

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

June 16, 2025

Council District: # 9

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

JOB ADDRESS: **5861 SOUTH FLOWER STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **6004-036-021**
Re: Invoice #865358-9

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: **5861 South Flower Street, Los Angeles, CA** ("Property"). A copy of the title report which includes a full legal description of the property is attached as Exhibit A.

Pursuant to Section 98.0421, the property owner was issued an order on June 8, 2022, to pay a code violation inspection fee after violations were identified and verified upon inspection. The code violation inspection fees imposed by the LADBS are as follows:

<u>Description</u>	<u>Amount</u>
Code Violation Investigation fee	336.00
System Development Surcharge	20.16
Late Charge/Collection fee (250%)	840.00
System Development Surcharge late fee	50.40
Title Report fee	30.00
Grand Total	\$ 1,276.56

Pursuant to the authority granted by Section 7.35.3 of the Los Angeles Administrative Code, it is proposed that a lien for a total sum of **\$1,276.56** be recorded against the property. It is requested that the Honorable City Council of the City of Los Angeles (the "Council") designate the time and place protest can be heard concerning this matter, as set forth in Sections 7.35.3 and 7.35.5 of the Los Angeles Administrative Code.

It is further requested that Council instruct LADBS to deposit to Dept 08, Fund 48R, Balance Sheet Account 2200, any payment received against this lien in the amount of **\$1,276.56** on the referenced property. A copy of the title report which includes a full legal description of the property is attached as Exhibit A. A list of all the names and addresses of owners and all interested parties entitled to notice is included (Exhibit B). Also attached is a report which includes the current fair market value of the property including all encumbrances of record on the property as of the date of the report (Exhibit C).

DEPARTMENT OF BUILDING AND SAFETY

Ana Mae Yutan
Chief, LADBS Resource Management Bureau

Lien confirmed by
City Council on:

ATTEST: HOLLY L. 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. T18036
Dated as of: 05/22/2024

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 6004-036-021

Property Address: 5861 S FLOWER ST City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : CIPRIANO R. RIOS AND ANGELINA RIOS

Grantor : ARTRA MAE CLARK

Deed Date : 06/19/1984 Recorded : 10/04/1984

Instr No. : 84-1195732

MAILING ADDRESS: CIPRIANO R. RIOS AND ANGELINA RIOS
5861 S FLOWER ST, LOS ANGELES, CA 90003-1033

SCHEDULE B

LEGAL DESCRIPTION

Lot Number: 18 Brief Description: HARRIS FIGUEROA ST TRACT EX OF ST LOT 18

MORTGAGES/LIENS

Type of Document: DEED OF TRUST

Recording Date: 12/23/1998 Document #: 98-2320170

Loan Amount: \$14,000

Lender Name: WASHINGTON MUTUAL BANK

Borrowers Name: CIPRIANO R. RIOS AND ANGELINA RIOS

MAILING ADDRESS: WASHINGTON MUTUAL BANK
400 EAST MAIN STREET STOCKTON, CA 95290

RECORDING REQUESTED BY

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

NAME
Cipriano & Angelina Rios
STREET ADDRESS
5861 S. Flower St.
CITY, STATE, ZIP
Los Angeles, CA 90003

TITLE ORDER NO. 3856010/63 ESCROW NO. 4607

84-1195732

RECORDED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA
1 MIN. 11 A.M. OCT 4 1984

FEE
\$4
R

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S) DOCUMENTARY TRANSFER TAX is \$ 60.50
☒ 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.

ARTRA MAE CLARK, UNMARRIED WOMAN

hereby GRANT(S) to CIPRIANO R. RIOS AND ANGELINA RIOS, HUSBAND AND WIFE, AS JOINT TENANTS

the following described real property in the City of Los Angeles

County of Los Angeles, State of California:

LOT 18 HARRIS FIGUEROA STREET TRACT,
AS PER MAP RECORDED IN BOOK 6 PAGE 101 OF MAPS, IN THE OFFICE OF
THE COUNTY RECORDER OF SAID COUNTY.
EXCEPT THE EAST 30 FEET THEREOF INCLUDED IN FLOWER STREET AS
NOW ESTABLISHED.

6004 36 21 PARCEL

Dated JUNE 19TH 1984

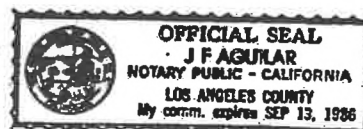
Artra Mae Clark
ARTRA MAE CLARK

STATE OF CALIFORNIA }
COUNTY OF *Los Angeles* } SS

On *July 14, 1984* before me, the undersigned, a Notary Public in and for said State, personally appeared ARTRA MAE CLARK

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.

