

CITY OF LOS ANGELES

CALIFORNIA

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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NANCY YAP
VICE PRESIDENT

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JAVIER NUNEZ
MOISES ROSALES



KAREN BAS
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

October 23, 2024

Council District: # 14

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

JOB ADDRESS: 1514 SOUTH HOOPER AVENUE, LOS ANGELES, CA
ASSESSORS PARCEL NO. (APN): 5130-016-013
Re: Invoice #794569-6, 799010-4

Pursuant to the authority granted by Section 91.103 of the Los Angeles Municipal Code, the Los Angeles Department of Building and Safety (LADBS) investigated and identified code violations at: **1514 South Hooper Avenue, Los Angeles, CA** ("Property"). A copy of the title report which includes a full legal description of the property is attached as Exhibit A.

Following the Department's investigation an order or orders to comply were issued to the property owner and all interested parties. Pursuant to Section 98.0411(a) the order warned that "a proposed noncompliance fee may be imposed for failure to comply with the order within 15 days after the compliance date specified in the order or unless an appeal or slight modification is filed within 15 days after the compliance date." The owners failed to comply within the time prescribed by ordinance.

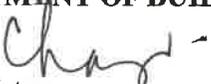
In addition, pursuant to Section 98.0421, the property owner was issued an order September 12, 2019 to pay a code violation inspection fee after violations were identified and verified upon inspection. The non-compliance and code violation inspection fees imposed by the Department are as follows:

<u>Description</u>	<u>Amount</u>
Code Violation Investigation fee	336.00
System Development Surcharge	20.16
Late Charge/Collection fee (250%)	840.00
System Development Surcharge Late Fee	50.40
Non-Compliance Code Enforcement fee	660.00
Late Charge/Collection fee (250%)	1,650.00
Accumulated Interest (1%/month)	3.80
Title Report fee	30.00
Grand Total	\$ 3,590.36

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 **\$3,590.36** be recorded against the property. It is requested that the Honorable City Council of the City of Los Angeles (the "Council") designate the time and place protest can be heard concerning this matter, as set forth in Sections 7.35.3 and 7.35.5 of the Los Angeles Administrative Code.

It is further requested that Council instruct LADBS to deposit to Dept 08, Fund 48R, Balance Sheet Account 2200, any payment received against this lien in the amount of **\$3,590.36** on the referenced property. A copy of the title report which includes a full legal description of the property is attached as Exhibit A. A list of all the names and addresses of owners and all interested parties entitled to notice is included (Exhibit B). Also attached is a report which includes the current fair market value of the property including all encumbrances of record on the property as of the date of the report (Exhibit C).

DEPARTMENT OF BUILDING AND SAFETY


Ana Mae Yutan
Chief, LADBS Resource Management Bureau

ATTEST: HOLLY WOLCOTT, CITY CLERK

Lien confirmed by
City Council on:

BY: _____
DEPUTY



1649 BUCKINGHAM RD.
LOS ANGELES, CA 90019
Phone 310-943-9235 latitle@in2-res.com

Property Title Report

Work Order No. T17144
Dated as of: 08/22/2022

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 5130-016-013

Property Address: 1514 S HOOPER AVE City: Los Angeles

County: Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED IN LIEU OF FORECLOSE

Grantee : BELLFLOWER J. LLC

Grantor : MANDARI YAMODIM AND MITRA YAMODIM

Deed Date : 06/27/2011 Recorded : 09/13/2011

Instr No. : 11-1239139

MAILING ADDRESS: BELLFLOWER J. LLC
8383 WILSHIRE BLVD STE 450, BEVERLY HILLS, CA 90211
SCHEDULE B

LEGAL DESCRIPTION

***Lot Number: 14 Block: C Subdivision Name: ESTELLA TRACT Brief Description: ESTELLA TRACT EX
OF R/W LOT 14 BLK C***

MORTGAGES/LIENS

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

This page is part of your document - DO NOT DISCARD



20111239139



Pages:
0006

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

09/13/11 AT 08:00AM

FEES:	51.00
TAXES:	0.00
OTHER:	0.00
PAID:	51.00



LEADSHEET



201109130130004

00004663634



003508163

SEQ:
15

DAR - Title Company (Hard Copy)



THIS FORM IS NOT TO BE DUPLICATED

T21

23

09/13/2011



20111239139

RECORDING REQUESTED BY:
Fidelity National Title Company

AND WHEN RECORDED MAIL TO:

Bellflower J. LLC
C/O Razi Law Group
8383 Wilshire Blvd Suite 450
Beverly Hills, CA 90211

