

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

July 15, 2025

Council District: # 9

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

JOB ADDRESS: 105 EAST 82<sup>ND</sup> PLACE, LOS ANGELES, CA  
AKA: 8226-8230 SOUTH MAIN STREET, LOS ANGELES, CA  
ASSESSORS PARCEL NO. (APN): 6030-007-006  
Re: Invoice #882983-8, #886876-7

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: 105 East 82<sup>nd</sup> Place, Los Angeles, CA (AKA: 8226-8230 South Main Street, Los Angeles, CA) ("Property"). A copy of the title report which includes a full legal description of the property is attached as Exhibit A.

Following the Department's investigation an order or orders to comply were issued 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.

In addition, pursuant to Section 98.0421, the property owner was issued an order on September 12, 2022 to pay a code violation inspection fee after violations were identified and verified upon inspection. The non-compliance and code violation inspection fees imposed by the Department are as follows:

<u>Description</u>	<u>Amount</u>
Code Violation Investigation fee	336.00
System Development Surcharge	20.16
Late Charge/Collection fee (250%)	840.00
System Development Surcharge Late Fee	50.40
Non-Compliance Code Enforcement fee	660.00
Late Charge/Collection fee (250%)	1,650.00
Accumulated Interest (1%/month)	269.88
Title Report fee	30.00
<b>Grand Total</b>	<b>\$ 3,856.44</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 **\$3,856.44** 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 LADBS to deposit to Dept 08, Fund 48R, Balance Sheet Account 2200, any payment received against this lien in the amount of **\$3,856.44** 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, LADBS 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](mailto:latitle@in2-res.com)

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## ***Property Title Report***

***Work Order No. T18215***  
***Dated as of: 09/24/2024***

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

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

***APN #: 6030-007-006***

***Property Address: 105 E 82ND PL    City: Los Angeles    County: Los Angeles***

### **VESTING INFORMATION**

***Type of Document: QUITCLAIM DEED***

***Grantee: DONNIE O'DELL TURNER***

***Grantor: JEAN E. TURNER***

***Deed Date : 10/09/1985***

***Recorded : 10/25/1985***

***Instr No. : 85-1268289***

***MAILING ADDRESS: DONNIE O'DELL TURNER***  
***PO BOX 2233, SAN PEDRO, CA 90731-0053***

### ***SCHEDULE B***

### **LEGAL DESCRIPTION**

***Lot Number: 6 Tract No: 1941 Brief Description: TRACT NO 1941 EX OF STS LOT 6***

### **MORTGAGES/LIENS**

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

RECORD NO REQUESTED BY

85-1268289

AND WHEN RECORDED MAIL THIS DEED AND UNLESS OTHERWISE SHOWN BELOW MAIL TAX STATEMENTS TO

NAME [ DONNIE O'DELL TURNER ]  
STREET ADDRESS [ P.O. BOX 56159 ]  
CITY STATE ZIP [ RIVERSIDE, CA 92517 ]

TITLE ORDER NO \_\_\_\_\_ ESCROW NO \_\_\_\_\_

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

21 MIN 3 PM OCT 25 1985  
PAST

FEE  
\$5  
D

SPACE ABOVE THIS LINE FOR RECORDER'S USE

## QUITCLAIM DEED

CONVEYANCE IN DISSOLUTION OF MARRIAGE BY ONE SPOUSE TO THE OTHER.  
R & T 11927

THE UNDERSIGNED GRANTOR(s) DECLARE(s)

DOCUMENTARY TRANSFER TAX is \$ NONE

- ☐ computed on full value of property conveyed or  
☐ computed on full value less value of liens or encumbrances remaining at time of sale and

FOR A VALUABLE CONSIDERATION receipt of which is hereby acknowledged

JEAN E. TURNER, AN UNMARRIED WOMAN - -

hereby remise release and forever quitclaim to DONNIE O'DELL TURNER, AN UNMARRIED MAN.

the following described real property in the CITY OF LOS ANGELES,  
County of LOS ANGELES, State of California

LOTS 5 and 6 of Tract No 1941, as per map recorded in book 23  
Page 32 of Maps, in the office of the County Recorder of  
LOS ANGELES COUNTY.

