

# CITY OF LOS ANGELES

CALIFORNIA

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

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



JACOB STEVENS  
PRESIDENT

NANCY YAP  
VICE PRESIDENT

CORISSA HERNANDEZ  
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MAYOR

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.

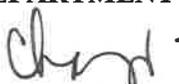
Following the Department's investigation an order or orders to comply were issued on January 14, 2020 to the property owner and all interested parties. Pursuant to Section 98.0411(a) the order warned that "a proposed noncompliance fee may be imposed for failure to comply with the order within 15 days 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
<b>Grand Total</b>	<b>\$ <u>2,310.86</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 **\$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](mailto:latitle@in2-res.com)

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***Property Title Report***

***Work Order No. T17862***  
***Dated as of: 03/19/2024***

***Prepared for: City of Los Angeles***

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***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

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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

- -

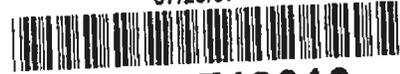
# FIDELITY NATIONAL TITLE

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

No Consideration  
Co-Signers deeding off.

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 } SS  
COUNTY OF LOS ANGELES }

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 [Handwritten Signature]

This area for official notarial seal

MAIL TAX STATEMENTS TO SAME AS ABOVE or Address Noted Below

Name

Street Address

SMS Vision Form GD



**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.**

07 1719316

**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

07 1719316



**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:  
 Township-Range-Sect: **68-93** Subdivision: **6478**  
 Legal Book/Page: **7** Map Reference: **58-C3 /**  
 Legal Lot: **3** Tract #: **6478**  
 Legal Block: **3** School District: **LOS ANGELES**  
 Market Area: **C37** School District Name: **LOS ANGELES**  
 Neighbor Code: **6049-026-005** Munic/Township: **LOS ANGELES**

**Owner Transfer Information**

Recording/Sale Date: **07/20/2007 / 07/17/2007** Deed Type: **GRANT DEED**  
 Sale Price: **1719316** 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 #: **1871478** 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:
Tot Adj Area:		Roof Material:	Heat Type:
Above Grade:		Construction:	Air Cond:
# of Stories:	1	Foundation:	Pool:
Other Improvements:		Exterior wall:	Quality:
		Basement Area:	Condition:

**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	Assessed Year:	2023	Property Tax:	\$6,280.11
Land Value:	\$277,747	Improved %:	38%	Tax Area:	461
Improvement Value:	\$171,695	Tax Year:	2023	Tax Exemption:	
Total Taxable Value:	\$449,442				

**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

Comp #:	1	Distance From Subject: 1.39 (miles)			
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:	<b>PECKHAMS MONETA AVE SQUARE</b>	Zoning:	<b>LAC2</b>	Total Restrooms:	
Rec Date:	<b>12/20/2023</b>	Prior Rec Date:	<b>03/23/2018</b>	Yr Built/Eff:	<b>1967 / 1967</b>
Sale Date:	<b>12/14/2023</b>	Prior Sale Date:	<b>11/09/2017</b>	Air Cond:	<b>NONE</b>
Sale Price:	<b>\$1,500,000</b>	Prior Sale Price:	<b>\$950,000</b>	Pool:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Roof Mat:	<b>ROLL COMPOSITION</b>
Document #:	<b>894026</b>	Acres:	<b>0.14</b>		
1st Mtg Amt:		Lot Area:	<b>6,258</b>		
Total Value:	<b>\$656,184</b>	# of Stories:	<b>1</b>		
Land Use:	<b>STORE BUILDING</b>	Park Area/Cap#:	<b>/</b>		

