, LOS ANGELES, CA 90023-3720**

RealQuest

Bldg Card: 000 of 002

**Owner Information**

Owner Name: **BARAJAS RODOLFO**  
 Mailing Address: **6503 RIVERGROVE DR, DOWNEY CA 90240-2026 C001**  
 Vesting Codes: **MM / /**

**Location Information**

Legal Description: **TRACT NO 5478 LOTS 64 AND LOT 65**  
 County: **LOS ANGELES, CA** APN: **5190-031-025**  
 Census Tract / Block: **2051.20 / 2** Alternate APN:  
 Township-Range-Sect: Subdivision: **5478**  
 Legal Book/Page: **58-48** Map Reference: **53-B1 /**  
 Legal Lot: **65** Tract #: **5478**  
 Legal Block: School District: **LOS ANGELES**  
 Market Area: **BOYH** School District Name: **LOS ANGELES**  
 Neighbor Code: Munic/Township: **L.A. ADELAN**

**Owner Transfer Information**

Recording/Sale Date: **/** Deed Type:  
 Sale Price: 1st Mtg Document #:  
 Document #:

**Last Market Sale Information**

Recording/Sale Date: **11/23/1998 / 10/29/1998** 1st Mtg Amount/Type: **\$110,000 / CONV**  
 Sale Price: **\$170,000** 1st Mtg Int. Rate/Type: **/ ADJ**  
 Sale Type: **FULL** 1st Mtg Document #: **2141306**  
 Document #: **2141305** 2nd Mtg Amount/Type: **/**  
 Deed Type: **GRANT DEED** 2nd Mtg Int. Rate/Type: **/**  
 Transfer Document #: Price Per SqFt: **\$33.84**  
 New Construction: Multi/Split Sale:  
 Title Company:  
 Lender: **BANK OF YORBA LINDA**  
 Seller Name: **JOHN T PROVINES LTD**

**Prior Sale Information**

Prior Rec/Sale Date: **05/28/1981 /** Prior Lender:  
 Prior Sale Price: **\$55,000** Prior 1st Mtg Amt/Type: **/**  
 Prior Doc Number: **527437** Prior 1st Mtg Rate/Type: **/**  
 Prior Deed Type: **DEED (REG)**

**Property Characteristics**

Year Built / Eff: **1936 / 1945** Total Rooms/Offices  
 Gross Area: **5,023** Total Restrooms:  
 Building Area: **5,023** Roof Type:  
 Tot Adj Area: Roof Material: **ROLL COMPOSITION** Garage Area:  
 Above Grade: Construction: Air Cond: **YES**  
 # of Stories: **1** Foundation: **CONCRETE** Pool:  
 Other Improvements: Building Permit Exterior wall: **STUCCO** Quality:  
 Basement Area: Condition:

**Site Information**

Zoning: **LAM2** Acres: **0.28** County Use: **AUTO SVC SHOP (2600)**  
 Lot Area: **12,052** Lot Width/Depth: **x** State Use:  
 Land Use: **AUTO REPAIR** Res/Comm Units: **/** Water Type:  
 Site Influence: Sewer Type:

**Tax Information**

Total Value: **\$377,814** Assessed Year: **2021** Property Tax: **\$5,573.35**  
 Land Value: **\$217,239** Improved %: **43%** Tax Area: **12704**  
 Improvement Value: **\$160,575** Tax Year: **2021** Tax Exemption:  
 Total Taxable Value: **\$377,814**

# Comparable Sales Report

For Property Located At



RealQuest

**1480 S LORENA ST, LOS ANGELES, CA 90023-3720**

**14 Comparable(s) Selected.**

Report Date: 09/08/2022

## Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$170,000	\$520,000	\$7,100,000	\$2,231,393
Bldg/Living Area	5,023	4,400	5,598	5,090
Price/Sqft	\$33.84	\$110.73	\$1,296.80	\$434.19
Year Built	1936	1924	1994	1967
Lot Area	12,052	4,995	22,396	12,330
Bedrooms	0	0	0	0
Bathrooms/Restrooms	0	2	3	2
Stories	1.00	1.00	1.00	1.00
Total Value	\$377,814	\$165,070	\$1,972,850	\$796,426
Distance From Subject	0.00	4.90	20.63	11.33

