

CITY OF LOS ANGELES

CALIFORNIA

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

JAVIER NUNEZ
PRESIDENT

JACOB STEVENS
VICE PRESIDENT

CORISSA HERNANDEZ
MOISES ROSALES
NANCY YAP



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 4, 2024

Council District: # 15

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

JOB ADDRESS: 2105 EAST 114TH STREET, LOS ANGELES, CA
ASSESSORS PARCEL NO. (APN): 6067-012-061
Re: Invoice #784113-8

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: **2105 East 114th 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.

Pursuant to Section 98.0421, the property owner was issued an order on May 23, 2019, to pay a code violation inspection fee after violations were identified and verified upon inspection. The code violation inspection fees imposed by the LADBS are as follows:

<u>Description</u>	<u>Amount</u>
Code Violation Investigation fee	336.00
System Development Surcharge	20.16
System Development Surcharge late fee	50.40
Late Charge/Collection fee (250%)	840.00
Title Report fee	30.00
Grand Total	\$ 1,276.56

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 **\$1,276.56** 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 **\$1,276.56** 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 L. 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. T17073
Dated as of: 06/29/2022

Prepared for: City of Los Angeles

SCHEDULE A
(Reported Property Information)

APN #: 6067-012-061

Property Address: 2105 E 114TH ST City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Document: INTERSPOUSAL TRANSFER GRANT DEED

Grantee : ANGEL DE LA CRUZ

Grantor : ANA ROSA DE LA CRUZ

Deed Date : 02/12/2015

Recorded : 02/12/2015

Instr No. : 15-0161993

MAILING ADDRESS: ANGEL DE LA CRUZ
2105 E 114TH ST, LOS ANGELES, CA 90059

SCHEDULE B

LEGAL DESCRIPTION

Lot Number: 94 Subdivision Name: CRYSTAL SPRING TRACT Brief Description: CRYSTAL SPRINGS TRACT LOT 94

MORTGAGES/LIENS

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

This page is part of your document - DO NOT DISCARD



20150161993



Pages:
0002

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

02/12/15 AT 02:22PM

FEEES :	22.00
TAXES :	0.00
OTHER :	0.00
PAID :	22.00



LEADSHEET



201502123290037

00010173696



006649901

SEQ:
02

DAR - Counter (Upfront Scan)



THIS FORM IS NOT TO BE DUPLICATED

RECORDING REQUESTED BY

WHEN RECORDED MAIL TO
AND MAIL TAX STATEMENTS TO

Angel De La Cruz
2105 East 114th St
Los Angeles, Ca 90059

TITLE ORDER NO.

ESCROW NO.

APN NO. 6067-012-061

INTERSPOUSAL TRANSFER GRANT DEED

(Excluded from reappraisal under California Constitution Article 13 A & 1 et seq.)

DOCUMENTARY TRANSFER TAX \$0 CITY Paramount

Computed on the consideration or value of property conveyed; OR Computed on the consideration or value less liens or encumbrances remaining at time of sale; OR this conveyance establishes full and separate property of a spouse.

Ana Rosa De La Cruz
Signature of declaring grantor or grantee

"This conveyance establishes sole and separate property of a spouse, R&T 11911."

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
Ana Rosa De La Cruz, Spouse of Grantee,

hereby GRANT(s) to
Angel De La Cruz, a married man as his sole and separate property

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

Lot 94 of Crystal Spring Tract, in the City of Los Angeles, County of Los Angeles, State of California, as per Map recorded in Book 12, Pages 70 and 71 of Maps, in the Office of the County Recorder of said County.

Also known as: 2105 East 114th St, Los Angeles, Ca 90059

Dated: 2/12/2015

Ana Rosa De La Cruz
Ana Rosa De La Cruz

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached and not the truthfulness, accuracy, or validity of that document.

