

CITY OF LOS ANGELES  
CALIFORNIA

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

DEPARTMENT OF  
BUILDING AND SAFETY  
201 NORTH FIGUEROA STREET  
LOS ANGELES, CA 90012



JACOB STEVENS  
PRESIDENT

OSAMA YOUNAN, P.E.  
GENERAL MANAGER  
SUPERINTENDENT OF BUILDING

NANCY YAP  
VICE PRESIDENT

KAREN BASS  
MAYOR

JOHN WEIGHT  
EXECUTIVE OFFICER

CORISSA HERNANDEZ  
JAVIER NUNEZ  
MOISES ROSALES

January 17, 2026

Council District: # 7

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

JOB ADDRESS: **8220 WEST FOOTHILL BOULEVARD, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **2560-009-029**  
Re: Invoice # 807951-0

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: **8220 West Foothill Boulevard, 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 6, 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
Title Report fee	30.00
<b>Grand Total</b>	<b>\$ 2,340.00</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 **\$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

*AM*  
Ana Mae Yutan  
Chief, Resource Management Bureau  
*evp*

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](mailto:latitle@in2-res.com)

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***Property Title Report***

***Work Order No. T18599***  
***Dated as of: 09/19/2025***

***Prepared for: City of Los Angeles***

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

***APN #: 2560-009-029***

***Property Address: 8220 W FOOTHILL BLVD City: Los Angeles County: Los Angeles***

***VESTING INFORMATION***

***Type of Document: GRANT DEED***

***Grantee: REZA MARTIN, INC.***

***Grantor: JAMES H. DAPPEN AND THOMAS F. STOREY AND ESTELLA N. STOREY AS CO-TRUSTEES OR ANY SUCCESSOR TRUSTEE OF THE STOREY FAMILY TRUST***

***Deed Date : 01/30/1991***

***Recorded : 02/22/1991***

***Instr No. : 1991-259232***

***MAILING ADDRESS: REZA MARTIN, INC.***  
***8220 FOOTHILL BLVD, SUNLAND, CA 91040-2808***

***SCHEDULE B***

***LEGAL DESCRIPTION***

***Lot Number: 58 Brief Description: MONTEVISTA LOT COM AT INTERSECTION OF N LINE OF S 5 ACS OF N 1/2 OF LOT 58 WITH A LINE PARALLEL WITH AND DIST W AT R/A 98 FT***

***MORTGAGES/LIENS***

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

RECORDING REQUESTED BY

When Recorded Mail and Mail Tax  
Statements to:  
Reza Martin, Incorporated  
8220 Foothill Boulevard  
Sunland, CA 91040

91- 259232

File No. 224-6871-4-Chicago Title (Space above for Recorder's use only)

GRANT DEED

The undersigned Grantor(s) Declare(s)

DOCUMENTARY TRANSFER TAX is \$ \*None  
Assessor's Parcel No. \_\_\_\_\_  
 unincorporated area City of \_\_\_\_\_  
 computed on full value of property conveyed, or  
 computed on full value less value of liens or encumbrances  
remaining on the property, and

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A E N F 04	3

3

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, *J.H.D.*  
James H. Dappen, a married man and Thomas F. Storey and Estella N. Storey, as  
Co-Trustees, or any Successor Trustee of the Storey Family Trust of 1982.

hereby GRANT(S) to Reza Martin, Inc. a California Corporation which mistakenly took title as  
M & R Corporation, a California Corporation.

The following described real property in the City and county of Los Angeles, state of  
California: LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT "A"

The Grantee, Reza Martin, Inc., intended upon taking title to the property described  
herein as Vestee in that certain Deed recorded May 9, 1984 as Document No. 84-556448.  
Through scrivener's error, that Deed described M & R Corporation as Vestee. This deed is given  
to correct the conveyance. By this Deed, the parties affirm the fact of the scrivener's  
error and confirm, acknowledge, and ratify the purchase money trust deed in favor of James H.  
Dappen, a married man and Thomas F. Storey and Estella N. Storey, as Co-Trustees or any  
successor Trustee of the Storey Family Trust of 1982, recorded May 9, 1984 as Document No.  
84-556450. Reza Martin, Inc. accepts title to the described property subject to the Trust  
Deed Document No. 84-556450 and reaffirms it as a lien upon the property and irrevocably  
grants to the trustee in trust *Reza Martin, Inc.* for the benefit of the  
beneficiaries the real property described in Trust Deed No. 84-556450. Upon all the terms  
and conditions as set forth in the document, Reza Martin acknowledges and recognizes that  
said Trust Deed is an existing and valid lien upon said property from the time of its original  
date December 15, 1983 and date of recordation May 9, 1984.