\*= user supplied for search only

Comp #:	1	Distance From Subject:	4.90 (miles)
Address:	2036 BEVERLY BLVD, LOS ANGELES, CA 90057-2416		
Owner Name:	105 MOUNTAIN VIEW LLC		
Seller Name:	MESTER-LIVING CAROLI M TRUST		
APN:	5154-006-013	Map Reference:	44-B1 /
County:	LOS ANGELES, CA	Census Tract:	2084.01
Subdivision:	HAYS TR	Zoning:	LAC2
Rec Date:	12/28/2021	Prior Rec Date:	
Sale Date:	12/16/2021	Prior Sale Date:	
Sale Price:	\$2,050,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	1917991	Acres:	0.24
1st Mtg Amt:	\$1,435,000	Lot Area:	10,457
Total Value:	\$1,035,564	# of Stories:	
Land Use:	AUTO REPAIR	Park Area/Cap#:	/
Building Area:	5,201	Total Rooms/Offices:	
Total Restrooms:	2	Yr Built/Eff:	1989 /
Air Cond:	NONE	Pool:	
Roof Mat:			

Comp #:	2	Distance From Subject:	5.21 (miles)
Address:	7826 S BROADWAY, LOS ANGELES, CA 90003-2436		
Owner Name:	BCLR LLC		
Seller Name:	MSM LAUNDRY LLC		
APN:	6031-020-004	Map Reference:	52-A6 /
County:	LOS ANGELES, CA	Census Tract:	2396.02
Subdivision:	PECKHAMS MONETA	Zoning:	LAC2
	AVE SQUARE 01		
Rec Date:	06/02/2022	Prior Rec Date:	03/01/2017
Sale Date:	05/19/2022	Prior Sale Date:	12/20/2016
Sale Price:	\$3,225,000	Prior Sale Price:	\$2,500,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	589385	Acres:	0.30
1st Mtg Amt:	\$3,305,000	Lot Area:	13,000
Total Value:	\$1,972,850	# of Stories:	
Land Use:	AUTO REPAIR	Park Area/Cap#:	/
Building Area:	5,520	Total Rooms/Offices:	
Total Restrooms:	3	Yr Built/Eff:	1994 / 2000
Air Cond:	YES	Pool:	
Roof Mat:			

Comp #:	3	Distance From Subject:	5.78 (miles)
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Address: **1420 W VALLEY BLVD D, ALHAMBRA, CA 91803-2320**

Owner Name: **ATWATER EV IV LLC**

Seller Name: **MUE1995 FAM SURVIVORS TRUST**

APN: <b>5356-010-011</b>	Map Reference: <b>37-B5 /</b>	Building Area: <b>5,137</b>
County: <b>LOS ANGELES, CA</b>	Census Tract: <b>4809.03</b>	Total Rooms/Offices:
Subdivision: <b>RAMONA</b>	Zoning: <b>ALCPD*</b>	Total Restrooms:
Rec Date: <b>03/10/2022</b>	Prior Rec Date: <b>06/23/1995</b>	Yr Built/Eff: <b>1968 /</b>
Sale Date: <b>12/28/2021</b>	Prior Sale Date:	Air Cond:
Sale Price: <b>\$2,950,000</b>	Prior Sale Price:	Pool:
Sale Type: <b>FULL</b>	Prior Sale Type:	Roof Mat:
Document #: <b>280417</b>	Acres: <b>0.20</b>	
1st Mtg Amt: <b>\$1,700,000</b>	Lot Area: <b>8,757</b>	
Total Value: <b>\$214,420</b>	# of Stories:	
Land Use: <b>AUTO REPAIR</b>	Park Area/Cap#: <b>/</b>	

