

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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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

September 25, 2024

Council District: # 8

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

JOB ADDRESS: **10215 SOUTH CENTRAL AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **6049-026-005**
Re: Invoice # 836381-3

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: **10215 South Central 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 on January 14, 2020 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. The Department imposed non-compliance fee as follows:

<u>Description</u>	<u>Amount</u>
Non-Compliance fee	660.00
Late Charge/Collection fee (250%)	1,584.67
Accumulated Interest (1%/month)	36.19
Title Report fee	30.00
Grand Total	\$ 2,310.86

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 **\$2,310.86** 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 the LADBS to deposit to Dept 08, Fund 48R, Balance Sheet Account 2200, any payment received against this lien in the amount of **\$2,310.86** 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, 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. T17862
Dated as of: 03/19/2024

Prepared for: City of Los Angeles

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

APN #: 6049-026-005

Property Address: 10215 S CENTRAL AVE

City: Los Angeles

County: Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee: EVELIN M. CORTEZ-LEAL

Grantor: MIGUEL LEAL AND PAULINA MENDOZA GOMEZ

Deed Date : 07/17/2007

Recorded : 07/20/2007

Instr No. : 07-1719316

MAILING ADDRESS: EVELIN M. CORTEZ-LEAL
10215 S CENTRAL AVE, LOS ANGELES, CA 90002-3320

SCHEDULE B

LEGAL DESCRIPTION

Lot Number: 6,7 Block: 3 Tract No: 6478 Brief Description: TRACT # 6478 LOTS 6 AND LOT 7 BLK 3

MORTGAGES/LIENS

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

This page is part of your document - DO NOT DISCARD



20071719316

Pages:
004



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

Fee: 37.00

Tax: 0.00

Other: 0.00

Total: 37.00

07/20/07 AT 08:00AM

Title Company

TITLE(S) : DEED



L E A D S H E E T

Assessor's Identification Number (AIN)

To be completed by Examiner OR Title Company in black ink.

Number of AIN's Shown

- -

FIDELITY NATIONAL TITLE

RECORDING REQUESTED BY
ALLIED ESCROW, INC.
AND WHEN RECORDED MAIL TO:

Evelin M. Cortez-Leal

10215 South Central Ave
Los Angeles, CA 90002

07/20/07



20071719316

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE

A.P.N. 6049-026-005

Order No. 30140857

Escrow No. 00002523 JM

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S) THAT 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.
☐ unincorporated area

City of Los Angeles AND

FOR A VALUABLE CONSIDERATION receipt of which is hereby acknowledged,
MIGUEL LEAL AND PAULINA MENDOZA GOMEZ, HUSBAND AND WIFE AS JOINT TENANTS AND EVELIN M. CORTEZ-LEAL, A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY, ALL AS JOINT TENANTS

hereby GRANT(S) to EVELIN M. CORTEZ-LEAL, A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY

the following described real property in the County of Los Angeles, State of California:

See Exhibit A attached hereto and made a part hereof.

This is a bonafide gift and the grantor received nothing in return, R & T 11911.

Miguel Leal Regas
MIGUEL LEAL

Paulina Mendoza
PAULINA MENDOZA GOMEZ

Evelin M Cortez Leal
EVELIN M CORTEZ-LEAL

Document Date: July 17, 2007

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

} SS

On 7-17-07 before me, TERRY TELLEZ "Notary Public"
personally appeared Miguel Leal - Paulina Mendoza Gomez, EVELIN M. CORTEZ-LEAL -
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

This area for official notarial seal

MAIL TAX STATEMENTS TO SAME AS ABOVE or Address Noted Below

Name

Street Address

SMS Vision Form GO

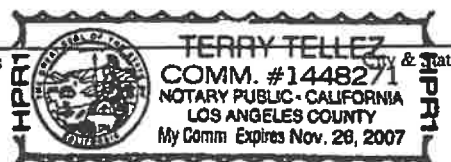


Exhibit A

Lot 6 and 7 in block 3 of tract no. 6478, in the City of Los Angeles, county of Los Angeles, state of California, as per map recorded in book 68, pages 93 to 99, inclusive of maps, in the office of the county recorder of said county.