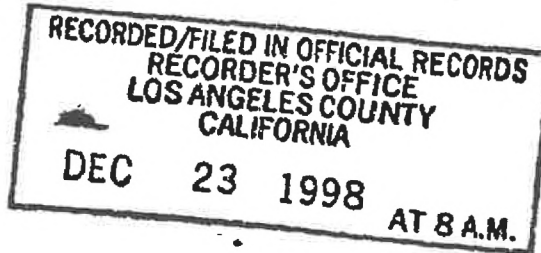
Signature *J. F. Aguilar*



(This area for official notarial seal)

1004-2004-01

98 2320170



Commonwealth

Recording requested by and, when recorded return to:

WASHINGTON MUTUAL BANK, FA
LOAN SERVICING
400 EAST MAIN STREET
STOCKTON, CA 95290-0155
ATTN: VAULT - STBBLRM

58103911.21



THIS DEED OF TRUST is between

Loan Number: 0016502379

CIPRIANO R. RIOS AND ANGELINA RIOS, HUSBAND AND WIFE AS JOINT
TENANTS

whose address is 5861 SOUTH FLOWER STREET

LOS ANGELES, CA 90003

("Grantor");

COMMONWEALTH LAND TITLE

a

CALIFORNIA

corporation, the address of which is

11190 SUN CENTER DRIVE

RANCHO CORDOVA, CA 95670

("Trustee"); and

WASHINGTON MUTUAL BANK, FA

whose address is

400 E. Main St, Stockton, California

("Beneficiary").

1. Granting Clause. Grantor hereby grants, bargains, sells, and conveys to Trustee in trust, with power of sale, the real property in LOS ANGELES County, CALIFORNIA, described below, and all rights and interest in it Grantor ever gets:

LOT 18 HARRIS FIGUEROA STREET TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 6 PAGE 101 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THE EAST 30 FEET THEREOF IN FLOWER STREET AS NOW ESTABLISHED.

Tax Parcel Number: 6004-036-021

together with all insurance proceeds and condemnation proceeds related to it; income, rents and profits from it; all plumbing, lighting, air conditioning and heating apparatus and equipment; and all fencing, blinds, drapes, floor coverings, built-in appliances, and other fixtures, at any time installed on or in or used in connection with such real property.

6004-036-021

RECEIVED BY MAIL

All of the property described above will be called the "Property". If any of the Property is personal property, this Deed of Trust is also a Security Agreement which grants Beneficiary, as secured party, a security interest in all such property. As used herein "State" shall refer to the state of CALIFORNIA

2.Obligation Secured. This Deed of Trust is given to secure performance of each promise of Grantor contained herein and in a Home Equity Line of Credit Agreement with Beneficiary with a maximum credit limit of \$14,000.00 the ("Credit Agreement"), including any extensions, renewals or modifications thereof, and repayment of all sums borrowed by Grantor under the Credit Agreement, with interest from the date of each advance until paid at the rates provided therein. The Credit Agreement provides for a variable rate of interest. Under the Credit Agreement, the Grantor may borrow, repay and re-borrow from time to time, up to the maximum credit limit stated above, and all such advances shall be secured by the lien of this Deed of Trust. This Deed of Trust also secures payment of certain fees and charges payable by Grantor under the Credit Agreement, certain fees and costs of Beneficiary as provided in Section 9 of this Deed of Trust, and repayment of money advanced by Beneficiary to protect the Property or Beneficiary's interest in the Property, including advances made pursuant to Section 6 below. The Credit Agreement provides that unless sooner repaid, the Debt is due and payable in full thirty (30) years from the date of this Deed of Trust (the "Maturity Date"). All amounts due under the Credit Agreement and this Deed of Trust are called the "Debt".

3.Representations of Grantor. Grantor represents that:

(a) Grantor is the owner of the Property, which is unencumbered except by: easements reservations, and restrictions of record not inconsistent with the intended use of the Property and any existing first mortgage or deed of trust given in good faith and for value, the existence of which has been disclosed in writing to Beneficiary; and

(b) The Property is not presently and will not during the term of this Deed of Trust be used for any agricultural purposes.

4.Promises of Grantor. Grantor promises:

(a) To keep the Property in good repair and not to remove, alter or demolish any of the improvements on the Property, without first obtaining Beneficiary's written consent;

(b) To allow representatives of Beneficiary to inspect the Property at any reasonable hour, and to comply with all laws, ordinances, regulations, covenants, conditions and restrictions affecting the Property;

(c) To pay on time all lawful taxes and assessments on the Property;

(d) To perform on time all terms, covenants and conditions of any prior mortgage or deed of trust covering the Property or any part of it and pay all amounts due and owing thereunder in a timely manner;