Comp #: **4** Distance From Subject: **7.11 (miles)**

Address: **5124 CRENSHAW BLVD, LOS ANGELES, CA 90043-1854**

Owner Name: **TIM MULLAHEY TRUST**

Seller Name: **HWANG YANG S**

APN: <b>5013-019-005</b>	Map Reference: <b>51-C3 /</b>	Building Area: <b>5,053</b>
County: <b>LOS ANGELES, CA</b>	Census Tract: <b>2345.01</b>	Total Rooms/Offices:
Subdivision: <b>668</b>	Zoning: <b>LAC2</b>	Total Restrooms:
Rec Date: <b>02/17/2022</b>	Prior Rec Date: <b>02/06/2004</b>	Yr Built/Eff: <b>1936 /</b>
Sale Date: <b>02/10/2022</b>	Prior Sale Date: <b>01/21/2004</b>	Air Cond:
Sale Price: <b>\$1,925,000</b>	Prior Sale Price: <b>\$520,000</b>	Pool:
Sale Type: <b>FULL</b>	Prior Sale Type: <b>FULL</b>	Roof Mat: <b>ROLL COMPOSITION</b>
Document #: <b>193434</b>	Acres: <b>0.26</b>	
1st Mtg Amt: <b>\$731,044</b>	Lot Area: <b>11,415</b>	
Total Value: <b>\$731,044</b>	# of Stories: <b>1</b>	
Land Use: <b>AUTO REPAIR</b>	Park Area/Cap#: <b>/</b>	

Comp #: **5** Distance From Subject: **7.17 (miles)**

Address: **5251 YORK BLVD, LOS ANGELES, CA 90042-1743**

Owner Name: **OTTER LAKE FARM LLC**

Seller Name: **YORK 5251 LLC**

APN: <b>5478-002-026</b>	Map Reference: <b>36-B1 /</b>	Building Area: <b>5,000</b>
County: <b>LOS ANGELES, CA</b>	Census Tract: <b>1833.00</b>	Total Rooms/Offices:
Subdivision: <b>342</b>	Zoning: <b>LAC4</b>	Total Restrooms:
Rec Date: <b>01/07/2022</b>	Prior Rec Date: <b>12/24/2015</b>	Yr Built/Eff: <b>1924 / 1924</b>
Sale Date: <b>01/07/2022</b>	Prior Sale Date: <b>06/04/2015</b>	Air Cond:
Sale Price: <b>\$2,550,000</b>	Prior Sale Price: <b>\$1,450,000</b>	Pool:
Sale Type: <b>FULL</b>	Prior Sale Type: <b>FULL</b>	Roof Mat:
Document #: <b>27942</b>	Acres: <b>0.11</b>	
1st Mtg Amt: <b>\$1,690,000</b>	Lot Area: <b>4,995</b>	
Total Value: <b>\$745,863</b>	# of Stories:	
Land Use: <b>AUTO REPAIR</b>	Park Area/Cap#: <b>/</b>	

Comp #: **6** Distance From Subject: **8.64 (miles)**

Address: **6435 SANTA MONICA BLVD, LOS ANGELES, CA 90038-1512**

Owner Name: **EPICENTER LANDCORP 2 LLC**

Seller Name: **YACOBIAN DICRAN TRUST**

APN: <b>5533-009-028</b>	Map Reference: <b>34-C4 /</b>	Building Area: <b>5,475</b>
County: <b>LOS ANGELES, CA</b>	Census Tract: <b>1908.02</b>	Total Rooms/Offices:
Subdivision: <b>COLEGROVE</b>	Zoning: <b>LAC2</b>	Total Restrooms:
Rec Date: <b>03/31/2022</b>	Prior Rec Date: <b>06/25/1985</b>	Yr Built/Eff: <b>1980 / 1980</b>
Sale Date: <b>03/14/2022</b>	Prior Sale Date:	Air Cond:
Sale Price: <b>\$7,100,000</b>	Prior Sale Price:	Pool:
Sale Type: <b>FULL</b>	Prior Sale Type:	Roof Mat:
Document #: <b>360382</b>	Acres: <b>0.25</b>	
1st Mtg Amt: <b>\$6,500,000</b>	Lot Area: <b>10,968</b>	
Total Value: <b>\$533,772</b>	# of Stories:	
Land Use: <b>AUTO REPAIR</b>	Park Area/Cap#: <b>/</b>	