ILLEGIBLE NOTARY SEAL DECLARATION

GOVERNMENT CODE 27361.7

I certify under penalty of perjury that the notary seal on the document to which this statement is attached reads as follows:

Name of Notary TERRY TELLEZ

Date Commission Expires 11-26-07

Notary Identification Number 1448271
(For Notaries commissioned after 1-1-1992)

Manufacturer/Vendor Identification Number HPR1
(For Notaries commissioned after 1-1-1992)

Place of Execution of this Declaration NORWALK

Date 7-20-07



Jake Michaud / DPS - agent

071719316

EXHIBIT B

ASSIGNED INSPECTOR: **JAVIER RAMOS**
JOB ADDRESS: **10215 SOUTH CENTRAL AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **6049-026-005**

Date: September 25, 2024

Last Full Title: **03/19/2024**

Last Update to Title:

.....

LIST OF OWNERS AND INTERESTED PARTIES

- 1) EVELIN M. CORTEZ-LEAL
10215 S. CENTRAL AVENUE
LOS ANGELES, CA 90002-3320
- CAPACITY: OWNER

Property Detail Report

For Property Located At :

10215 S CENTRAL AVE, LOS ANGELES, CA 90002-3320

RealQuest

Owner Information

Owner Name: **CORTEZ LEAL EVELIN M**
 Mailing Address: **10215 S CENTRAL AVE, LOS ANGELES CA 90002-3320 C033**
 Vesting Codes: **MW // SE**

Location Information

Legal Description:	TRACT # 6478 LOTS 6 AND LOT 7		
County:	LOS ANGELES, CA	APN:	6049-026-005
Census Tract / Block:	2407.00 / 1	Alternate APN:	6478
Township-Range-Sect:		Subdivision:	58-C3 /
Legal Book/Page:	68-93	Map Reference:	6478
Legal Lot:	7	Tract #:	LOS ANGELES
Legal Block:	3	School District:	LOS ANGELES
Market Area:	C37	School District Name:	LOS ANGELES
Neighbor Code:		Munic/Township:	LOS ANGELES

Owner Transfer Information

Recording/Sale Date:	07/20/2007 / 07/17/2007	Deed Type:	GRANT DEED
Sale Price:		1st Mtg Document #:	1719317
Document #:	1719316		

Last Market Sale Information

Recording/Sale Date:	12/01/2000 / 11/08/2000	1st Mtg Amount/Type:	\$71,000 / PRIVATE PARTY
Sale Price:	\$95,000	1st Mtg Int. Rate/Type:	/
Sale Type:	FULL	1st Mtg Document #:	1871479
Document #:	1871478	2nd Mtg Amount/Type:	\$5,000 / PRIVATE PARTY
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$27.94
New Construction:		Multi/Split Sale:	
Title Company:	GATEWAY TITLE CO.		
Lender:			
Seller Name:	PATTERSON PEGGY		

Prior Sale Information

Prior Rec/Sale Date:	09/30/1991 / 09/1991	Prior Lender:	
Prior Sale Price:	\$81,000	Prior 1st Mtg Amt/Type:	/
Prior Doc Number:	1534636	Prior 1st Mtg Rate/Type:	/
Prior Deed Type:	GRANT DEED		

Property Characteristics

Year Built / Eff:	1949 / 1954	Total Rooms/Offices		Garage Area:	
Gross Area:	3,400	Total Restrooms:		Garage Capacity:	
Building Area:	3,400	Roof Type:		Parking Spaces:	200
Tot Adj Area:		Roof Material:		Heat Type:	SPACE
Above Grade:		Construction:	ROLL COMPOSITION	Air Cond:	YES
# of Stories:	1	Foundation:	FRAME	Pool:	
Other Improvements:		Exterior wall:	CONCRETE	Quality:	FAIR
		Basement Area:	STUCCO	Condition:	FAIR

Site Information

Zoning:	LAC2	Acres:	0.14	County Use:	STORES (1100)
Lot Area:	6,002	Lot Width/Depth:	x	State Use:	
Land Use:	STORE BUILDING	Res/Comm Units:	/	Water Type:	
Site Influence:				Sewer Type:	