(e) To see to it that this Deed of Trust remains a valid lien on the Property superior to all liens except those described in Section 3(a), and to keep the Property free of all encumbrances which may impair Beneficiary's security. It is agreed that if anyone asserts the priority of any encumbrance other than those described in Section 3(a) over this Deed of Trust in any pleading filed in any action, the assertion alone shall be deemed to impair the lien of this Deed of Trust for purposes of this Section 4(e);

(f) To keep the improvements on the Property insured by a company satisfactory to Beneficiary against fire and extended coverage perils, and against such other risks as Beneficiary may reasonably require, in an amount equal to the full insurable value of the improvements, and to deliver evidence of such insurance coverage to Beneficiary. Beneficiary shall be named as the loss payee on all such policies pursuant to a standard lender's loss payable clause. The amount collected under any insurance policy may be applied upon any indebtedness hereby secured in the same manner as payments under the Note or, at Beneficiary's sole option, released to Grantor. In the event of foreclosure or sale of the Property pursuant to the Trustee's power of sale, all rights of the Grantor in insurance policies then in force shall pass to the purchaser at the Sheriff's or Trustee's sale.

3

(g) To sign all financing statements and other documents that Beneficiary may request from time to time to perfect, protect and continue Beneficiary's security interest in the Property. Grantor irrevocably appoints Beneficiary as Grantor's attorney-in-fact to execute, file and record any financing statements or similar documents in Grantor's name and to execute all documents necessary to transfer title if there is a default; and

(h) To advise Beneficiary immediately in writing of any change in Grantor's name, address or employment.

5. Sale, Transfer or Further Encumbrance of Property. Loan is personal to Grantor and the entire Debt shall become immediately due and payable in full upon sale or other transfer of the Property or any interest therein by Grantor including, without limit, any further encumbrance of the Property.

6. Curing of Defaults. If Grantor fails to comply with any of the covenants in Section 4, including all the terms of any prior mortgage or deed of trust, Beneficiary may take any action required to comply with any such covenants without waiving any other right or remedy it may have for Grantor's failure to comply. Repayment to Beneficiary of all the money spent by Beneficiary on behalf of Grantor shall be secured by this Deed of Trust; at Beneficiary's option, advance may be made against the Credit Agreement to pay amounts due hereunder; such shall not relieve Beneficiary from liability for failure to fulfill the covenants in Section 4. The amount spent shall bear interest at the rates from time to time applicable under the Credit Agreement and be repayable by Grantor on demand. Although Beneficiary may take action under this paragraph, Beneficiary is not obligated to do so.

7. Remedies For Default.

(a) Prompt performance under this Deed of Trust is essential. If Grantor does not pay any installment of the Debt or other amount due hereunder on time, or any other event occurs that entitles Beneficiary to declare the unpaid balance of the Debt due and payable in full under the Credit Agreement, or if Grantor fails to comply with any other term, condition, obligation or covenant contained in the Credit Agreement or this Deed of Trust or any rider thereto, or any other deed of trust, mortgage, trust indenture or security agreement or other instrument having priority over this Deed of Trust, or if any representation of Grantor herein was false or misleading, the Debt and any other money whose repayment is secured by this Deed of Trust shall immediately become due and payable in full, at the options of Beneficiary, and the total amount owed by Grantor shall thereafter bear interest at the rate(s) stated in the Credit Agreement. Beneficiary may then or thereafter advise Trustee of the default and of Beneficiary's election to have the Property sold pursuant to Trustee's power of sale and deliver to Trustee any documentation as may be required by law. After giving any notices required, Trustee shall sell the Property, either in whole or in separate parcels or other part, and in such order as Trustee may choose, at public auction to the highest bidder for cash in lawful money of the United States which will be payable at the time of sale all in accordance with applicable law. Anything in the preceding sentence to the contrary notwithstanding, Beneficiary may apply the Debt towards any bid at any such sale. Trustee may postpone any such sale by providing such notice as may be required by law. Unless prohibited by law, any person, including the Grantor, Beneficiary or Trustee, may purchase at any such sale. Trustee shall apply the proceeds of the sale as follows: (i) to the expenses of the sale, including a reasonable trustee's fee and lawyer's fee; (ii) to the obligations secured by this Deed of Trust; and, (iii) the surplus, if any, shall go to the person(s) legally entitled thereto or, at Trustee's discretion, to the government or other official authorized by state law to accept such amounts.

(b) Trustee shall deliver to the purchaser at the sale its deed, without warranty, which shall convey to the purchaser the interest in the Property which Grantor had or had the power to convey at the time of execution of this Deed of Trust and any interest which Grantor subsequently acquired. The Trustee's deed shall recite the facts showing that the sale was conducted in compliance with all the requirements of law and of this Deed of Trust. This recital shall be prima facie evidence of such compliance and conclusive evidence of such compliance in favor of bona fide purchasers and encumbrancers for value.