Comp #:	<b>3</b>	Distance From Subject:	<b>2.85 (miles)</b>
Address:	<b>6601 S BROADWAY, LOS ANGELES, CA 90003-1869</b>		
Owner Name:	<b>SANDOVAL RODRIGO A/MENDOZA MARGARITA C</b>		
Seller Name:	<b>RIVERA JOSE</b>		
APN:	<b>6012-005-039</b>	Map Reference:	<b>52-A5 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>2393.10</b>
Subdivision:	<b>WINTON &amp; MCLEODS FIGUEROA STRE</b>	Zoning:	<b>LAC2</b>
Rec Date:	<b>12/04/2023</b>	Prior Rec Date:	<b>03/20/2009</b>
Sale Date:	<b>11/17/2023</b>	Prior Sale Date:	<b>03/10/2009</b>
Sale Price:	<b>\$700,000</b>	Prior Sale Price:	<b>\$250,000</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>838112</b>	Acres:	<b>0.07</b>
1st Mtg Amt:		Lot Area:	<b>3,150</b>
Total Value:	<b>\$371,314</b>	# of Stories:	
Land Use:	<b>STORE BUILDING</b>	Park Area/Cap#:	<b>/</b>
		Building Area:	<b>3,000</b>
		Total Rooms/Offices:	
		Total Restrooms:	
		Yr Built/Eff:	<b>1925 / 1925</b>
		Air Cond:	<b>NONE</b>
		Pool:	
		Roof Mat:	

Comp #:	<b>4</b>	Distance From Subject:	<b>3.00 (miles)</b>
Address:	<b>6301 S BROADWAY, LOS ANGELES, CA 90003-1431</b>		
Owner Name:	<b>BLUE HAWK CO LLC</b>		
Seller Name:	<b>7-ELEVEN INC</b>		
APN:	<b>6005-002-045</b>	Map Reference:	<b>52-A5 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>2393.10</b>
Subdivision:	<b>4</b>	Zoning:	<b>LAC2</b>
Rec Date:	<b>11/16/2023</b>	Prior Rec Date:	<b>07/05/2019</b>
Sale Date:	<b>11/06/2023</b>	Prior Sale Date:	<b>06/19/2019</b>
Sale Price:	<b>\$1,500,000</b>	Prior Sale Price:	<b>\$2,200,000</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>792969</b>	Acres:	<b>0.33</b>
1st Mtg Amt:	<b>\$1,425,000</b>	Lot Area:	<b>14,172</b>
Total Value:	<b>\$2,312,591</b>	# of Stories:	
Land Use:	<b>STORE BUILDING</b>	Park Area/Cap#:	<b>/</b>
		Building Area:	<b>3,517</b>
		Total Rooms/Offices:	
		Total Restrooms:	
		Yr Built/Eff:	<b>1964 / 1968</b>
		Air Cond:	<b>NONE</b>
		Pool:	
		Roof Mat:	

Comp #:	<b>5</b>	Distance From Subject:	<b>3.15 (miles)</b>
Address:	<b>10401 S WESTERN AVE, LOS ANGELES, CA 90047-4456</b>		
Owner Name:	<b>MORALES HERMINIO</b>		
Seller Name:	<b>PALMER ESTELLE L &amp; EDGAR W</b>		
APN:	<b>6058-023-001</b>	Map Reference:	<b>57-E3 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>2380.00</b>
Subdivision:	<b>9759</b>	Zoning:	<b>LAC2</b>
Rec Date:	<b>11/28/2023</b>	Prior Rec Date:	<b>10/28/1994</b>
Sale Date:	<b>11/17/2023</b>	Prior Sale Date:	
Sale Price:	<b>\$401,000</b>	Prior Sale Price:	<b>\$90,000</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>821613</b>	Acres:	<b>0.13</b>
		Building Area:	<b>3,364</b>
		Total Rooms/Offices:	
		Total Restrooms:	
		Yr Built/Eff:	<b>1952 / 1952</b>
		Air Cond:	<b>NONE</b>
		Pool:	
		Roof Mat:	<b>ROLL COMPOSITION</b>