Tax Information

Total Value: \$449,442
 Land Value: \$277,747
 Improvement Value: \$171,695
 Total Taxable Value: \$449,442

Assessed Year: 2023
 Improved %: 38%
 Tax Year: 2023

Property Tax: \$6,280.11
 Tax Area: 461
 Tax Exemption:

Comparable Sales Report

For Property Located At



RealQuest

10215 S CENTRAL AVE, LOS ANGELES, CA 90002-3320**20 Comparable(s) Selected.**

Report Date: 03/29/2024

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$95,000	\$401,000	\$5,100,000	\$1,548,350
Bldg/Living Area	3,400	2,908	3,900	3,308
Price/Sqft	\$27.94	\$119.20	\$1,593.75	\$477.04
Year Built	1949	1911	1977	1943
Lot Area	6,002	3,125	25,589	6,817
Bedrooms	0	0	0	0
Bathrooms/Restrooms	0	2	2	2
Stories	1.00	1.00	1.00	1.00
Total Value	\$449,442	\$22,583	\$2,312,591	\$603,334
Distance From Subject	0.00	1.39	9.62	5.62

*= user supplied for search only

Distance From Subject: 1.39 (miles)

Comp #:	1				
Address:	1808 FIRESTONE BLVD, LOS ANGELES, CA 90001-4039				
Owner Name:	PEREZ ELIO/PEREZ ARELY Y				
Seller Name:	IVANCEVIC HELEN M				
APN:	6044-017-001	Map Reference:	58-E2 /	Building Area:	3,100
County:	LOS ANGELES, CA	Census Tract:	5353.00	Total Rooms/Offices:	
Subdivision:	BURKHARD HOME TR	Zoning:	LCC3*	Total Restrooms:	
Rec Date:	07/18/2023	Prior Rec Date:	04/23/1982	Yr Built/Eff:	1926 / 1928
Sale Date:	07/05/2023	Prior Sale Date:		Air Cond:	NONE
Sale Price:	\$600,000	Prior Sale Price:	\$38,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	469852	Acres:	0.07		
1st Mtg Amt:	\$300,000	Lot Area:	3,125		
Total Value:	\$77,135	# of Stories:			
Land Use:	STORE BUILDING	Park Area/Cap#:	/		

Comp #:	2	Distance From Subject: 2.40 (miles)			
Address:	7421 S BROADWAY, LOS ANGELES, CA 90003-2033				
Owner Name:	7421 BROADWAY LLC				
Seller Name:	CAMDEN JOONZ LLC				
APN:	6031-009-020	Map Reference:	52-A6 /	Building Area:	3,360
County:	LOS ANGELES, CA	Census Tract:	2396.01	Total Rooms/Offices:	

Subdivision:	PECKHAMS MONETA AVE SQUARE	Zoning:	LAC2	Total Restrooms:	
Rec Date:	12/20/2023	Prior Rec Date:	03/23/2018	Yr Built/Eff:	1967 / 1967
Sale Date:	12/14/2023	Prior Sale Date:	11/09/2017	Air Cond:	NONE
Sale Price:	\$1,500,000	Prior Sale Price:	\$950,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	ROLL COMPOSITION
Document #:	894026	Acres:	0.14		
1st Mtg Amt:		Lot Area:	6,258		
Total Value:	\$656,184	# of Stories:	1		
Land Use:	STORE BUILDING	Park Area/Cap#:	/		

Comp #:	3	Distance From Subject:	2.85 (miles)
Address:	6601 S BROADWAY, LOS ANGELES, CA 90003-1869		
Owner Name:	SANDOVAL RODRIGO A/MENDOZA MARGARITA C		
Seller Name:	RIVERA JOSE		
APN:	6012-005-039	Map Reference:	52-A5 /
County:	LOS ANGELES, CA	Census Tract:	2393.10
Subdivision:	WINTON & MCLEODS FIGUEROA STRE	Zoning:	LAC2
Rec Date:	12/04/2023	Prior Rec Date:	03/20/2009
Sale Date:	11/17/2023	Prior Sale Date:	03/10/2009
Sale Price:	\$700,000	Prior Sale Price:	\$250,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	838112	Acres:	0.07
1st Mtg Amt:		Lot Area:	3,150
Total Value:	\$371,314	# of Stories:	
Land Use:	STORE BUILDING	Park Area/Cap#:	/