THIS SPACE FOR RECORDER'S USE ONLY
Escrow No : 01-010578-TWA

Title Order No.: 19657578

**GRANT DEED
IN LIEU OF FORECLOSE**

THE UNDERSIGNED GRANTOR(S) DECLARE(S)
DOCUMENTARY TRANSFER TAX IS \$NONE
**SEE ATTACHED EXHIBIT 'A' AND ATTACHED EXHIBIT "B" ESTOPPEL AFFIDAVIT

- 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

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

Mandari Yamodim and Mitra Yamodim, Husband and Wife as Community Property

hereby GRANT(s) to

Bellflower J. LLC, a Georgia Limited Liability Company

the real property described in Exhibit "ONE", attached herewith
GRANTOR DECLARES THAT THIS CONVEYANCE IS FREELY AND FAIRLY MADE, GRANTOR HAVING
SOLD SAID LAND TO GRANTEE FOR A CONSIDERATION EQUAL TO THE FAIR VALUE OF GRANTOR'S
INTEREST IN SAID LAND; AND GRANTOR FURTHER DECLARES THAT THERE ARE NO AGREEMENTS,
ORAL OR WRITTEN, OTHER THAN THIS DEED BETWEEN GRANTOR AND GRANTEE WITH RESPECT TO
SAID LAND.

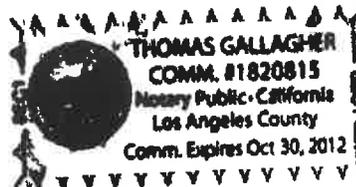
Also Known as 1514 Hooper Ave , Los Angeles, CA

DATED June 27, 2011
STATE OF CALIFORNIA
COUNTY OF Los Angeles
On 7-22-11
before me Thomas Gallagher
A Notary Public in and for said State personally appeared
Mandari Yamodim +
Mitra Yamodim

Mandari Yamodim
Mandari Yamodim

Mitra Yamodim
Mitra Yamodim

who proved to me on the basis of satisfactory evidence to be
the person(s) whose name(s) is/are subscribed to the within
instrument and acknowledged to me that he/she/they
executed the same in his/her/their authorized capacity(ies),
and that by his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s)
acted executed the instrument
I certify under PENALTY OF PERJURY under the laws of the State
of California that the foregoing paragraph is true and correct
WITNESS my hand and official seal



Signature

MAIL TAX STATEMENTS TO PARTY SHOWN BELOW, IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE

(Seal)

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LEGAL DESCRIPTION

EXHIBIT "ONE"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

Lot 14 in Block C of Estella Tract, in the City of Los Angeles, County of Los Angeles, State of California, as per Map recorded in Book 811 Page 233 of Deeds, in the Office of the County Recorder of said County.

Assessor's Parcel No: 5130-016-013

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EXHIBIT "B"

ESTOPPEL AFFIDAVIT OF INDIVIDUAL

State of California)
) ss.
County of Los Angeles)
Mandari Yamodim and
Mitra Yamodim

being first duly sworn, each for himself and herself,
deposes and says that they are the identical parties who made, executed, and delivered that
certain deed to Bellflower J, LLC dated the 27 day of
June of 2011, conveying the following described property, to-wit:

(as per Exhibit ONE attached hereto)

That the aforesaid deed is intended to be and is an absolute conveyance of title to
said premises to the grantee named therein, and was not and is not now intended as a
mortgage, trust conveyance, or security of any kind; that it was the intention of affiants as
grantors in said deed to convey, and by said deed these affiants did convey to the grantee
therein all their right, title, and interest absolutely in and to said premises; that possession
of said premises has been surrendered to the grantee; and

That in the execution and delivery of said deed affiants were not acting under any
misapprehension as to the effect thereof, and acted freely and voluntarily and were not
acting under coercion of duress; and

That the consideration for said deed was and is payment to affiants of the sum of \$
0.00 by grantee, and the full cancellation of all debts, obligations, costs and
charges secured by that certain deed of trust heretofore existing on said property executed
by Mandari Yamodim and Mitra Yamodim, trustor to Old Republic Title Company as trustee for,
Hanmi Bank, as beneficiary, dated the 21st day of June, 2007
and recorded July 9, 2007 as Instrument No. 20071618763
Los Angeles County, California, and the reconveyance of said property under
said deed of trust; that at the time of making said deed affiants believed and now believe
that the aforesaid consideration therefor represents the fair value of the property so deeded;
and

This affidavit is made for the protection and benefit of the grantee in said deed, his
successors and assigns, and all other parties hereafter dealing with or who may acquire an
interest in the property herein described, and particularly for the benefit of Fidelity National
Title Insurance Company which is about to insure the title to said property in reliance
thereon, and any other title company which may hereafter insure the title to said property;
and

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That affiants, and each of them will testify, declare, depose, or certify before any competent tribunal, officer or person, in any case now pending or which may hereafter be instituted, to the truth of the particular facts hereinabove set forth.