Commonly known as 8226 So Main St and 9230 So Main St.  
Los Angeles, California

Dated OCTOBER 09, 1985

STATE OF CALIFORNIA }  
COUNTY OF LOS ANGELES } SS

On OCTOBER 9, 1985 before me the  
undersigned a Notary Public in and for said County and State  
personally appeared

JEAN E. TURNER

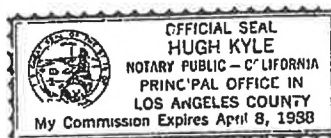
personally known to me  
(or proved to me on the basis of satisfactory evidence) to be the  
person whose name is subscribed to the within instrument  
and acknowledged that SHE executed the same  
WITNESS my hand and official seal

Signature Hugh Kyle

Jean E. Turner  
JEAN E. TURNER

P.O. BOX 6608

ALTADENA, CA 91001



(This area for official notarial seal)

Title Order No. \_\_\_\_\_ Escrow or Loan No. \_\_\_\_\_

# EXHIBIT B

ASSIGNED INSPECTOR: **JAMES VORHIS**  
JOB ADDRESS: **105 EAST 82<sup>ND</sup> PLACE, LOS ANGELES, CA**  
**AKA: 8226-8230 SOUTH MAIN STREET, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **6030-007-006**

Date: July 15, 2025

Last Full Title: **09/24/2024**

Last Update to Title:

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## LIST OF OWNERS AND INTERESTED PARTIES

1) **DONNIE O'DELL TURNER**  
**P.O. BOX 2233**  
**SAN PEDRO, CA 90731-0053**

CAPACITY: OWNER

**Property Detail Report**

For Property Located At :

**8230 S MAIN ST, LOS ANGELES, CA 90003-2916**

RealQuest

**Owner Information**

Owner Name: **TURNER DONNIE O**  
 Mailing Address: **PO BOX 2233, SAN PEDRO CA 90731-0053 B002**  
 Vesting Codes: **//**

**Location Information**

Legal Description:	<b>TRACT NO 1941 EX OF STS LOT 6</b>		
County:	<b>LOS ANGELES, CA</b>	APN:	<b>6030-007-006</b>
Census Tract / Block:	<b>2397.01 / 2</b>	Alternate APN:	
Township-Range-Sect:		Subdivision:	<b>1941</b>
Legal Book/Page:	<b>23-32</b>	Map Reference:	<b>58-B1 /</b>
Legal Lot:	<b>6</b>	Tract #:	<b>1941</b>
Legal Block:		School District:	<b>LOS ANGELES</b>
Market Area:	<b>C37</b>	School District Name:	<b>LOS ANGELES</b>
Neighbor Code:		Munic/Township:	<b>L.A. SANTA</b>

**Owner Transfer Information**

Recording/Sale Date:	<b>/</b>	Deed Type:	
Sale Price:		1st Mtg Document #:	
Document #:			

**Last Market Sale Information**

Recording/Sale Date:	<b>10/25/1985 /</b>	1st Mtg Amount/Type:	<b>/</b>
Sale Price:		1st Mtg Int. Rate/Type:	<b>/</b>
Sale Type:		1st Mtg Document #:	
Document #:	<b>1268289</b>	2nd Mtg Amount/Type:	<b>/</b>
Deed Type:	<b>DEED (REG)</b>	2nd Mtg Int. Rate/Type:	<b>/</b>
Transfer Document #:		Price Per SqFt:	
New Construction:		Multi/Split Sale:	<b>MULTI</b>
Title Company:			
Lender:			
Seller Name:	<b>OWNER RECORD</b>		

**Prior Sale Information**

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

**Property Characteristics**

Year Built / Eff:	<b>1926 / 1926</b>	Total Rooms/Offices		Garage Area:	
Gross Area:	<b>1,252</b>	Total Restrooms:		Garage Capacity:	
Building Area:	<b>1,252</b>	Roof Type:		Parking Spaces:	
Tot Adj Area:		Roof Material:		Heat Type:	
Above Grade:		Construction:		Air Cond:	<b>NONE</b>
# of Stories:		Foundation:		Pool:	
Other Improvements:		Exterior wall:		Quality:	
		Basement Area:		Condition:	

**Site Information**

Zoning:	<b>LAC2</b>	Acres:	<b>0.12</b>	County Use:	<b>STORES (1100)</b>
Lot Area:	<b>5,383</b>	Lot Width/Depth:	<b>x</b>	State Use:	
Land Use:	<b>STORE BUILDING</b>	Res/Comm Units:	<b>/</b>	Water Type:	
Site Influence:				Sewer Type:	

**Tax Information**

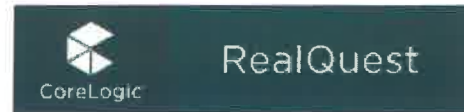
Total Value: \$34,587  
 Land Value: \$20,761  
 Improvement Value: \$13,826  
 Total Taxable Value: \$34,587

Assessed Year: 2023  
 Improved %: 40%  
 Tax Year: 2023

Property Tax: \$813.90  
 Tax Area: 6659  
 Tax Exemption:

**Comparable Sales Report**

For Property Located At

**8230 S MAIN ST, LOS ANGELES, CA 90003-2916****20 Comparable(s) Selected.**

Report Date: 10/03/2024

**Summary Statistics:**

	Subject	Low	High	Average
Sale Price	\$0	\$100,000	\$2,352,000	\$888,400
Bldg/Living Area	1,252	1,065	1,416	1,234
Price/Sqft	\$0.00	\$72.73	\$1,960.00	\$722.71
Year Built	1926	1920	1985	1953
Lot Area	5,383	1,809	71,593	7,299
Bedrooms	0	0	0	0
Bathrooms/Restrooms	0	0	0	0
Stories	0.00	1.00	1.00	1.00
Total Value	\$34,587	\$17,842	\$2,866,200	\$504,986
Distance From Subject	0.00	0.99	16.61	9.05

\* = user supplied for search only

Comp #: 1 Distance From Subject: 0.99 (miles)  
 Address: 9218 AVALON BLVD, LOS ANGELES, CA 90003-3835  
 Owner Name: NAVARRETE JOSE R/NAVARRETE SONIA O Q  
 Seller Name: GUZMAN ORLANDO E  
 APN: 6050-001-007 Map Reference: 58-C2 / Building Area: 1,375  
 County: LOS ANGELES, CA Census Tract: 2400.20 Total Rooms/Offices:  
 Subdivision: 8359 Zoning: LAC2 Total Restrooms:  
 Rec Date: 08/07/2024 Prior Rec Date: 02/27/2013 Yr Built/Eff: 1957 / 1958  
 Sale Date: 07/26/2024 Prior Sale Date: 04/30/2012 Air Cond: NONE  
 Sale Price: \$100,000 Prior Sale Price: \$30,000 Pool:  
 Sale Type: FULL Prior Sale Type: FULL Roof Mat:  
 Document #: 528266 Acres: 0.07  
 1st Mtg Amt: Lot Area: 3,000  
 Total Value: \$177,534 # of Stories:  
 Land Use: STORE BUILDING Park Area/Cap#: /

Comp #: 2 Distance From Subject: 1.35 (miles)  
 Address: 1316 FIRESTONE BLVD, LOS ANGELES, CA 90001-3826  
 Owner Name: GODOY JOSE D/SIBRIAN JETTY A  
 Seller Name: GALDAMEZ LISSETTE Y  
 APN: 6043-017-001 Map Reference: 58-D2 / Building Area: 1,353  
 County: LOS ANGELES, CA Census Tract: 5351.02 Total Rooms/Offices:  
 Subdivision: 7561 Zoning: LCC3\* Total Restrooms:

Rec Date:	05/17/2024	Prior Rec Date:	07/07/2017	Yr Built/Eff:	1964 / 1964
Sale Date:	04/29/2024	Prior Sale Date:	06/07/2017	Air Cond:	NONE
Sale Price:	\$500,000	Prior Sale Price:	\$289,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	324510	Acres:	0.06		
1st Mtg Amt:		Lot Area:	2,697		
Total Value:	\$316,060	# of Stories:			
Land Use:	STORE BUILDING	Park Area/Cap#:	/		

Comp #: 3 Distance From Subject: 2.05 (miles)

Address: 8007 S WESTERN AVE, LOS ANGELES, CA 90047-2719

Owner Name: SMITH JESSIE

Seller Name: EGANS C A & V L F/TR

APN:	6035-008-002	Map Reference:	57-E1 /	Building Area:	1,250
County:	LOS ANGELES, CA	Census Tract:	2381.00	Total Rooms/Offices:	
Subdivision:	4552	Zoning:	LAC2	Total Restrooms:	
Rec Date:	03/22/2024	Prior Rec Date:	06/08/1973	Yr Built/Eff:	1946 / 1946
Sale Date:	01/11/2024	Prior Sale Date:		Air Cond:	NONE
Sale Price:	\$425,000	Prior Sale Price:	\$12,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	189777	Acres:	0.07		
1st Mtg Amt:		Lot Area:	3,004		
Total Value:	\$17,842	# of Stories:			
Land Use:	STORE BUILDING	Park Area/Cap#:	/		

Comp #: 4 Distance From Subject: 3.02 (miles)

Address: 2918 W FLORENCE AVE, LOS ANGELES, CA 90043-5111

Owner Name: MONTENEGRO FREDDY B/MONTENEGRO FREDDY B

Seller Name: KEEP ROLLIN TRUCKING LLC

APN:	4009-004-006	Map Reference:	51-C5 /	Building Area:	1,080
County:	LOS ANGELES, CA	Census Tract:	2352.01	Total Rooms/Offices:	
Subdivision:	1924	Zoning:	LAC2	Total Restrooms:	
Rec Date:	03/19/2024	Prior Rec Date:	05/31/2019	Yr Built/Eff:	1947 / 1947
Sale Date:	03/03/2024	Prior Sale Date:	05/24/2019	Air Cond:	NONE
Sale Price:	\$650,000	Prior Sale Price:	\$100,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	178240	Acres:	0.13		
1st Mtg Amt:	\$420,000	Lot Area:	5,709		
Total Value:	\$482,488	# of Stories:			
Land Use:	STORE BUILDING	Park Area/Cap#:	/		