Comp #: 7 Distance From Subject: 9.51 (miles)  
 Address: 14747 BLAINE AVE, BELLFLOWER, CA 90706-3120  
 Owner Name: BATAVIA STRUCK BUSN PK LP  
 Seller Name: DUENEZ R SEPARATE PROP TRUST  
 APN: 6277-022-039 Map Reference: 66-C2 / Building Area: 4,680  
 County: LOS ANGELES, CA Census Tract: 5540.01 Total Rooms/Offices:  
 Subdivision: 5084 Zoning: BFR1\* Total Restrooms:  
 Rec Date: 08/10/2022 Prior Rec Date: 05/22/2003 Yr Built/Eff: 1969 / 1969  
 Sale Date: 08/04/2022 Prior Sale Date: 05/13/2003 Air Cond:  
 Sale Price: \$3,150,000 Prior Sale Price: \$887,320 Pool:  
 Sale Type: FULL Prior Sale Type: Roof Mat:  
 Document #: 804060 Acres: 0.31  
 1st Mtg Amt: Lot Area: 13,405  
 Total Value: \$946,060 # of Stories:  
 Land Use: AUTO REPAIR Park Area/Cap#: /

Comp #: 8 Distance From Subject: 10.67 (miles)  
 Address: 17311 CLARK AVE, BELLFLOWER, CA 90706-6537  
 Owner Name: ARTESIA ENTS LLC  
 Seller Name: CABE CARL L LIVING TRUS  
 APN: 7162-017-044 Map Reference: 66-B5 / Building Area: 5,265  
 County: LOS ANGELES, CA Census Tract: 5544.03 Total Rooms/Offices:  
 Subdivision: BELL FLOWER ACRES Zoning: BFM1\* Total Restrooms:  
 Rec Date: 04/15/2022 Prior Rec Date: 08/07/1973 Yr Built/Eff: 1960 /  
 Sale Date: 04/07/2022 Prior Sale Date: Air Cond: NONE  
 Sale Price: \$850,000 Prior Sale Price: \$10,000 Pool:  
 Sale Type: FULL Prior Sale Type: FULL Roof Mat:  
 Document #: 421223 Acres: 0.25  
 1st Mtg Amt: Lot Area: 10,873  
 Total Value: \$165,070 # of Stories:  
 Land Use: AUTO REPAIR Park Area/Cap#: /

Comp #: 9 Distance From Subject: 12.58 (miles)  
 Address: 420 FOOTHILL BLVD, LA CANADA FLINTRIDGE, CA 91011-3503  
 Owner Name: AGREE STORES LLC  
 Seller Name: GOODYEAR TIRE & RUBBER CO  
 APN: 5820-009-019 Map Reference: 19-C4 / Building Area: 5,055  
 County: LOS ANGELES, CA Census Tract: 4607.00 Total Rooms/Offices:  
 Subdivision: 5676 Zoning: LCC2DP-C2\* Total Restrooms:  
 Rec Date: 07/05/2022 Prior Rec Date: 06/20/1991 Yr Built/Eff: 1976 / 1980  
 Sale Date: 06/23/2022 Prior Sale Date: 12/1990 Air Cond:  
 Sale Price: \$2,349,500 Prior Sale Price: Pool:  
 Sale Type: FULL Prior Sale Type: Roof Mat:  
 Document #: 690156 Acres: 0.45  
 1st Mtg Amt: Lot Area: 19,640  
 Total Value: \$1,352,238 # of Stories:  
 Land Use: AUTO REPAIR Park Area/Cap#: /

