

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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MOISES ROSALES
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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

June 4, 2024

Council District: # 9

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

JOB ADDRESS: **5711 SOUTH CENTRAL AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5103-015-031**
Re: Invoice # 804034-7

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: **5711 South Central Avenue, Los Angeles, CA** ("Property"). A copy of the title report which includes a full legal description of the property is attached as Exhibit A.

Following the Department's investigation an order or orders to comply were issued on October 22, 2019 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
Accumulated Interest (1%/month)	14.44
Title Report fee	30.00
Grand Total	\$ 2,354.44

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 **\$2,354.44** 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 **\$2,354.44** 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. T17193
Dated as of: 08/26/2022

Prepared for: City of Los Angeles

SCHEDULE A
(Reported Property Information)
APN #: 5103-015-031

Property Address: 5711 S CENTRAL AVE City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED
Grantee : MARIA T. LOPEZ
Grantor : FERNANDO CAMPOS
Deed Date : 08/24/2012
Instr No. : 12-1592547

Recorded : 10/19/2012

MAILING ADDRESS: MARIA T. LOPEZ
5711 S CENTRAL AVE, LOS ANGELES, CA 90011

SCHEDULE B

LEGAL DESCRIPTION

Lot Number: 64,65 Subdivision Name: HARDWOOD TRACT Brief Description: HARWOOD TRACT
LOTS 64 AND LOT 65

MORTGAGES/LIENS

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

This page is part of your document - DO NOT DISCARD



20121592547



Pages:
0002

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

10/19/12 AT 04:14PM

FEES :	19.00
TAXES :	0.00
OTHER :	0.00
PAID :	19.00



LEADSHEET



201210190060073

00006630523



004369941

SEQ:
01

DAR - Counter (Upfront Scan)



THIS FORM IS NOT TO BE DUPLICATED

Recording Requested By:
Fernando Campos

When recorded mail document
and Tax Statements to:
Maria T. Lopez
5711 S. Central Ave.
Los Angeles, CA 90011

GRANT DEED

Assessor's Parcel No. **5103-015-031**

SPACE ABOVE THIS LINE FOR RECORDER'S USE

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX IS COUNTY \$ 0 CITY \$ 0

☐ computed on the full value of the property conveyed; OR IS
☐ computed on the full value less value of liens or encumbrances remaining at the time of sale
☐ Unincorporated Area City of Los Angeles

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Fernando Campos, a single man
hereby GRANT(S) to:
Maria T. Lopez, an unmarried woman

the following real property located in the City of Los Angeles
County of Los Angeles, State of California, and more particularly described as follows:

Lot 64 and 65 of Hardwood Tract, in the City of Los Angeles, County of Los Angeles, State of California, as
per Map recorded in Book 60 Page(s) 7 of Maps, in the office of the County Recorder of Los Angeles County
Property Commonly Known As: 5711 South Central Avenue, Los Angeles, CA 90011

"This is a bonafide gift and the grantor received nothing in return, R & T 11911."

Dated: August 24, 2012


Fernando Campos

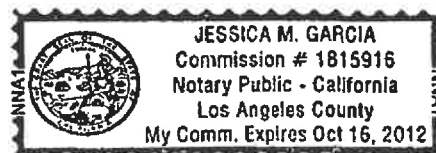
STATE OF CALIFORNIA } SS.
COUNTY OF LOS ANGELES

On August 24, 2012 Before me, , Notary Public ,
personally appeared ***** FERNANDO CAMPOS *****

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

NOTARY SEAL OR STAMP BELOW




Mail Tax Statements as Directed Above

(800) 799-6626

EXHIBIT B

ASSIGNED INSPECTOR: **BYRON BRASHEARS**

Date: June 4, 2024

JOB ADDRESS: **5711 SOUTH CENTRAL AVENUE, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **5103-015-031**

Last Full Title: **08/26/2022**

Last Update to Title:

.....