State of California

County of Los Angeles

On 2/12/2015, before me, **Jorge Alfaro**, Notary Public, personally appeared **Ana Rosa De La Cruz**, 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)

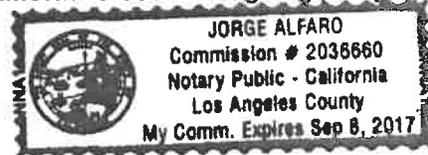


EXHIBIT B

ASSIGNED INSPECTOR: **ANDREW BEELI**
JOB ADDRESS: **2105 EAST 114TH STREET, LOS ANGELES, CA**
ASSESSOR PARCEL NO. (APN): **6067-012-061**

Date: March 4, 2024

Last Full Title: **06/29/2022**

Last Update to Title:

.....

LIST OF OWNERS AND INTERESTED PARTIES

1) ANGEL DE LA CRUZ
2105 E 114TH ST
LOS ANGELES, CA 90059

CAPACITY: OWNER

Property Detail Report

For Property Located At :
 2105 E 114TH ST, LOS ANGELES, CA 90059-2221



Owner Information			
Owner Name:	DE LA CRUZ ANGEL		
Mailing Address:	2105 E 114TH ST, LOS ANGELES CA 90059-2221 C033		
Vesting Codes:	/ /		
Location Information			
Legal Description:	CRYSTAL SPRINGS TRACT LOT 94		
County:	LOS ANGELES, CA	APN:	6067-012-061
Census Tract / Block:	2431.00 / 2	Alternate APN:	
Township-Range-Sect:		Subdivision:	CRYSTAL SPGS TR
Legal Book/Page:		Map Reference:	/
Legal Lot:	94	Tract #:	
Legal Block:		School District:	LOS ANGELES
Market Area:	C37	School District Name:	LOS ANGELES
Neighbor Code:		Munic/Township:	LOS ANGELES
Owner Transfer Information			
Recording/Sale Date:	02/12/2015 / 02/12/2015	Deed Type:	INTERSPOUSAL DEED TRANSFER
Sale Price:		1st Mtg Document #:	
Document #:	161993		
Last Market Sale Information			
Recording/Sale Date:	05/03/2010 / 01/29/2010	1st Mtg Amount/Type:	\$132,456 / FHA
Sale Price:	\$135,000	1st Mtg Int. Rate/Type:	5.25 /
Sale Type:	FULL	1st Mtg Document #:	596041
Document #:	596039	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$96.43
New Construction:		Multi/Split Sale:	
Title Company:	CHICAGO TITLE CO		
Lender:	INHOUSELENDER.COM		
Seller Name:	TERWIN MORTGAGE TRUST 2006-5		
Prior Sale Information			
Prior Rec/Sale Date:	12/16/2005 / 12/06/2005	Prior Lender:	AMERICAN CAP FNDG
Prior Sale Price:	\$400,000	Prior 1st Mtg Amt/Type:	\$320,000 / CONV
Prior Doc Number:	3098467	Prior 1st Mtg Rate/Type:	7.13 / ADJUSTABLE INT RATE LOAN
Prior Deed Type:	GRANT DEED		
Property Characteristics			
Gross Area:		Parking Type:	Construction:
Living Area:	1,400	Garage Area:	Heat Type:
Tot Adj Area:		Garage Capacity:	Exterior wall:
Above Grade:		Parking Spaces:	Porch Type:
Total Rooms:		Basement Area:	Patio Type:
Bedrooms:	3	Finish Bsmnt Area:	Pool:
Bath(F/H):	2 /	Basement Type:	Air Cond:
Year Built / Eff:	2005 / 2005	Roof Type:	Style:
Fireplace:	/	Foundation:	Quality:
# of Stories:		Roof Material:	Condition:
Other Improvements:	Building Permit		
Site Information			
Zoning:	LAR1	Acres:	0.08
Lot Area:	3,435	Lot Width/Depth:	x
Land Use:	SFR	Res/Comm Units:	1 /
Site Influence:		County Use:	SINGLE FAMILY RESID (0100)
Tax Information			
Total Value:	\$240,937	Assessed Year:	2021
Land Value:	\$156,554	Improved %:	35%
Improvement Value:	\$84,383	Tax Year:	2021
Total Taxable Value:	\$240,937	Property Tax:	\$3,235.96
		Tax Area:	460
		Tax Exemption:	

