

BOARD OF  
BUILDING AND SAFETY  
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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 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
<b>Grand Total</b>	<b>\$ 1,276.56</b>

Pursuant to the authority granted by Section 7.35.3 of the Los Angeles Administrative Code, it is proposed that a lien for a total sum of **\$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](mailto:latitle@in2-res.com)

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## ***Property Title Report***

**Work Order No. T17073**

**Prepared for:** City of Los Angeles

**Dated as of:** 06/29/2022

### ***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

FEES :	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 114<sup>th</sup> 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 114<sup>th</sup> 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

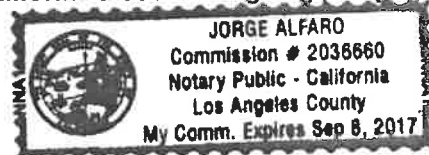
County of Los Angeles

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**



RealQuest

**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:	HEATED
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	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	3,435	Lot Width/Depth:	x	State Use:	
Land Use:	SFR	Res/Comm Units:	1 /	Water Type:	
Site Influence:				Sewer Type:	

**Tax Information**

Total Value:	\$240,937	Assessed Year:	2021	Property Tax:	\$3,235.96
Land Value:	\$156,554	Improved %:	35%	Tax Area:	460
Improvement Value:	\$84,383	Tax Year:	2021	Tax Exemption:	
Total Taxable Value:	\$240,937				

**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 /

Living Area: 1,330

County: LOS ANGELES, CA

Census Tract: 2431.00

Total Rooms: 3

Subdivision: CRYSTAL SPGS TR

Zoning: LAR1

Bedrooms: 2 /

Rec Date: 04/01/2022

Prior Rec Date: 03/24/2022

Yr Built/Eff: 1991 / 1991

Sale Date: 03/24/2022

Prior Sale Date: 03/16/2022

Air Cond:

Sale Price: \$475,000

Prior Sale Price: \$435,000

Style:

Sale Type: FULL

Prior Sale Type: FULL

Fireplace: /

Document #: 365827

Acres: 0.08

Pool:

1st Mtg Amt: \$427,500

Lot Area: 3,435

Roof Mat:

Total Value: \$199,495

# of Stories:

Parking:

Land Use: SFR

Park Area/Cap#: /

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 /	Living Area:	1,482
County:	LOS ANGELES, CA	Census Tract:	2431.00	Total Rooms:	6
Subdivision:	CRYSTAL SPGS TR	Zoning:	LAR1	Bedrooms:	3
Rec Date:	02/17/2022	Prior Rec Date:	08/30/2013	Bath(F/H):	2 /
Sale Date:	01/21/2022	Prior Sale Date:	02/14/2013	Yr Built/Eff:	1981 / 1981
Sale Price:	\$540,000	Prior Sale Price:	\$153,500	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	194307	Acres:	0.07	Fireplace:	/
1st Mtg Amt:	\$540,000	Lot Area:	3,205	Pool:	
Total Value:	\$173,607	# of Stories:	2	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/	Parking:	BUILT-IN

Comp #:	3	Distance From Subject:0.22 (miles)
Address:	2110 E 110TH ST, LOS ANGELES, CA 90059-2014	
Owner Name:	CHIELEL 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:	<b>\$530,000</b>	Prior Sale Price:	<b>\$76,000</b>	Air Cond:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Style:	
Document #:	<b>1550743</b>	Acres:	<b>0.16</b>	Fireplace:	<b>Y / 1</b>
1st Mtg Amt:	<b>\$520,400</b>	Lot Area:	<b>6,910</b>	Pool:	
Total Value:	<b>\$129,757</b>	# of Stories:	<b>1</b>	Roof Mat:	<b>COMPOSITION SHINGLE</b>
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/</b>	Parking:	<b>GARAGE</b>

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

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](http://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



REVIEWED BY

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