Mandari Yamodim
Mandari Yamodim

Mitra Yamodim
Mitra Yamodim

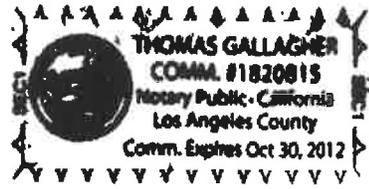
State of California
County of *Los Angeles*

On *7-22-11* before me, *Thomas Gallagher*
A Notary Public in and for said State personally appeared *Mandari Yamodim +*
Mitra Yamodim

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.
[Signature]
Signature



(Seal)

EXHIBIT B

ASSIGNED INSPECTOR: **LUIS ESCOTO**
JOB ADDRESS: **1514 SOUTH HOOPER AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5130-016-013**

Date: **October 23, 2024**

Last Full Title: **08/22/2022**

Last Update to Title:

.....

LIST OF OWNERS AND INTERESTED PARTIES

- 1) BELLFLOWER J. LLC
C/O RAZI LAW GROUP
8383 WILSHIRE BLVD., STE. 450
BEVERLY HILLS, CA 90211

CAPACITY: OWNER

Property Detail Report

For Property Located At :
1514 HOOPER AVE, LOS ANGELES, CA 90021-2731

**Owner Information**

Owner Name: **BELLFLOWER J LLC**
Mailing Address: **8383 WILSHIRE BLVD #450, BEVERLY HILLS CA 90211-2436 C/O RAZI LAW GROUP**
Vesting Codes: **// CO**

Location Information

Legal Description: **ESTELLA TRACT EX OF RW LOT 14**
County: **LOS ANGELES, CA** APN: **5130-016-013**
Census Tract / Block: **2260.02 / 2** Alternate APN:
Township-Range-Sect: Subdivision: **ESTELLA TR**
Legal Book/Page: Map Reference: **44-D6 /**
Legal Lot: **14** Tract #:
Legal Block: **C** School District:
Market Area: **C42** School District Name:
Neighbor Code: Munic/Township: **LANCASTER T**

Owner Transfer Information

Recording/Sale Date: **09/13/2011 / 06/27/2011** Deed Type: **DEED IN LIEU OF FORECLOSURE**
1st Mtg Document #:
Sale Price:
Document #: **1239139**

Last Market Sale Information

Recording/Sale Date: **04/07/2003 / 04/01/2003** 1st Mtg Amount/Type: **/**
Sale Price: **\$345,000** 1st Mtg Int. Rate/Type: **/**
Sale Type: **FULL** 1st Mtg Document #: **/**
Document #: **968837** 2nd Mtg Amount/Type: **/**
Deed Type: **GRANT DEED** 2nd Mtg Int. Rate/Type: **/**
Transfer Document #: Price Per SqFt: **\$78.73**
New Construction: Multi/Split Sale:
Title Company: **UNITED TITLE**
Lender:
Seller Name: **LASMAN HAROLD L & YUSIN L**

Prior Sale Information

Prior Rec/Sale Date: **01/31/1997 /** Prior Lender: **MISCELLANEOUS FIN**
Prior Sale Price: **\$185,000** Prior 1st Mtg Amt/Type: **\$178,000 / CONV**
Prior Doc Number: **169548** Prior 1st Mtg Rate/Type: **/ FIXED RATE LOAN**
Prior Deed Type: **GRANT DEED**

Property Characteristics

Year Built / Eff: **1963 / 1963** Total Rooms/Offices
Gross Area: **4,382** Total Restrooms:
Building Area: **4,382** Roof Type:
Tot Adj Area: Roof Material: **ROLL COMPOSITION** Garage Area:
Above Grade: Construction: Garage Capacity:
of Stories: **1** Foundation: **CONCRETE** Pool:
Other Improvements: **Building Permit** Exterior wall: **CONCRETE BLOCK** Quality: **AVERAGE**
Basement Area: Condition:

Site Information

Zoning: **LAM2** Acres: **0.10** County Use: **LIGHT MANUFACTURING (3100)**
Lot Area: **4,512** Lot Width/Depth: **28 x 155** State Use:
Land Use: **LIGHT INDUSTRIAL** Res/Comm Units: **/** Water Type:
Site Influence: Sewer Type:

