

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

March 7, 2024

Council District: # 9

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

JOB ADDRESS: **4230 SOUTH FIGUEROA STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5019-028-009**
Re: Invoice # 805745-3

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: **4230 South Figueroa Street, Los Angeles, CA** ("Property"). A copy of the title report which includes a full legal description of the property is attached as Exhibit A.

Following the Department's investigation an order or orders to comply were issued on February 23, 2017 and December 22, 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%)	1,650.00
Title Report fee	30.00
Grand Total	\$ 2,340.00

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 **\$2,340.00** 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 **\$2,340.00** 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. T17636
Dated as of: 07/17/2023

Prepared for: City of Los Angeles

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

APN #: 5019-028-009

Property Address: 4230 S FIGUEROA ST **City:** Los Angeles **County:** Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : ANTHONY CARL PICKETT MD

Grantor : REATHA BECK SMITH TRUSTEE OF THE REATHA BECK SMITH TRUST

Deed Date : 11/05/1997 **Recorded :** 01/30/1998

Instr No. : 95-158953

MAILING ADDRESS: ANTHONY CARL PICKETT MD
4230 S FIGUEROA ST, LOS ANGELES, CA 90037

SCHEDULE B

LEGAL DESCRIPTION

Lot Number: 7 **Block:** 1 **Subdivision Name:** WINTON & MCLEODS FIGUEROA STREET TRACT Brief
Description: WINTON AND MCLEOD'S FIGUEROA ST TRACT LOT 7 BLK 1

MORTGAGES/LIENS

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

98 158953

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:
Anthony Carl Pickett, MD
5859 S. Vermont Avenue
Los Angeles, CA 90044

RECORDED/FILED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA

JAN 30 1998 AT 8 A.M.

FEE \$10 0
2

9105996-30
A.P.N.: 5019-028-009

Order No.: 00000110-30
Escrow No.: 14200-SP

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S) THAT DOCUMENTARY TRANSFER TAX IS: COUNTY \$110.00 & CITY \$450.00
[X] 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; [X] City of Los Angeles, and

FOR A VALUABLE CONSIDERATION, Receipt of which is hereby acknowledged,
Reatha Beck Smith, Trustee of the Reatha Beck Smith Trust,
who acquired title as Reatha Beck Smith Trust
hereby GRANT(S) to Anthony Carl Pickett MD, A SINGLE MAN.

the following described property in the City of Los Angeles, County of Los Angeles State of California;

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR COMPLETE LEGAL DESCRIPTION.

Reatha Beck Smith
Reatha Beck Smith, Trustee

Document Date: November 5, 1997

STATE OF CALIFORNIA
COUNTY OF Los Angeles
On November 5, 1997 before me, LORETTA T. BROWN
personally appeared REATHA BECK SMITH
personally known to me (or appeared 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
he/she/they intended to execute the instrument.
WITNESS my hand and official seal.

Signature [Signature]

This area for official notarial seal.



Mail Tax Statements to: SAME AS ABOVE or Address Noted Below

NOTIFICATION SENT \$4.00

"JAN"

2

EXHIBIT "A".

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

PARCEL 1:

LOT 7 IN BLOCK 1 OF WINTON AND MCLEOD'S FIGUEROA STREET TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 7 PAGE(S) 111 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 2:

AN EASEMENT FOR DRIVEWAY PURPOSES OVER, ALONG AND ACROSS THE NORTHERLY 3 FEET OF LOT 8, IN BLOCK 1 OF WINTON AND MCLEOD'S FIGUEROA STREET TRACT, IN THE CITY OF LOS ANGELES, AS PER MAP RECORDED IN BOOK 7 PAGE 111 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

2

98 158953

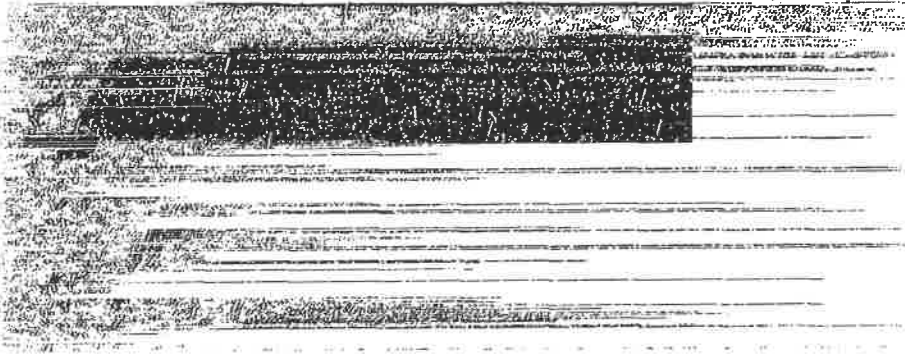


EXHIBIT B

ASSIGNED INSPECTOR: **MARIO CUEVAS**

Date: **March 7, 2024**

JOB ADDRESS: **4230 SOUTH FIGUEROA STREET, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **5019-028-009**