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(c) The power of sale conferred by this Deed of Trust is not an exclusive remedy. Beneficiary may cause this Deed of Trust to be judicially foreclosed or sue on the Credit Agreement or take any other action available in equity or at law. In connection with any portion of the Property which is personal property, Beneficiary shall further be entitled to exercise the rights of a secured party under the Uniform Commercial Code as then in effect in the state of CALIFORNIA.

(d) By accepting payment of any sum secured by this Deed of Trust after its due date, Beneficiary does not waive its right to require prompt payment when due of all other sums so secured or to declare default for failure to so pay.

8. Condemnation; Eminent Domain. In the event any portion of the Property is taken or damaged in an eminent domain proceeding, the entire amount of the award, or such portion as may be necessary to fully satisfy the obligation secured by this Deed of Trust, shall be paid to Beneficiary to be applied to the obligation in the same manner as payments under the Credit Agreement.

9. Fees and Costs. Grantor shall pay Beneficiary's and Trustee's reasonable cost of searching records, other reasonable expenses as allowed by law, and reasonable attorney's fees, in any lawsuit or other proceeding to foreclose this Deed of Trust; in any lawsuit or proceeding which Beneficiary or Trustee prosecutes or defends to protect the lien of this Deed of Trust; and, in any other action taken by Beneficiary to collect the Debt, including without limitation any disposition of the Property under the State Uniform Commercial Code; and, any action taken in bankruptcy proceedings as well as any appellate proceedings.

10. Reconveyance. Trustee shall reconvey of the Property to the person entitled thereto, on written request of Beneficiary, or following satisfaction of the obligations secured hereby and Beneficiary and Trustee shall be entitled to charge Grantor a reconveyance fee together with fees for the recordation of the reconveyance documents unless prohibited by law.

11. Trustee; Successor Trustee. Beneficiary may, unless prohibited by law, appoint a successor Trustee from time to time in the manner provided by law. The successor trustee shall be vested with all powers of the original trustee. The Trustee is not obligated to notify any party hereto of a pending sale under any other deed of trust or of any action or proceeding in which Grantor, Trustee or Beneficiary shall be a party unless such action or proceeding is brought by the Trustee.

12. Miscellaneous. This Deed of Trust shall benefit and obligate the heirs, devisees, legatees, administrators, executors, successors, and assigns of the parties hereto. The term "Beneficiary" shall mean the holder and owner of the Credit Agreement secured by this Deed of Trust, whether or not that person is named as Beneficiary herein. The words used in this Deed of Trust referring to one person shall be read to refer to more than one person if two or more have signed this Deed of Trust or become responsible for doing the things this Deed of Trust requires. This Deed of Trust shall be governed by and construed in accordance with federal law and, to the extent federal law doesn't apply, the laws of the state of CALIFORNIA. If any provision of this Deed of Trust is determined to be invalid under law, the remaining provisions of this Deed of Trust shall nonetheless remain in full force and effect.

13. Beneficiary and Similar Statements. Beneficiary may collect a fee in the maximum amount allowed by law, for furnishing any beneficiary statement, payoff demand statement or similar statement.

0016502379

By signing below, Grantor accepts and agrees to the provisions of this Deed of Trust and any rider(s) executed by Grantor concurrently therewith.

DATED at LOS ANGELES, CA, 18TH day of DECEMBER, 1998.

GRANTOR(S):

Cipriano Rios
CIPRIANO R. RIOS

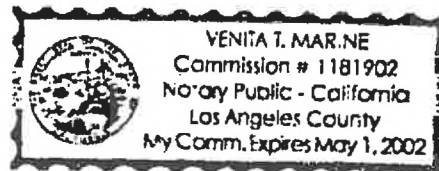
Angelina Rios
ANGELINA RIOS

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss.

On DECEMBER 18, 1998, before me, VENITA MARINE
a Notary Public in and for the State of California personally appeared
CIPRIANO R. RIOS and ANGELINA RIOS
personally known to me (or 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.

WITNESS my hand and official seal

Venita T. Marine
Notary Public in and for the State of California.



My commission expires: MAY 1, 2002

REQUEST FOR FULL RECONVEYANCE
Do not record. To be used only when Grantor's
indebtedness has been repaid and Credit Agreement cancelled.

TO: TRUSTEE

The undersigned is Beneficiary of the within Deed of Trust, and the legal owner and holder of the Home Equity Line of Credit Agreement secured thereby. Said Deed of Trust is hereby surrendered to you for reconveyance and you are requested, upon payment of all sums owing to you, to reconvey, without warranty, to the person(s) entitled thereto, the right, title and interest now held by you thereunder.