Tax Information

Total Value: **\$475,758** Assessed Year: **2021** Property Tax: **\$6,144.34**
Land Value: **\$290,097** Improved %: **39%** Tax Area: **15117**
Improvement Value: **\$185,661** Tax Year: **2021** Tax Exemption:
Total Taxable Value: **\$475,758**

APN:	5133-022-009	Map Reference:	44-C5 /	Building Area:	4,588
County:	LOS ANGELES, CA	Census Tract:	2260.02	Total Rooms/Offices:	
Subdivision:	JOSEFA SUB	Zoning:	LAM2	Total Restrooms:	
Rec Date:	05/05/2022	Prior Rec Date:	01/29/2015	Yr Built/Eff:	1928 / 1928
Sale Date:	04/27/2022	Prior Sale Date:	01/28/2015	Air Cond:	
Sale Price:	\$11,250,000	Prior Sale Price:	\$6,100,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	490152	Acres:	0.21		
1st Mtg Amt:		Lot Area:	8,988		
Total Value:	\$1,383,458	# of Stories:			
Land Use:	LIGHT INDUSTRIAL	Park Area/Cap#:	/		

Comp #:	4	Distance From Subject:	1.45 (miles)
Address:	3408 TRINITY ST, LOS ANGELES, CA 90011-2343		
Owner Name:	ACE SIGN DESIGN INC		
Seller Name:	3408 TRINITY STREET LLC		
APN:	5120-022-001	Map Reference:	52-B1 /
County:	LOS ANGELES, CA	Census Tract:	2284.10
Subdivision:	FORD TR	Zoning:	LAM1
Rec Date:	05/25/2022	Prior Rec Date:	06/07/2019
Sale Date:	05/13/2022	Prior Sale Date:	05/15/2019
Sale Price:	\$1,550,000	Prior Sale Price:	\$1,100,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	560690	Acres:	0.16
1st Mtg Amt:	\$1,282,000	Lot Area:	6,814
Total Value:	\$1,133,623	# of Stories:	
Land Use:	LIGHT INDUSTRIAL	Park Area/Cap#:	/

Comp #:	5	Distance From Subject:	1.55 (miles)
Address:	141 W 28TH ST, LOS ANGELES, CA 90007-3310		
Owner Name:	STREET POETS INC		
Seller Name:	NORMAN JAMES LLC		
APN:	5122-002-008	Map Reference:	44-B6 /
County:	LOS ANGELES, CA	Census Tract:	2246.00
Subdivision:	SNYDER & WADES SUB	Zoning:	LAM1
Rec Date:	08/04/2022	Prior Rec Date:	06/18/1991
Sale Date:	08/02/2022	Prior Sale Date:	05/1991
Sale Price:	\$1,990,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	788600	Acres:	0.14
1st Mtg Amt:		Lot Area:	6,031
Total Value:	\$1,202,328	# of Stories:	
Land Use:	LIGHT INDUSTRIAL	Park Area/Cap#:	/

Comp #:	6	Distance From Subject:	2.37 (miles)
Address:	3475 UNION PACIFIC AVE, LOS ANGELES, CA 90023-3834		
Owner Name:	JON STARK INC		
Seller Name:	1510 E 25TH ST LLC		
APN:	5190-037-017	Map Reference:	53-B1 /
County:	LOS ANGELES, CA	Census Tract:	2051.20
Subdivision:	5030	Zoning:	LAM2
Rec Date:	12/01/2021	Prior Rec Date:	07/30/2021
Sale Date:	11/18/2021	Prior Sale Date:	07/06/2021
Sale Price:	\$1,650,000	Prior Sale Price:	\$984,500
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1777731	Acres:	0.19
1st Mtg Amt:	\$1,173,000	Lot Area:	8,378
Total Value:	\$223,272	# of Stories:	1
Land Use:	LIGHT INDUSTRIAL	Park Area/Cap#:	/
			Building Area: 3,947
			Total Rooms/Offices:
			Total Restrooms:
			Yr Built/Eff: 1942 / 1951
			Air Cond:
			Pool:
			Roof Mat: ROLL COMPOSITION

Comp #:	7	Distance From Subject:	2.43 (miles)
Address:	5511 PACIFIC BLVD, HUNTINGTON PARK, CA 90255-2534		
Owner Name:	MASCARA JOHN		
Seller Name:	BONERZ ELI A		
APN:	6309-013-004	Map Reference:	52-F3 /
			Building Area: 4,550