Comp #: 5 Distance From Subject: 3.29 (miles)

Address: 2718 W SLAUSON AVE, LOS ANGELES, CA 90043-3252

Owner Name: CHANTILLY INVESTMENTS LLC

Seller Name: CLIFFORD JOSEPH

APN:	4005-017-029	Map Reference:	51-C4 /	Building Area:	1,166
County:	LOS ANGELES, CA	Census Tract:	2347.00	Total Rooms/Offices:	
Subdivision:	4515	Zoning:	LAC2	Total Restrooms:	
Rec Date:	03/29/2024	Prior Rec Date:	12/22/2015	Yr Built/Eff:	1946 / 1950
Sale Date:	03/26/2024	Prior Sale Date:	12/09/2015	Air Cond:	NONE
Sale Price:	\$1,000,000	Prior Sale Price:	\$195,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	205282	Acres:	0.07		
1st Mtg Amt:		Lot Area:	3,166		
Total Value:	\$221,872	# of Stories:			
Land Use:	STORE BUILDING	Park Area/Cap#:	/		

Comp #: **6** Distance From Subject: **3.57 (miles)**  
 Address: **3205 GRIFFITH AVE, LOS ANGELES, CA 90011-2507**  
 Owner Name: **ESPINOSA MANUEL L/ESPINOSA TERESA A**  
 Seller Name: **JOHNSON BERTRAM**  
 APN: **5120-027-015** Map Reference: **52-C1 /** Building Area: **1,160**  
 County: **LOS ANGELES, CA** Census Tract: **2267.01** Total Rooms/Offices:  
 Subdivision: **BOETTCHER TR** Zoning: **LARD2** Total Restrooms:  
 Rec Date: **05/09/2024** Prior Rec Date: **08/11/1998** Yr Built/Eff: **1969 / 1970**  
 Sale Date: **05/06/2024** Prior Sale Date:  
 Sale Price: **\$550,000** Prior Sale Price:  
 Sale Type: **FULL** Prior Sale Type:  
 Document #: **305735** Acres: **0.15**  
 1st Mtg Amt: Lot Area: **6,530**  
 Total Value: **\$83,654** # of Stories:  
 Land Use: **STORE BUILDING** Park Area/Cap#: **/**

Comp #: **7** Distance From Subject: **5.76 (miles)**  
 Address: **651 S ANDERSON ST, LOS ANGELES, CA 90023-1105**  
 Owner Name: **ARAKELYAN ANAHIT**  
 Seller Name: **651 S ANDERSON LLC**  
 APN: **5171-017-004** Map Reference: **44-F4 /** Building Area: **1,416**  
 County: **LOS ANGELES, CA** Census Tract: **2060.50** Total Rooms/Offices:  
 Subdivision: **207** Zoning: **LAM2** Total Restrooms:  
 Rec Date: **05/01/2024** Prior Rec Date: **09/27/2018** Yr Built/Eff: **1926 / 1980**  
 Sale Date: **03/11/2024** Prior Sale Date: **08/30/2018** Air Cond: **NONE**  
 Sale Price: **\$1,000,000** Prior Sale Price: **\$775,000** Pool:  
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat: **ROLL COMPOSITION**  
 Document #: **287073** Acres: **0.05**  
 1st Mtg Amt: Lot Area: **2,112**  
 Total Value: **\$830,952** # of Stories: **1**  
 Land Use: **STORE BUILDING** Park Area/Cap#: **/**

Comp #: **8** Distance From Subject: **8.58 (miles)**  
 Address: **6037 ATLANTIC AVE, LONG BEACH, CA 90805-3012**  
 Owner Name: **HANA 0927 LLC**  
 Seller Name: **TANG A K N & E T L/TR**  
 APN: **7125-035-024** Map Reference: **65-D6 /** Building Area: **1,140**  
 County: **LOS ANGELES, CA** Census Tract: **5703.06** Total Rooms/Offices:  
 Subdivision: **6521** Zoning: **LBCNA** Total Restrooms:  
 Rec Date: **04/22/2024** Prior Rec Date: **04/30/2004** Yr Built/Eff: **1969 / 1970**  
 Sale Date: **04/17/2024** Prior Sale Date: **04/14/2004** Air Cond: **NONE**  
 Sale Price: **\$450,000** Prior Sale Price: **\$185,000** Pool:  
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:  
 Document #: **261090** Acres: **0.11**  
 1st Mtg Amt: Lot Area: **4,682**  
 Total Value: **\$252,796** # of Stories:  
 Land Use: **STORE BUILDING** Park Area/Cap#: **/**