DATED

WASHINGTON MUTUAL BANK, FA

By

Its

BANK COPY

98 2320170

EXHIBIT B

ASSIGNED INSPECTOR: JAVIER RAMOS

Date: June 16, 2025

JOB ADDRESS: 5861 SOUTH FLOWER STREET, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 6004-036-021

Last Full Title: 05/22/2024

Last Update to Title:

LIST OF OWNERS AND INTERESTED PARTIES

- 1) CIPRIANO R. RIOS AND ANGELINA RIOS
5861 SOUTH FLOWER STREET
LOS ANGELES, CA 90003-1033

CAPACITY: OWNERS

- 2) WASHINGTON MUTUAL BANK, FA
400 EAST MAIN STREET
STOCKTON, CA 95290

CAPACITY: INTERESTED PARTY

Property Detail Report

For Property Located At :

5861 S FLOWER ST, LOS ANGELES, CA 90003-1033



RealQuest

Owner Information

Owner Name: **RIOS CIPRIANO R/RIOS ANGELINA**
 Mailing Address: **5861 S FLOWER ST, LOS ANGELES CA 90003-1033 C003 (No Mail)**
 Vesting Codes: **//**

Location Information

Legal Description:	HARRIS FIGUEROA ST TRACT EX OF ST LOT 18		
County:	LOS ANGELES, CA	APN:	6004-036-021
Census Tract / Block:	2371.02 / 1	Alternate APN:	
Township-Range-Sect:		Subdivision:	HARRIS FIGUEROA ST TR
Legal Book/Page:		Map Reference:	52-A4 /
Legal Lot:	18	Tract #:	
Legal Block:		School District:	LOS ANGELES
Market Area:	C42	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:	10/04/1984 /	1st Mtg Amount/Type:	\$44,000 / PRIVATE PARTY
Sale Price:	\$55,000	1st Mtg Int. Rate/Type:	/
Sale Type:	FULL	1st Mtg Document #:	
Document #:	1195732	2nd Mtg Amount/Type:	/
Deed Type:	DEED (REG)	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$46.53
New Construction:		Multi/Split Sale:	
Title Company:			
Lender:			
Seller Name:	CLARK ARTRA M		

Prior Sale Information

Prior Rec/Sale Date:	06/25/1979 /	Prior Lender:	
Prior Sale Price:	\$38,500	Prior 1st Mtg Amt/Type:	/
Prior Doc Number:		Prior 1st Mtg Rate/Type:	/
Prior Deed Type:	DEED (REG)		

Property Characteristics

Gross Area:		Parking Type:		Construction:	
Living Area:	1,182	Garage Area:		Heat Type:	HEATED
Tot Adj Area:		Garage Capacity:		Exterior wall:	WOOD
Above Grade:		Parking Spaces:		Porch Type:	
Total Rooms:		Basement Area:		Patio Type:	
Bedrooms:	2	Finish Bsmnt Area:		Pool:	
Bath(F/H):	1 /	Basement Type:		Air Cond:	
Year Built / Eff:	1908 / 1910	Roof Type:		Style:	CONVENTIONAL
Fireplace:	Y / 1	Foundation:	CRAWL SPACE	Quality:	
# of Stories:	1	Roof Material:	COMPOSITION SHINGLE	Condition:	

Other Improvements: **ADDITION**

Site Information

Zoning:	LAR2	Acres:	0.15	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	6,686	Lot Width/Depth:	50 x 133	State Use:	
Land Use:	SFR	Res/Comm Units:	1 /	Water Type:	
Site Influence:				Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$107,335	Assessed Year:	2023	Property Tax:	\$1,617.43
Land Value:	\$68,310	Improved %:	36%	Tax Area:	212
Improvement Value:	\$39,025	Tax Year:	2023	Tax Exemption:	
Total Taxable Value:	\$107,335				

Comparable Sales Report

For Property Located At

**5861 S FLOWER ST, LOS ANGELES, CA 90003-1033****10 Comparable(s) Selected.**

Report Date: 05/31/2024

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$55,000	\$425,000	\$1,314,000	\$692,950
Bldg/Living Area	1,182	1,040	1,256	1,176
Price/Sqft	\$46.53	\$347.79	\$1,207.39	\$595.79
Year Built	1908	1910	1930	1914
Lot Area	6,686	4,800	5,523	5,173
Bedrooms	2	2	3	2
Bathrooms/Restrooms	1	1	2	1
Stories	1.00	1.00	1.00	1.00
Total Value	\$107,335	\$32,685	\$642,600	\$328,188
Distance From Subject	0.00	0.05	0.46	0.25

* = user supplied for search only

Comp #: 1

Distance From Subject: 0.05 (miles)