Comparable Sales Report

For Property Located At



2105 E 114TH ST, LOS ANGELES, CA 90059-2221

16 Comparable(s) Selected.

Report Date: 07/14/2022

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$135,000	\$385,000	\$680,000	\$530,625
Bldg/Living Area	1,400	1,213	1,602	1,397
Price/Sqft	\$96.43	\$285.43	\$450.58	\$379.79
Year Built	2005	1900	2018	1968
Lot Area	3,435	2,638	6,973	4,410
Bedrooms	3	2	5	4
Bathrooms/Restrooms	2	1	3	2
Stories	0.00	1.00	2.00	1.33
Total Value	\$240,937	\$92,411	\$424,351	\$285,627
Distance From Subject	0.00	0.06	0.49	0.34

*= user supplied for search only

Comp #:1		Distance From Subject:0.06 (miles)	
Address:	2132 E 113TH ST, LOS ANGELES, CA 90059-2034		
Owner Name:	SOLIS EFRAIN A		
Seller Name:	JOURNEY INVESTMENTS INC		
APN:	6067-012-055	Map Reference:	58-E5 /
County:	LOS ANGELES, CA	Census Tract:	2431.00
Subdivision:	CRYSTAL SPGS TR	Zoning:	LAR1
Rec Date:	04/01/2022	Prior Rec Date:	03/24/2022
Sale Date:	03/24/2022	Prior Sale Date:	03/16/2022
Sale Price:	\$475,000	Prior Sale Price:	\$435,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	365827	Acres:	0.08
1st Mtg Amt:	\$427,500	Lot Area:	3,435
Total Value:	\$199,495	# of Stories:	
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	1,330
		Total Rooms:	
		Bedrooms:	3
		Bath(F/H):	2 /
		Yr Built/Eff:	1991 / 1991
		Air Cond:	
		Style:	
		Fireplace:	/
		Pool:	
		Roof Mat:	
		Parking:	

Comp #:2		Distance From Subject:0.20 (miles)	
Address:	2011 E 111TH ST, LOS ANGELES, CA 90059-2047		
Owner Name:	THOMPSON JOHNATHAN E		
Seller Name:	LOPEZ JOSE A		
APN:	6067-005-037	Map Reference:	58-E4 /
County:	LOS ANGELES, CA	Census Tract:	2431.00
Subdivision:	CRYSTAL SPGS TR	Zoning:	LAR1
Rec Date:	02/17/2022	Prior Rec Date:	08/30/2013
Sale Date:	01/21/2022	Prior Sale Date:	02/14/2013
Sale Price:	\$540,000	Prior Sale Price:	\$153,500
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	194307	Acres:	0.07
1st Mtg Amt:	\$540,000	Lot Area:	3,205
Total Value:	\$173,607	# of Stories:	2
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	1,482
		Total Rooms:	6
		Bedrooms:	3
		Bath(F/H):	2 /
		Yr Built/Eff:	1981 / 1981
		Air Cond:	
		Style:	CONVENTIONAL
		Fireplace:	/
		Pool:	
		Roof Mat:	COMPOSITION SHINGLE
		Parking:	BUILT-IN

Comp #:3		Distance From Subject:0.22 (miles)	
Address:	2110 E 110TH ST, LOS ANGELES, CA 90059-2014		
Owner Name:	CHILEL OVER		
Seller Name:	PAZ MARIA G LIVING TRUST		