Comp #: **9** Distance From Subject: **8.70 (miles)**  
 Address: **2901 190TH ST, REDONDO BEACH, CA 90278-5403**  
 Owner Name: **FOUNDRY OWNERS ASSN**  
 Seller Name: **SHEA HMS LP**  
 APN: **4083-014-019** Map Reference: **/** Building Area: **1,296**  
 County: **LOS ANGELES, CA** Census Tract: **6206.02** Total Rooms/Offices:  
 Subdivision: Zoning: **RBR-3** Total Restrooms:  
 Rec Date: **08/29/2024** Prior Rec Date: **03/30/2022** Yr Built/Eff: **1958 / 1958**  
 Sale Date: **07/18/2024** Prior Sale Date: **03/25/2022** Air Cond: **NONE**

Sale Price:	<b>\$1,211,000</b>	Prior Sale Price:	<b>\$17,100,000</b>	Pool:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Roof Mat:	
Document #:	<b>580980</b>	Acres:			
1st Mtg Amt:		Lot Area:			
Total Value:	<b>\$2,866,200</b>	# of Stories:			
Land Use:	<b>STORE BUILDING</b>	Park Area/Cap#:	<b>/</b>		

Comp #:	<b>10</b>	Distance From Subject:	<b>9.55 (miles)</b>
Address:	<b>1075 AVIATION BLVD, HERMOSA BEACH, CA 90254-4023</b>		
Owner Name:	<b>1031 PROS TITLEHOLDER 1223 LLC</b>		
Seller Name:	<b>PERAZZOLO NATASHA TRUST</b>		
APN:	<b>4185-016-019</b>	Map Reference:	<b>62-D6 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>6210.01</b>
Subdivision:	<b>HERMOSA HEIGHTS</b>	Zoning:	<b>HBC3YY</b>
Rec Date:	<b>02/16/2024</b>	Prior Rec Date:	<b>04/08/2019</b>
Sale Date:	<b>01/23/2024</b>	Prior Sale Date:	<b>04/05/2019</b>
Sale Price:	<b>\$2,000,000</b>	Prior Sale Price:	<b>\$950,000</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>105067</b>	Acres:	<b>0.07</b>
1st Mtg Amt:		Lot Area:	<b>3,012</b>
Total Value:	<b>\$1,018,590</b>	# of Stories:	
Land Use:	<b>STORE BUILDING</b>	Park Area/Cap#:	<b>/</b>
Building Area:	<b>1,228</b>	Total Rooms/Offices:	
Total Restrooms:		Yr Built/Eff:	<b>1963 / 1963</b>
Air Cond:	<b>NONE</b>	Pool:	
Roof Mat:			

Comp #:	<b>11</b>	Distance From Subject:	<b>10.47 (miles)</b>
Address:	<b>3929 LONG BEACH BLVD, LONG BEACH, CA 90807-2614</b>		
Owner Name:	<b>DUTIL BRIGITTE G</b>		
Seller Name:	<b>FENG RENG J &amp; H FAY</b>		
APN:	<b>7139-013-014</b>	Map Reference:	<b>70-C4 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>5718.00</b>
Subdivision:	<b>4332</b>	Zoning:	<b>LBCCA</b>
Rec Date:	<b>07/19/2024</b>	Prior Rec Date:	<b>09/08/1999</b>
Sale Date:	<b>04/25/2024</b>	Prior Sale Date:	<b>08/27/1999</b>
Sale Price:	<b>\$495,000</b>	Prior Sale Price:	<b>\$32,500</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>475457</b>	Acres:	<b>0.04</b>
1st Mtg Amt:	<b>\$450,500</b>	Lot Area:	<b>1,809</b>
Total Value:	<b>\$94,028</b>	# of Stories:	
Land Use:	<b>STORE BUILDING</b>	Park Area/Cap#:	<b>/</b>
Building Area:	<b>1,380</b>	Total Rooms/Offices:	
Total Restrooms:		Yr Built/Eff:	<b>1960 / 1960</b>
Air Cond:	<b>NONE</b>	Pool:	
Roof Mat:			

Comp #:	<b>12</b>	Distance From Subject:	<b>10.61 (miles)</b>
Address:	<b>518 S GARFIELD AVE, MONTEREY PARK, CA 91754-3331</b>		
Owner Name:	<b>LIU FANGQIN</b>		
Seller Name:	<b>FU JUN</b>		
APN:	<b>5257-017-009</b>	Map Reference:	<b>46-C1 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>4822.01</b>
Subdivision:	<b>786</b>	Zoning:	<b>MPR3*</b>
Rec Date:	<b>09/26/2024</b>	Prior Rec Date:	<b>03/23/2007</b>
Sale Date:	<b>09/17/2024</b>	Prior Sale Date:	<b>01/16/2007</b>
Sale Price:	<b>\$770,000</b>	Prior Sale Price:	<b>\$490,000</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>657296</b>	Acres:	<b>0.13</b>
1st Mtg Amt:		Lot Area:	<b>5,817</b>
Total Value:	<b>\$630,991</b>	# of Stories:	
Land Use:	<b>STORE BUILDING</b>	Park Area/Cap#:	<b>/</b>
Building Area:	<b>1,226</b>	Total Rooms/Offices:	
Total Restrooms:		Yr Built/Eff:	<b>1940 / 1942</b>
Air Cond:	<b>NONE</b>	Pool:	
Roof Mat:			

