

**BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS**

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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

September 09, 2025

Council District # 8

Case #: 998165

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

JOB ADDRESS: 10727 S CENTRAL AVE

CONTRACT NO.: C144906 C142032 C141028-2 C138088-2

Pursuant to the provisions of Section 91.8903 and Section 91.8904, Los Angeles Municipal Code the Department of Building and Safety has caused the barricading of all openings, cleaning of the lot and fencing of the lot at the above address in the City of Los Angeles. The cost of barricading the subject building(s) was \$12,798.45. The cost of cleaning the subject lot was \$1,575.00. The cost of fencing the subject lot was \$25,492.74.

It is proposed that a lien for the total amount of \$39,926.19 be recorded against the real property upon which the services were rendered. The official report, in duplicate, as required in connection with this matter is submitted for your consideration.

It is requested that the Honorable Council designate the time and place, when and where protest can be heard concerning this matter, as set forth in Section 91.8906 of the Los Angeles Municipal Code and Section 7.35.3, Los Angeles Administrative Code.

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

Shawn Eshbach, Principal Inspector  
Lien Review

## REPORT OF ABATE OF A PUBLIC NUISANCE

On March 04, 2024 pursuant to the authority granted by Section 91.8903 and 91.8904 of the Los Angeles Municipal Code, the Department of Building and Safety ordered the owners or other parties in interest within thirty days(30) days to fence the lot, on the parcel located at **10727 S CENTRAL AVE** , within the limits of the City of Los Angeles, State of California, being more particularly described as follows: *See Attached Title Report for Legal Description*

The owners or other parties in interest of the above described property having failed to comply with the time prescribed by Ordinance, the Department solicited bids, awarded a contract and caused said abatement of nuisance as follows:

<u>Work Description</u>	<u>Work Order No.</u>	<u>Date Completed</u>	<u>Cost</u>
BARRICADE	B4950	July 19, 2024	\$12,798.45
CLEAN	C4954	May 17, 2024	\$1,575.00
FENCE	F4503	June 17, 2024	\$25,492.74
			<u>\$39,866.19</u>

Title report costs were as follows:

<u>Title Search</u>	<u>Work Order No.</u>	<u>Amount</u>
FULL	T17846	\$30.00
FULL	T18540	\$30.00
		<u>\$60.00</u>

Pursuant to the authority granted by Section 91.8906 of the Los Angeles Municipal Code and Section 7.35.3 of the Los Angeles Administrative Code, it is proposed that a lien for the sum of \$28,535.85 plus applicable fees and charges, plus the Cost of Title Search(es) on the subject lot was \$60.00 for a total of **\$39,926.19**, be recorded against said property.

Please see attached for the names and addresses of owners entitled to notice. Also attached is a statement of the fair market value of this property including all encumbrances of record on the property as of the date of this report.

This official report, in duplicate, as set forth in Section 91.8906 of the Los Angeles Municipal Code and Section 7.35.3 of the Los Angeles Administrative Code is submitted for your consideration.

DATED: September 09, 2025

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

Report and lien confirmed by  
City Council on:

Shawn Eshbach, Principal Inspector  
Lien Review



ATTEST: HOLLY WOLCOTT  
CITY CLERK

BY

DEPUTY

September 09, 2025

**CASE #: 998165**

ASSIGNED INSPECTOR: ANDEY CHAPARRO

JOB ADDRESS: **10727 S CENTRAL AVE**

ASSESSORS PARCEL NO.: 6051-014-036

Last Full Title: 08/26/2025

Last Update Title:

**LIST OF OWNERS AND INTERESTED PARTIES**

1 10727 SOUTH CENTRAL RE GROUP LLC  
C/O JOSHUA ALLEN FARAH  
9595 WILSHIRE BLVD., SUITE 711-B  
BEVERLY HILLS, CA 90212

Capacity: OWNER



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. T17846**  
**Dated as of: 03/19/2024**

**Prepared for:** City of Los Angeles

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***SCHEDULE A***  
***(Reported Property Information)***  
**APN #: 6051-014-036**

**Property Address:** 10727 S CENTRAL AVE    **City:** Los Angeles    **County:** Los Angeles

**VESTING INFORMATION**

**Type of Document:** GRANT DEED  
**Grantee:** 10727 SOUTH CENTRAL RE GROUP LLC  
**Grantor:** SOUTH CENTRAL 1111 LLC  
**Deed Date :** 08/22/2023    **Recorded :** 10/11/2023  
**Instr No. :** 23-0690749