\*This Conveyance confirms title in the grantee. Tax was previously paid on May 9, 1984,  
Document No. 84-556448. R & T 11911.  
This deed represents a conveyance of a bare legal title interest only and is excluded from  
reassessment under Section 62(b) of the Revenue and Taxation Code. THIS TRANSFER IS NOT A  
CHANGE IN OWNERSHIP, BUT DONE SOLELY FOR THE PURPOSE OF PERFECTING TITLE. The date of the  
change in ownership is the date of recordation of the above described document.

Dated 1-30-91

*James H. Dappen*  
JAMES H. DAPPEN  
*Thomas F. Storey, Co-Trustee*  
THOMAS F. STOREY, CO-TRUSTEE  
*Estella N. Storey, Co-trustee*  
ESTELLA N. STOREY, CO-TRUSTEE

M & R CORPORATION  
*[Signature]*  
By: SIYASH SIDAFI-SHAREHOLDER

*[Signature]*  
By: SIROUS SIDAFI-SHAREHOLDER

REZA MARTIN, INC.  
*[Signature]*  
By: SIYASH SIDAFI-PRESIDENT

*[Signature]*  
By: SIROUS SIDAFI-SECRETARY

INDIVIDUAL ACKNOWLEDGMENT

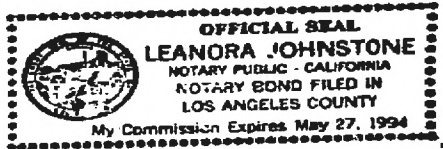
State of CALIFORNIA }
County of LOS ANGELES } SS.

On this the 19th day of October 19 90, before me,

Leanora Johnstone

the undersigned Notary Public, personally appeared

JAMES H. DAPPEN



[X] personally known to me 91 259232
[ ] proved to me on the basis of satisfactory evidence
to be the person(s) whose name(s) IS subscribed to the
within instrument and acknowledged that HE executed it.
WITNESS my hand and official seal.

Notary's Signature

ATTENTION NOTARY: Although the information requested below is OPTIONAL, it could prevent fraudulent attachment of this certificate to another document.

THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED AT RIGHT:

Title or Type of Document
Number of Pages
Date of Document
Signer(s) Other Than Named Above

7100-109

NATIONAL NOTARY ASSOCIATION - 8236 Flammert Ave. - P.O. Box 7184 - Caroga Park, CA 91304-7184

CORPORATE ACKNOWLEDGMENT

State of California }
County of LOS ANGELES } SS.

On this the 30 day of JANUARY 1991, before me,

HARVEY L. SHERMAN
the undersigned Notary Public, personally appeared

SIROUS SADAFI & SIYASH SADAFI



[ ] personally known to me
[X] proved to me on the basis of satisfactory evidence
to be the person(s) who executed the within instrument as
or on behalf of the corporation therein
named, and acknowledged to me that the corporation executed it.
WITNESS my hand and official seal.

Notary's Signature

91

259232

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES } SS.

On this 8th day of October, in the year 1990, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Siyash Sadafi and Sirous Sadafi personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument, and acknowledged that he (she or they) executed it.

Signature Hazel C. Harrelson
Notary Public in and for said County and State



CAT. NO. NN00627 TO 1944 CA (9-84)

(Individual)

TICOR TITLE INSURANCE

STATE OF CALIFORNIA
COUNTY OF Orange } SS.

91 259232

On October 23, 1990 before me, the undersigned, a Notary Public in and for said State, personally appeared THOMAS F. STOREY and ESTELLA N. STOREY

personally known to me or proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) are subscribed to the within instrument and acknowledged that they executed the same. WITNESS my hand and official seal.

