

BOARD OF
BUILDING AND SAFETY
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MOISES ROSALES

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 9, 2025

Council District: # 9

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

JOB ADDRESS: **1582 EAST 21ST STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5118-003-001**
Re: Invoice #877514-4 Case No: 943441

Pursuant to Section 98.0402(e) of the Los Angeles Municipal Code ("L.A.M.C"), the Los Angeles Department of Building and Safety (LADBS) performed annual inspections on vehicle repair facilities located at: **1582 East 21st Street, Los Angeles, CA** ("Property"). The property owner was given notice of the unpaid annual inspection fees on the property as follows:

<u>Description</u>	<u>Amount</u>
Annual Inspection Fee	\$ 457.00
System Development Surcharge	27.42
Title Report fee	30.00
Grand Total	\$ 514.42

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 **\$514.42** 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 **\$514.42** 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

Lien confirmed by
City Council on:

inf. ATTEST: HOLLY WOLCOTT, CITY CLERK

BY: _____
DEPUTY



1649 BUCKINGHAM RD.
LOS ANGELES, CA 90019
Phone 310-943-9235 latitle@in2-res.com

Property Title Report

Work Order No. T18114
Dated as of: 07/16/2024

Prepared for: City of Los Angeles

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

APN #: 5118-003-001

Property Address: 1582 E 21ST ST City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Document: QUITCLAIM DEED

Grantee: MIRON PROPERTIES, LLC

**Grantor: RITA SANDOVAL GONZALEZ, NORMA RITA MIRON ANDRADE, EFRAIN RODRIGO
MIRON AND ARACELY MIRON**

Deed Date : 06/23/2007

Recorded : 09/04/2007

Instr No. : 07-2054127

**MAILING ADDRESS: MIRON PROPERTIES, LLC
1365 7TH AVE, HACIENDA HEIGHTS, CA 91745-2603**

SCHEDULE B

LEGAL DESCRIPTION

**Lot Number: 51,52 Subdivision Name: THE DALTON ORANGE GROVE TRACT Brief Description:
DALTON ORANGE GROVE TRACT LOTS 51 AND LOT 52**

MORTGAGES/LIENS

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

This page is part of your document - DO NOT DISCARD



20072054127

Pages:
006



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

Fee: 23.00

Tax: 0.00

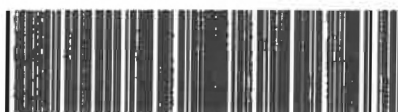
Other: 0.00

Total: 23.00

09/04/07 AT 12:19PM

1119680 200709040890043 Mail

TITLE(S) : DEED



L E A D S H E E T

Assessor's Identification Number (AIN)

To be completed by Examiner OR Title Company in black ink.

Number of AIN's Shown

- -

2

RECORDED AT REQUEST OF

Eduardo G. Sanchez, Esq.
State Bar # 144871

WHEN RECORDED MAIL TO

NAME Sanchez Law Firm, APC
MAILING ADDRESS 13181 Crossroads Parkway N.
Suite 420
CITY, STATE City of Industry, California
ZIP CODE 91746

09/04/07



20072054127

(FOR RECORDERS USE ONLY)

TITLE(S)

Quitclaim Deed

Recording Requested By:
Eduardo G. Sanchez, Esq.
State Bar #144871

WHEN RECORDED MAIL TO:
Eduardo G. Sanchez, Esq.
13181 Crossroads Parkway North, Suite 420
City of Industry, CA 91746

MAIL TAX STATEMENTS TO:
Rita Sandoval Miron
1365 South 7th Avenue
Hacienda Heights, California 91745

Space Above Line For Recorder's Use

AP #: 5118-003-001/5118-003-002

QUITCLAIM DEED

THE UNDERSIGNED GRANTOR DECLARES: The grantor and the grantees in this conveyance are compromised of the same parties who continue to hold the same proportionate interest in the property, R & T 11923 (d). Documentary transfer tax is \$0.

FOR NO CONSIDERATION, RITA SANDOVAL GONZALEZ, AKA RITA S. MIRON, NORMA RITA MIRON ANDRADE, EFRAIN RODRIGO MIRON AND ARACELY MIRON ALL AS JOINT TENENTS

DO HEREBY REMISE, RELEASE AND FOREVER QUITCLAIM TO: MIRON PROPERTIES LLC, A California Limited Liability Company all right, title and interest in and to the following described real property in the City of Los Angeles, County of Los Angeles, State of California:

LOT 51, 52 AND 53 OF THE DALTON ORANGE GROVE TRACT, AS PER MAP RECORDED IN BOOK 2, PAGES 100 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

EXCEPTING AND RESERVING ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES BELOW A DEPTH OF 500 FEET UNDER THE REAL PROPERTY DESCRIBED ABOVE, WITHOUT THE RIGHT SURFACE ENTRY

Commonly know as: 1578, 1580 and 1582 E. 21st Street, Los Angeles, CA 90011

A

NOTE RE: NOT A CHANGE IN OWNERSHIP SUBJECT TO REASSESSMENT. The Pursuant to R&TC 62(2), this conveyance does not constitute a change in ownership and does not subject the property to reassessment.