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

Comp #:	<b>6</b>			Distance From Subject:	<b>3.22 (miles)</b>
Address:	<b>8914 S WESTERN AVE, LOS ANGELES, CA 90047-3548</b>				
Owner Name:	<b>WESTERN PINNACLE REALTY LLC</b>				
Seller Name:	<b>FARLO APARTMENTS LLC</b>				
APN:	<b>6037-026-031</b>	Map Reference:	<b>57-E2 /</b>	Building Area:	<b>3,600</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>2384.00</b>	Total Rooms/Offices:	
Subdivision:	<b>622</b>	Zoning:	<b>LAC2</b>	Total Restrooms:	
Rec Date:	<b>03/04/2024</b>	Prior Rec Date:	<b>05/27/2005</b>	Yr Built/Eff:	<b>1948 / 1948</b>
Sale Date:	<b>02/27/2024</b>	Prior Sale Date:	<b>04/13/2005</b>	Air Cond:	<b>NONE</b>
Sale Price:	<b>\$875,000</b>	Prior Sale Price:	<b>\$340,000</b>	Pool:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Roof Mat:	<b>ROLL COMPOSITION</b>
Document #:	<b>138207</b>	Acres:	<b>0.14</b>		
1st Mtg Amt:		Lot Area:	<b>6,003</b>		
Total Value:	<b>\$455,509</b>	# of Stories:	<b>1</b>		
Land Use:	<b>STORE BUILDING</b>	Park Area/Cap#:	<b>/</b>		

Comp #:	<b>7</b>			Distance From Subject:	<b>3.62 (miles)</b>
Address:	<b>4137 SANTA ANA ST, HUNTINGTON PARK, CA 90255-6849</b>				
Owner Name:	<b>KSNS LLC</b>				
Seller Name:	<b>AMINILARI AHMAD</b>				
APN:	<b>6214-029-004</b>	Map Reference:	<b>59-C1 /</b>	Building Area:	<b>3,600</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>5345.02</b>	Total Rooms/Offices:	
Subdivision:	<b>2599</b>	Zoning:	<b>HPCN*</b>	Total Restrooms:	
Rec Date:	<b>10/13/2023</b>	Prior Rec Date:	<b>02/08/2022</b>	Yr Built/Eff:	<b>1927 / 1927</b>
Sale Date:	<b>10/04/2023</b>	Prior Sale Date:	<b>02/02/2022</b>	Air Cond:	<b>NONE</b>
Sale Price:	<b>\$1,340,000</b>	Prior Sale Price:	<b>\$750,000</b>	Pool:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Roof Mat:	
Document #:	<b>698475</b>	Acres:	<b>0.10</b>		
1st Mtg Amt:	<b>\$1,105,000</b>	Lot Area:	<b>4,492</b>		
Total Value:	<b>\$571,200</b>	# of Stories:			
Land Use:	<b>STORE BUILDING</b>	Park Area/Cap#:	<b>/</b>		

Comp #:	<b>8</b>			Distance From Subject:	<b>3.91 (miles)</b>
Address:	<b>5326 S HOOVER ST, LOS ANGELES, CA 90037</b>				
Owner Name:	<b>MORALES HERMINIO</b>				
Seller Name:	<b>JONES EDWARD A SR L/TR</b>				
APN:	<b>5001-026-007</b>	Map Reference:	<b>52-A3 /</b>	Building Area:	<b>3,683</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>2327.02</b>	Total Rooms/Offices:	
Subdivision:	<b>2515</b>	Zoning:	<b>LAC2</b>	Total Restrooms:	
Rec Date:	<b>01/25/2024</b>	Prior Rec Date:		Yr Built/Eff:	<b>1918 /</b>
Sale Date:	<b>01/10/2024</b>	Prior Sale Date:		Air Cond:	<b>NONE</b>
Sale Price:	<b>\$500,000</b>	Prior Sale Price:		Pool:	
Sale Type:	<b>FULL</b>	Prior Sale Type:		Roof Mat:	
Document #:	<b>55486</b>	Acres:	<b>0.12</b>		
1st Mtg Amt:		Lot Area:	<b>5,119</b>		
Total Value:	<b>\$62,020</b>	# of Stories:			
Land Use:	<b>STORE BUILDING</b>	Park Area/Cap#:	<b>/</b>		