LIST OF OWNERS AND INTERESTED PARTIES

1) MARIA T. LOPEZ
5711 S. CENTRAL AVE.
LOS ANGELES, CA 90011

CAPACITY: OWNER

Property Detail Report

For Property Located At :
5711 S CENTRAL AVE, LOS ANGELES, CA 90011-4733



RealQuest

For Sale

Owner Information

Owner Name: **LOPEZ MARIA T**
 Mailing Address: **5711 S CENTRAL AVE, LOS ANGELES CA 90011-4733 C046**
 Vesting Codes: **//**

Location Information

Legal Description: **HARWOOD TRACT LOTS 64 AND LOT 65**
 County: **LOS ANGELES, CA** APN: **5103-015-031**
 Census Tract / Block: **2294.20 / 2** Alternate APN:
 Township-Range-Sect: Subdivision: **HARDWOOD**
 Legal Book/Page: Map Reference: **52-C4 /**
 Legal Lot: **65** Tract #: **LOS ANGELES**
 Legal Block: 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: **10/19/2012 / 08/24/2012** Deed Type: **GRANT DEED**
 Sale Price: 1st Mtg Document #:
 Document #: **1592547**

Last Market Sale Information

Recording/Sale Date: **12/09/1988 / 11/1988** 1st Mtg Amount/Type: **\$63,656 / PRIVATE PARTY**
 Sale Price: **\$76,810** 1st Mtg Int. Rate/Type: **/**
 Sale Type: **FULL** 1st Mtg Document #: **1978445**
 Document #: **1978444** 2nd Mtg Amount/Type: **/**
 Deed Type: **GRANT DEED** 2nd Mtg Int. Rate/Type: **/**
 Transfer Document #: Price Per SqFt: **\$30.72**
 New Construction: Multi/Split Sale:
 Title Company: **INVESTORS TITLE CO.**
 Lender:
 Seller Name: **LOPEZ GREGORIO**

Prior Sale Information

Prior Rec/Sale Date: **11/25/1987 / 08/1987** Prior Lender: **GEORGIA CO**
 Prior Sale Price: **\$75,000** Prior 1st Mtg Amt/Type: **\$60,000 / CONV**
 Prior Doc Number: **1882475** Prior 1st Mtg Rate/Type: **/**
 Prior Deed Type: **GRANT DEED**

Property Characteristics

Year Built / Eff:	1916 / 1916	Total Rooms/Offices		Garage Area:	
Gross Area:	2,500	Total Restrooms:		Garage Capacity:	
Building Area:	2,500	Roof Type:		Parking Spaces:	
Tot Adj Area:		Roof Material:	BUILT-UP	Heat Type:	
Above Grade:		Construction:	CONCRETE	Air Cond:	
# of Stories:	1	Foundation:	CONCRETE	Pool:	
Other Improvements:	Building Permit	Exterior wall:	BLOCK/STUCCO	Quality:	FAIR
		Basement Area:		Condition:	FAIR

Site Information

Zoning:	LAM1	Acres:	0.14	County Use:	AUTO SVC SHOP (2600)
Lot Area:	5,977	Lot Width/Depth:	x	State Use:	
Land Use:	AUTO REPAIR	Res/Comm Units:	/	Water Type:	
Site Influence:				Sewer Type:	

Tax Information

Total Value:	\$186,928	Assessed Year:	2021	Property Tax:	\$2,805.10
Land Value:	\$101,961	Improved %:	45%	Tax Area:	6659
Improvement Value:	\$84,967	Tax Year:	2021	Tax Exemption:	
Total Taxable Value:	\$186,928				

Comparable Sales Report

For Property Located At



RealQuest

5711 S CENTRAL AVE, LOS ANGELES, CA 90011-4733**20 Comparable(s) Selected.**

Report Date: 09/09/2022

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$76,810	\$500,000	\$25,000,000	\$3,987,800
Bldg/Living Area	2,500	2,208	2,870	2,554
Price/Sqft	\$30.72	\$222.82	\$9,900.99	\$1,575.87
Year Built	1916	1915	1990	1953
Lot Area	5,977	2,497	19,916	7,950
Bedrooms	0	4	4	4
Bathrooms/Restrooms	0	1	3	2
Stories	1.00	1.00	2.00	1.20
Total Value	\$186,928	\$41,842	\$3,374,415	\$796,917
Distance From Subject	0.00	2.10	13.35	9.17

* = user supplied for search only

Comp #: **1** **For Sale** Distance From Subject: **2.10 (miles)**
 Address: **1345 FIRESTONE BLVD, LOS ANGELES, CA 90001-3839**
 Owner Name: **VALDERRAMA J V & E J LIV TRUST**
 Seller Name: **BELTRAN JOSE H & MARIA A**
 APN: **6028-030-040** Map Reference: **/** Building Area: **2,244**
 County: **LOS ANGELES, CA** Census Tract: **5351.01** Total Rooms/Offices:
 Subdivision: **8499** Zoning: **LCC3*** Total Restrooms:
 Rec Date: **01/04/2022** Prior Rec Date: **01/04/1995** Yr Built/Eff: **1958 /**
 Sale Date: **10/14/2021** Prior Sale Date: Air Cond: **NONE**
 Sale Price: **\$500,000** Prior Sale Price: **\$100,000** Pool:
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:
 Document #: **10776** Acres: **0.16**
 1st Mtg Amt: **\$350,000** Lot Area: **6,909**
 Total Value: **\$365,760** # of Stories:
 Land Use: **AUTO REPAIR** Park Area/Cap#: **/**