APN:	6067-009-010	Map Reference:	58-E4 /	Living Area:	1,503
County:	LOS ANGELES, CA	Census Tract:	2431.00	Total Rooms:	
Subdivision:	WALTON TR	Zoning:	LAR1	Bedrooms:	4
Rec Date:	12/21/2021	Prior Rec Date:	08/23/2017	Bath(F/H):	2 /
Sale Date:	12/16/2021	Prior Sale Date:	08/18/2017	Yr Built/Eff:	1924 / 1959
Sale Price:	\$583,000	Prior Sale Price:	\$335,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	1892690	Acres:	0.07	Fireplace:	/
1st Mtg Amt:	\$553,850	Lot Area:	3,251	Pool:	
Total Value:	\$352,038	# of Stories:	1	Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:4		Distance From Subject:0.25 (miles)			
Address:	2409 E 113TH ST, LOS ANGELES, CA 90059-2111				
Owner Name:	ROMERO OSCAR				
Seller Name:	CASTRO OCTAVIO				
APN:	6067-018-050	Map Reference:	/	Living Area:	1,376
County:	LOS ANGELES, CA	Census Tract:	5404.00	Total Rooms:	
Subdivision:	WATTS PARK	Zoning:	LCR2YY	Bedrooms:	5
Rec Date:	06/10/2022	Prior Rec Date:		Bath(F/H):	1 /
Sale Date:	06/03/2022	Prior Sale Date:		Yr Built/Eff:	1900 / 1905
Sale Price:	\$620,000	Prior Sale Price:		Air Cond:	
Sale Type:	FULL	Prior Sale Type:		Style:	
Document #:	618476	Acres:	0.07	Fireplace:	/
1st Mtg Amt:	\$567,765	Lot Area:	3,122	Pool:	
Total Value:	\$92,411	# of Stories:		Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:5		Distance From Subject:0.31 (miles)			
Address:	2422 E 115TH ST, LOS ANGELES, CA 90059-2120				
Owner Name:	LOPEZ JUAN A C				
Seller Name:	RAMIREZ RAYMOND E				
APN:	6067-021-058	Map Reference:	58-E5 /	Living Area:	1,213
County:	LOS ANGELES, CA	Census Tract:	5404.00	Total Rooms:	
Subdivision:	WATTS PARK TR	Zoning:	LCR2*	Bedrooms:	3
Rec Date:	03/01/2022	Prior Rec Date:	11/01/1984	Bath(F/H):	1 /
Sale Date:	02/15/2022	Prior Sale Date:		Yr Built/Eff:	1955 / 1960
Sale Price:	\$385,000	Prior Sale Price:	\$44,500	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	238011	Acres:	0.14	Fireplace:	/
1st Mtg Amt:	\$365,750	Lot Area:	6,289	Pool:	
Total Value:	\$149,054	# of Stories:		Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:6		Distance From Subject:0.31 (miles)			
Address:	2113 E 117TH ST, LOS ANGELES, CA 90059-2603				
Owner Name:	FLORES OSCAR N/CONTRERAS SUSANA				
Seller Name:	ALCANTARA RAFAEL & ANGELICA M				
APN:	6150-014-036	Map Reference:	58-E5 /	Living Area:	1,546
County:	LOS ANGELES, CA	Census Tract:	5406.00	Total Rooms:	
Subdivision:	ROSCOE TR	Zoning:	LCR2*	Bedrooms:	3
Rec Date:	12/15/2021	Prior Rec Date:	09/03/2019	Bath(F/H):	2 /
Sale Date:	08/29/2021	Prior Sale Date:	07/08/2019	Yr Built/Eff:	1987 / 1987
Sale Price:	\$550,000	Prior Sale Price:	\$420,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	1857440	Acres:	0.08	Fireplace:	/
1st Mtg Amt:	\$540,038	Lot Area:	3,480	Pool:	
Total Value:	\$424,351	# of Stories:	2	Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:7		Distance From Subject:0.32 (miles)			
Address:	10848 JUNIPER ST, LOS ANGELES, CA 90059-1326				
Owner Name:	RIVAS JOSUE E/GALENO ALMA D A				
Seller Name:	LUEVANO JOSE L JR & DOLORES				
APN:	6068-007-030	Map Reference:	58-E4 /	Living Area:	1,602
County:	LOS ANGELES, CA	Census Tract:	2430.02	Total Rooms:	3

Subdivision:	5331	Zoning:	LAR1	Bedrooms:	4
Rec Date:	11/10/2021	Prior Rec Date:	04/07/1998	Bath(F/H):	2 /
Sale Date:	10/13/2021	Prior Sale Date:	03/30/1998	Yr Built/Eff:	1936 / 1977
Sale Price:	\$680,000	Prior Sale Price:	\$107,285	Air Cond:	
Sale Type:	FULL	Prior Sale Type:		Style:	CONVENTIONAL
Document #:	1677477	Acres:	0.15	Fireplace:	/
1st Mtg Amt:	\$667,683	Lot Area:	6,409	Pool:	
Total Value:	\$244,070	# of Stories:	1	Roof Mat:	WOOD SHAKE
Land Use:	SFR	Park Area/Cap#:	/	Parking:	DETACHED GARAGE