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

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

Comp #:	<b>10</b>	Distance From Subject:	<b>6.21 (miles)</b>
Address:	<b>1443 W JEFFERSON BLVD, LOS ANGELES, CA 90007-3422</b>		
Owner Name:	<b>MANNA PROPERTY GROUP LLC</b>		
Seller Name:	<b>CAMP BEDHEAD LLC</b>		
APN:	<b>5040-002-002</b>	Map Reference:	<b>43-E6 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>2221.00</b>
Subdivision:	<b>POOLE &amp; JONES TR</b>	Zoning:	<b>LAC2</b>
Rec Date:	<b>02/15/2024</b>	Prior Rec Date:	<b>06/23/2017</b>
Sale Date:	<b>02/07/2024</b>	Prior Sale Date:	<b>06/06/2017</b>
Sale Price:	<b>\$2,760,000</b>	Prior Sale Price:	<b>\$1,250,000</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>102705</b>	Acres:	<b>0.09</b>
1st Mtg Amt:	<b>\$1,770,000</b>	Lot Area:	<b>3,950</b>
Total Value:	<b>\$881,254</b>	# of Stories:	
Land Use:	<b>STORE BUILDING</b>	Park Area/Cap#:	<b>/</b>

Comp #:	<b>11</b>	Distance From Subject:	<b>6.27 (miles)</b>
Address:	<b>14005 HAWTHORNE BLVD, HAWTHORNE, CA 90250-7003</b>		
Owner Name:	<b>EMDIRA INVESTMENTS LLC</b>		
Seller Name:	<b>SOCIAL VOCATIONAL SERVICES INC</b>		
APN:	<b>4043-024-013</b>	Map Reference:	<b>63-A2 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>6024.02</b>
Subdivision:	<b>6095</b>	Zoning:	<b>HAC2YY</b>
Rec Date:	<b>07/14/2023</b>	Prior Rec Date:	<b>12/17/2021</b>
Sale Date:	<b>07/10/2023</b>	Prior Sale Date:	<b>10/28/2021</b>
Sale Price:	<b>\$1,983,000</b>	Prior Sale Price:	<b>\$1,975,000</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>462693</b>	Acres:	<b>0.14</b>
1st Mtg Amt:		Lot Area:	<b>6,301</b>
Total Value:	<b>\$1,392,300</b>	# of Stories:	
Land Use:	<b>STORE BUILDING</b>	Park Area/Cap#:	<b>/</b>

Comp #:	<b>12</b>	Distance From Subject:	<b>6.39 (miles)</b>
Address:	<b>921 CROCKER ST 1, LOS ANGELES, CA 90021-2371</b>		
Owner Name:	<b>BMK TEXTILE INC</b>		
Seller Name:	<b>CROCKER9TH LLC</b>		
APN:	<b>5132-001-107</b>	Map Reference:	<b>/</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>2260.02</b>
Subdivision:		Zoning:	<b>LAM2</b>
Rec Date:	<b>11/30/2023</b>	Prior Rec Date:	
Sale Date:	<b>11/03/2023</b>	Prior Sale Date:	
Sale Price:	<b>\$2,720,000</b>	Prior Sale Price:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	
Document #:	<b>828955</b>	Acres:	<b>0.59</b>
1st Mtg Amt:	<b>\$2,210,344</b>	Lot Area:	<b>25,589</b>
		# of Stories:	
		Park Area/Cap#:	
		Building Area:	<b>2,920</b>
		Total Rooms/Offices:	
		Total Restrooms:	
		Yr Built/Eff:	<b>1977 / 1991</b>
		Air Cond:	
		Pool:	
		Roof Mat:	

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

Comp #:	<b>13</b>			Distance From Subject:	<b>7.03 (miles)</b>
Address:	<b>635 E SOUTH ST, LONG BEACH, CA 90805-4162</b>				
Owner Name:	<b>MUZMEL INC</b>				
Seller Name:	<b>LONG BEACH ARTS DISTRICT LLC</b>				
APN:	<b>7124-032-030</b>	Map Reference:	<b>/</b>	Building Area:	<b>3,200</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>5706.01</b>	Total Rooms/Offices:	
Subdivision:		Zoning:	<b>LBCCA</b>	Total Restrooms:	
Rec Date:	<b>10/03/2023</b>	Prior Rec Date:	<b>12/15/2017</b>	Yr Built/Eff:	<b>1948 / 1948</b>
Sale Date:	<b>09/22/2023</b>	Prior Sale Date:	<b>12/13/2017</b>	Air Cond:	<b>NONE</b>
Sale Price:	<b>\$1,800,000</b>	Prior Sale Price:	<b>\$6,943,500</b>	Pool:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Roof Mat:	
Document #:	<b>668246</b>	Acres:	<b>0.10</b>		
1st Mtg Amt:		Lot Area:	<b>4,449</b>		
Total Value:	<b>\$552,288</b>	# of Stories:			
Land Use:	<b>STORE BUILDING</b>	Park Area/Cap#:	<b>/</b>		