DATED: 6/23/07

Rita S. Miron
RITA SANDOVAL GONZALEZ,
AKA RITA S. MIRON

DATED: 6-28-07

Norma Rita Miron Andrade
NORMA RITA MIRON ANDRADE

DATED: 6/23/07

Efrain Rodrigo Miron
EFRAIN RODRIGO MIRON

DATED: 6/23/07

Aracely Miron
ARACELY MIRON

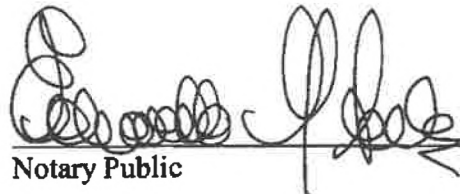
State of California

County of Los Angeles

On 6/23/07, before me, EDUARDO G. SANCHEZ, Notary Public, personally appeared RITA SANDOVAL GONZALEZ, AKA RITA S. MIRON, 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 to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.



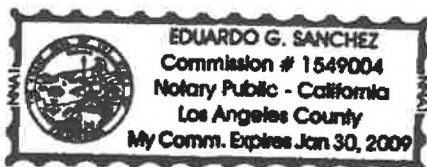

Notary Public

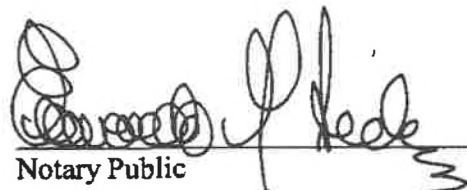
State of California

County of Los Angeles

On 6/20/07, before me, EDUARDO G. SANCHEZ, Notary Public, personally appeared NORMA RITA MIRON ANDRADE, 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 to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.



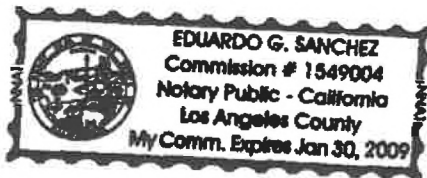

Notary Public

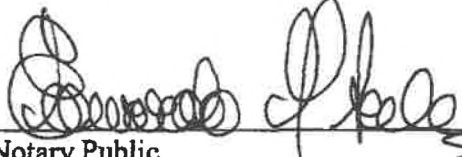
State of California

County of Los Angeles

On 6/23/07, before me, EDUARDO G. SANCHEZ, Notary Public, personally appeared EFRAIN RODRIGO MIRON, 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 to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.



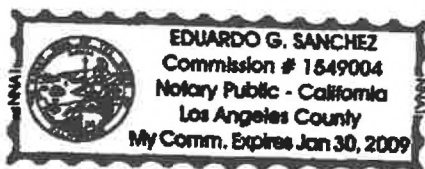

Notary Public

State of California

County of Los Angeles

On 6/23/07, before me, EDUARDO G. SANCHEZ, Notary Public, personally appeared ARACELY MIRON, 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 to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.



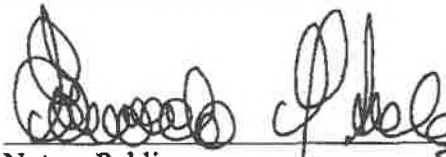

Notary Public

EXHIBIT B

ASSIGNED INSPECTOR: **BEHROUZ HASHEMI**
JOB ADDRESS: **1582 EAST 21ST STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5118-003-001**

Date: July 9, 2025

Last Full Title: **07/16/2024**

Last Update to Title:

.....