Comp #:8				Distance From Subject:0.32 (miles)	
Address:	2065 SANTA ANA S, LOS ANGELES, CA 90059-1341				
Owner Name:	ROGANDO ARMIE A/ROGANDO EDFEL D				
Seller Name:	ROSALES JOSE S				
APN:	6067-028-006	Map Reference:	/	Living Area:	1,572
County:	LOS ANGELES, CA	Census Tract:	2430.01	Total Rooms:	
Subdivision:	50700	Zoning:	LAR22.5	Bedrooms:	4
Rec Date:	03/17/2022	Prior Rec Date:	03/11/2005	Bath(F/H):	3 /
Sale Date:	03/08/2022	Prior Sale Date:	01/18/2005	Yr Built/Eff:	1995 / 1996
Sale Price:	\$625,000	Prior Sale Price:	\$285,000	Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	307932	Acres:	0.06	Fireplace:	/
1st Mtg Amt:	\$562,000	Lot Area:	2,638	Pool:	
Total Value:	\$366,998	# of Stories:		Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:9				Distance From Subject:0.39 (miles)	
Address:	1780 E 115TH ST, LOS ANGELES, CA 90059-2504				
Owner Name:	HIGUEROS HELEN S/HIGUEROS ARTURO & CLEMENCIA				
Seller Name:	LEON OSCAR				
APN:	6069-029-063	Map Reference:	58-D5 /	Living Area:	1,312
County:	LOS ANGELES, CA	Census Tract:	2427.00	Total Rooms:	
Subdivision:	DUNBAR PARK	Zoning:	LAR1	Bedrooms:	3
Rec Date:	05/19/2022	Prior Rec Date:	05/22/2020	Bath(F/H):	1 /
Sale Date:	03/24/2022	Prior Sale Date:	03/21/2020	Yr Built/Eff:	1923 / 1925
Sale Price:	\$500,000	Prior Sale Price:	\$350,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	543635	Acres:	0.16	Fireplace:	/
1st Mtg Amt:	\$400,000	Lot Area:	6,973	Pool:	
Total Value:	\$353,625	# of Stories:		Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:10				Distance From Subject:0.41 (miles)	
Address:	1771 E 112TH ST, LOS ANGELES, CA 90059-1917				
Owner Name:	KIM SUNMI				
Seller Name:	ROH SOLMI				
APN:	6069-018-029	Map Reference:	58-E4 /	Living Area:	1,276
County:	LOS ANGELES, CA	Census Tract:	2427.00	Total Rooms:	
Subdivision:	HUNTER TR	Zoning:	LAR1	Bedrooms:	3
Rec Date:	04/21/2022	Prior Rec Date:	03/17/2017	Bath(F/H):	2 /
Sale Date:	04/01/2022	Prior Sale Date:	02/14/2017	Yr Built/Eff:	2007 / 2007
Sale Price:	\$450,000	Prior Sale Price:	\$267,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	435922	Acres:	0.08	Fireplace:	/
1st Mtg Amt:	\$337,500	Lot Area:	3,291	Pool:	
Total Value:	\$286,275	# of Stories:		Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:11				Distance From Subject:0.43 (miles)	
Address:	10825 ANZAC AVE, LOS ANGELES, CA 90059-2015				
Owner Name:	KIM SEONG M				
Seller Name:	SON SOON A & HO J				
APN:	6067-006-053	Map Reference:	/	Living Area:	1,256
County:	LOS ANGELES, CA	Census Tract:	2431.00	Total Rooms:	
Subdivision:	WALTON	Zoning:	LAR1	Bedrooms:	4