Comp #: **2** Distance From Subject: **3.04 (miles)**
 Address: **3905 S NORMANDIE AVE, LOS ANGELES, CA 90037-1601**
 Owner Name: **BIF OZ 3905 NORMANDIE AVE LP**
 Seller Name: **H M & ALBERSTONE B TRUST**
 APN: **5036-015-027** Map Reference: **51-E1 /** Building Area: **2,750**
 County: **LOS ANGELES, CA** Census Tract: **2313.01** Total Rooms/Offices:
 Subdivision: **ROSS & JONES TR** Zoning: **LAC2** Total Restrooms: **1**
 Rec Date: **03/04/2022** Prior Rec Date: **12/19/1991** Yr Built/Eff: **1923 / 1995**
 Sale Date: **02/16/2022** Prior Sale Date: **12/1991** Air Cond: **YES**
 Sale Price: **\$1,100,000** Prior Sale Price: **\$50,000** Pool:
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat: **ROLL**
 Document #: **254170** Acres: **0.14** **COMPOSITION**
 1st Mtg Amt: Lot Area: **5,919**
 Total Value: **\$168,741** # of Stories: **1**
 Land Use: **AUTO REPAIR** Park Area/Cap#: **/**

Comp #: **3** Distance From Subject: **3.47 (miles)**
 Address: **2025 W FLORENCE AVE, LOS ANGELES, CA 90047-2101**
 Owner Name: **ONTOP SYSTEMS INC**
 Seller Name: **2025 WEST FLORENCE LENDER LLC**

APN:	6016-034-003	Map Reference:	51-D5 /	Building Area:	2,744
County:	LOS ANGELES, CA	Census Tract:	2373.00	Total Rooms/Offices:	
Subdivision:	6279	Zoning:	LAC2	Total Restrooms:	
Rec Date:	05/20/2022	Prior Rec Date:	05/11/2001	Yr Built/Eff:	1951 / 1951
Sale Date:	04/25/2022	Prior Sale Date:	05/01/2001	Air Cond:	
Sale Price:	\$900,000	Prior Sale Price:	\$212,500	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	TAR & GRAVEL
Document #:	546914	Acres:	0.11		
1st Mtg Amt:	\$690,000	Lot Area:	4,994		
Total Value:	\$279,768	# of Stories:	1		
Land Use:	AUTO REPAIR	Park Area/Cap#:	/		

Comp #: 4 Distance From Subject: 3.62 (miles)

Address: 1500 W ADAMS BLVD, LOS ANGELES, CA 90007-1508

Owner Name: 1500 W ADAMS BLVD LLC

Seller Name: BROWN JIMMIE V LIVING TRUST

APN:	5054-030-002	Map Reference:	43-F5 /	Building Area:	2,415
County:	LOS ANGELES, CA	Census Tract:	2218.10	Total Rooms/Offices:	
Subdivision:	FRUHLING ROMEO PLACE	Zoning:	LAC1	Total Restrooms:	
Rec Date:	03/10/2022	Prior Rec Date:	08/21/1992	Yr Built/Eff:	1960 / 1960
Sale Date:	02/01/2022	Prior Sale Date:		Air Cond:	
Sale Price:	\$2,200,000	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	279421	Acres:	0.24		
1st Mtg Amt:		Lot Area:	10,426		
Total Value:	\$91,678	# of Stories:			
Land Use:	AUTO REPAIR	Park Area/Cap#:	/		

Comp #: 5 Distance From Subject: 5.18 (miles)