Address:	5900 S FIGUEROA ST, LOS ANGELES, CA 90003-1018		
Owner Name:	5900 FIGUEROA LLC		
Seller Name:	5900 FIGUEROA SUPPORTIVE HSNB		
APN:	6004-037-010	Map Reference:	52-A4 /
County:	LOS ANGELES, CA	Census Tract:	2371.02
Subdivision:	689	Zoning:	LAC2
Rec Date:	03/13/2024	Prior Rec Date:	10/04/2019
Sale Date:	03/07/2024	Prior Sale Date:	09/13/2019
Sale Price:	\$480,000	Prior Sale Price:	\$370,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	164143	Acres:	0.11
1st Mtg Amt:	\$480,000	Lot Area:	4,800
Total Value:	\$388,934	# of Stories:	
Land Use:	SFR	Park Area/Cap#:	/

Living Area:	1,161
Total Rooms:	
Bedrooms:	2
Bath(F/H):	1 /
Yr Built/Eff:	1930 / 1930
Air Cond:	YES
Style:	
Fireplace:	/
Pool:	
Roof Mat:	
Parking:	

Comp #:	2	Distance From Subject:0.06 (miles)	
Address:	5904 S FLOWER ST, LOS ANGELES, CA 90003-1036		
Owner Name:	RODRIGUEZ ROCIO A H/BERRIOS YOLANDA R		
Seller Name:	SIRLS BOBBY J		
APN:	6004-037-032	Map Reference:	52-A4 /
County:	LOS ANGELES, CA	Census Tract:	2371.02
Subdivision:	ANGELUS PARK TR	Zoning:	LAR2
Rec Date:	11/09/2023	Prior Rec Date:	10/19/1998
Sale Date:	10/27/2023	Prior Sale Date:	10/12/1998
Sale Price:	\$575,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	773469	Acres:	0.11
1st Mtg Amt:	\$555,809	Lot Area:	5,003
Total Value:	\$32,685	# of Stories:	1
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	1,178
		Total Rooms:	
		Bedrooms:	2
		Bath(F/H):	2 /
		Yr Built/Eff:	1921 / 1922
		Air Cond:	YES
		Style:	
		Fireplace:	/
		Pool:	
		Roof Mat:	
		Parking:	

Comp #:	3	Distance From Subject:0.07 (miles)	
Address:	5912 S FLOWER ST, LOS ANGELES, CA 90003-1036		
Owner Name:	SIROUNIAN SONA		
Seller Name:	OCEAN DEV INC		
APN:	6004-037-030	Map Reference:	52-A4 /
County:	LOS ANGELES, CA	Census Tract:	2371.02
Subdivision:	ANGELUS PARK TR	Zoning:	LAR2
Rec Date:	02/07/2024	Prior Rec Date:	02/02/2023
Sale Date:	12/18/2023	Prior Sale Date:	01/26/2023
Sale Price:	\$1,275,000	Prior Sale Price:	\$490,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	85180	Acres:	0.11
1st Mtg Amt:	\$956,250	Lot Area:	5,003
Total Value:	\$490,000	# of Stories:	1
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	1,056
		Total Rooms:	
		Bedrooms:	2
		Bath(F/H):	1 /
		Yr Built/Eff:	1911 / 1911
		Air Cond:	YES
		Style:	
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	
		Parking:	

Comp #:	4	Distance From Subject:0.10 (miles)	
Address:	5842 DENVER AVE, LOS ANGELES, CA 90044-6318		
Owner Name:	GREENFIELD INVESTMENTS LLC		
Seller Name:	5834 DENVER AVE LLC		
APN:	6004-035-023	Map Reference:	52-A4 /
County:	LOS ANGELES, CA	Census Tract:	2371.02
Subdivision:	BURKE BROS FIGUEROA	Zoning:	LAR2
	SLAUSON SUB		
Rec Date:	03/20/2024	Prior Rec Date:	10/02/2006
Sale Date:	03/13/2024	Prior Sale Date:	08/22/2006
Sale Price:	\$425,000	Prior Sale Price:	\$382,500
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	182418	Acres:	0.12
1st Mtg Amt:		Lot Area:	5,207
Total Value:	\$492,552	# of Stories:	1
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	1,222
		Total Rooms:	
		Bedrooms:	2
		Bath(F/H):	1 /
		Yr Built/Eff:	1912 / 1912
		Air Cond:	YES
		Style:	
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	
		Parking:	

Comp #:	5	Distance From Subject:0.28 (miles)	
Address:	234 W 58TH ST, LOS ANGELES, CA 90037-4122		
Owner Name:	ORTIZ YADIRA G		
Seller Name:	AVILA EQUITY CO		
APN:	5101-024-007	Map Reference:	52-B4 /
County:	LOS ANGELES, CA	Census Tract:	2328.00
Subdivision:	583	Zoning:	LAR2
Rec Date:	03/29/2024	Prior Rec Date:	05/11/2023
Sale Date:	03/08/2024	Prior Sale Date:	04/10/2023
		Living Area:	1,180
		Total Rooms:	
		Bedrooms:	3
		Bath(F/H):	1 /
		Yr Built/Eff:	1912 / 1920