Signature MARY LOU FISHER



(This area for official notarial seal)

EX1101 - Individual Acknowledgment

STAMP HERE

CAL-24 2

EXHIBIT "A" 3

THAT PORTION OF LOT 58 OF MONTEVISTA, IN THE CITY OF LOS ANGELES, AS PER MAP RECORDED IN BOOK 6, PAGES 324 AND 325 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF SAID LOT, A DISTANCE OF 90.16 FEET WEST FROM THE NORTHEAST CORNER THEREOF; THENCE WEST ALONG THE NORTH LINE OF SAID LOT, A DISTANCE OF 320.15 FEET; THENCE SOUTH AT RIGHT ANGLES TO THE NORTH LINE OF SAID LOT, A DISTANCE OF 292.83 FEET MORE OR LESS TO THE NORTH LINE OF THE SOUTH 5 ACRES OF THE NORTH HALF OF SAID LOT; THENCE EAST ALONG SAID NORTH LINE, 320.15 FEET; THENCE NORTH AT RIGHT ANGLES, 292.83 FEET MORE OR LESS TO THE POINT OF BEGINNING.

EXCEPT THE WESTERLY 50 FEET OF SAID LAND, CONVEYED TO EDWARDS THEATER CIRCUIT INC., BY DEED RECORDED ON OCTOBER 3, 1947, AS DOCUMENT NO. 1510 IN BOOK 25276, PAGE 295 OF OFFICIAL RECORDS IN SAID OFFICE OF THE COUNTY RECORDER.

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

31 MIN. 8 AM. FEB 22 1991  
PAST.

91 259232

# EXHIBIT B

ASSIGNED INSPECTOR: MARIO CUEVAS  
JOB ADDRESS: 8220 WEST FOOTHILL BOULEVARD, LOS ANGELES, CA  
ASSESSORS PARCEL NO. (APN): 2560-009-029

Date: January 17, 2026

Last Full Title: 09/19/2025

Last Update to Title:

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## LIST OF OWNERS AND INTERESTED PARTIES

- 1) REZA MARTIN, INC.  
8220 FOOTHILL BOULEVARD  
SUNLAND, CA 91040-2808

CAPACITY: OWNER

**Property Detail Report**

**For Property Located At :  
8220 FOOTHILL BLVD, SUNLAND, CA 91040-2808**



**Bldg Card: 000 of 002**

**Owner Information**

Owner Name: **MARTIN REZA INC**  
 Mailing Address: **8220 FOOTHILL BLVD, SUNLAND CA 91040-2808 C008**  
 Vesting Codes: **//**

**Location Information**

Legal Description: **MONTEVISTA LOT COM AT INTERSECTION OF N LINE OF S 5 ACS OF N 1/2 OF LOT 58 WITH A LINE PARALLEL WITH AND DIST W AT R/A 98 FT FROM E LINE OF LAND DESC IN OR 6219-169 TH W ON SD N LINE TO A PT W LOT 58**

County: **LOS ANGELES, CA**      APN: **2560-009-029**  
 Census Tract / Block: **1034.02 / 4**      Alternate APN:  
 Township-Range-Sect:      Subdivision: **MONTEVISTA**  
 Legal Book/Page: **32-20**      Map Reference: **10-D3 /**  
 Legal Lot: **58**      Tract #:   
 Legal Block:      School District: **LOS ANGELES**  
 Market Area: **659**      School District Name: **LOS ANGELES**  
 Neighbor Code:      Munic/Township: **LOS ANGELES**

**Owner Transfer Information**

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

**Last Market Sale Information**

Recording/Sale Date: **02/22/1991 / 01/1991**      1st Mtg Amount/Type: **/**  
 Sale Price:      1st Mtg Int. Rate/Type: **/**  
 Sale Type:      1st Mtg Document #:   
 Document #: **259232**      2nd Mtg Amount/Type: **/**  
 Deed Type: **GRANT DEED**      2nd Mtg Int. Rate/Type: **/**  
 Transfer Document #:      Price Per SqFt:  
 New Construction:      Multi/Split Sale: **MULTIPLE**  
 Title Company:  
 Lender:  
 Seller Name: **DAPPEN JAMES H**

**Prior Sale Information**

Prior Rec/Sale Date: **03/05/1990 / 03/1990**      Prior Lender:  
 Prior Sale Price:      Prior 1st Mtg Amt/Type: **/**  
 Prior Doc Number: **352507**      Prior 1st Mtg Rate/Type: **/**  
 Prior Deed Type: **CORPORATION GRANT DEED**