Comp #:	4	Distance From Subject:	3.00 (miles)
Address:	6301 S BROADWAY, LOS ANGELES, CA 90003-1431		
Owner Name:	BLUE HAWK CO LLC		
Seller Name:	7-ELEVEN INC		
APN:	6005-002-045	Map Reference:	52-A5 /
County:	LOS ANGELES, CA	Census Tract:	2393.10
Subdivision:	4	Zoning:	LAC2
Rec Date:	11/16/2023	Prior Rec Date:	07/05/2019
Sale Date:	11/06/2023	Prior Sale Date:	06/19/2019
Sale Price:	\$1,500,000	Prior Sale Price:	\$2,200,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	792969	Acres:	0.33
1st Mtg Amt:	\$1,425,000	Lot Area:	14,172
Total Value:	\$2,312,591	# of Stories:	
Land Use:	STORE BUILDING	Park Area/Cap#:	/

Comp #:	5	Distance From Subject:	3.15 (miles)
Address:	10401 S WESTERN AVE, LOS ANGELES, CA 90047-4456		
Owner Name:	MORALES HERMINIO		
Seller Name:	PALMER ESTELLE L & EDGAR W		
APN:	6058-023-001	Map Reference:	57-E3 /
County:	LOS ANGELES, CA	Census Tract:	2380.00
Subdivision:	9759	Zoning:	LAC2
Rec Date:	11/28/2023	Prior Rec Date:	10/28/1994
Sale Date:	11/17/2023	Prior Sale Date:	
Sale Price:	\$401,000	Prior Sale Price:	\$90,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	821613	Acres:	0.13

1st Mtg Amt:		Lot Area:	5,702
Total Value:	\$278,213	# of Stories:	1
Land Use:	STORE BUILDING	Park Area/Cap#:	/

Comp #: **6** Distance From Subject: **3.22 (miles)**
 Address: **8914 S WESTERN AVE, LOS ANGELES, CA 90047-3548**
 Owner Name: **WESTERN PINNACLE REALTY LLC**
 Seller Name: **FARLO APARTMENTS LLC**

APN:	6037-026-031	Map Reference:	57-E2 /	Building Area:	3,600
County:	LOS ANGELES, CA	Census Tract:	2384.00	Total Rooms/Offices:	
Subdivision:	622	Zoning:	LAC2	Total Restrooms:	
Rec Date:	03/04/2024	Prior Rec Date:	05/27/2005	Yr Built/Eff:	1948 / 1948
Sale Date:	02/27/2024	Prior Sale Date:	04/13/2005	Air Cond:	NONE
Sale Price:	\$875,000	Prior Sale Price:	\$340,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	ROLL COMPOSITION

Document #:	138207	Acres:	0.14
1st Mtg Amt:		Lot Area:	6,003
Total Value:	\$455,509	# of Stories:	1
Land Use:	STORE BUILDING	Park Area/Cap#:	/

Comp #: **7** Distance From Subject: **3.62 (miles)**
 Address: **4137 SANTA ANA ST, HUNTINGTON PARK, CA 90255-6849**
 Owner Name: **KSNS LLC**
 Seller Name: **AMINILARI AHMAD**

APN:	6214-029-004	Map Reference:	59-C1 /	Building Area:	3,600
County:	LOS ANGELES, CA	Census Tract:	5345.02	Total Rooms/Offices:	
Subdivision:	2599	Zoning:	HPCN*	Total Restrooms:	
Rec Date:	10/13/2023	Prior Rec Date:	02/08/2022	Yr Built/Eff:	1927 / 1927
Sale Date:	10/04/2023	Prior Sale Date:	02/02/2022	Air Cond:	NONE
Sale Price:	\$1,340,000	Prior Sale Price:	\$750,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	

Document #:	698475	Acres:	0.10
1st Mtg Amt:	\$1,105,000	Lot Area:	4,492
Total Value:	\$571,200	# of Stories:	
Land Use:	STORE BUILDING	Park Area/Cap#:	/