Comp #: 10 Distance From Subject: 13.30 (miles)  
 Address: 1313 W BURBANK BLVD, BURBANK, CA 91506-1417  
 Owner Name: CAPER RUTH 1995 LIVING TRUST  
 Seller Name: LOZA JACQUELINE P  
 APN: 2438-030-027 Map Reference: 17-C5 / Building Area: 4,696  
 County: LOS ANGELES, CA Census Tract: 3109.00 Total Rooms/Offices:  
 Subdivision: 9342 Zoning: BUC3YY Total Restrooms: 2  
 Rec Date: 06/08/2022 Prior Rec Date: Yr Built/Eff: 1958 / 1964  
 Sale Date: 05/20/2022 Prior Sale Date: Air Cond:  
 Sale Price: \$520,000 Prior Sale Price: Pool:  
 Sale Type: FULL Prior Sale Type: Roof Mat:  
 Document #: 612218 Acres: 0.19  
 1st Mtg Amt: Lot Area: 8,422  
 Total Value: \$1,172,815 # of Stories:  
 Land Use: AUTO REPAIR Park Area/Cap#: /



Comp #: 11 Distance From Subject: 17.33 (miles)  
 Address: 1711 E BROADWAY, LONG BEACH, CA 90802-3710  
 Owner Name: BROADWAY GAVIOTA LTD LIABILITY  
 Seller Name: CAPUTO P A 2010 L/TR  
 APN: 7275-013-002 Map Reference: 75-E5 / Building Area: 4,845  
 County: LOS ANGELES, CA Census Tract: 5766.02 Total Rooms/Offices:  
 Subdivision: ALAMITOS BEACH Zoning: LBR2N Total Restrooms:  
 Rec Date: 02/17/2022 Prior Rec Date: 08/03/1993 Yr Built/Eff: 1948 / 1948  
 Sale Date: 12/30/2021 Prior Sale Date: Air Cond: NONE  
 Sale Price: \$700,000 Prior Sale Price: \$85,000 Pool:  
 Sale Type: FULL Prior Sale Type: FULL Roof Mat:  
 Document #: 191961 Acres: 0.19  
 1st Mtg Amt: Lot Area: 8,268  
 Total Value: \$215,313 # of Stories:  
 Land Use: AUTO REPAIR Park Area/Cap#: /

Comp #: 12 Distance From Subject: 17.38 (miles)  
 Address: 14101 OXNARD ST A, VAN NUYS, CA 91401-3618  
 Owner Name: HAZEL OAKS LLC  
 Seller Name: INDJEYAN K & BAGD2016 TRUST  
 APN: 2240-026-023 Map Reference: / Building Area: 5,598  
 County: LOS ANGELES, CA Census Tract: 1286.01 Total Rooms/Offices:  
 Subdivision: 1200 Zoning: LAM2 Total Restrooms: 2  
 Rec Date: 05/02/2022 Prior Rec Date: 04/22/1968 Yr Built/Eff: 1991 / 1991  
 Sale Date: 03/28/2022 Prior Sale Date: Air Cond:  
 Sale Price: \$850,000 Prior Sale Price: \$50,000 Pool:  
 Sale Type: FULL Prior Sale Type: FULL Roof Mat:  
 Document #: 473616 Acres: 0.30  
 1st Mtg Amt: \$850,000 Lot Area: 13,215  
 Total Value: \$635,989 # of Stories:  
 Land Use: AUTO REPAIR Park Area/Cap#: /