Comp #:	<b>14</b>			Distance From Subject:	<b>7.41 (miles)</b>
Address:	<b>4722 WHITTIER BLVD, LOS ANGELES, CA 90022-3022</b>				
Owner Name:	<b>SNS SAAB INC</b>				
Seller Name:	<b>LOO JOHN LIVING TRUST</b>				
APN:	<b>5246-020-004</b>	Map Reference:	<b>45-E6 /</b>	Building Area:	<b>3,600</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>5316.02</b>	Total Rooms/Offices:	
Subdivision:	<b>4768</b>	Zoning:	<b>LCM1*</b>	Total Restrooms:	
Rec Date:	<b>02/28/2024</b>	Prior Rec Date:		Yr Built/Eff:	<b>1931 / 1938</b>
Sale Date:	<b>02/16/2024</b>	Prior Sale Date:		Air Cond:	<b>NONE</b>
Sale Price:	<b>\$745,000</b>	Prior Sale Price:		Pool:	
Sale Type:	<b>FULL</b>	Prior Sale Type:		Roof Mat:	
Document #:	<b>129812</b>	Acres:	<b>0.15</b>		
1st Mtg Amt:		Lot Area:	<b>6,746</b>		
Total Value:	<b>\$367,982</b>	# of Stories:			
Land Use:	<b>STORE BUILDING</b>	Park Area/Cap#:	<b>/</b>		

Comp #:	<b>15</b>			Distance From Subject:	<b>7.97 (miles)</b>
Address:	<b>6020 E OLYMPIC BLVD, LOS ANGELES, CA 90022-5213</b>				
Owner Name:	<b>GAXIOLA JESUS</b>				
Seller Name:	<b>YOON DANIEL J</b>				
APN:	<b>6338-014-007</b>	Map Reference:	<b>54-A1 /</b>	Building Area:	<b>3,050</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>5319.01</b>	Total Rooms/Offices:	
Subdivision:	<b>8366</b>	Zoning:	<b>LCC3*</b>	Total Restrooms:	
Rec Date:	<b>01/22/2024</b>	Prior Rec Date:	<b>05/31/1996</b>	Yr Built/Eff:	<b>1947 / 1947</b>
Sale Date:	<b>01/08/2024</b>	Prior Sale Date:		Air Cond:	<b>NONE</b>
Sale Price:	<b>\$915,000</b>	Prior Sale Price:	<b>\$230,000</b>	Pool:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Roof Mat:	<b>ROLL COMPOSITION</b>
Document #:	<b>45338</b>	Acres:	<b>0.12</b>		
1st Mtg Amt:	<b>\$595,000</b>	Lot Area:	<b>5,047</b>		
Total Value:	<b>\$206,988</b>	# of Stories:	<b>1</b>		
Land Use:	<b>STORE BUILDING</b>	Park Area/Cap#:	<b>/</b>		

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

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

Comp #:	<b>17</b>	Distance From Subject:	<b>8.03 (miles)</b>
Address:	<b>1019 W CARSON ST, TORRANCE, CA 90502-2000</b>		
Owner Name:	<b>ONE UCLA LLC</b>		
Seller Name:	<b>GORDON ROBERT P LIVING TRUST</b>		
APN:	<b>7345-010-012</b>	Map Reference:	<b>68-F4 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>5435.03</b>
Subdivision:	<b>3612</b>	Zoning:	<b>LCC3*</b>
Rec Date:	<b>09/29/2023</b>	Prior Rec Date:	
Sale Date:	<b>09/21/2023</b>	Prior Sale Date:	
Sale Price:	<b>\$2,375,000</b>	Prior Sale Price:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	
Document #:	<b>661425</b>	Acres:	<b>0.12</b>
1st Mtg Amt:		Lot Area:	<b>5,026</b>
Total Value:	<b>\$512,278</b>	# of Stories:	
Land Use:	<b>STORE BUILDING</b>	Park Area/Cap#:	<b>/</b>