**Property Characteristics**

Year Built / Eff:	1985 /	Total Rooms/Offices		Garage Area:
Gross Area:	7,730	Total Restrooms:		Garage Capacity:
Building Area:	7,730	Roof Type:		Parking Spaces:
Tot Adj Area:		Roof Material:		Heat Type:
Above Grade:		Construction:		Air Cond:
# of Stories:		Foundation:		Pool:
Other Improvements:		Exterior wall:		Quality:
		Basement Area:		Condition:

**Site Information**

Zoning:	LAC2	Acres:	0.87	County Use:	AUTO SVC SHOP (2600)
Lot Area:	37,938	Lot Width/Depth:	x	State Use:	
Land Use:	AUTO REPAIR	Res/Comm Units:	/	Water Type:	
Site Influence:				Sewer Type:	

**Tax Information**

Total Value:	\$1,163,450	Assessed Year:	2024	Property Tax:	\$16,197.64
Land Value:	\$599,219	Improved %:	48%	Tax Area:	13
Improvement Value:	\$564,231	Tax Year:	2024	Tax Exemption:	
Total Taxable Value:	\$1,163,450				

**Comparable Sales Report**

For Property Located At



**8220 FOOTHILL BLVD, SUNLAND, CA 91040-2808**

6 Comparable(s) Selected.

Report Date: 10/02/2025

**Summary Statistics:**

	Subject	Low	High	Average
Sale Price	\$0	\$1,500,000	\$6,300,000	\$3,516,667
Bldg/Living Area	7,730	6,632	8,482	7,396
Price/Sqft	\$0.00	\$217.55	\$742.75	\$470.96
Year Built	1985	1950	1992	1959
Lot Area	37,938	9,028	22,687	15,720
Bedrooms	0	0	0	0
Bathrooms/Restrooms	0	0	0	0
Stories	0.00	1.00	1.00	1.00
Total Value	\$1,163,450	\$344,366	\$2,223,141	\$1,216,667
Distance From Subject	0.00	9.77	22.07	16.01

\*= user supplied for search only

Comp #:	<b>1</b>	Distance From Subject: <b>9.77 (miles)</b>			
Address:	<b>1615 S BRAND BLVD, GLENDALE, CA 91204</b>				
Owner Name:	<b>1615 SOUTH BRAND LLC</b>				
Seller Name:	<b>DEL GEORGE J &amp; P TRUST</b>				
APN:	<b>5640-028-050</b>	Map Reference:	<b>/</b>	Building Area:	<b>6,706</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>3024.01</b>	Total Rooms/Offices:	
Subdivision:	<b>TROPICO BLVD TR</b>	Zoning:	<b>GLC3*</b>	Total Restrooms:	
Rec Date:	<b>05/02/2025</b>	Prior Rec Date:		Yr Built/Eff:	<b>1955 / 1955</b>
Sale Date:	<b>04/25/2025</b>	Prior Sale Date:		Air Cond:	
Sale Price:	<b>\$4,000,000</b>	Prior Sale Price:		Pool:	
Sale Type:	<b>FULL</b>	Prior Sale Type:		Roof Mat:	
Document #:	<b>287858</b>	Acres:	<b>0.35</b>		
1st Mtg Amt:	<b>\$2,055,700</b>	Lot Area:	<b>15,255</b>		
Total Value:	<b>\$1,121,070</b>	# of Stories:			
Land Use:	<b>AUTO REPAIR</b>	Park Area/Cap#:	<b>/</b>		

Comp #:	<b>2</b>	Distance From Subject: <b>12.90 (miles)</b>			
Address:	<b>18453 PARTHENIA PL, NORTHRIDGE, CA 91325-3389</b>				
Owner Name:	<b>MMS PROPERTIES CALIFORNIA LLC</b>				
Seller Name:	<b>ORME FAMILY TRUST</b>				
APN:	<b>2769-028-026</b>	Map Reference:	<b>7-C6 /</b>	Building Area:	<b>6,632</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>1152.02</b>	Total Rooms/Offices:	
Subdivision:	<b>ZELZAH</b>	Zoning:	<b>LAM1</b>	Total Restrooms:	