LIST OF OWNERS AND INTERESTED PARTIES

- | | |
|--|-----------------|
| 1) MIRON PROPERTIES, LLC
1365 7 TH AVENUE
HACIENDA HEIGHTS, CA 91745-2603 | CAPACITY: OWNER |
|--|-----------------|

Property Detail Report**For Property Located At :****1582 E 21ST ST, LOS ANGELES, CA 90011-1320**

RealQuest

Owner Information

Owner Name: **MIRON PROPERTIES LLC**
 Mailing Address: **1365 7TH AVE, HACIENDA HEIGHTS CA 91745-2603 C052**
 Vesting Codes: **// CO**

Location Information

Legal Description:	DALTON ORANGE GROVE TRACT LOTS 51 AND LOT 52		
County:	LOS ANGELES, CA	APN:	5118-003-001
Census Tract / Block:	2270.10 / 1	Alternate APN:	
Township-Range-Sect:		Subdivision:	DALTON ORANGE GROVE TR
Legal Book/Page:		Map Reference:	52-D1 /
Legal Lot:	52	Tract #:	
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:	09/04/2007 / 06/23/2007	Deed Type:	QUIT CLAIM DEED
Sale Price:		1st Mtg Document #:	
Document #:	2054127		

Last Market Sale Information

Recording/Sale Date:	03/22/2000 /	1st Mtg Amount/Type:	/
Sale Price:		1st Mtg Int. Rate/Type:	/
Sale Type:		1st Mtg Document #:	
Document #:	425793	2nd Mtg Amount/Type:	/
Deed Type:	QUIT CLAIM DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	
New Construction:		Multi/Split Sale:	MULTIPLE
Title Company:			
Lender:			
Seller Name:			

Prior Sale Information

Prior Rec/Sale Date:	11/05/1986 / 10/1986	Prior Lender:	
Prior Sale Price:		Prior 1st Mtg Amt/Type:	/
Prior Doc Number:	1508283	Prior 1st Mtg Rate/Type:	/
Prior Deed Type:	QUIT CLAIM DEED		

Property Characteristics

Year Built / Eff:	/	Total Rooms/Offices		Garage Area:	
Gross Area:		Total Restrooms:		Garage Capacity:	
Building Area:		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

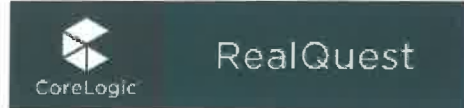
Zoning:	LAM1	Acres:	0.24	County Use:	OPEN STORAGE (390X)
Lot Area:	10,364	Lot Width/Depth:	x	State Use:	
Land Use:	STORAGE	Res/Comm Units:	/	Water Type:	
Site Influence:				Sewer Type:	

Tax Information

Total Value:	\$287,074	Assessed Year:	2023	Property Tax:	\$3,823.98
Land Value:	\$285,185	Improved %:	1%	Tax Area:	6658
Improvement Value:	\$1,889	Tax Year:	2023	Tax Exemption:	
Total Taxable Value:	\$287,074				

Comparable Sales Report

For Property Located At

**1582 E 21ST ST, LOS ANGELES, CA 90011-1320****6 Comparable(s) Selected.**

Report Date: 07/23/2024

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$0	\$373,000	\$48,500,000	\$10,633,750
Bldg/Living Area	0	160	9,500	3,400
Price/Sqft	\$0.00	\$87.58	\$40,625.00	\$13,801.11
Year Built	0	1955	1965	1960
Lot Area	10,364	1,647	272,449	62,122
Bedrooms	0	0	0	0
Bathrooms/Restrooms	0	0	0	0
Stories	0.00	0.00	0.00	0.00
Total Value	\$287,074	\$31,121	\$2,200,850	\$652,366
Distance From Subject	0.00	3.64	19.13	11.16

* = user supplied for search only

Comp #:	1			Distance From Subject:	3.64 (miles)
Address:	1773 N MAIN ST, LOS ANGELES, CA 90031-2516				
Owner Name:	TSAN PROPERTIES LLC				
Seller Name:	FAMILY GIBBS PROPERTIES LLC				
APN:	5410-019-008	Map Reference:	44-F1 /	Building Area:	
County:	LOS ANGELES, CA	Census Tract:	1997.00	Total Rooms/Offices:	
Subdivision:	DOUILLARD	Zoning:	LAUI(CA)	Total Restrooms:	
Rec Date:	05/08/2024	Prior Rec Date:	05/08/2024	Yr Built/Eff:	/
Sale Date:	04/25/2024	Prior Sale Date:	04/25/2024	Air Cond:	
Sale Price:	\$4,347,500	Prior Sale Price:	\$4,347,500	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	302873	Acres:	0.10		
1st Mtg Amt:	\$5,000,000	Lot Area:	4,323		
Total Value:	\$31,121	# of Stories:			
Land Use:	STORAGE	Park Area/Cap#:	/		

Comp #:	2			Distance From Subject:	4.86 (miles)
Address:	9625 S ALAMEDA ST, LOS ANGELES, CA 90002-2625				
Owner Name:	REDWOOD PROP INVS LLC				
Seller Name:	FRIEND FAMILY TRUST				
APN:	6046-009-016	Map Reference:	58-F3 /	Building Area:	
County:	LOS ANGELES, CA	Census Tract:	5354.00	Total Rooms/Offices:	
Subdivision:	STARKS PALM TR	Zoning:	LCM2*	Total Restrooms:	