Address: 1600 4TH AVE, LOS ANGELES, CA 90019

Owner Name: SOUTH CORD HOLDINGS LLC

Seller Name: HARRELL ETHEL M LIVING TRUST

APN:	5072-028-024	Map Reference:	43-D4 /	Building Area:	2,450
County:	LOS ANGELES, CA	Census Tract:	2181.20	Total Rooms/Offices:	
Subdivision:	CENTRAL ARLINGTON HEIGHTS	Zoning:	LAC2	Total Restrooms:	
Rec Date:	04/27/2022	Prior Rec Date:	11/20/1974	Yr Built/Eff:	1990 / 1990
Sale Date:	11/09/2021	Prior Sale Date:		Air Cond:	
Sale Price:	\$1,800,000	Prior Sale Price:	\$35,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	456898	Acres:	0.16		
1st Mtg Amt:		Lot Area:	7,000		
Total Value:	\$41,842	# of Stories:			
Land Use:	AUTO REPAIR	Park Area/Cap#:	/		

Comp #: 6 Distance From Subject: 6.69 (miles)

Address: 4100 MELROSE AVE, LOS ANGELES, CA 90029-3507

Owner Name: 4100 MELROSE CO LLC

Seller Name: MELROSE COMMUNITY BUILDERS LLC

APN:	5539-023-001	Map Reference:	34-F5 /	Building Area:	2,592
County:	LOS ANGELES, CA	Census Tract:	1927.00	Total Rooms/Offices:	
Subdivision:	DAYTON HEIGHTS TR	Zoning:	LAC2	Total Restrooms:	
Rec Date:	07/29/2022	Prior Rec Date:	02/14/2017	Yr Built/Eff:	/
Sale Date:	07/27/2022	Prior Sale Date:	02/01/2017	Air Cond:	
Sale Price:	\$3,850,000	Prior Sale Price:	\$1,855,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	771817	Acres:	0.34		
1st Mtg Amt:	\$2,695,000	Lot Area:	15,004		
Total Value:	\$1,988,933	# of Stories:			
Land Use:	AUTO REPAIR	Park Area/Cap#:	/		

Comp #: 7 Distance From Subject: 8.44 (miles)

Address: 3287 VERDUGO RD, LOS ANGELES, CA 90065-2035

Owner Name: 3287 VERDUGO ROAD LLC

Seller Name: 3287 VERDUGO RD LLC

APN:	5457-015-023	Map Reference:	35-E2 /	Building Area:	2,864
County:	LOS ANGELES, CA	Census Tract:	1864.04	Total Rooms/Offices:	
Subdivision:	1	Zoning:	LAM1	Total Restrooms:	
Rec Date:	04/12/2022	Prior Rec Date:	09/07/2017	Yr Built/Eff:	1947 / 1960
Sale Date:	03/25/2022	Prior Sale Date:	08/29/2017	Air Cond:	
Sale Price:	\$2,300,000	Prior Sale Price:	\$1,400,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	400297	Acres:	0.23		
1st Mtg Amt:	\$1,955,000	Lot Area:	9,874		
Total Value:	\$1,471,648	# of Stories:			
Land Use:	AUTO REPAIR	Park Area/Cap#:	/		

Comp #: 8 Distance From Subject: 9.31 (miles)

Address: 8036 SANTA MONICA BLVD, WEST HOLLYWOOD, CA 90046-5009

Owner Name: CARTER NANCY

Seller Name: LEW LIVING TRUST

APN:	5529-024-002	Map Reference:	33-F4 /	Building Area:	2,596
County:	LOS ANGELES, CA	Census Tract:	7002.00	Total Rooms/Offices:	
Subdivision:	3425	Zoning:	WDC2A*	Total Restrooms:	
Rec Date:	06/10/2022	Prior Rec Date:	05/22/1984	Yr Built/Eff:	1924 / 1924
Sale Date:	05/04/2022	Prior Sale Date:		Air Cond:	YES
Sale Price:	\$7,000,000	Prior Sale Price:	\$60,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	CONFIRMED	Roof Mat:	
Document #:	621496	Acres:	0.14		
1st Mtg Amt:	\$4,500,000	Lot Area:	6,161		
Total Value:	\$397,917	# of Stories:			
Land Use:	AUTO REPAIR	Park Area/Cap#:	/		

Comp #: 9 Distance From Subject: 9.31 (miles)