Comp #: **8** Distance From Subject: **3.91 (miles)**
 Address: **5326 S HOOVER ST, LOS ANGELES, CA 90037**
 Owner Name: **MORALES HERMINIO**
 Seller Name: **JONES EDWARD A SR L/TR**

APN:	5001-026-007	Map Reference:	52-A3 /	Building Area:	3,683
County:	LOS ANGELES, CA	Census Tract:	2327.02	Total Rooms/Offices:	
Subdivision:	2515	Zoning:	LAC2	Total Restrooms:	
Rec Date:	01/25/2024	Prior Rec Date:		Yr Built/Eff:	1918 /
Sale Date:	01/10/2024	Prior Sale Date:		Air Cond:	NONE
Sale Price:	\$500,000	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	

Document #:	55486	Acres:	0.12
1st Mtg Amt:		Lot Area:	5,119
Total Value:	\$62,020	# of Stories:	
Land Use:	STORE BUILDING	Park Area/Cap#:	/

Comp #: **9** Distance From Subject: **5.11 (miles)**
 Address: **3415 HYDE PARK BLVD, LOS ANGELES, CA 90043-4108**
 Owner Name: **MBB PARTNERS**

Seller Name:	KIRBY W & M F/TR	Map Reference:	51-C5 /	Building Area:	2,908
APN:	4006-009-030	Census Tract:	2349.02	Total Rooms/Offices:	
County:	LOS ANGELES, CA	Zoning:	LAC2	Total Restrooms:	
Subdivision:	HYDE PARK	Prior Rec Date:	10/06/1997	Yr Built/Eff:	1911 / 1911
Rec Date:	02/16/2024	Prior Sale Date:		Air Cond:	NONE
Sale Date:	02/12/2024	Prior Sale Price:		Pool:	
Sale Price:	\$678,000	Prior Sale Type:		Roof Mat:	
Sale Type:	FULL	Acres:	0.17		
Document #:	105602	Lot Area:	7,188		
1st Mtg Amt:		# of Stories:			
Total Value:	\$22,583	Park Area/Cap#:	/		
Land Use:	STORE BUILDING				

Comp #: **10** Distance From Subject: **6.21 (miles)**

Address: **1443 W JEFFERSON BLVD, LOS ANGELES, CA 90007-3422**

Owner Name: **MANNA PROPERTY GROUP LLC**

Seller Name: **CAMP BEDHEAD LLC**

APN:	5040-002-002	Map Reference:	43-E6 /	Building Area:	2,920
County:	LOS ANGELES, CA	Census Tract:	2221.00	Total Rooms/Offices:	
Subdivision:	POOLE & JONES TR	Zoning:	LAC2	Total Restrooms:	
Rec Date:	02/15/2024	Prior Rec Date:	06/23/2017	Yr Built/Eff:	1948 / 1948
Sale Date:	02/07/2024	Prior Sale Date:	06/06/2017	Air Cond:	NONE
Sale Price:	\$2,760,000	Prior Sale Price:	\$1,250,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	102705	Acres:	0.09		
1st Mtg Amt:	\$1,770,000	Lot Area:	3,950		
Total Value:	\$881,254	# of Stories:			
Land Use:	STORE BUILDING	Park Area/Cap#:	/		

Comp #: **11** Distance From Subject: **6.27 (miles)**

Address: **14005 HAWTHORNE BLVD, HAWTHORNE, CA 90250-7003**

Owner Name: **EMDIRA INVESTMENTS LLC**

Seller Name: **SOCIAL VOCATIONAL SERVICES INC**

APN:	4043-024-013	Map Reference:	63-A2 /	Building Area:	3,584
County:	LOS ANGELES, CA	Census Tract:	6024.02	Total Rooms/Offices:	
Subdivision:	6095	Zoning:	HAC2YY	Total Restrooms:	
Rec Date:	07/14/2023	Prior Rec Date:	12/17/2021	Yr Built/Eff:	1947 / 1990
Sale Date:	07/10/2023	Prior Sale Date:	10/28/2021	Air Cond:	NONE
Sale Price:	\$1,983,000	Prior Sale Price:	\$1,975,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	462693	Acres:	0.14		
1st Mtg Amt:		Lot Area:	6,301		
Total Value:	\$1,392,300	# of Stories:			
Land Use:	STORE BUILDING	Park Area/Cap#:	/		