Sale Price:	\$740,000	Prior Sale Price:	\$445,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	204568	Acres:	0.11	Fireplace:	Y / 1
1st Mtg Amt:	\$726,596	Lot Area:	4,842	Pool:	
Total Value:	\$265,117	# of Stories:	1	Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:	6	Distance From Subject:	0.32 (miles)
Address:	235 W 60TH ST, LOS ANGELES, CA 90003-1115		
Owner Name:	ALVARADO LUIS F L/LOPEZ FABIOLA		
Seller Name:	MJVS INVESTMENTS LLC		
APN:	6005-014-024	Map Reference:	52-B4 /
County:	LOS ANGELES, CA	Census Tract:	2392.01
Subdivision:	2	Zoning:	LAR2
Rec Date:	01/23/2024	Prior Rec Date:	07/12/2023
Sale Date:	12/27/2023	Prior Sale Date:	05/30/2023
Sale Price:	\$670,000	Prior Sale Price:	\$445,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	49010	Acres:	0.12
1st Mtg Amt:	\$657,864	Lot Area:	5,400
Total Value:	\$33,753	# of Stories:	1
Land Use:	SFR	Park Area/Cap#:	/
Living Area:	1,216	Total Rooms:	
Bedrooms:	3	Bath(F/H):	1 /
Yr Built/Eff:	1910 / 1926	Air Cond:	
Style:		Fireplace:	Y / 1
Pool:		Roof Mat:	
Parking:			

Comp #:	7	Distance From Subject:	0.35 (miles)
Address:	215 W 60TH ST, LOS ANGELES, CA 90003-1115		
Owner Name:	AUDUBON PROPERTIES LLC		
Seller Name:	MENDOZA JUAN C		
APN:	6005-014-019	Map Reference:	52-B4 /
County:	LOS ANGELES, CA	Census Tract:	2392.01
Subdivision:	2	Zoning:	LAR2
Rec Date:	02/29/2024	Prior Rec Date:	05/04/1999
Sale Date:	01/08/2024	Prior Sale Date:	
Sale Price:	\$475,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	133304	Acres:	0.12
1st Mtg Amt:	\$476,200	Lot Area:	5,400
Total Value:	\$231,451	# of Stories:	1
Land Use:	SFR	Park Area/Cap#:	/
Living Area:	1,040	Total Rooms:	5
Bedrooms:	2	Bath(F/H):	1 /
Yr Built/Eff:	1910 / 1910	Air Cond:	
Style:		Fireplace:	Y / 1
Pool:		Roof Mat:	
Parking:	NONE		

Comp #:	8	Distance From Subject:	0.38 (miles)
Address:	232 W 61ST ST, LOS ANGELES, CA 90003-1404		
Owner Name:	MS83 INVESTMENTS LLC		
Seller Name:	BOSCO CREDIT II LLC		
APN:	6005-018-009	Map Reference:	52-B4 /
County:	LOS ANGELES, CA	Census Tract:	2392.01
Subdivision:	2	Zoning:	LAR2
Rec Date:	12/12/2023	Prior Rec Date:	12/30/2021
Sale Date:	12/06/2023	Prior Sale Date:	12/23/2021
Sale Price:	\$445,000	Prior Sale Price:	\$91,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	867048	Acres:	0.12
1st Mtg Amt:	\$400,500	Lot Area:	5,122
Total Value:	\$642,600	# of Stories:	1
Land Use:	SFR	Park Area/Cap#:	/
Living Area:	1,256	Total Rooms:	
Bedrooms:	2	Bath(F/H):	1 /
Yr Built/Eff:	1910 / 1932	Air Cond:	
Style:		Fireplace:	Y / 1
Pool:		Roof Mat:	
Parking:			

Comp #:	9	Distance From Subject:	0.46 (miles)
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Address:	816 W 62ND ST, LOS ANGELES, CA 90044-5406		
Owner Name:	LYONZDEN INVESTMENTS		
Seller Name:	RICKERSON VALERIE		
APN:	6004-013-029	Map Reference:	52-A4 /
County:	LOS ANGELES, CA	Census Tract:	2371.01
Subdivision:	444	Zoning:	LARD2
Rec Date:	05/08/2024	Prior Rec Date:	02/01/1999
Sale Date:	04/15/2024	Prior Sale Date:	10/10/1998
Sale Price:	\$530,500	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	302416	Acres:	0.13
1st Mtg Amt:	\$535,950	Lot Area:	5,523
Total Value:	\$129,788	# of Stories:	1
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	1,240
		Total Rooms:	
		Bedrooms:	3
		Bath(F/H):	1 /
		Yr Built/Eff:	1922 / 1922
		Air Cond:	
		Style:	
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	
		Parking:	