Comp #: 13 Distance From Subject: 18.46 (miles)  
 Address: 433 E ARROW HWY, AZUSA, CA 91702-5602  
 Owner Name: GIANDOMENICO THOMAS FAM TRUST  
 Seller Name: CHRISTIAN TRUST  
 APN: 8621-008-049 Map Reference: 90-A3 / Building Area: 5,334  
 County: LOS ANGELES, CA Census Tract: 4045.04 Total Rooms/Offices:  
 Subdivision: Zoning: AZC3\* Total Restrooms:  
 Rec Date: 05/10/2022 Prior Rec Date: 12/29/2000 Yr Built/Eff: 1970 / 1970  
 Sale Date: 05/03/2022 Prior Sale Date: 12/12/2000 Air Cond:  
 Sale Price: \$1,370,000 Prior Sale Price: \$660,000 Pool:  
 Sale Type: FULL Prior Sale Type: FULL Roof Mat:  
 Document #: 504643 Acres: 0.51  
 1st Mtg Amt: Lot Area: 22,396  
 Total Value: \$918,770 # of Stories:  
 Land Use: AUTO REPAIR Park Area/Cap#: /

Comp #: 14 Distance From Subject: 20.63 (miles)  
 Address: 15218 PARTHENIA ST, NORTH HILLS, CA 91343-5305  
 Owner Name: ARAM SOLIMANI INC  
 Seller Name: RATAVOSIAN TATIANA & NATALIA  
 APN: 2654-041-108 Map Reference: 8-C6 / Building Area: 4,400  
 County: LOS ANGELES, CA Census Tract: 1175.30 Total Rooms/Offices:  
 Subdivision: 31809 Zoning: LAC2 Total Restrooms:  
 Rec Date: 12/09/2021 Prior Rec Date: 11/01/1996 Yr Built/Eff: 1978 / 1978  
 Sale Date: 10/27/2021 Prior Sale Date: Air Cond:  
 Sale Price: \$1,650,000 Prior Sale Price: \$340,000 Pool:  
 Sale Type: FULL Prior Sale Type: FULL Roof Mat:  
 Document #: 1836419 Acres: 0.39  
 1st Mtg Amt: \$1,000,000 Lot Area: 16,803  
 Total Value: \$510,202 # of Stories:  
 Land Use: AUTO REPAIR Park Area/Cap#: /



# EXHIBIT D

ASSIGNED INSPECTOR: **BYRON BRASHEARS**  
JOB ADDRESS: **1480 SOUTH LORENA STREET, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **5190-031-025**

Date: April 16, 2024

CASE NO.: 78409  
ORDER NO.: A-4959230

EFFECTIVE DATE OF ORDER TO COMPLY: **March 14, 2019**  
COMPLIANCE EXPECTED DATE: **March 19, 2019**  
DATE COMPLIANCE OBTAINED: **No Compliance to Date**

.....

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

### **VIOLATIONS:**

SEE ATTACHED ORDER # A-4959230

1060422202008079

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

VAN AMBATELOS  
PRESIDENT

E. FELICIA BRANNON  
VICE-PRESIDENT

JOSELYN GEAGA-ROSENTHAL  
GEORGE HOVAGUIMIAN  
JAVIER NUNEZ

CITY OF LOS ANGELES  
CALIFORNIA



ERIC GARCETTI  
MAYOR

DEPARTMENT OF  
BUILDING AND SAFETY  
201 NORTH FIGUEROA STREET  
LOS ANGELES, CA 90012

FRANK M. BUSH  
GENERAL MANAGER

OSAMA YOUNAN, P.E.  
EXECUTIVE OFFICER

ORDER TO COMPLY

RODOLFO BARAJAS  
6503 RIVERGROVE DR  
DOWNEY, CA 90240-2026

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

MAR 14 2019

CASE #: 78409  
ORDER #: A-4959230  
EFFECTIVE DATE: March 14, 2019  
COMPLIANCE DATE: March 19, 2019

PROPERTY OWNER OF  
SITE ADDRESS: 1480 S LORENA ST  
ASSESSORS PARCEL NO.: 5190-031-025  
ZONE: M2; Light Industrial Zone  
NAME OF BUSINESS IN VIOLATION: RUDYS FLEET SERVICE

To the address as shown on the  
last equalized assessment roll.  
Initiated by J.A.P.