County:	LOS ANGELES, CA	Census Tract:	5325.00	Total Rooms/Offices:	
Subdivision:	HUNTINGTON PARK	Zoning:	HPM2*	Total Restrooms:	
Rec Date:	02/14/2022	Prior Rec Date:	11/15/2016	Yr Built/Eff:	/ 1954
Sale Date:	02/09/2022	Prior Sale Date:	10/26/2016	Air Cond:	
Sale Price:	\$900,000	Prior Sale Price:	\$650,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	177010	Acres:	0.16		
1st Mtg Amt:	\$800,000	Lot Area:	7,001		
Total Value:	\$911,370	# of Stories:			
Land Use:	LIGHT INDUSTRIAL	Park Area/Cap#:	/		

Comp #:	8	Distance From Subject:	2.46 (miles)		
Address:	1632 W 11TH ST, LOS ANGELES, CA 90015-1921				
Owner Name:	SEPHIROTH KETER HOLDINGS LLC				
Seller Name:	11 MGA LLC				
APN:	5137-019-011	Map Reference:	44-B3 /	Building Area:	4,900
County:	LOS ANGELES, CA	Census Tract:	2098.20	Total Rooms/Offices:	
Subdivision:	WILLIAMSON	Zoning:	LAC1	Total Restrooms:	
Rec Date:	04/01/2022	Prior Rec Date:	10/15/2020	Yr Built/Eff:	1969 / 1969
Sale Date:	03/10/2022	Prior Sale Date:	10/07/2020	Air Cond:	
Sale Price:	\$1,725,000	Prior Sale Price:	\$1,100,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	364817	Acres:	0.14		
1st Mtg Amt:	\$862,500	Lot Area:	6,125		
Total Value:	\$1,100,000	# of Stories:			
Land Use:	LIGHT INDUSTRIAL	Park Area/Cap#:	/		

Comp #:	9	Distance From Subject:	2.81 (miles)		
Address:	5872 METTLER ST, LOS ANGELES, CA 90003-1316				
Owner Name:	H & A VENTURES LLC				
Seller Name:	5872 METTLER LLC				
APN:	6006-032-007	Map Reference:	52-B4 /	Building Area:	4,800
County:	LOS ANGELES, CA	Census Tract:	2392.02	Total Rooms/Offices:	
Subdivision:	THORNE KROESEN SOUTH PARK TR	Zoning:	LAMR1	Total Restrooms:	
Rec Date:	02/18/2022	Prior Rec Date:	11/27/2017	Yr Built/Eff:	1965 / 1965
Sale Date:	02/10/2022	Prior Sale Date:	09/18/2017	Air Cond:	
Sale Price:	\$875,000	Prior Sale Price:	\$718,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	198287	Acres:	0.13		
1st Mtg Amt:		Lot Area:	5,603		
Total Value:	\$754,745	# of Stories:			
Land Use:	LIGHT INDUSTRIAL	Park Area/Cap#:	/		

Comp #:	10	Distance From Subject:	3.12 (miles)		
Address:	5907 S MAIN ST, LOS ANGELES, CA 90003-1216				
Owner Name:	KWK PROPERTIES LLC				
Seller Name:	MINCHACA MARIA O				
APN:	6005-012-031	Map Reference:	52-B4 /	Building Area:	4,218
County:	LOS ANGELES, CA	Census Tract:	2392.01	Total Rooms/Offices:	
Subdivision:	1525	Zoning:	LAM1	Total Restrooms:	
Rec Date:	07/19/2022	Prior Rec Date:	01/10/1973	Yr Built/Eff:	1925 / 1945
Sale Date:	05/17/2022	Prior Sale Date:		Air Cond:	
Sale Price:	\$670,000	Prior Sale Price:	\$30,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	736520	Acres:	0.12		
1st Mtg Amt:	\$435,500	Lot Area:	5,031		
Total Value:	\$274,277	# of Stories:			
Land Use:	LIGHT INDUSTRIAL	Park Area/Cap#:	/		

Comp #:	11	Distance From Subject:	3.44 (miles)		
Address:	6611 S SAN PEDRO ST, LOS ANGELES, CA 90003-1937				
Owner Name:	CAPAZ HOLDINGS LLC/BERESBIT INVESTMENT LLC				
Seller Name:	TEMPLO PENTECOSTAL LA PUERTA				
APN:	6011-002-031	Map Reference:	52-B5 /	Building Area:	3,780
County:	LOS ANGELES, CA	Census Tract:	2393.20	Total Rooms/Offices:	