Rec Date:	<b>05/30/2025</b>	Prior Rec Date:	<b>04/09/1999</b>	Yr Built/Eff:	<b>1952 / 1965</b>
Sale Date:	<b>05/14/2025</b>	Prior Sale Date:	<b>12/16/1998</b>	Air Cond:	
Sale Price:	<b>\$1,500,000</b>	Prior Sale Price:	<b>\$375,000</b>	Pool:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Roof Mat:	
Document #:	<b>361619</b>	Acres:	<b>0.32</b>		
1st Mtg Amt:	<b>\$150,000</b>	Lot Area:	<b>14,036</b>		
Total Value:	<b>\$660,882</b>	# of Stories:			
Land Use:	<b>AUTO REPAIR</b>	Park Area/Cap#:	<b>/</b>		

Comp #:	<b>3</b>	Distance From Subject: <b>15.56 (miles)</b>			
Address:	<b>10344 W OLYMPIC BLVD, LOS ANGELES, CA 90064-2521</b>				
Owner Name:	<b>KBS HOLDCO LLC</b>				
Seller Name:	<b>LANGER ANN H TRUST</b>				
APN:	<b>4315-018-049</b>	Map Reference:	<b>42-A3 /</b>	Building Area:	<b>7,472</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>2679.02</b>	Total Rooms/Offices:	
Subdivision:	<b>7260</b>	Zoning:	<b>LAC2</b>	Total Restrooms:	
Rec Date:	<b>08/25/2025</b>	Prior Rec Date:	<b>11/05/1986</b>	Yr Built/Eff:	<b>1951 /</b>
Sale Date:	<b>08/11/2025</b>	Prior Sale Date:	<b>09/1986</b>	Air Cond:	
Sale Price:	<b>\$4,500,000</b>	Prior Sale Price:		Pool:	
Sale Type:	<b>FULL</b>	Prior Sale Type:		Roof Mat:	
Document #:	<b>575280</b>	Acres:	<b>0.21</b>		
1st Mtg Amt:		Lot Area:	<b>9,028</b>		
Total Value:	<b>\$344,366</b>	# of Stories:			
Land Use:	<b>AUTO REPAIR</b>	Park Area/Cap#:	<b>/</b>		

Comp #:	<b>4</b>	Distance From Subject: <b>17.09 (miles)</b>			
Address:	<b>1500 MONTEREY PASS RD, MONTEREY PARK, CA 91754-3622</b>				
Owner Name:	<b>FAITHFUL ONE LLC</b>				
Seller Name:	<b>HUANG CHANG T &amp; CHANG Y</b>				
APN:	<b>5252-004-069</b>	Map Reference:	<b>45-E3 /</b>	Building Area:	<b>8,274</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>4820.02</b>	Total Rooms/Offices:	
Subdivision:	<b>22895</b>	Zoning:	<b>MPC4*</b>	Total Restrooms:	
Rec Date:	<b>07/23/2025</b>	Prior Rec Date:	<b>12/30/1983</b>	Yr Built/Eff:	<b>1959 /</b>
Sale Date:	<b>05/19/2025</b>	Prior Sale Date:		Air Cond:	
Sale Price:	<b>\$1,800,000</b>	Prior Sale Price:	<b>\$268,000</b>	Pool:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Roof Mat:	
Document #:	<b>493981</b>	Acres:	<b>0.50</b>		
1st Mtg Amt:	<b>\$1,664,000</b>	Lot Area:	<b>21,630</b>		
Total Value:	<b>\$999,136</b>	# of Stories:			
Land Use:	<b>AUTO REPAIR</b>	Park Area/Cap#:	<b>/</b>		