Last Full Title: **07/17/2023**

Last Update to Title:

.....

LIST OF OWNERS AND INTERESTED PARTIES

1) ANTHONY CARL PICKETT, MD
4230 S. FIGUEROA ST.
LOS ANGELES, CA 90037

CAPACITY: OWNER

Property Detail Report

For Property Located At :

4230 S FIGUEROA ST, LOS ANGELES, CA 90037-2640

RealQuest

Owner Information

Owner Name: **PICKETT ANTHONY C**
 Mailing Address: **4230 S FIGUEROA ST, LOS ANGELES CA 90037-2640 C004**
 Vesting Codes: **SM / /**

Location Information

Legal Description: **WINTON AND MCLEOD'S FIGUEROA ST TRACT LOT 7**
 County: **LOS ANGELES, CA** APN: **5019-028-009**
 Census Tract / Block: **2317.20 / 2** Alternate APN:
 Township-Range-Sect: **52-A2 /** Subdivision: **WINTON & MCLEODS FIGUEROA ST TR**
 Legal Book/Page: Map Reference:
 Legal Lot: **7** Tract #:
 Legal Block: **1** School District: **LOS ANGELES**
 Market Area: **C42** School District Name: **LOS ANGELES**
 Neighbor Code: Munic/Township: **L.A. SANTA**

Owner Transfer Information

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

Last Market Sale Information

Recording/Sale Date: **01/30/1998 / 11/05/1997** 1st Mtg Amount/Type: **\$75,000 / CONV**
 Sale Price: **\$100,000** 1st Mtg Int. Rate/Type: **/ FIXED**
 Sale Type: **FULL** 1st Mtg Document #: **158954**
 Document #: **158953** 2nd Mtg Amount/Type: **/**
 Deed Type: **GRANT DEED** 2nd Mtg Int. Rate/Type: **/**
 Transfer Document #: Price Per SqFt: **\$31.80**
 New Construction: Multi/Split Sale:
 Title Company: **EQUITY TITLE CO.**
 Lender: **LENDER SELLER**
 Seller Name: **SMITH REATHA B TRUST**

Prior Sale Information

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

Property Characteristics

Year Built / Eff: **1923 / 1954** Total Rooms/Offices
 Gross Area: **3,145** Total Restrooms:
 Building Area: **3,145** Roof Type:
 Tot Adj Area: Roof Material:
 Above Grade: Construction:
 # of Stories: Foundation:
 Other Improvements: Exterior wall:
 Basement Area:

Garage Area:
 Garage Capacity:
 Parking Spaces:
 Heat Type:
 Air Cond: **NONE**
 Pool:
 Quality:
 Condition:

Site Information

Zoning: **LAC2** Acres: **0.17** County Use: **PROFESSIONAL BLDG (1900)**
 Lot Area: **7,509** Lot Width/Depth: **x**
 Land Use: **OFFICE BUILDING** Res/Comm Units: **/** State Use:
 Site Influence: Water Type:
 Sewer Type:

Tax Information

Total Value: **\$150,440** Assessed Year: **2022** Property Tax: **\$2,458.34**
 Land Value: **\$112,836** Improved %: **25%** Tax Area: **6660**
 Improvement Value: **\$37,604** Tax Year: **2022** Tax Exemption:
 Total Taxable Value: **\$150,440**

Comparable Sales Report

For Property Located At



RealQuest

4230 S FIGUEROA ST, LOS ANGELES, CA 90037-2640

15 Comparable(s) Selected.

Report Date: 07/21/2023

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$100,000	\$710,000	\$11,400,000	\$1,996,833
Bldg/Living Area	3,145	2,692	3,614	3,228
Price/Sqft	\$31.80	\$202.86	\$3,635.20	\$629.88
Year Built	1923	1931	1992	1959
Lot Area	7,509	4,315	14,245	8,110
Bedrooms	0	2	2	2
Bathrooms/Restrooms	0	1	2	1
Stories	0.00	1.00	2.00	1.29
Total Value	\$150,440	\$96,968	\$4,182,000	\$859,322
Distance From Subject	0.00	3.09	24.86	11.69