Comp #:	<b>13</b>	Distance From Subject:	<b>10.96 (miles)</b>
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Address: **5463 HUNTINGTON DR N, LOS ANGELES, CA 90032-1323**  
 Owner Name: **EL SERENO COMMUNITY LAND TRUST**  
 Seller Name: **HUNTINGTON MARKET LLC**  
 APN: **5309-018-009** Map Reference: **36-E4 /** Building Area: **1,250**  
 County: **LOS ANGELES, CA** Census Tract: **2011.20** Total Rooms/Offices:  
 Subdivision: **3188** Zoning: **LAPF** Total Restrooms:  
 Rec Date: **06/17/2024** Prior Rec Date: **10/13/2017** Yr Built/Eff: **1920 / 1920**  
 Sale Date: **05/06/2024** Prior Sale Date: **05/19/2017** Air Cond: **NONE**  
 Sale Price: **\$450,000** Prior Sale Price: **\$1,200,000** Pool:  
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:  
 Document #: **392645** Acres: **0.06**  
 1st Mtg Amt: **\$140,000** Lot Area: **2,512**  
 Total Value: **\$323,715** # of Stories:  
 Land Use: **STORE BUILDING** Park Area/Cap#: **/**

Comp #: **14** Distance From Subject: **11.90 (miles)**  
 Address: **3968 PACIFIC COAST HWY, TORRANCE, CA 90505-5710**  
 Owner Name: **VINAYAK HOSPITALITY INC**  
 Seller Name: **PCH 3968 LLC**  
 APN: **7534-006-023** Map Reference: **73-A1 /** Building Area: **1,350**  
 County: **LOS ANGELES, CA** Census Tract: **6513.02** Total Rooms/Offices:  
 Subdivision: **MEADOW PARK TR** Zoning: **TOCC-GEN** Total Restrooms:  
 Rec Date: **04/01/2024** Prior Rec Date: **06/02/2022** Yr Built/Eff: **1954 / 1954**  
 Sale Date: **03/22/2024** Prior Sale Date: **03/24/2022** Air Cond: **NONE**  
 Sale Price: **\$1,075,000** Prior Sale Price: **\$950,000** Pool:  
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:  
 Document #: **207504** Acres: **0.18**  
 1st Mtg Amt: Lot Area: **7,863**  
 Total Value: **\$969,000** # of Stories:  
 Land Use: **STORE BUILDING** Park Area/Cap#: **/**

Comp #: **15** Distance From Subject: **13.54 (miles)**  
 Address: **12913 BAILEY ST, WHITTIER, CA 90601-4102**  
 Owner Name: **K-M VENEGAS COML PORTFOLIO LL**  
 Seller Name: **R & P TODD FAMILY PTSHP LTD**  
 APN: **8139-005-009** Map Reference: **55-E5 /** Building Area: **1,065**  
 County: **LOS ANGELES, CA** Census Tract: **5015.04** Total Rooms/Offices:  
 Subdivision: **WHITTIER** Zoning: **WHC2UD\*** Total Restrooms:  
 Rec Date: **01/22/2024** Prior Rec Date: **01/07/2015** Yr Built/Eff: **1946 /**  
 Sale Date: **01/10/2024** Prior Sale Date: **01/05/2015** Air Cond: **NONE**  
 Sale Price: **\$500,000** Prior Sale Price: **\$350,000** Pool:  
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:  
 Document #: **45219** Acres: **0.06**  
 1st Mtg Amt: Lot Area: **2,500**  
 Total Value: **\$404,306** # of Stories:  
 Land Use: **STORE BUILDING** Park Area/Cap#: **/**

Comp #: **16** Distance From Subject: **13.65 (miles)**  
 Address: **18834 NORWALK BLVD, ARTESIA, CA 90701-5973**  
 Owner Name: **QIN MENG YANG FAMILY TRUST**  
 Seller Name: **YANG 2021 FAMILY TRUST**  
 APN: **7024-006-066** Map Reference: **81-B1 /** Building Area: **1,092**  
 County: **LOS ANGELES, CA** Census Tract: **5549.00** Total Rooms/Offices:  
 Subdivision: Zoning: **ATCG\*** Total Restrooms:  
 Rec Date: **09/23/2024** Prior Rec Date: **01/04/2002** Yr Built/Eff: **1985 / 1985**  
 Sale Date: **09/19/2024** Prior Sale Date: **11/26/2001** Air Cond: **YES**  
 Sale Price: **\$600,000** Prior Sale Price: **\$227,000** Pool:  
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:

Document #:	<b>645281</b>	Acres:	<b>1.64</b>
1st Mtg Amt:		Lot Area:	<b>71,593</b>
Total Value:	<b>\$560,160</b>	# of Stories:	
Land Use:	<b>STORE BUILDING</b>	Park Area/Cap#:	<b>/</b>

Comp #:	<b>17</b>	Distance From Subject: <b>14.46 (miles)</b>	
Address:	<b>1844 W GLENOAKS BLVD, GLENDALE, CA 91201-1747</b>		
Owner Name:	<b>HILSTONE INVESTMENTS LLC</b>		
Seller Name:	<b>HAMBLEY ROBIN</b>		
APN:	<b>5624-010-002</b>	Map Reference:	<b>24-F1 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>3016.01</b>
Subdivision:	<b>7024</b>	Zoning:	<b>GLC3YY</b>
Rec Date:	<b>09/26/2024</b>	Prior Rec Date:	
Sale Date:	<b>09/23/2024</b>	Prior Sale Date:	
Sale Price:	<b>\$1,550,000</b>	Prior Sale Price:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	
Document #:	<b>657829</b>	Acres:	<b>0.12</b>
1st Mtg Amt:		Lot Area:	<b>5,416</b>
Total Value:	<b>\$80,525</b>	# of Stories:	
Land Use:	<b>STORE BUILDING</b>	Park Area/Cap#:	<b>/</b>
Building Area:	<b>1,250</b>	Total Rooms/Offices:	
Total Restrooms:		Yr Built/Eff:	<b>1950 / 1950</b>
Air Cond:		Pool:	
Roof Mat:			

Comp #:	<b>18</b>	Distance From Subject: <b>15.56 (miles)</b>	
Address:	<b>13714 VENTURA BLVD, SHERMAN OAKS, CA 91423-3024</b>		
Owner Name:	<b>KIDS WORLD PRESS LLC</b>		
Seller Name:	<b>ELKAN FAMILY TRUST</b>		
APN:	<b>2266-020-007</b>	Map Reference:	<b>22-F4 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>1411.02</b>
Subdivision:	<b>4954</b>	Zoning:	<b>LAC2</b>
Rec Date:	<b>04/04/2024</b>	Prior Rec Date:	<b>02/23/1982</b>
Sale Date:	<b>03/29/2024</b>	Prior Sale Date:	
Sale Price:	<b>\$1,470,000</b>	Prior Sale Price:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	
Document #:	<b>220859</b>	Acres:	<b>0.06</b>
1st Mtg Amt:		Lot Area:	<b>2,751</b>
Total Value:	<b>\$82,880</b>	# of Stories:	
Land Use:	<b>STORE BUILDING</b>	Park Area/Cap#:	<b>/</b>
Building Area:	<b>1,250</b>	Total Rooms/Offices:	
Total Restrooms:		Yr Built/Eff:	<b>1949 / 1949</b>
Air Cond:		Pool:	<b>NONE</b>
Roof Mat:			

Comp #:	<b>19</b>	Distance From Subject: <b>16.40 (miles)</b>	
Address:	<b>2113 N GLENOAKS BLVD, BURBANK, CA 91504-2828</b>		
Owner Name:	<b>BRANTI ANNA</b>		
Seller Name:	<b>KYABABCHIAN ELIZA</b>		
APN:	<b>2468-003-026</b>	Map Reference:	<b>17-C4 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>3106.01</b>
Subdivision:	<b>3097</b>	Zoning:	<b>BUC2*</b>
Rec Date:	<b>03/01/2024</b>	Prior Rec Date:	<b>03/25/1993</b>
Sale Date:	<b>02/23/2024</b>	Prior Sale Date:	
Sale Price:	<b>\$620,000</b>	Prior Sale Price:	<b>\$225,000</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>135230</b>	Acres:	<b>0.05</b>
1st Mtg Amt:	<b>\$621,000</b>	Lot Area:	<b>2,167</b>
Total Value:	<b>\$325,234</b>	# of Stories:	<b>1</b>
Land Use:	<b>STORE BUILDING</b>	Park Area/Cap#:	<b>/</b>
Building Area:	<b>1,156</b>	Total Rooms/Offices:	
Total Restrooms:		Yr Built/Eff:	<b>1952 / 1952</b>
Air Cond:		Pool:	<b>YES</b>
Roof Mat:			<b>ROLL COMPOSITION</b>

Comp #:	<b>20</b>	Distance From Subject: <b>16.61 (miles)</b>
Address:	<b>11650 VICTORY BLVD, NORTH HOLLYWOOD, CA 91606-3514</b>	