Address: 8042 SANTA MONICA BLVD, WEST HOLLYWOOD, CA 90046-5009

Owner Name: CARTER NANCY

Seller Name: LEW LIVING TRUST

APN:	5529-024-001	Map Reference:	33-F4 /	Building Area:	2,596
County:	LOS ANGELES, CA	Census Tract:	7002.00	Total Rooms/Offices:	
Subdivision:	3425	Zoning:	WDC2A*	Total Restrooms:	
Rec Date:	06/10/2022	Prior Rec Date:		Yr Built/Eff:	1923 / 1923
Sale Date:	05/04/2022	Prior Sale Date:		Air Cond:	YES
Sale Price:	\$7,000,000	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	621496	Acres:	0.12		
1st Mtg Amt:	\$4,500,000	Lot Area:	5,341		
Total Value:	\$142,191	# of Stories:			
Land Use:	AUTO REPAIR	Park Area/Cap#:	/		

Comp #: 10 Distance From Subject: 10.58 (miles)

Address: 1121 E COLORADO ST, GLENDALE, CA 91205-1308

Owner Name: 1121 COLORADO LLC

Seller Name: HAICK FAMILY TRUST

APN:	5674-021-008	Map Reference:	25-D4 /	Building Area:	2,601
County:	LOS ANGELES, CA	Census Tract:	3021.03	Total Rooms/Offices:	
Subdivision:	BOYNTON TR	Zoning:	GLCM*	Total Restrooms:	
Rec Date:	03/15/2022	Prior Rec Date:	09/29/2000	Yr Built/Eff:	1946 / 1946
Sale Date:	11/14/2021	Prior Sale Date:		Air Cond:	NONE
Sale Price:	\$2,250,000	Prior Sale Price:	\$585,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	ROLL COMPOSITION
Document #:	297876	Acres:	0.11		
1st Mtg Amt:	\$1,575,000	Lot Area:	4,764		
Total Value:	\$407,168	# of Stories:	2		
Land Use:	AUTO REPAIR	Park Area/Cap#:	/		

Comp #: 11 Distance From Subject: 10.58 (miles)

Address: 13123 W WASHINGTON BLVD, CULVER CITY, CA 90066-5125

Owner Name: 13123 WASHINGTON BLVD LLC

Seller Name: VOEST PETER FAMILY TRUST

APN:	4236-025-002	Map Reference:	49-E3 /	Building Area:	2,596
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County:	LOS ANGELES, CA	Census Tract:	7028.03	Total Rooms/Offices:	
Subdivision:	5951	Zoning:	CCC3YY	Total Restrooms:	
Rec Date:	01/13/2022	Prior Rec Date:	04/14/2005	Yr Built/Eff:	1972 / 1974
Sale Date:	12/28/2021	Prior Sale Date:	10/12/2004	Air Cond:	
Sale Price:	\$2,250,000	Prior Sale Price:	\$212,500	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	55129	Acres:	0.06		
1st Mtg Amt:	\$1,575,000	Lot Area:	2,497		
Total Value:	\$256,613	# of Stories:			
Land Use:	AUTO REPAIR	Park Area/Cap#:	/		

Comp #: **12** Distance From Subject: **10.87 (miles)**

Address: **16442 WOODRUFF AVE, BELLFLOWER, CA 90706-4912**

Owner Name: **CONSOLE VITO**

Seller Name: **FLINN JEFFREY M 2017 TRUST**

APN:	7017-005-017	Map Reference:	66-D4 /	Building Area:	2,870
County:	LOS ANGELES, CA	Census Tract:	5531.00	Total Rooms/Offices:	
Subdivision:	SOMERSET ACRES	Zoning:	BFCG*	Total Restrooms:	
Rec Date:	01/14/2022	Prior Rec Date:	12/23/2004	Yr Built/Eff:	1965 / 1968
Sale Date:	11/03/2021	Prior Sale Date:	11/15/2004	Air Cond:	YES
Sale Price:	\$770,000	Prior Sale Price:	\$520,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	59300	Acres:	0.18		
1st Mtg Amt:	\$525,700	Lot Area:	7,767		
Total Value:	\$669,625	# of Stories:			
Land Use:	AUTO REPAIR	Park Area/Cap#:	/		

Comp #: **13** Distance From Subject: **11.28 (miles)**

Address: **1455 W CARSON ST, TORRANCE, CA 90501-3921**

Owner Name: **CHA PROPERTY LLC**

Seller Name: **CHEETHAM FAMILY TRUST**

APN:	7349-031-002	Map Reference:	68-E4 /	Building Area:	2,208
County:	LOS ANGELES, CA	Census Tract:	2932.04	Total Rooms/Offices:	
Subdivision:	6262	Zoning:	LAC2	Total Restrooms:	
Rec Date:	04/19/2022	Prior Rec Date:	07/16/1993	Yr Built/Eff:	1972 / 1972
Sale Date:	04/14/2022	Prior Sale Date:		Air Cond:	
Sale Price:	\$1,482,000	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	429502	Acres:	0.32		
1st Mtg Amt:	\$1,000,000	Lot Area:	13,911		
Total Value:	\$165,968	# of Stories:			
Land Use:	AUTO REPAIR	Park Area/Cap#:	/		