Comp #: **12** Distance From Subject: **6.39 (miles)**

Address: **921 CROCKER ST 1, LOS ANGELES, CA 90021-2371**

Owner Name: **BMK TEXTILE INC**

Seller Name: **CROCKER9TH LLC**

APN:	5132-001-107	Map Reference:	/	Building Area:	2,920
County:	LOS ANGELES, CA	Census Tract:	2260.02	Total Rooms/Offices:	
Subdivision:		Zoning:	LAM2	Total Restrooms:	
Rec Date:	11/30/2023	Prior Rec Date:		Yr Built/Eff:	1977 / 1991
Sale Date:	11/03/2023	Prior Sale Date:		Air Cond:	
Sale Price:	\$2,720,000	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	828955	Acres:	0.59		
1st Mtg Amt:	\$2,210,344	Lot Area:	25,589		

Total Value:	\$1,882,162	# of Stories:	
Land Use:	STORE BUILDING	Park Area/Cap#:	/

Comp #:	13	Distance From Subject: 7.03 (miles)	
Address:	635 E SOUTH ST, LONG BEACH, CA 90805-4162		
Owner Name:	MUZMEL INC		
Seller Name:	LONG BEACH ARTS DISTRICT LLC		
APN:	7124-032-030	Map Reference:	/
County:	LOS ANGELES, CA	Census Tract:	5706.01
Subdivision:		Zoning:	LBCCA
Rec Date:	10/03/2023	Prior Rec Date:	12/15/2017
Sale Date:	09/22/2023	Prior Sale Date:	12/13/2017
Sale Price:	\$1,800,000	Prior Sale Price:	\$6,943,500
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	668246	Acres:	0.10
1st Mtg Amt:		Lot Area:	4,449
Total Value:	\$552,288	# of Stories:	
Land Use:	STORE BUILDING	Park Area/Cap#:	/

Comp #:	14	Distance From Subject: 7.41 (miles)	
Address:	4722 WHITTIER BLVD, LOS ANGELES, CA 90022-3022		
Owner Name:	SNS SAAB INC		
Seller Name:	LOO JOHN LIVING TRUST		
APN:	5246-020-004	Map Reference:	45-E6 /
County:	LOS ANGELES, CA	Census Tract:	5316.02
Subdivision:	4768	Zoning:	LCM1*
Rec Date:	02/28/2024	Prior Rec Date:	
Sale Date:	02/16/2024	Prior Sale Date:	
Sale Price:	\$745,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	129812	Acres:	0.15
1st Mtg Amt:		Lot Area:	6,746
Total Value:	\$367,982	# of Stories:	
Land Use:	STORE BUILDING	Park Area/Cap#:	/

Comp #:	15	Distance From Subject: 7.97 (miles)	
Address:	6020 E OLYMPIC BLVD, LOS ANGELES, CA 90022-5213		
Owner Name:	GAXIOLA JESUS		
Seller Name:	YOON DANIEL J		
APN:	6338-014-007	Map Reference:	54-A1 /
County:	LOS ANGELES, CA	Census Tract:	5319.01
Subdivision:	8366	Zoning:	LCC3*
Rec Date:	01/22/2024	Prior Rec Date:	05/31/1996
Sale Date:	01/08/2024	Prior Sale Date:	
Sale Price:	\$915,000	Prior Sale Price:	\$230,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	45338	Acres:	0.12
1st Mtg Amt:	\$595,000	Lot Area:	5,047
Total Value:	\$206,988	# of Stories:	1
Land Use:	STORE BUILDING	Park Area/Cap#:	/

Comp #:	16	Distance From Subject: 8.02 (miles)	
Address:	17443 LAKEWOOD BLVD, BELLFLOWER, CA 90706-6217		
Owner Name:	ESPARZA JOSE L		
Seller Name:	FUQUA FAMILY TRUST		