Subdivision:	MCCARTHY COS GREATER LOS ANGELES	Zoning:	LAR4	Total Restrooms:	
Rec Date:	12/14/2021	Prior Rec Date:	03/25/1991	Yr Built/Eff:	1943 / 1943
Sale Date:	12/07/2021	Prior Sale Date:	03/1991	Air Cond:	
Sale Price:	\$920,000	Prior Sale Price:	\$293,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	ROLL COMPOSITION
Document #:	1856357	Acres:	0.12		
1st Mtg Amt:	\$400,000	Lot Area:	5,112		
Total Value:	\$188,265	# of Stories:	1		
Land Use:	LIGHT INDUSTRIAL	Park Area/Cap#:	/		

Comp #:	12	Distance From Subject: 3.70 (miles)			
Address:	1460 S BONNIE BEACH PL, COMMERCE, CA 90023-4019				
Owner Name:	GARCIA FERNANDO S/GARCIA ALMA				
Seller Name:	ZADEH HOUDAD M & HORMOZ M				
APN:	5241-022-003	Map Reference:	53-D1 /	Building Area:	3,930
County:	LOS ANGELES, CA	Census Tract:	5313.02	Total Rooms/Offices:	
Subdivision:	4301	Zoning:	LCM2*	Total Restrooms:	
Rec Date:	04/14/2022	Prior Rec Date:	05/18/2015	Yr Built/Eff:	1947 / 1949
Sale Date:	12/22/2021	Prior Sale Date:	04/28/2015	Air Cond:	
Sale Price:	\$1,100,000	Prior Sale Price:	\$500,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	414573	Acres:	0.15		
1st Mtg Amt:	\$770,000	Lot Area:	6,405		
Total Value:	\$555,156	# of Stories:			
Land Use:	LIGHT INDUSTRIAL	Park Area/Cap#:	/		

Comp #:	13	Distance From Subject: 3.89 (miles)			
Address:	270 N OCCIDENTAL BLVD, LOS ANGELES, CA 90026				
Owner Name:	OCCIDENTAL ENTERTAINM TRUST II				
Seller Name:	SMOTRICH DAVID B				
APN:	5156-023-013	Map Reference:	35-A6 /	Building Area:	4,596
County:	LOS ANGELES, CA	Census Tract:	2086.20	Total Rooms/Offices:	
Subdivision:	CABLE ROAD TR LOS ANGELES	Zoning:	LAC2	Total Restrooms:	
Rec Date:	03/30/2022	Prior Rec Date:		Yr Built/Eff:	/ 1962
Sale Date:	02/18/2022	Prior Sale Date:		Air Cond:	
Sale Price:	\$1,500,000	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	350954	Acres:	0.13		
1st Mtg Amt:		Lot Area:	5,476		
Total Value:	\$232,808	# of Stories:			
Land Use:	LIGHT INDUSTRIAL	Park Area/Cap#:	/		

Comp #:	14	Distance From Subject: 4.08 (miles)			
Address:	1424 W SLAUSON AVE 2, LOS ANGELES, CA 90047-1228				
Owner Name:	1420 SLAUSON TRUST				
Seller Name:	NGUYEN HUNG A & ANNA				
APN:	6002-004-028	Map Reference:	51-E4 /	Building Area:	4,200
County:	LOS ANGELES, CA	Census Tract:	2372.01	Total Rooms/Offices:	
Subdivision:	4269	Zoning:	LACM	Total Restrooms:	
Rec Date:	12/01/2021	Prior Rec Date:	12/18/2019	Yr Built/Eff:	1950 / 1956
Sale Date:	10/01/2021	Prior Sale Date:	10/29/2019	Air Cond:	
Sale Price:	\$350,000	Prior Sale Price:	\$620,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	1777744	Acres:	0.06		
1st Mtg Amt:	\$475,000	Lot Area:	2,700		
Total Value:	\$325,841	# of Stories:			
Land Use:	LIGHT INDUSTRIAL	Park Area/Cap#:	/		

Comp #:	15	Distance From Subject: 4.10 (miles)			
Address:	628 E 79TH ST, LOS ANGELES, CA 90001-3206				
Owner Name:	79TH REGENCY LLC				
Seller Name:	79 AVALON LLC				

APN:	6029-001-004	Map Reference:	58-C1 /	Building Area:	4,720
County:	LOS ANGELES, CA	Census Tract:	2398.01	Total Rooms/Offices:	
Subdivision:	6	Zoning:	LAR4	Total Restrooms:	
Rec Date:	11/24/2021	Prior Rec Date:	02/28/2018	Yr Built/Eff:	1961 / 1961
Sale Date:	11/03/2021	Prior Sale Date:	02/07/2018	Air Cond:	
Sale Price:	\$2,550,000	Prior Sale Price:	\$2,000,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	ROLL COMPOSITION
Document #:	1746440	Acres:	0.12		
1st Mtg Amt:	\$1,600,000	Lot Area:	5,204		
Total Value:	\$604,427	# of Stories:	1		
Land Use:	LIGHT INDUSTRIAL	Park Area/Cap#:	/		