Comp #: **14** Distance From Subject: **12.35 (miles)**

Address: **11814 160TH ST, NORWALK, CA 90650-7153**

Owner Name: **11814 160TH STREET LLC**

Seller Name: **CHOE KENNETH Y & TAMMY M S**

APN:	7009-004-064	Map Reference:	82-A4 /	Building Area:	2,250
County:	LOS ANGELES, CA	Census Tract:	5547.00	Total Rooms/Offices:	
Subdivision:		Zoning:	NOM1*	Total Restrooms:	
Rec Date:	05/27/2022	Prior Rec Date:	09/02/1994	Yr Built/Eff:	1972 / 1972
Sale Date:	05/17/2022	Prior Sale Date:		Air Cond:	
Sale Price:	\$780,000	Prior Sale Price:	\$176,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	572263	Acres:	0.17		
1st Mtg Amt:		Lot Area:	7,570		
Total Value:	\$273,083	# of Stories:			
Land Use:	AUTO REPAIR	Park Area/Cap#:	/		

Comp #: **15** Distance From Subject: **12.55 (miles)**

Address: **3134 SANTA MONICA BLVD, SANTA MONICA, CA 90404**

Owner Name: **RAHAMIM LLC**

Seller Name: **NAIMI KAMRAN**

APN:	4267-016-007	Map Reference:	41-C4 /	Building Area:	2,600
County:	LOS ANGELES, CA	Census Tract:	7017.01	Total Rooms/Offices:	

Subdivision:	SERRA VISTA TOWNSITE	Zoning:	SMC4*	Total Restrooms:	
Rec Date:	05/06/2022	Prior Rec Date:	09/04/1986	Yr Built/Eff:	1959 / 1959
Sale Date:	04/14/2022	Prior Sale Date:	08/1986	Air Cond:	
Sale Price:	\$1,645,000	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	ROLL COMPOSITION
Document #:	493580	Acres:	0.17		
1st Mtg Amt:	\$1,600,000	Lot Area:	7,296		
Total Value:	\$1,377,999	# of Stories:	1		
Land Use:	AUTO REPAIR	Park Area/Cap#:	/		

Comp #:	16	Distance From Subject:	12.58 (miles)
Address:	3211 SANTA MONICA BLVD, SANTA MONICA, CA 90404		
Owner Name:	3223 SANTA MONICA LLC		
Seller Name:	NAIMI KAMRAN		
APN:	4267-014-004	Map Reference:	41-C4 /
County:	LOS ANGELES, CA	Census Tract:	7016.02
Subdivision:	SERRA VISTA HEIGHTS	Zoning:	SMC4
Rec Date:	05/06/2022	Prior Rec Date:	10/11/1991
Sale Date:	04/14/2022	Prior Sale Date:	09/1991
Sale Price:	\$10,725,000	Prior Sale Price:	\$500,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	498059	Acres:	0.15
1st Mtg Amt:	\$17,500,000	Lot Area:	6,607
Total Value:	\$1,549,330	# of Stories:	
Land Use:	AUTO REPAIR	Park Area/Cap#:	/
Building Area:	2,326	Total Rooms/Offices:	
Total Restrooms:	3	Yr Built/Eff:	1915 /
Air Cond:	YES	Pool:	
Roof Mat:			

Comp #:	17	Distance From Subject:	12.66 (miles)
Address:	7718 GREENLEAF AVE, WHITTIER, CA 90602-2105		
Owner Name:	KHACHATRYAN HAIK/KHACHATRYAN MARIAM		
Seller Name:	RIVERSIDE VENTURES LNC		
APN:	8141-028-024	Map Reference:	55-E6 /
County:	LOS ANGELES, CA	Census Tract:	5018.04
Subdivision:	J W HOLLINGSWORTHS	Zoning:	WHC1*
	ADD		
Rec Date:	03/11/2022	Prior Rec Date:	11/26/2014
Sale Date:	02/01/2022	Prior Sale Date:	10/28/2014
Sale Price:	\$750,000	Prior Sale Price:	\$395,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	285795	Acres:	0.16
1st Mtg Amt:		Lot Area:	6,807
Total Value:	\$438,572	# of Stories:	
Land Use:	AUTO REPAIR	Park Area/Cap#:	/
Building Area:	2,500	Total Rooms/Offices:	
Total Restrooms:		Yr Built/Eff:	1952 / 1952
Air Cond:		Pool:	
Roof Mat:			