* = user supplied for search only

Distance From Subject: 3.09 (miles)

Comp #:	1		
Address:	8407 S VERMONT AVE, LOS ANGELES, CA 90044-3423		
Owner Name:	YOUTH MENTORING CONNECTION		
Seller Name:	ALTA LOMA GROUP LLC		
APN:	6033-024-028	Map Reference:	/
County:	LOS ANGELES, CA	Census Tract:	2382.00
Subdivision:	4438	Zoning:	LAC2
Rec Date:	12/14/2022	Prior Rec Date:	05/21/2015
Sale Date:	12/01/2022	Prior Sale Date:	05/13/2015
Sale Price:	\$1,020,000	Prior Sale Price:	\$425,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1166406	Acres:	0.11
1st Mtg Amt:	\$816,000	Lot Area:	4,676
Total Value:	\$481,319	# of Stories:	
Land Use:	OFFICE BUILDING	Park Area/Cap#:	/

Building Area:	3,213
Total Rooms/Offices:	
Total Restrooms:	1
Yr Built/Eff:	1931 / 1932
Air Cond:	NONE
Pool:	
Roof Mat:	

Comp #:

2

Address:

611 N VERMONT AVE, LOS ANGELES, CA 90004

Owner Name:

QUENS CARE HEALTH CENTERS FOUN

Seller Name:

Q-VERMONT LLC

APN:

5538-027-012

Map Reference:

34-F5 /

Building Area:

3,136

County:

LOS ANGELES, CA

Census Tract:

1926.10

Total Rooms/Offices:

Subdivision:

VERMONT & MELROSE AVE TR

Zoning:

LAC2

Total Restrooms:

Rec Date:

02/01/2023

Prior Rec Date:

10/07/2020

Yr Built/Eff:

1952 / 1955

Sale Date:

01/31/2023

Prior Sale Date:

09/21/2020

Air Cond:

Sale Price:

\$11,400,000

Prior Sale Price:

\$6,000,000

Pool:

Sale Type:

FULL

Prior Sale Type:

FULL

Roof Mat:

Document #:

65610

Acres:

0.31

1st Mtg Amt:

\$4,900,000

Lot Area:

13,604

Total Value:

\$4,182,000

of Stories:

Land Use:

OFFICE BUILDING

Park Area/Cap#:

/

Distance From Subject:

5.27 (miles)

Comp #:	3			Distance From Subject:	5.84 (miles)
Address:	3209 W IMPERIAL HWY 34, INGLEWOOD, CA 90303-2810				
Owner Name:	WESTERN IMPERIAL PROP MGMT				
Seller Name:	MID-CAL REALTY SERVICES INC				
APN:	4031-027-009	Map Reference:	57-C5 /	Building Area:	3,500
County:	LOS ANGELES, CA	Census Tract:	6042.00	Total Rooms/Offices:	
Subdivision:	1615	Zoning:	INC2YY	Total Restrooms:	
Rec Date:	10/28/2022	Prior Rec Date:	08/12/2022	Yr Built/Eff:	1948 / 1950

Sale Date:	10/21/2022	Prior Sale Date:	08/08/2022	Air Cond:	NONE
Sale Price:	\$710,000	Prior Sale Price:	\$612,500	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	1029263	Acres:	0.18		
1st Mtg Amt:		Lot Area:	8,059		
Total Value:	\$975,492	# of Stories:			
Land Use:	OFFICE BUILDING	Park Area/Cap#:	/		

Comp #: 4 Distance From Subject: 6.92 (miles)

Address: 5436 JILLSON ST, COMMERCE, CA 90040-2118

Owner Name: COMMERCE EQUITIES LLC

Seller Name: REINSCH WILFRED TRUST

APN:	6335-018-024	Map Reference:	53-E3 /	Building Area:	3,081
County:	LOS ANGELES, CA	Census Tract:	5323.03	Total Rooms/Offices:	
Subdivision:	9937	Zoning:	CMM1*	Total Restrooms:	
Rec Date:	01/06/2023	Prior Rec Date:	09/01/1983	Yr Built/Eff:	1955 / 1955
Sale Date:	12/21/2022	Prior Sale Date:		Air Cond:	
Sale Price:	\$1,132,000	Prior Sale Price:	\$250,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	TAR & GRAVEL
Document #:	11700	Acres:	0.29		
1st Mtg Amt:	\$900,000	Lot Area:	12,479		
Total Value:	\$539,322	# of Stories:	1		
Land Use:	OFFICE BUILDING	Park Area/Cap#:	480 /		