Comp #:	<b>5</b>	Distance From Subject: <b>18.69 (miles)</b>			
Address:	<b>1754 W SLAUSON AVE, LOS ANGELES, CA 90047-1119</b>				
Owner Name:	<b>YOOL ENTS LLC</b>				
Seller Name:	<b>FURST ENTS GROUP F LLC</b>				
APN:	<b>6002-001-001</b>	Map Reference:	<b>51-E4 /</b>	Building Area:	<b>8,482</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>2372.02</b>	Total Rooms/Offices:	
Subdivision:		Zoning:	<b>LAM2</b>	Total Restrooms:	
Rec Date:	<b>04/01/2025</b>	Prior Rec Date:	<b>10/28/1998</b>	Yr Built/Eff:	<b>1992 /</b>
Sale Date:	<b>03/26/2025</b>	Prior Sale Date:	<b>09/24/1998</b>	Air Cond:	<b>NONE</b>
Sale Price:	<b>\$6,300,000</b>	Prior Sale Price:		Pool:	
Sale Type:	<b>FULL</b>	Prior Sale Type:		Roof Mat:	<b>ROLL COMPOSITION</b>
Document #:	<b>204084</b>	Acres:	<b>0.52</b>		
1st Mtg Amt:	<b>\$3,500,000</b>	Lot Area:	<b>22,687</b>		
Total Value:	<b>\$2,223,141</b>	# of Stories:	<b>1</b>		
Land Use:	<b>AUTO REPAIR</b>	Park Area/Cap#:	<b>/</b>		

Comp #:	<b>6</b>	Distance From Subject: <b>22.07 (miles)</b>	
Address:	<b>9434 LONG BEACH BLVD, SOUTH GATE, CA 90280-4145</b>		
Owner Name:	<b>PROLONGBEACH LLC</b>		
Seller Name:	<b>JUNGSHIM LLC</b>		
APN:	<b>6206-017-007</b>	Map Reference:	<b>/</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>5356.05</b>
Subdivision:	<b>4753</b>	Zoning:	<b>SGC3-R3*</b>
Rec Date:	<b>03/21/2025</b>	Prior Rec Date:	<b>03/20/2020</b>
Sale Date:	<b>03/13/2025</b>	Prior Sale Date:	<b>01/14/2020</b>
Sale Price:	<b>\$3,000,000</b>	Prior Sale Price:	<b>\$2,900,000</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>180905</b>	Acres:	<b>0.27</b>
1st Mtg Amt:	<b>\$3,000,000</b>	Lot Area:	<b>11,683</b>
Total Value:	<b>\$1,951,405</b>	# of Stories:	
Land Use:	<b>AUTO REPAIR</b>	Park Area/Cap#:	<b>/</b>
		Building Area:	<b>6,810</b>
		Total Rooms/Offices:	
		Total Restrooms:	
		Yr Built/Eff:	<b>1950 / 2000</b>
		Air Cond:	<b>NONE</b>
		Pool:	
		Roof Mat:	

# EXHIBIT D

ASSIGNED INSPECTOR: **MARIO CUEVAS**  
JOB ADDRESS: **8220 WEST FOOTHILL BOULEVARD, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **2560-009-029**

Date: **January 17, 2026**

CASE NO.: **844084**  
ORDER NO.: **A-4925769**

EFFECTIVE DATE OF ORDER TO COMPLY: **February 6, 2019**  
COMPLIANCE EXPECTED DATE: **March 8, 2019**  
DATE COMPLIANCE OBTAINED: **No Compliance to Date**

.....

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

### **VIOLATIONS:**

SEE ATTACHED ORDER # **A-4925769**

1050604201977739

**BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS**

**VAN AMBATIOLOS**  
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**

**REZA MARTIN, INC & SIA SADAFI**  
8220 FOOTHILL BLVD  
SUNLAND, CA 91040

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

**CASE #: 844084**  
**ORDER #: A-4925769**  
**EFFECTIVE DATE: February 06, 2019**  
**COMPLIANCE DATE: March 08, 2019**

**OWNER OF**  
**SITE ADDRESS: 8220 W FOOTHILL BLVD**  
**ASSESSORS PARCEL NO.: 2560-009-029**  
**ZONE: C2; Commercial Zone**

**JAN 28 2019**

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. Unapproved construction.**

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

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

Location: Metal framed structure at front of property.

**2. Electrical permit required.**

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

OR

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

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

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

Location: Front of property in unpermitted metal structure.

**3. Plumbing permit is required.**

You are therefore ordered to: 1) Obtain the required plumbing permit or remove.

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

Location: Front of property in unpermitted metal structure.

**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.

**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.

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[www.ladbs.org](http://www.ladbs.org)

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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 (818)374-9861.  
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector: 

Date: January 28, 2019

TIM CROWDER  
14410 SYLVAN STREET SUITE 105  
VAN NUYS, CA 91401  
(818)374-9861  
Tim.Crowder@lacity.org

ML2819

REVIEWED BY

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