Rec Date:	12/10/2021	Prior Rec Date:	10/02/2018	Bath(F/H):	2 /
Sale Date:	12/01/2021	Prior Sale Date:	02/19/2018	Yr Built/Eff:	2018 / 2018
Sale Price:	\$530,000	Prior Sale Price:	\$400,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	1843137	Acres:	0.07	Fireplace:	/
1st Mtg Amt:	\$371,000	Lot Area:	3,253	Pool:	
Total Value:	\$412,226	# of Stories:		Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:12					Distance From Subject:0.43 (miles)
Address:	10823 ANZAC AVE, LOS ANGELES, CA 90059-2015				
Owner Name:	KIM SEONG M				
Seller Name:	SON SOON A & HO J				
APN:	6067-006-054	Map Reference:	/	Living Area:	1,406
County:	LOS ANGELES, CA	Census Tract:	2431.00	Total Rooms:	
Subdivision:	WALTON	Zoning:	LAR1	Bedrooms:	4
Rec Date:	12/10/2021	Prior Rec Date:	10/02/2018	Bath(F/H):	2 /
Sale Date:	12/01/2021	Prior Sale Date:	02/19/2018	Yr Built/Eff:	2018 / 2018
Sale Price:	\$530,000	Prior Sale Price:	\$400,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	1843352	Acres:	0.07	Fireplace:	/
1st Mtg Amt:	\$371,000	Lot Area:	3,252	Pool:	
Total Value:	\$412,226	# of Stories:		Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:13					Distance From Subject:0.43 (miles)
Address:	10821 ANZAC AVE, LOS ANGELES, CA 90059-2015				
Owner Name:	SOLARES LUISA S				
Seller Name:	OH JAMIE E				
APN:	6067-006-055	Map Reference:	/	Living Area:	1,406
County:	LOS ANGELES, CA	Census Tract:	2431.00	Total Rooms:	
Subdivision:	WALTON	Zoning:	LAR1	Bedrooms:	4
Rec Date:	10/29/2021	Prior Rec Date:	11/09/2018	Bath(F/H):	2 /
Sale Date:	10/24/2021	Prior Sale Date:	02/26/2018	Yr Built/Eff:	2018 / 2018
Sale Price:	\$552,000	Prior Sale Price:	\$400,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	1629212	Acres:	0.07	Fireplace:	/
1st Mtg Amt:	\$542,001	Lot Area:	3,253	Pool:	
Total Value:	\$412,226	# of Stories:		Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:14					Distance From Subject:0.44 (miles)
Address:	1761 E 112TH ST, LOS ANGELES, CA 90059-1917				
Owner Name:	JOHNSON KGEN/MARTIN DOMINIQUE				
Seller Name:	MARTIN PHYLLIS C TRUST				
APN:	6069-018-021	Map Reference:	58-D4 /	Living Area:	1,489
County:	LOS ANGELES, CA	Census Tract:	2427.00	Total Rooms:	
Subdivision:	HUNTER TR	Zoning:	LAR1	Bedrooms:	4
Rec Date:	11/22/2021	Prior Rec Date:		Bath(F/H):	2 /
Sale Date:	11/17/2021	Prior Sale Date:		Yr Built/Eff:	1910 / 1959
Sale Price:	\$425,000	Prior Sale Price:		Air Cond:	
Sale Type:	FULL	Prior Sale Type:		Style:	
Document #:	1731820	Acres:	0.15	Fireplace:	/
1st Mtg Amt:	\$403,750	Lot Area:	6,606	Pool:	
Total Value:	\$239,044	# of Stories:	1	Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:15					Distance From Subject:0.48 (miles)
Address:	1711 E 115TH ST, LOS ANGELES, CA 90059-2503				
Owner Name:	ARMENTA MAYRA M G/ROJAS OCIEL				
Seller Name:	NORMAN FAMILY TRUST				
APN:	6069-026-083	Map Reference:	58-D5 /	Living Area:	1,288
County:	LOS ANGELES, CA	Census Tract:	2427.00	Total Rooms:	6
Subdivision:	DUNBAR PARK	Zoning:	LAR1	Bedrooms:	2
Rec Date:	10/14/2021	Prior Rec Date:	05/12/2009	Bath(F/H):	2 /
Sale Date:	09/20/2021	Prior Sale Date:	04/22/2009	Yr Built/Eff:	1928 / 1938