Comp #:	16	Distance From Subject: 4.44 (miles)			
Address:	342 N FORD BLVD, LOS ANGELES, CA 90022-1121				
Owner Name:	ARMENTA JOAQUIN JR/ARMENTA ERIKA Y				
Seller Name:	SIYA INVESTMENT LLC				
APN:	5235-005-005	Map Reference:	45-E4 /	Building Area:	4,800
County:	LOS ANGELES, CA	Census Tract:	5305.00	Total Rooms/Offices:	
Subdivision:	6227	Zoning:	LCM1*	Total Restrooms:	
Rec Date:	03/31/2022	Prior Rec Date:	07/08/2014	Yr Built/Eff:	1928 / 1928
Sale Date:	03/25/2022	Prior Sale Date:	03/10/2014	Air Cond:	
Sale Price:	\$4,100,000	Prior Sale Price:	\$2,670,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	361416	Acres:	0.11		
1st Mtg Amt:	\$2,255	Lot Area:	4,720		
Total Value:	\$721,706	# of Stories:			
Land Use:	LIGHT INDUSTRIAL	Park Area/Cap#:	/		

Comp #:	17	Distance From Subject: 4.80 (miles)			
Address:	5313 SHEILA ST, COMMERCE, CA 90040-2101				
Owner Name:	AGL HOLDINGS LLC				
Seller Name:	THOMPSON FAMILY TRUST I				
APN:	6335-016-020	Map Reference:	53-E3 /	Building Area:	4,158
County:	LOS ANGELES, CA	Census Tract:	5323.03	Total Rooms/Offices:	
Subdivision:	9256	Zoning:	CMM1*	Total Restrooms:	
Rec Date:	05/09/2022	Prior Rec Date:		Yr Built/Eff:	1961 / 1961
Sale Date:	05/02/2022	Prior Sale Date:		Air Cond:	
Sale Price:	\$1,375,000	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	499972	Acres:	0.12		
1st Mtg Amt:	\$1,105,000	Lot Area:	5,442		
Total Value:	\$285,360	# of Stories:			
Land Use:	LIGHT INDUSTRIAL	Park Area/Cap#:	/		

Comp #:	18	Distance From Subject: 4.97 (miles)			
Address:	3210 W JEFFERSON BLVD, LOS ANGELES, CA 90018-3230				
Owner Name:	WORTH CAP HLDGS JEFFERSON LLC				
Seller Name:	POLICAPPELLI NINI				
APN:	5044-007-005	Map Reference:	43-C6 /	Building Area:	4,405
County:	LOS ANGELES, CA	Census Tract:	2193.00	Total Rooms/Offices:	
Subdivision:	5580	Zoning:	LAC2	Total Restrooms:	
Rec Date:	02/02/2022	Prior Rec Date:	02/22/1991	Yr Built/Eff:	1927 /
Sale Date:	01/21/2022	Prior Sale Date:	02/1991	Air Cond:	NONE
Sale Price:	\$1,800,000	Prior Sale Price:	\$40,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	132744	Acres:	0.15		
1st Mtg Amt:		Lot Area:	6,499		
Total Value:	\$561,454	# of Stories:			
Land Use:	LIGHT INDUSTRIAL	Park Area/Cap#:	/		

Comp #:	19	Distance From Subject: 5.79 (miles)			
Address:	10116 S MAIN ST, LOS ANGELES, CA 90003-4620				
Owner Name:	MINKS HOLDING CO LLC				
Seller Name:	AB CAP LLC				
APN:	6063-008-014	Map Reference:	58-B3 /	Building Area:	4,400

County:	LOS ANGELES, CA	Census Tract:	2405.00	Total Rooms/Offices:	
Subdivision:	5756	Zoning:	LAC2	Total Restrooms:	
Rec Date:	12/20/2021	Prior Rec Date:	05/18/2020	Yr Built/Eff:	1957 / 1980
Sale Date:	12/16/2021	Prior Sale Date:	05/13/2020	Air Cond:	NONE
Sale Price:	\$812,500	Prior Sale Price:	\$600,000	Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	1884267	Acres:	0.13		
1st Mtg Amt:		Lot Area:	5,500		
Total Value:	\$894,168	# of Stories:			
Land Use:	LIGHT INDUSTRIAL	Park Area/Cap#:	/		