Comp #: 5 Distance From Subject: 9.69 (miles)

Address: 2450 W MAIN ST, ALHAMBRA, CA 91801-7015

Owner Name: HWANG JUNHO

Seller Name: ORANGE BEACON MARKETING LLC

APN:	5339-007-022	Map Reference:	37-A4 /	Building Area:	3,167
County:	LOS ANGELES, CA	Census Tract:	4808.03	Total Rooms/Offices:	
Subdivision:	DOLGEVILLE	Zoning:	ALCPD*	Total Restrooms:	
Rec Date:	04/27/2023	Prior Rec Date:	08/14/2017	Yr Built/Eff:	1982 / 1982
Sale Date:	03/28/2023	Prior Sale Date:	07/11/2017	Air Cond:	CENTRAL
Sale Price:	\$1,325,000	Prior Sale Price:	\$1,100,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	ROLL COMPOSITION
Document #:	272870	Acres:	0.13		
1st Mtg Amt:	\$1,126,200	Lot Area:	5,821		
Total Value:	\$1,179,421	# of Stories:	2		
Land Use:	OFFICE BUILDING	Park Area/Cap#:	/		

Comp #: 6 Distance From Subject: 10.11 (miles)

Address: 165 CULVER BLVD, VENICE, CA 90293-7642

Owner Name: BRAVE TRUST

Seller Name: 165 CULVER BLVD LLC

APN:	4116-007-075	Map Reference:	55-D2 /	Building Area:	2,692
County:	LOS ANGELES, CA	Census Tract:	2781.02	Total Rooms/Offices:	
Subdivision:	8557	Zoning:	LAC4	Total Restrooms:	
Rec Date:	04/24/2023	Prior Rec Date:	04/22/1975	Yr Built/Eff:	1980 / 1980
Sale Date:	04/12/2023	Prior Sale Date:		Air Cond:	
Sale Price:	\$2,065,000	Prior Sale Price:	\$15,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	261840	Acres:	0.10		
1st Mtg Amt:		Lot Area:	4,315		
Total Value:	\$276,806	# of Stories:			
Land Use:	OFFICE BUILDING	Park Area/Cap#:	/		

Comp #: 7 Distance From Subject: 10.49 (miles)

Address: 18811 CRENSHAW PL, TORRANCE, CA 90504-5923

Owner Name: AKKORD MANAGEMENT INC

Seller Name: CHIU FAMILY TRUST

APN:	4090-020-006	Map Reference:	68-C1 /	Building Area:	3,300
County:	LOS ANGELES, CA	Census Tract:	6502.00	Total Rooms/Offices:	
Subdivision:	16099	Zoning:	TOCC-GEN	Total Restrooms:	
Rec Date:	05/04/2023	Prior Rec Date:	01/20/2005	Yr Built/Eff:	1965 / 1967
Sale Date:	03/08/2023	Prior Sale Date:	12/28/2004	Air Cond:	

Sale Price:	\$1,250,500	Prior Sale Price:	\$590,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	TAR & GRAVEL
Document #:	290538	Acres:	0.13		
1st Mtg Amt:	\$809,741	Lot Area:	5,791		
Total Value:	\$774,961	# of Stories:	2		
Land Use:	OFFICE BUILDING	Park Area/Cap#:	660 /		

Comp #:	8	Distance From Subject:	11.74 (miles)
Address:	396 S PASADENA AVE, PASADENA, CA 91105-1839		
Owner Name:	F & D PROPERTY LLC		
Seller Name:	C & G FAMILY PROPERTIES LLC		
APN:	5713-034-005	Map Reference:	26-F5 /
County:	LOS ANGELES, CA	Census Tract:	4637.00
Subdivision:	LEGGES LOWER TR	Zoning:	PSC-
Rec Date:	12/29/2022	Prior Rec Date:	08/21/1997
Sale Date:	12/28/2022	Prior Sale Date:	
Sale Price:	\$2,000,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
		Building Area:	3,614
		Total Rooms/Offices:	
		Total Restrooms:	
		Yr Built/Eff:	1967 / 1975
		Air Cond:	
		Pool:	
		Roof Mat:	ROLL COMPOSITION
Document #:	1206754	Acres:	0.18
1st Mtg Amt:		Lot Area:	8,001
Total Value:	\$1,235,240	# of Stories:	1
Land Use:	OFFICE BUILDING	Park Area/Cap#:	/