APN:	7162-015-059	Map Reference:	66-B5 /	Building Area:	3,685
County:	LOS ANGELES, CA	Census Tract:	5543.02	Total Rooms/Offices:	
Subdivision:	5023	Zoning:	BFM1*	Total Restrooms:	
Rec Date:	03/13/2024	Prior Rec Date:	09/23/1986	Yr Built/Eff:	1956 / 1956
Sale Date:	03/11/2024	Prior Sale Date:	07/1986	Air Cond:	NONE
Sale Price:	\$950,000	Prior Sale Price:	\$238,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	163684	Acres:	0.20		
1st Mtg Amt:		Lot Area:	8,540		
Total Value:	\$546,842	# of Stories:			
Land Use:	STORE BUILDING	Park Area/Cap#:	/		

Comp #: **17** Distance From Subject: **8.03 (miles)**

Address: **1019 W CARSON ST, TORRANCE, CA 90502-2000**

Owner Name: **ONE UCLA LLC**

Seller Name: **GORDON ROBERT P LIVING TRUST**

APN:	7345-010-012	Map Reference:	68-F4 /	Building Area:	3,900
County:	LOS ANGELES, CA	Census Tract:	5435.03	Total Rooms/Offices:	
Subdivision:	3612	Zoning:	LCC3*	Total Restrooms:	
Rec Date:	09/29/2023	Prior Rec Date:		Yr Built/Eff:	1969 / 1969
Sale Date:	09/21/2023	Prior Sale Date:		Air Cond:	YES
Sale Price:	\$2,375,000	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	661425	Acres:	0.12		
1st Mtg Amt:		Lot Area:	5,026		
Total Value:	\$512,278	# of Stories:			
Land Use:	STORE BUILDING	Park Area/Cap#:	/		

Comp #: **18** Distance From Subject: **8.25 (miles)**

Address: **6025 WHITTIER BLVD, LOS ANGELES, CA 90022**

Owner Name: **HASHEM AZIZI LA PROPERTIES LLC**

Seller Name: **ENDO EUGENE H**

APN:	6342-035-018	Map Reference:	54-B1 /	Building Area:	2,960
County:	LOS ANGELES, CA	Census Tract:	5318.00	Total Rooms/Offices:	
Subdivision:	5445	Zoning:	LCC3*	Total Restrooms:	
Rec Date:	03/05/2024	Prior Rec Date:	05/30/1978	Yr Built/Eff:	1929 / 1929
Sale Date:	01/05/2024	Prior Sale Date:		Air Cond:	NONE
Sale Price:	\$600,000	Prior Sale Price:	\$65,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	142209	Acres:	0.16		
1st Mtg Amt:		Lot Area:	6,832		
Total Value:	\$141,459	# of Stories:			
Land Use:	STORE BUILDING	Park Area/Cap#:	/		

Comp #: **19** Distance From Subject: **8.58 (miles)**

Address: **16919 BELLFLOWER BLVD, BELLFLOWER, CA 90706**

Owner Name: **OLIVE CREST**

Seller Name: **F & MM PROPS BELLFLOWER LLC**

APN:	7110-029-022	Map Reference:	66-C4 /	Building Area:	3,200
County:	LOS ANGELES, CA	Census Tract:	5542.03	Total Rooms/Offices:	
Subdivision:	BELL FLOWER ACRES	Zoning:	BFCG&TC*	Total Restrooms:	2
Rec Date:	12/29/2023	Prior Rec Date:	04/07/2014	Yr Built/Eff:	1941 / 1941
Sale Date:	10/23/2023	Prior Sale Date:	03/14/2014	Air Cond:	NONE
Sale Price:	\$5,100,000	Prior Sale Price:	\$2,600,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	920350	Acres:	0.08		
1st Mtg Amt:		Lot Area:	3,647		
Total Value:	\$412,382	# of Stories:			