Comp #:	20	Distance From Subject: 5.92 (miles)			
Address:	4707 W JEFFERSON BLVD, LOS ANGELES, CA 90016-4008				
Owner Name:	4707 W JEFFERSON LA OWNER LP				
Seller Name:	MIONI CHARITABLE REMAIND				
APN:	5057-024-021	Map Reference:	43-A6 /	Building Area:	5,000
County:	LOS ANGELES, CA	Census Tract:	2197.00	Total Rooms/Offices:	
Subdivision:	7030	Zoning:	LAM1	Total Restrooms:	
Rec Date:	07/15/2022	Prior Rec Date:	07/11/1994	Yr Built/Eff:	1951 / 1951
Sale Date:	06/03/2022	Prior Sale Date:		Air Cond:	
Sale Price:	\$3,250,000	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	728512	Acres:	0.14		
1st Mtg Amt:		Lot Area:	6,250		
Total Value:	\$154,691	# of Stories:			
Land Use:	LIGHT INDUSTRIAL	Park Area/Cap#:	/		

EXHIBIT D

ASSIGNED INSPECTOR: LUIS ESCOTO
JOB ADDRESS: 1514 SOUTH HOOPER AVENUE, LOS ANGELES, CA
ASSESSORS PARCEL NO. (APN): 5130-016-013

Date: October 23, 2024

CASE NO.: 880083
ORDER NO.: A-5134769

EFFECTIVE DATE OF ORDER TO COMPLY: September 12, 2019
COMPLIANCE EXPECTED DATE: September 27, 2019
DATE COMPLIANCE OBTAINED: No compliance to date

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-5134769

1050102202091867

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 AND NOTICE OF FEE

BELLFLOWER J, LLC C/O JOSEF HAGHAZARZADEH
521 N. MOUNTAIN AVE, SUITE E
UPLAND, CA 91786,

CASE #: 880083
ORDER #: A-5134769
EFFECTIVE DATE: September 12, 2019
COMPLIANCE DATE: September 27, 2019

APPL OF
SITE ADDRESS: 1514 S HOOPER AVE

ASSESSORS PARCEL NO.: 5130-016-013
ZONE: M2; Light Industrial Zone

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

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. Change of Use without permits or approvals.

You are therefore ordered to: Obtain the required Certificate of Occupancy for the change of occupancy.

Code Section(s) in Violation: 91.8203, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

Comments: Factory and Office used as Retail and Agricultural space.

2. Unapproved construction.

You are therefore ordered to: Demolish and remove the unapproved construction or make it conform to the provisions of this Code.

Code Section(s) in Violation: 91.8105, 91.103.1, 91.5R103.1, 12.21A.1(a) of the L.A.M.C.

Comments: Including but not limited to unapproved walls and openings.

3. Electrical not complying with code.

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

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You are therefore ordered to: No person shall install, operate or maintain electrical systems or equipment which do not comply with all of the applicable provisions of this Code.

Code Section(s) in Violation: 93.0104, 12.21A.1.(a) of the L.A.M.C.

Comments: A generator was installed to supply power to the building. Main power was previously disconnected by LADWP.

4. Electrical permit required.

You are therefore ordered to: Remove all electrical wiring and equipment which was installed without the required permits and return the electrical system to its original approved condition.

OR

Obtain the required electrical permit, expose concealed work and call for required inspections.

Code Section(s) in Violation: 93.0201, 93.0104, 12.21A.1.(a) of the L.A.M.C.

Location: Entire unit

Comments: New electrical panels, conduit, outlets and receptacles.

5. Plumbing work has been done without the required permittis and approvals.

You are therefore ordered to: 1) Obtain the required plumbing permits and approvals or remove all unpermitted plumbing.

Code Section(s) in Violation: 94.103.1.1, 12.21A.1.(a) of the L.A.M.C.

6. Mechanical (heating, air conditioning, refrigeration or ventilation) work has been done without the required permits and approvals.

You are therefore ordered to: 1) Obtain the required mechanical permit(s) OR remove all unpermitted HVAC systems and ducts

Code Section(s) in Violation: 95.112.1, 12.21A.1.(a),95.111.0 of the L.A.M.C.

Location: Entire unit

Comments: New HVAC air system

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.

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1050102202091867

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)252-3391.
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector : Robert Chavez Date: September 13, 2019

ROBERT CHAVEZ
221 N. FIGUEROA ST. SUITE 1100
LOS ANGELES, CA 90012
(213)252-3391
Robert.Chavez@lacity.org


REVIEWED BY

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

OCT 21 2019

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

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