Comp #:	9	Distance From Subject:	12.46 (miles)
Address:	5709 CAHUENGA BLVD, NORTH HOLLYWOOD, CA 91601-2107		
Owner Name:	NAUGHTY GIRL LLC		
Seller Name:	VALLEY TECH CENTER LLC		
APN:	2415-024-013	Map Reference:	16-F6 /
County:	LOS ANGELES, CA	Census Tract:	1243.00
Subdivision:	9651	Zoning:	LACR
Rec Date:	07/03/2023	Prior Rec Date:	06/19/2013
Sale Date:	04/26/2023	Prior Sale Date:	06/10/2013
Sale Price:	\$2,005,000	Prior Sale Price:	\$650,000
Sale Type:	FULL	Prior Sale Type:	FULL
		Building Area:	3,280
		Total Rooms/Offices:	
		Total Restrooms:	
		Yr Built/Eff:	1959 / 1994
		Air Cond:	
		Pool:	
		Roof Mat:	
Document #:	432596	Acres:	0.12
1st Mtg Amt:		Lot Area:	5,244
Total Value:	\$771,458	# of Stories:	
Land Use:	OFFICE BUILDING	Park Area/Cap#:	/

Comp #:	10	Distance From Subject:	12.97 (miles)
Address:	83 E ORANGE GROVE BLVD 1, PASADENA, CA 91103-4328		
Owner Name:	ISHMAEL TRONE MADLYN RICHARD		
Seller Name:	JOURNEY INVESTMENTS INC		
APN:	5725-010-001	Map Reference:	27-A3 /
County:	LOS ANGELES, CA	Census Tract:	4620.02
Subdivision:	L H MICHENERS	Zoning:	PSC*
Rec Date:	05/19/2023	Prior Rec Date:	04/16/2003
Sale Date:	05/05/2023	Prior Sale Date:	03/21/2003
Sale Price:	\$950,000	Prior Sale Price:	\$247,500
Sale Type:	FULL	Prior Sale Type:	FULL
		Building Area:	3,186
		Total Rooms/Offices:	
		Total Restrooms:	
		Yr Built/Eff:	1955 / 1957
		Air Cond:	
		Pool:	
		Roof Mat:	
Document #:	328544	Acres:	0.14
1st Mtg Amt:	\$950,000	Lot Area:	6,190
Total Value:	\$96,968	# of Stories:	
Land Use:	OFFICE BUILDING	Park Area/Cap#:	/

Comp #:	11	Distance From Subject:	13.70 (miles)
Address:	968 DURFEE AVE, SOUTH EL MONTE, CA 91733-4408		
Owner Name:	968 DURFEE AVE LLC		
Seller Name:	GIRGES FAMILY TRUST		
APN:	8119-011-032	Map Reference:	47-D4 /
County:	LOS ANGELES, CA	Census Tract:	9800.36
Subdivision:	POTRERO DE FELIPE LUGO RHO	Zoning:	SER1*
Rec Date:	03/29/2023	Prior Rec Date:	07/08/1992
Sale Date:	03/22/2023	Prior Sale Date:	
		Building Area:	2,858
		Total Rooms/Offices:	4
		Total Restrooms:	
		Yr Built/Eff:	1992 / 1992
		Air Cond:	

Sale Price:	\$1,455,000	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	ROLL COMPOSITION
Document #:	199008	Acres:	0.21		
1st Mtg Amt:	\$1,236,800	Lot Area:	9,265		
Total Value:	\$881,256	# of Stories:	1		
Land Use:	OFFICE BUILDING	Park Area/Cap#:	/		