Comp #:	18	Distance From Subject:	12.74 (miles)
Address:	11621 VENTURA BLVD, STUDIO CITY, CA 91604		
Owner Name:	SRM STUDIO CITY LLC		
Seller Name:	BEVERLY GEMINI INVESTMENTS L		
APN:	2368-007-029	Map Reference:	/
County:	LOS ANGELES, CA	Census Tract:	1436.02
Subdivision:	LANKERSHIM RANCH	Zoning:	LAC2
	LAND & WATER		
Rec Date:	05/27/2022	Prior Rec Date:	05/03/2005
Sale Date:	05/24/2022	Prior Sale Date:	04/25/2005
Sale Price:	\$25,000,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	N
Document #:	576121	Acres:	0.46
1st Mtg Amt:	\$20,000,000	Lot Area:	19,916
Total Value:	\$3,374,415	# of Stories:	
Land Use:	AUTO REPAIR	Park Area/Cap#:	/
Building Area:	2,525	Total Rooms/Offices:	
Total Restrooms:		Yr Built/Eff:	1978 / 1978
Air Cond:		Pool:	
Roof Mat:			

Comp #:	19	Distance From Subject:	12.79 (miles)
Address:	2311 LINCOLN BLVD, SANTA MONICA, CA 90405-2550		
Owner Name:	DMD ENTS LLC		
Seller Name:	HYE LLC		

APN:	4284-005-018	Map Reference:	49-B2 /	Building Area:	2,724
County:	LOS ANGELES, CA	Census Tract:	7022.01	Total Rooms/Offices:	
Subdivision:	EAST SANTA MONICA	Zoning:	SMC4*	Total Restrooms:	
Rec Date:	08/31/2022	Prior Rec Date:	05/31/2007	Yr Built/Eff:	1948 /
Sale Date:	08/01/2022	Prior Sale Date:	05/16/2007	Air Cond:	
Sale Price:	\$4,554,000	Prior Sale Price:	\$1,200,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	865186	Acres:	0.12		
1st Mtg Amt:	\$1,700,000	Lot Area:	5,286		
Total Value:	\$1,485,297	# of Stories:			
Land Use:	AUTO REPAIR	Park Area/Cap#:	/		

Comp #:	20	Distance From Subject: 13.35 (miles)			
Address:	1821 W MAGNOLIA BLVD, BURBANK, CA 91506-1725				
Owner Name:	MAGNOLIA TREE LLC				
Seller Name:	COLISE LLC				
APN:	2448-020-028	Map Reference:	17-C6 /	Building Area:	2,624
County:	LOS ANGELES, CA	Census Tract:	3109.00	Total Rooms/Offices:	
Subdivision:	9413	Zoning:	BUC3YY	Total Restrooms:	
Rec Date:	12/20/2021	Prior Rec Date:	08/22/2016	Yr Built/Eff:	1954 / 1954
Sale Date:	08/17/2021	Prior Sale Date:	07/21/2016	Air Cond:	
Sale Price:	\$2,900,000	Prior Sale Price:	\$2,085,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	ROLL COMPOSITION
Document #:	1884060	Acres:	0.11		
1st Mtg Amt:	\$1,775,000	Lot Area:	4,951		
Total Value:	\$991,785	# of Stories:	1		
Land Use:	AUTO REPAIR	Park Area/Cap#:	/		

EXHIBIT D

ASSIGNED INSPECTOR: **BYRON BRASHEARS**

Date: **June 4, 2024**

JOB ADDRESS: **5711 SOUTH CENTRAL AVENUE, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **5103-015-031**

CASE NO.: **74972**

ORDER NO.: **A-5163436**

EFFECTIVE DATE OF ORDER TO COMPLY: **October 22, 2019**

COMPLIANCE EXPECTED DATE: **October 27, 2019**

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

.....