Comp #:	<b>18</b>	Distance From Subject:	<b>8.25 (miles)</b>
Address:	<b>6025 WHITTIER BLVD, LOS ANGELES, CA 90022</b>		
Owner Name:	<b>HASHEM AZIZI LA PROPERTIES LLC</b>		
Seller Name:	<b>ENDO EUGENE H</b>		
APN:	<b>6342-035-018</b>	Map Reference:	<b>54-B1 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>5318.00</b>
Subdivision:	<b>5445</b>	Zoning:	<b>LCC3*</b>
Rec Date:	<b>03/05/2024</b>	Prior Rec Date:	<b>05/30/1978</b>
Sale Date:	<b>01/05/2024</b>	Prior Sale Date:	
Sale Price:	<b>\$600,000</b>	Prior Sale Price:	<b>\$65,000</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>142209</b>	Acres:	<b>0.16</b>
1st Mtg Amt:		Lot Area:	<b>6,832</b>
Total Value:	<b>\$141,459</b>	# of Stories:	
Land Use:	<b>STORE BUILDING</b>	Park Area/Cap#:	<b>/</b>

Comp #:	<b>19</b>	Distance From Subject:	<b>8.58 (miles)</b>
Address:	<b>16919 BELLFLOWER BLVD, BELLFLOWER, CA 90706</b>		
Owner Name:	<b>OLIVE CREST</b>		
Seller Name:	<b>F &amp; MM PROPS BELLFLOWER LLC</b>		
APN:	<b>7110-029-022</b>	Map Reference:	<b>66-C4 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>5542.03</b>
Subdivision:	<b>BELL FLOWER ACRES</b>	Zoning:	<b>BFCG&amp;TC*</b>
Rec Date:	<b>12/29/2023</b>	Prior Rec Date:	<b>04/07/2014</b>
Sale Date:	<b>10/23/2023</b>	Prior Sale Date:	<b>03/14/2014</b>
Sale Price:	<b>\$5,100,000</b>	Prior Sale Price:	<b>\$2,600,000</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>920350</b>	Acres:	<b>0.08</b>
1st Mtg Amt:		Lot Area:	<b>3,647</b>
Total Value:	<b>\$412,382</b>	# of Stories:	

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

Comp #:	<b>20</b>			Distance From Subject:	<b>9.62 (miles)</b>
Address:	<b>8351 LINCOLN BLVD, LOS ANGELES, CA 90045-2413</b>				
Owner Name:	<b>ATLANTIS TRUST</b>				
Seller Name:	<b>AKE ROWENA M 2005 TRUST</b>				
APN:	<b>4114-033-005</b>	Map Reference:	<b>56-A1 /</b>	Building Area:	<b>3,000</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>2766.01</b>	Total Rooms/Offices:	
Subdivision:	<b>1</b>	Zoning:	<b>LAC4</b>	Total Restrooms:	
Rec Date:	<b>12/20/2023</b>	Prior Rec Date:	<b>12/01/1977</b>	Yr Built/Eff:	<b>1948 / 1958</b>
Sale Date:	<b>12/07/2023</b>	Prior Sale Date:		Air Cond:	<b>NONE</b>
Sale Price:	<b>\$2,925,000</b>	Prior Sale Price:	<b>\$76,000</b>	Pool:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Roof Mat:	
Document #:	<b>893666</b>	Acres:	<b>0.11</b>		
1st Mtg Amt:	<b>\$1,600,000</b>	Lot Area:	<b>5,004</b>		
Total Value:	<b>\$364,005</b>	# of Stories:			
Land Use:	<b>STORE BUILDING</b>	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 AMBATIOLOS**

PRESIDENT

**JAVIER NUNEZ**

VICE-PRESIDENT

**JOSELYN GEAGA-ROSENTHAL**

**GEORGE HOVA GUMIAN**

**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](http://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 err 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 : 

Date: January 06, 2020

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

Kim.Doepping@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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www.ladbs.org