Comp #:	12	Distance From Subject:	14.52 (miles)
Address:	13406 WALNUT ST, WHITTIER, CA 90602		
Owner Name:	CMA RE GROUP LLC		
Seller Name:	CAMPBELL R D & S R L/TR		
APN:	8142-008-034	Map Reference:	55-E6 /
County:	LOS ANGELES, CA	Census Tract:	5018.02
Subdivision:	10705	Zoning:	WHCO*
Rec Date:	01/19/2023	Prior Rec Date:	03/25/1999
Sale Date:	11/30/2022	Prior Sale Date:	03/16/1999
Sale Price:	\$1,100,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
		Building Area:	3,290
		Total Rooms/Offices:	
		Total Restrooms:	1
		Yr Built/Eff:	1940 /
		Air Cond:	CENTRAL
		Pool:	
		Roof Mat:	COMPOSITION SHINGLE
Document #:	38588	Acres:	0.30
1st Mtg Amt:	\$935,000	Lot Area:	13,168
Total Value:	\$500,438	# of Stories:	1
Land Use:	OFFICE BUILDING	Park Area/Cap#:	/

Comp #:	13	Distance From Subject:	15.14 (miles)
Address:	1239 N AVALON BLVD, WILMINGTON, CA 90744-2601		
Owner Name:	SHAFIELD LLC		
Seller Name:	CHANG 2006 FAMILY TRUST		
APN:	7420-008-027	Map Reference:	74-C3 /
County:	LOS ANGELES, CA	Census Tract:	2945.20
Subdivision:	1756	Zoning:	LAC2
Rec Date:	12/30/2022	Prior Rec Date:	02/21/1984
Sale Date:	12/29/2022	Prior Sale Date:	
Sale Price:	\$965,000	Prior Sale Price:	\$124,000
Sale Type:	FULL	Prior Sale Type:	FULL
		Building Area:	3,456
		Total Rooms/Offices:	
		Total Restrooms:	2
		Yr Built/Eff:	1956 / 1956
		Air Cond:	NONE
		Pool:	
		Roof Mat:	
Document #:	1210041	Acres:	0.13
1st Mtg Amt:		Lot Area:	5,798
Total Value:	\$296,751	# of Stories:	
Land Use:	OFFICE BUILDING	Park Area/Cap#:	/

Comp #:	14	Distance From Subject:	18.57 (miles)
Address:	535 W 7TH ST, SAN PEDRO, CA 90731-3115		
Owner Name:	BLACK BOX EDUCATIONAL HLDGS LL		
Seller Name:	BELOFSKY DAVID A & JIMMA		
APN:	7454-003-007	Map Reference:	78-F3 /
County:	LOS ANGELES, CA	Census Tract:	2966.00
Subdivision:	CENTRAL HOME PLACE	Zoning:	LAC2
Rec Date:	06/26/2023	Prior Rec Date:	03/29/2012
Sale Date:	06/19/2023	Prior Sale Date:	03/12/2012
Sale Price:	\$1,075,000	Prior Sale Price:	\$375,000
Sale Type:	FULL	Prior Sale Type:	FULL
		Building Area:	3,360
		Total Rooms/Offices:	
		Total Restrooms:	
		Yr Built/Eff:	1952 / 1960
		Air Cond:	NONE
		Pool:	
		Roof Mat:	ROLL COMPOSITION
Document #:	413817	Acres:	0.11
1st Mtg Amt:	\$752,500	Lot Area:	5,001
Total Value:	\$560,110	# of Stories:	1
Land Use:	OFFICE BUILDING	Park Area/Cap#:	/

Comp #:	15	Distance From Subject:	24.86 (miles)
Address:	1400 E CYPRESS ST, COVINA, CA 91724-2105		
Owner Name:	RITO INVESTMENT LLC		
Seller Name:	GERRY MICHAEL L		
APN:	8427-001-009	Map Reference:	89-B4 /
County:	LOS ANGELES, CA	Census Tract:	4037.02
Subdivision:	SUB OF THE RANCHO	Zoning:	CVM1*
	ADD	Building Area:	3,294
		Total Rooms/Offices:	
		Total Restrooms:	

Rec Date:	05/15/2023	Prior Rec Date:	06/30/1976	Yr Built/Eff:	1963 / 1963
Sale Date:	03/05/2023	Prior Sale Date:		Air Cond:	NONE
Sale Price:	\$1,500,000	Prior Sale Price:	\$58,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	315750	Acres:	0.33		
1st Mtg Amt:	\$1,050,000	Lot Area:	14,245		
Total Value:	\$138,282	# of Stories:			
Land Use:	OFFICE BUILDING	Park Area/Cap#:	/		

EXHIBIT D

ASSIGNED INSPECTOR: **MARIO CUEVAS**

Date: March 7, 2024

JOB ADDRESS: **4230 SOUTH FIGUEROA STREET, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **5019-028-009**

CASE NO.: 750384

ORDER NO.: A-4297075

EFFECTIVE DATE OF ORDER TO COMPLY: **February 23, 2017**

COMPLIANCE EXPECTED DATE: **March 25, 2017**

DATE COMPLIANCE OBTAINED: **No Compliance to Date**

.....