Rec Date:	04/26/2024	Prior Rec Date:		Yr Built/Eff:	/
Sale Date:	03/26/2024	Prior Sale Date:		Air Cond:	
Sale Price:	\$3,250,000	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	274316	Acres:	0.39		
1st Mtg Amt:		Lot Area:	16,962		
Total Value:	\$712,674	# of Stories:			
Land Use:	STORAGE	Park Area/Cap#:	/		

Comp #: **3** Distance From Subject: **10.65 (miles)**

Address: **2506 TROY AVE, SOUTH EL MONTE, CA 91733-1428**

Owner Name: **SUNFIELD AMERICA INC**

Seller Name: **WANG ZHI X**

APN:	5281-016-011	Map Reference:	47-B2 /	Building Area:	9,500
County:	LOS ANGELES, CA	Census Tract:	4335.06	Total Rooms/Offices:	
Subdivision:	10807	Zoning:	SEM*	Total Restrooms:	
Rec Date:	12/01/2023	Prior Rec Date:	05/31/2019	Yr Built/Eff:	1965 / 1965
Sale Date:	11/30/2023	Prior Sale Date:	05/21/2019	Air Cond:	
Sale Price:	\$832,000	Prior Sale Price:	\$792,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	834118	Acres:	0.22		
1st Mtg Amt:		Lot Area:	9,419		
Total Value:	\$849,183	# of Stories:			
Land Use:	STORAGE	Park Area/Cap#:	/		

Comp #: **4** Distance From Subject: **13.32 (miles)**

Address: **5856 CORPORATE AVE 200, CYPRESS, CA 90630-4754**

Owner Name: **CITY VENTURES HOMEBUILDING LLC**

Seller Name: **PIONEER REALTY DEV LLC**

APN:	7014-003-026	Map Reference:	82-A5 /	Building Area:	160
County:	LOS ANGELES, CA	Census Tract:	1101.13	Total Rooms/Offices:	
Subdivision:	7991	Zoning:	ATM1*	Total Restrooms:	
Rec Date:	12/14/2023	Prior Rec Date:	07/07/2020	Yr Built/Eff:	1962 / 1962
Sale Date:	12/14/2023	Prior Sale Date:	06/25/2020	Air Cond:	
Sale Price:	\$6,500,000	Prior Sale Price:	\$58,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	875813	Acres:	0.04		
1st Mtg Amt:		Lot Area:	1,647		
Total Value:	\$60,343	# of Stories:			
Land Use:	STORAGE	Park Area/Cap#:	/		

Comp #: **5** Distance From Subject: **15.39 (miles)**

Address: **1601 SANFORD AVE, WILMINGTON, CA 90744**

Owner Name: **SIGNAL HILL PETROLEUM INC**

Seller Name: **CANADIAN CAPITAL CORP**

APN:	7426-006-008	Map Reference:	74-D2 /	Building Area:	540
County:	LOS ANGELES, CA	Census Tract:	2941.20	Total Rooms/Offices:	
Subdivision:	WILMINGTON	Zoning:	LAM3	Total Restrooms:	
Rec Date:	11/28/2023	Prior Rec Date:		Yr Built/Eff:	1955 / 1956
Sale Date:	11/07/2023	Prior Sale Date:		Air Cond:	
Sale Price:	\$373,000	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	821146	Acres:	1.56		
1st Mtg Amt:		Lot Area:	67,934		
Total Value:	\$60,023	# of Stories:			
Land Use:	STORAGE	Park Area/Cap#:	/		

Comp #:	6	Distance From Subject: 19.13 (miles)	
Address:	,, CA		
Owner Name:	REXFORD INDUSTRIAL-16203 ARROW		
Seller Name:	SGV ARROW INDUSTRIAL PARK LLC		
APN:	8619-012-057	Map Reference:	/
County:	LOS ANGELES, CA	Census Tract:	
Subdivision:		Zoning:	IRM2*
Rec Date:	05/24/2024	Prior Rec Date:	
Sale Date:	05/23/2024	Prior Sale Date:	
Sale Price:	\$48,500,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	340451	Acres:	6.25
1st Mtg Amt:		Lot Area:	272,449
Total Value:	\$2,200,850	# of Stories:	
Land Use:	STORAGE	Park Area/Cap#:	/
		Building Area:	
		Total Rooms/Offices:	
		Total Restrooms:	
		Yr Built/Eff:	/
		Air Cond:	
		Pool:	
		Roof Mat:	