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

VIOLATIONS:

SEE ATTACHED ORDER # A-5163436

1050410202097836

**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**

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

OCT 18 2019

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

**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

**MARIA T. LOPEZ
5711 S CENTRAL AVE
LOS ANGELES, CA 90011-4733**

CASE #: 74972

ORDER #: A-5163436

EFFECTIVE DATE: October 22, 2019

COMPLIANCE DATE: October 27, 2019

PROPERTY OWNER OF

SITE ADDRESS: 5711 S CENTRAL AVE

ASSESSORS PARCEL NO.: 5103-015-031

ZONE: M1; Limited Industrial Zone

NAME OF BUSINESS IN VIOLATION: SANCHEZ AUTO GLASS

Review of records has revealed that the property at the above listed address is part of the Annual Inspection Maintenance Program with the following use listed below and is in violation of the Los Angeles Municipal Code (LAMC).

Section 12.26 (I) of the Los Angeles Municipal Code, Vehicle Repair and/or Installation Establishments.

VIOLATION(S):

Failure to pay Annual Inspection Fee.

You are therefore ordered to:

Pay the annual inspection fee and any and all surcharges, penalties, or fines imposed, for an inspection conducted on July 22, 2019 and billed on invoice # 789722.

Failure to pay the above fees within 5 days may result in referral of the case to a collections agency, a negative credit report being made, a lien being assessed against this property, and Revocation of Certificate of Occupancy proceedings initiated for this use.

Code Sections in Violation : 12.26 F 3, 12.26 F 7, or 12.26 I 5, 12.26 I 10, and 98.0402(e), 98.0402(g), 12.21A1(a) of the L.A.M.C.

To verify the current amount due on the invoice referenced by this Order, for questions on how, or where to pay, contact LADBS Financial Services at (213)482-6890

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.

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

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.

REVOCATION OF CERTIFICATE OF OCCUPANCY and FINE WARNING:

The failure to correct the violations on or before the compliance date or any authorized extension thereof may result in commencement of proceedings to revoke the Certificate of Occupancy. Such proceedings may involve a Revocation Hearing. A personal appearance at the hearing may only be avoided if the violation is corrected and a fine paid according to the fine schedule in Section 12.26 F 14 or 12.26 I. 16 of this subsection. Sections 12.26 F. 9, 12.26 I. 11, 98.0402(f)2A L.A.M.C.

The compliance date as specified in the notice may be extended for an additional period not to exceed 45 days if the owner or operator of the yard presents satisfactory evidence to the Superintendent that unusual difficulties prevent substantial compliance without such extension.

APPEAL PROCEDURES:

Notwithstanding any provisions of the Municipal Code to the contrary, there shall be no appeal to the Board of Building and Safety Commissioners from any notice issued or determination made by the Superintendent pursuant to Subsection 12.26 F. 13, 12.26 I. 15.

and/or

Except for extensions of time granted by the Department of Building and Safety and the Board of Building and Safety Commissioners as authorized in Subdivision 12.26 F. 4(b) and/or 12.26 I. 7(b), and notwithstanding any provisions of this code to the contrary, there shall be no appeal to the Board of Building and Safety Commissioners from any notice issued or determination made by the Department pursuant to Subsection(s) 12.26 F. and/or 12.26 I. Appeals may be made from Department determinations of violations of Subdivisions 12.26 I. 3 and 12.26 I. 4 pursuant to Section 12.26 K.

Appeal rights for Code Sections other than Sections 12.26 F. and 12.26 I. are as follows.

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.

REPEAT VIOLATIONS:

If an Order to Comply is issued pursuant to Sections 12.26 F. or 12.26 K. of the Los Angeles Municipal Code, and after compliance with the Order, a subsequent Order to Comply is issued for violation of the same provisions occurring within one year of the date of the initial Order, the repair/installation facility or storage yard facility operator shall pay a fine as specified in Section 98.0402(f)1 L.A.M.C. as follows:

- A. For each auto dismantling, junk yard, scrap metal or recycling materials processing yards, recycling collection and/or buyback centers, recycling materials sorting facilities and cargo container storage yards....\$200.00
- B. For each vehicle repair garage, installation facility, or used car sales violation....\$200.00

Sections 12.26 F. 15, 12.26 I. 17 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

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www.ladbs.org

1050410202097836

If you have any questions or require any additional information please feel free to contact me at (213)252-3337.
Office hours are 7:00 a.m. to 4:30 p.m. Monday through Friday.

Inspector: _____

Date: October 16, 2019

ULRIC CARPENTER
221 N. FIGUEROA ST. SUITE 1100
LOS ANGELES, CA 90012
(213)252-3337
Ulric.Carpenter@lacity.org

REVIEWED BY _____

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