Comp #:10			Distance From Subject:0.46 (miles)
Address:	861 W 57TH ST, LOS ANGELES, CA 90037-3627		
Owner Name:	3OLSEN LLC		
Seller Name:	OCEAN DEV INC		
APN:	5001-011-032	Map Reference:	51-F4 /
County:	LOS ANGELES, CA	Census Tract:	2327.01
Subdivision:	BURCKS GOLDEN TR	Zoning:	LAR2
Rec Date:	12/29/2023	Prior Rec Date:	12/07/2022
Sale Date:	11/06/2023	Prior Sale Date:	11/23/2022
Sale Price:	\$1,314,000	Prior Sale Price:	\$575,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	920301	Acres:	0.12
1st Mtg Amt:	\$985,500	Lot Area:	5,427
Total Value:	\$575,000	# of Stories:	1
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	1,212
		Total Rooms:	6
		Bedrooms:	2
		Bath(F/H):	1 /
		Yr Built/Eff:	1910 / 1910
		Air Cond:	YES
		Style:	CONTEMPORARY
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	COMPOSITION SHINGLE
		Parking:	NONE

EXHIBIT D

ASSIGNED INSPECTOR: **JAVIER RAMOS**

Date: **June 16, 2025**

JOB ADDRESS: **5861 SOUTH FLOWER STREET, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **6004-036-021**

CASE NO.: **955790**

ORDER NO.: **A-5737000**

EFFECTIVE DATE OF ORDER TO COMPLY: **June 8, 2022**

COMPLIANCE EXPECTED DATE: **July 8, 2022**

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

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

VIOLATIONS:

SEE ATTACHED ORDER # A-5737000

AND REPAIR THE FOLLOWING, 1) GAPS AND HOLES AND WEATHERPROOFING OF ALL EXTERIOR DOORS AND WINDOWS. 2) ALL DAMAGED INTERIOR FLOORS, WALLS AND CEILINGS. 3) HAZARDOUS PLUMBING WASTE CONNECTIONS IN KITCHEN. 4) HAZARDOUS MAIN SERVICE PANEL/METER INSTALLED AT THE INTERIOR. INTERIOR WIRING AND FIXTURES. 4) SMOKE AND CARBON MONOXIDE DETECTORS. 5) EXTERIOR DECK SURFACES AND LANDINGS.

2. Smoke alarms are missing or disabled.

You are therefore ordered to: Replace or repair the smoke alarms in the dwelling units.

Code Section(s) in Violation: 91.5R314.3, 91.5R314.1, 91.5R314.6, 91.5R103.1, 12.21A.1(a) of the L.A.M.C.

Location: ENTIRE SFD.

Comments: OBTAIN REQUIRED PERMITS AND INSPECTION APPROVALS TO PROVIDE AND INSTALL ALL REQUIRED SMOKE AND CARBON MONOXIDE DETECTORS.

3. The building or premises is Substandard due to hazardous plumbing.

You are therefore ordered to: Obtain required permits and make plumbing comply with all provisions of the L.A.M.C.

Code Section(s) in Violation: 91.8902.5, 91.8902, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

4. The building or premises is Substandard due to hazardous electrical wiring.

You are therefore ordered to: Obtain required permits and make the electrical wiring comply with all provisions of the L.A.M.C.

Code Section(s) in Violation: 91.8902.4, 91.8902, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

Location: MAIN SERVICE PANEL/METER AND FIXTURES.

NOTE: A certificate has been filed with the County Recorder noting the above substandard condition.

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.

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

1010522023520069458

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.

NOTICE:

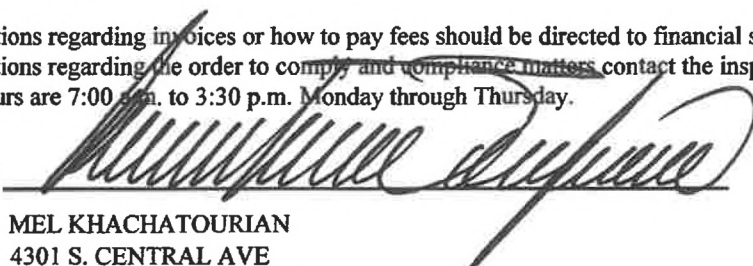
Relocation assistance may be required if a tenant is evicted in order to comply with an order from a governmental agency. (LAMC 151.09.A.11 & 163.00 to 163.07) For information, call the Los Angeles Housing Department (LAHD) at (213) 808-8888 or go to: <http://lahd.lacity.org>

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)978-4494.

Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector:



Date: May 26, 2022

MEL KHACHATOURIAN
4301 S. CENTRAL AVE
LOS ANGELES, CA 90011
(213)978-4494

Mel.Khachatourian@lacity.org

MC For Sam Portillo

REVIEWED BY

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