Owner Name:	<b>MORE MEDIA INVESTMENTS LLC</b>		
Seller Name:	<b>SELEH SIAMAK LIVING TRUST</b>		
APN:	<b>2335-026-002</b>	Map Reference:	<b>16-D5 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>1241.04</b>
Subdivision:	<b>LANKERSHIM RANCH</b>	Zoning:	<b>LAC1</b>
	<b>LAND &amp; WATER CO</b>		
Rec Date:	<b>07/19/2024</b>	Prior Rec Date:	<b>09/29/2017</b>
Sale Date:	<b>07/16/2024</b>	Prior Sale Date:	<b>06/29/2017</b>
Sale Price:	<b>\$2,352,000</b>	Prior Sale Price:	<b>\$2,452,000</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>
			<b>ROLL COMPOSITION</b>
Document #:	<b>479890</b>	Acres:	<b>0.05</b>
1st Mtg Amt:	<b>\$1,176,000</b>	Lot Area:	<b>2,340</b>
Total Value:	<b>\$360,901</b>	# of Stories:	<b>1</b>
Land Use:	<b>STORE BUILDING</b>	Park Area/Cap#:	<b>/</b>

# EXHIBIT D

ASSIGNED INSPECTOR: JAMES VORHIS  
JOB ADDRESS: 105 EAST 82<sup>ND</sup> PLACE, LOS ANGELES, CA  
AKA: 8226-8230 SOUTH MAIN STREET, LOS ANGELES, CA  
ASSESSORS PARCEL NO. (APN): 6030-007-006

Date: July 15, 2025

CASE NO.: 969558  
ORDER NO.: A-5803596

EFFECTIVE DATE OF ORDER TO COMPLY: September 12, 2022  
COMPLIANCE EXPECTED DATE: September 27, 2022  
DATE COMPLIANCE OBTAINED: No compliance to date

.....

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

**VIOLATIONS:**

SEE ATTACHED ORDER # A-5803596

10106202023

OWNER OF

SITE ADDRESS: 105 E 82ND PL  
ASSESSORS PARCEL NO.: 6030-007-006  
ZONE: C2; Commercial Zone

An inspection has revealed that the property (Site Address) listed above is in violation of the Los Angeles Municipal Code (L.A.M.C.) sections listed below. You are hereby ordered to correct the violation(s) and contact the inspector listed in the signature block at the end of this document for a compliance inspection by the compliance date listed above.

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 occupancy and use of the dwelling unit as retail.**

You are therefore ordered to: Discontinue the unapproved occupancy or use of the warehouse and office building as a hydroponic agricultural enterprise OR Obtain the required Certificate of Occupancy for the new use.

Code Section(s) in Violation: 91.104.2.5, 91.103.1, 12.26E, and 12.21A.1.(a). of the L.A.M.C.

**2. Egress door(s) which require the use of a key, special knowledge or more than one operation.**

You are therefore ordered to: Remove and/or replace egress doors which require the use of a key, any special knowledge or more than one operation.

Code Section(s) in Violation: 91.1010.1.9.4, 91.1010.1.9.5, 91.1010.1.9.6, 12.21.A.1(a) of the L.A.M.C.

Comments: Remove all double keyed locks, magnetic locks, and manually operated flush bolts / surface bolts and latches from all egress doors.

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.



**CITY OF LOS ANGELES**  
CALIFORNIA



ERIC GARCETTI  
MAYOR

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

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

JOHN WEIGHT  
EXECUTIVE OFFICER

**ORDER TO COMPLY AND NOTICE OF FEE**

TURNER, DONNIE O  
PO BOX 2233  
SAN PEDRO, CA 90731

THE INFORMATION ON THIS NOTICE  
IS FOR INFORMATION ONLY  
AND DOES NOT CONSTITUTE A  
WARRANT OR GUARANTEE

SEP 12 2022

THIS NOTICE IS SUBJECT TO THE  
L.A. MUNICIPAL CODE SECTION 17.01  
AND 17.02

**CASE #: 969558**  
**ORDER #: A-5803596**  
**EFFECTIVE DATE: September 12, 2022**  
**COMPLIANCE DATE: September 27, 2022**

10105202023

**3. The tenant improvement was/is constructed without the required permits and approvals.**

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

Code Section(s) in Violation: 91.8105, 91.106.1.1, 91.106.3.2, 91.103.1, 93.0201, 93.0104, 94.103.1.1, 95.111.1, 95.111.2, 12.21A.1(a) of the L.A.M.C.

Comments: Non-permitted work includes partition walls that have been built, removed, or altered as well as non-permitted, plumbing, HVAC and electrical work within the unit.

**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.

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, 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)

2022-09-06 10:00 AM

Any questions regarding invoices or how to pay fees should be directed to financial services at (213) 482-6890.  
Any questions regarding the order to comply and compliance matters contact the inspector noted below at (213)978-4512.  
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector:

Date: September 06, 2022

JAMES VORHIS  
8475 S VERMONT  
LOS ANGELES, CA 90044  
(213)978-4512  
JAMES.H.VORHIS@lacity.org

  
REVIEWED BY

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