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

VIOLATIONS:

SEE ATTACHED ORDER # A-4297075

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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VICE-PRESIDENT

JOSELYN GEAGA-ROSENTHAL

GEORGE HOVAGUIMIAN

ELVIN W MOON

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
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

SUBSTANDARD ORDER AND NOTICE OF FEE

PICKETT, ANTHONY C
4230 S FIGUEROA ST
LOS ANGELES, CA 90037

CASE #: 750384

ORDER #: A-4297075

EFFECTIVE DATE: February 23, 2017
COMPLIANCE DATE: March 25, 2017

OWNER OF

SITE ADDRESS: 4230 S FIGUEROA ST

ASSESSORS PARCEL NO.: 5019-028-009

ZONE: C2; Commercial Zone

This undersigned mailer has notice
by this notice of the building
is in violation of the code.

APR 1 2021

To the address as shown on the
last equalized assessment roll
Issued by: SG

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:

As a result of an inspection of the property (Site Address) listed above, this office has determined the building(s) to be SUBSTANDARD as pursuant to the provisions of Division 89 of Article 1 of Chapter IX of the Los Angeles Municipal Code (L.A.M.C.). You are therefore ordered to secure all required permits and begin the necessary work to eliminate the following code violations within 30 days from the effective date of this order. All necessary work shall be completed within 90 days from the effective date of this order. If the necessary permits are not obtained or the required work is not physically commenced within 45 days from the effective date of this order, the Department of Building and Safety may order the owner to cause the building(s) to be vacated.

VIOLATION(S):

1. The building or premises is Substandard due to illegal occupancy of the 2nd story/attic as a dwelling.

You are therefore ordered to: Discontinue the use and occupancy of all buildings or portions thereof occupied for living, sleeping, cooking or dining purposes which were not designed or intended to be used for such occupancies.

Code Section(s) in Violation: 91.8902.14, 91.8902, 91.103.1, 91.5R103.1, 12.21A.1.(a) of the L.A.M.C. of the L.A.M.C.

Location: Throughout the building

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

2. Security bars or grilles were installed on the required emergency escape and rescue openings without approved release mechanisms.

You are therefore ordered to: Obtain permits and provide approved release mechanisms for all bars, grilles, grates or similar devices which were placed over emergency escape and rescue openings. Such devices are required to be openable from the inside without the use of a key, tool or special knowledge.

Code Section(s) in Violation: 91.1029.4, 91.907.2.11, 91.103.1, 12.21.A.1(a) of the L.A.M.C. of the L.A.M.C.

Location: Throughout the building

3. The approximate 40' x 40' remodel of the attic to a dwelling was/is constructed without the required permits and approvals.

You are therefore ordered to: 1) Demolish and remove all construction work performed without the required permit(s). 2) Restore the existing structure(s) to its originally approved condition, OR 3) Submit plans, obtain the required permits and expose the work for proper inspections.

Code Section(s) in Violation: 91.8105, 91.106.1.1, 91.106.1.2, 91.108.4, 91.106.3.2, 91.103.1, 91.5R106.1.1, 91.5R106.1.2, 91.5R108.4, 91.5R106.3.2, 91.5R103.1, 12.21A.1.(a) of the L.A.M.C. of the L.A.M.C.

NOTE: A certificate has been filed with the County Recorder noting the above substandard condition.

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.

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

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.

NOTICE:

Relocation assistance may be required if a tenant is evicted in order to comply with an order from a governmental agency. (LAMC 151.09.A.11 & 163.00 to 163.07) For information, call the Los Angeles Housing + Community Investment Department (HCIDLA) at (866) 557-RENT (7368) or go to: <http://hcidla.lacity.org>

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) 978-4497.

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

Inspector: AA

Date: February 10, 2017

for MARIO CUEVAS
4301 S. CENTRAL AVE
LOS ANGELES, CA 90011
(213) 978-4497

Mario.Cuevas@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.