Land Use: **STORE BUILDING**Park Area/Cap#: **/**

Comp #:	20	Distance From Subject: 9.62 (miles)	
Address:	8351 LINCOLN BLVD, LOS ANGELES, CA 90045-2413		
Owner Name:	ATLANTIS TRUST		
Seller Name:	AKE ROWENA M 2005 TRUST		
APN:	4114-033-005	Map Reference:	56-A1 /
County:	LOS ANGELES, CA	Census Tract:	2766.01
Subdivision:	1	Zoning:	LAC4
Rec Date:	12/20/2023	Prior Rec Date:	12/01/1977
Sale Date:	12/07/2023	Prior Sale Date:	
Sale Price:	\$2,925,000	Prior Sale Price:	\$76,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	893666	Acres:	0.11
1st Mtg Amt:	\$1,600,000	Lot Area:	5,004
Total Value:	\$364,005	# of Stories:	
Land Use:	STORE BUILDING	Park Area/Cap#:	/

EXHIBIT D

ASSIGNED INSPECTOR: **JAVIER RAMOS**
JOB ADDRESS: **10215 SOUTH CENTRAL AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **6049-026-005**

Date: September 25, 2024

CASE NO.: 890203
ORDER NO.: A-5225566

EFFECTIVE DATE OF ORDER TO COMPLY: **January 14, 2020**
COMPLIANCE EXPECTED DATE: **February 13, 2020**
DATE COMPLIANCE OBTAINED: **No Compliance to Date**

.....

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

VIOLATIONS:

SEE ATTACHED ORDER # A-5225566

1060326202097449

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

VAN AMBATIELOS
PRESIDENT
JAVIER NUNEZ
VICE-PRESIDENT

JOSELYN GEAGA-ROSENTHAL
GEORGE HOVA GUIMIAN
ELVIN W MOON

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
SUPERINTENDENT OF BUILDING

OSAMA YOUNAN, P.E.
EXECUTIVE OFFICER

ORDER TO COMPLY AND NOTICE OF FEE

EVELIN CORTEZ LEAL
10215 S CENTRAL AVE
LOS ANGELES, CA 90002

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

CASE #: 890203
ORDER #: A-5225566
EFFECTIVE DATE: January 14, 2020
COMPLIANCE DATE: February 13, 2020

OWNER OF
SITE ADDRESS: 10215 S CENTRAL AVE

JAN 08 2020

ASSESSORS PARCEL NO.: 6049-026-005
ZONE: C2; Commercial Zone

To the address as shown on the
last equalized assessment roll.
Initialed by

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

FURTHER, THE CODE VIOLATION INSPECTION FEE (C.V.I.F) OF \$ 356.16 (\$336 fee plus a six percent Systems Development Surcharge of \$20.16) WILL BE BILLED TO THE PROPERTY OWNER. The invoice/notice will be sent to the owner as it appears on the last equalized assessment roll. Section 98.0421 L.A.M.C.

NOTE: FAILURE TO PAY THE C.V.I.F. WITHIN 30 DAYS OF THE INVOICE DATE OF THE BILL NOTED ABOVE WILL RESULT IN A LATE CHARGE OF TWO (2) TIMES THE C.V.I.F. PLUS A 50 PERCENT COLLECTION FEE FOR A TOTAL OF \$1,176.00. Any person who fails to pay the fee, late charge and collection fee, shall also pay interest. Interest shall be calculated at the rate of one percent per month.

The inspection has revealed that the property is in violation of the Los Angeles Municipal Code as follows:
VIOLATION(S):

1. Unapproved occupancy or use of the Furniture store as auto repair.

You are therefore ordered to: Discontinue the unapproved occupancy or use of the furniture store as auto repair.

Code Section(s) in Violation: 91.104.2.5, 91.103.1, 12.26E and 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.

INVESTIGATION FEE REQUIRED:


Whenever any work has been commenced without authorization by a permit or application for inspection, and which violates provisions of Articles 1 through 8 of Chapter IX of the Los Angeles Municipal Code (L.A.M.C.), and if no order has been issued by the department or a court of law requiring said work to proceed, a special investigation fee which shall be double the amount charged for an application for inspection, license or permit fee, but not less than \$400.00, shall be collected on each permit, license or application for inspection. Section 98.0402 (a) 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)978-4508.
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector :


KIM DOEPPING
1968 W ADAMS BLVD, SUITE G-16
LOS ANGELES, CA 90018
(213)978-4508

Kim.Doepping@lacity.org


REVIEWED BY

Date: January 06, 2020

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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