Sale Price:	\$530,000	Prior Sale Price:	\$76,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	1550743	Acres:	0.16	Fireplace:	Y / 1
1st Mtg Amt:	\$520,400	Lot Area:	6,910	Pool:	
Total Value:	\$129,757	# of Stories:	1	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/	Parking:	GARAGE

Comp #:16				Distance From Subject:0.49 (miles)	
Address:	10704 HICKORY ST, LOS ANGELES, CA 90059-1320				
Owner Name:	SAHAK ALI M				
Seller Name:	HERNDON HYKEF				
APN:	6068-003-001	Map Reference:	58-E4 /	Living Area:	1,290
County:	LOS ANGELES, CA	Census Tract:	2430.01	Total Rooms:	
Subdivision:	5432	Zoning:	LAR1	Bedrooms:	3
Rec Date:	10/20/2021	Prior Rec Date:	02/25/2016	Bath(F/H):	2 /
Sale Date:	09/08/2021	Prior Sale Date:	01/11/2016	Yr Built/Eff:	2002 / 2002
Sale Price:	\$515,000	Prior Sale Price:	\$295,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	1577815	Acres:	0.12	Fireplace:	/
1st Mtg Amt:	\$489,250	Lot Area:	5,198	Pool:	
Total Value:	\$322,622	# of Stories:		Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

EXHIBIT D

ASSIGNED INSPECTOR: ANDREW BEELI
JOB ADDRESS: 2105 EAST 114TH STREET, LOS ANGELES, CA
ASSESSOR PARCEL NO. (APN): 6067-012-061

Date: March 4, 2024

CASE NO.: 850364
ORDER NO.: A-5018267

EFFECTIVE DATE OF ORDER TO COMPLY: May 23, 2019
COMPLIANCE EXPECTED DATE: June 22, 2019
DATE COMPLIANCE OBTAINED: No compliance to date

.....

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-5018267

1050821201982726

BOARD OF BUILDING AND SAFETY COMMISSIONERS

VAN AMBATIELOS 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

DE LA CRUZ, ANGEL 2105 E 114TH ST LOS ANGELES, CA 90059

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

MAY 14 2019

CASE #: 850364 ORDER #: A-5018267 EFFECTIVE DATE: May 23, 2019 COMPLIANCE DATE: June 22, 2019

OWNER OF

SITE ADDRESS: 2105 E 114TH ST

ASSESSORS PARCEL NO.: 6067-012-061

ZONE: R1; One-Family Zone

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

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. Parking in the required front yard in a residential zone.

You are therefore ordered to: Discontinue the parking of vehicles in the required front yard of the R1 zone. Code Section(s) in Violation: 12.21A.1(a), 12.21A.6(a), and 12.21C.1(g) of the L.A.M.C.

2. Right of entry for inspection.

You are therefore ordered to: Allow the representative from the Los Angeles Department of Building and Safety to enter the property and conduct an inspection. Code Section(s) in Violation: 98.0105, 91.103.1, 93.0104, 94.103.1.1, 95.112.1, 12.21A.1.(a) of the L.A.M.C.

3. Parking on the sidewalk.

You are therefore ordered to: 1) Discontinue parking on the sidewalk. Code Section(s) in Violation: 22500(f) California Vehicle Code of the 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

1050821201982726

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.

APPEAL PROCEDURES:

There is an appeal procedure established in this city whereby the Department of Building and Safety and the Board of Building and Safety Commissioners have the authority to hear and determine error or abuse of discretion, or requests for slight modification of the requirements contained in this order when appropriate fees have been paid. Section 98.0403.1 and 98.0403.2 L.A.M.C.

Any questions regarding invoices or how to pay fees should be directed to financial services at (213) 482-6890.

Any questions regarding the order to comply and compliance matters contact the inspector noted below at (310)732-4533.

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

Inspector: 

Date: May 09, 2019

KEITH EDGHILL
638 S. BEACON ST #276
LOS ANGELES, CA 90731
(310)732-4533
Keith.Edghill@lacity.org


REVIEWER BY

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