CODE ENFORCEMENT BUREAU

For routine City business and non-emergency services: Call 3-1-1

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EXHIBIT D

ASSIGNED INSPECTOR: **MARIO CUEVAS**

Date: **March 7, 2024**

JOB ADDRESS: **4230 SOUTH FIGUEROA STREET, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **5019-028-009**

CASE NO.: **750384**

ORDER NO.: **A-5420956**

EFFECTIVE DATE OF ORDER TO COMPLY: **December 22, 2020**

COMPLIANCE EXPECTED DATE: **January 06, 2021**

DATE COMPLIANCE OBTAINED: **No Compliance to Date**

.....

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

VIOLATIONS:

SEE ATTACHED ORDER # A-5420956

BOARD OF
BUILDING AND SAFETY
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VAN AMBATIELOS
PRESIDENT

JAVIER NUNEZ
VICE-PRESIDENT

JOSELYN GEAGA-ROSENTHAL
GEORGE HOVAGUMIAN
ELVIN W MOON

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
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

SUBSTANDARD ORDER-SUPPLEMENTAL

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

DEC 11 2020

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

CASE #: 750384

ORDER #: A-5420956

EFFECTIVE DATE: December 22, 2020

COMPLIANCE DATE: January 06, 2021

PICKETT, ANTHONY C
5859 SOUTH VERMONT AVE.
LOS ANGELES, CA 90044-3741

APPL OF

SITE ADDRESS: 4230 S FIGUEROA ST

ASSESSORS PARCEL NO.: 5019-028-009

ZONE: C2; Commercial 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.

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

This order is a supplement to any and all preceding orders issued by the Department of Building and Safety relative to the case number noted above. You are hereby required to comply with the terms of this and all preceding orders.

As a result of an inspection of the property (Site Address) listed above, this office has determined the building(s) to be SUBSTANDARD as pursuant to the provisions of Division 89 of Article 1 of Chapter IX of the Los Angeles Municipal Code (L.A.M.C.). You are therefore ordered to secure all required permits and begin the necessary work to eliminate the following code violations within 30 days from the effective date of this order. All necessary work shall be completed within 90 days from the effective date of this order. If the necessary permits are not obtained or the required work is not physically commenced within 45 days from the effective date of this order, the Department of Building and Safety may order the owner to cause the building(s) to be vacated.

VIOLATION(S):

1. The approximate 8' X 16' construction of an addition to the second floor was/is constructed without the required permits and approvals.

You are therefore ordered to: 1) Demolish and remove all construction work performed without the required permit(s), AND 2) restore the existing approved/permitted structure to its original condition if it was altered in any way, OR 3) submit plans, obtain the required permits and expose the work for proper inspections.

Code Section(s) in Violation: 91.8105, 91.106.1.1, 91.106.1.2, 91.108.4, 91.106.3.2, 91.103.1, 93.0104, 94.103.1.1, 95.112.1, 91.5R106.1.1, 91.5R106.1.2, 91.5R108.4, 91.5R106.3.2, 91.5R103.1, 12.21A.1.(a) of the L.A.M.C.

Location: Second floor addition.

Comments: The second floor addition is part of the attic conversion to a dwelling.

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2. Failure to comply with a valid department order.

You are therefore ordered to: Comply with Department Order # 4297075 with an effective date of 02/23/2017.

Code Section(s) in Violation: 91.5R103.3, 91.5R103.1, 12.21A.1(a) of the L.A.M.C.

NOTE: A certificate has been filed with the County Recorder noting the above substandard condition.

NON-COMPLIANCE FEE WARNING:

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INVESTIGATION FEE REQUIRED:

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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.

NOTICE:

Relocation assistance may be required if a tenant is evicted in order to comply with an order from a governmental agency. (LAMC 151.09.A.11 & 163.00 to 163.07) For information, call the Los Angeles Housing Department (LAHD) at (213) 808-8888 or go to: <http://lahd.lacity.org>

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For routine City business and non-emergency services: Call 3-1-1

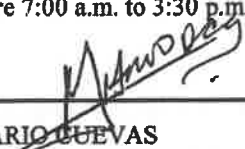
www.ladbs.org

101052820213469241

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)978-4497.
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector: _____

Date: December 02, 2020


MARIO CUEVAS
4301 S. CENTRAL AVE
LOS ANGELES, CA 90011
(213)978-4497
Mario.Cuevas@lacity.org


REVIEWED BY

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