Review of records has revealed that the property at the above listed address is part of the Annual Inspection Maintenance Program with the following use listed below and is in violation of the Los Angeles Municipal Code (LAMC).

Section 12.26 (I) of the Los Angeles Municipal Code, Vehicle Repair and/or Installation Establishments.

VIOLATION(S):

**Failure to pay Annual Inspection Fee.**

You are therefore ordered to:

Pay the annual inspection fee and any and all surcharges, penalties, or fines imposed, for an inspection conducted on November 13, 2018 and billed on invoice # 770938.

Failure to pay the above fees within 5 days may result in referral of the case to a collections agency, a negative credit report being made, a lien being assessed against this property, and Revocation of Certificate of Occupancy proceedings initiated for this use.

Code Sections in Violation : 12.26 F 3, 12.26 F 7, or 12.26 I 5, 12.26 I 10, and 98.0402(e), 98.0402(g), 12.21A1(a) of the L.A.M.C.

To verify the current amount due on the invoice referenced by this Order, for questions on how, or where to pay, contact LADBS Financial Services at (213)482-6890

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.

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

106042220020096079  
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.

**REVOCATION OF CERTIFICATE OF OCCUPANCY and FINE WARNING:**

The failure to correct the violations on or before the compliance date or any authorized extension thereof may result in commencement of proceedings to revoke the Certificate of Occupancy. Such proceedings may involve a Revocation Hearing. A personal appearance at the hearing may only be avoided if the violation is corrected and a fine paid according to the fine schedule in Section 12.26 F 14 or 12.26 I. 16 of this subsection. Sections 12.26 F. 9, 12.26 I. 11, 98.0402(f)2A L.A.M.C.

The compliance date as specified in the notice may be extended for an additional period not to exceed 45 days if the owner or operator of the yard presents satisfactory evidence to the Superintendent that unusual difficulties prevent substantial compliance without such extension.

**APPEAL PROCEDURES:**

Notwithstanding any provisions of the Municipal Code to the contrary, there shall be no appeal to the Board of Building and Safety Commissioners from any notice issued or determination made by the Superintendent pursuant to Subsection 12.26 F. 13, 12.26 I. 15.

and/or

Except for extensions of time granted by the Department of Building and Safety and the Board of Building and Safety Commissioners as authorized in Subdivision 12.26 F. 4(b) and/or 12.26 I. 7(b), and notwithstanding any provisions of this code to the contrary, there shall be no appeal to the Board of Building and Safety Commissioners from any notice issued or determination made by the Department pursuant to Subsection(s) 12.26 F. and/or 12.26 I. Appeals may be made from Department determinations of violations of Subdivisions 12.26 I. 3 and 12.26 I. 4 pursuant to Section 12.26 K.

Appeal rights for Code Sections other than Sections 12.26 F. and 12.26 I. are as follows.

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.

**REPEAT VIOLATIONS:**

If an Order to Comply is issued pursuant to Sections 12.26 F. or 12.26 K. of the Los Angeles Municipal Code, and after compliance with the Order, a subsequent Order to Comply is issued for violation of the same provisions occurring within one year of the date of the initial Order, the repair/installation facility or storage yard facility operator shall pay a fine as specified in Section 98.0402(f)1 L.A.M.C. as follows:

- A. For each auto dismantling, junk yard, scrap metal or recycling materials processing yards, recycling collection and/or buyback centers, recycling materials sorting facilities and cargo container storage yards....\$200.00
- B. For each vehicle repair garage, installation facility, or used car sales violation....\$200.00

Sections 12.26 F. 15, 12.26 I. 17 L.A.M.C.

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If you have any questions or require any additional information please feel free to contact me at (213)252-3337.  
Office hours are 7:00 a.m. to 4:30 p.m. Monday through Friday.

Inspector:



Date: March 07, 2019

ULRIC CARPENTER  
221 N. FIGUEROA ST. SUITE 1100  
LOS ANGELES, CA 90012  
(213)252-3337  
Ulric.Carpenter@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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