**MAILING ADDRESS:** 10727 SOUTH CENTRAL RE GROUP LLC  
9595 WILSHIRE BLVD, BEVERLY HILLS, CA 90212

***SCHEDULE B***

**LEGAL DESCRIPTION**

**Lot Number:** 2-4 Block: 9 Tract No: 6478 Brief Description: TR=6478 EX OF ST AND ALLEY LOTS 2,3 AND 4 BLK 9

**MORTGAGES/LIENS**

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





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. T18540**  
**Dated as of: 08/22/2025**

**Prepared for: City of Los Angeles**

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### ***SCHEDULE A***

**(Reported Property Information)**

**APN #: 6051-014-036**

**Property Address: 10727 S CENTRAL AVE      City: Los Angeles      County: Los Angeles**

### **VESTING INFORMATION**

**Type of Document: GRANT DEED**

**Grantee : 10727 SOUTH CENTRAL RE GROUP LLC**

**Grantor : SOUTH CENTRAL 1111, LLC**

**Deed Date : 08/22/2023      Recorded : 10/11/2023**

**Instr No. : 23-0690749**

**MAILING ADDRESS: 10727 SOUTH CENTRAL RE GROUP LLC  
9595 WILSHIRE BLVD, BEVERLY HILLS, CA 90212-2512**

### ***SCHEDULE B***

#### **LEGAL DESCRIPTION**

**Lot Number: 2-4 Block: 9 Tract No: 6478 Brief Description: TR=6478 EX OF ST AND ALLEY LOTS 2,3  
AND 4 BLK 9**

#### **MORTGAGES/LIENS**

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

# Property Detail Report

For Property Located At :

10727 S CENTRAL AVE, LOS ANGELES, CA 90059-1019



RealQuest

## Owner Information

Owner Name: 10727 S CTRL RE GRP LLC  
Mailing Address: 9595 WILSHIRE BLVD # 711B, BEVERLY HILLS CA 90212 C069  
Vesting Codes: // CO

## Location Information

Legal Description: TR=6478 EX OF ST AND ALLEY LOTS 2,3 AND 4 BLK 9  
County: LOS ANGELES, CA APN: 6051-014-036  
Census Tract / Block: 2408.00 / 1 Alternate APN:  
Township-Range-Sect: Subdivision: 6478  
Legal Book/Page: 68-93 Map Reference: 58-C4 /  
Legal Lot: 2 Tract #: 6478  
Legal Block: 9 School District: LOS ANGELES  
Market Area: C37 School District Name: LOS ANGELES  
Neighbor Code: Munic/Township: L.A. WATTS

## Owner Transfer Information

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

## Last Market Sale Information

Recording/Sale Date: 10/11/2023 / 08/22/2023 1st Mtg Amount/Type: /  
Sale Price: \$995,000 1st Mtg Int. Rate/Type: /  
Sale Type: FULL 1st Mtg Document #: /  
Document #: 690749 2nd Mtg Amount/Type: /  
Deed Type: GRANT DEED 2nd Mtg Int. Rate/Type: /  
Transfer Document #: Price Per SqFt: \$728.94  
New Construction: Multi/Split Sale:  
Title Company: FIDELITY NATIONAL TITLE CO  
Lender:  
Seller Name: SOUTH CENTRAL 1111 LLC

## Prior Sale Information

Prior Rec/Sale Date: 07/13/2023 / 06/29/2023 Prior Lender: PKN INVS LLC  
Prior Sale Price: \$650,000 Prior 1st Mtg Amt/Type: \$455,000 / CONV  
Prior Doc Number: 458880 Prior 1st Mtg Rate/Type: /  
Prior Deed Type: GRANT DEED

## Property Characteristics

Year Built / Eff: 1989 / 1989 Total Rooms/Offices  
Gross Area: 1,365 Total Restrooms:  
Building Area: 1,365 Roof Type:  
Tot Adj Area: Roof Material:  
Above Grade: Construction:  
# of Stories: Foundation:  
Other Improvements: Exterior wall:  
Basement Area:

Garage Area:  
Garage Capacity:  
Parking Spaces:  
Heat Type:  
Air Cond: YES  
Pool:  
Quality:  
Condition:

## Site Information

Zoning: LAC2 Acres: 0.20 County Use: FAST FOOD-WALK (2110)  
Lot Area: 8,788 Lot Width/Depth: x State Use:  
Land Use: FAST FOOD Res/Comm Units: / Water Type:  
FRANCHISE  
Site Influence: CORNER Sewer Type:

## Tax Information

Total Value: \$650,000 Assessed Year: 2024 Property Tax: \$10,971.76  
Land Value: \$450,000 Improved %: 31% Tax Area: 6654  
Improvement Value: \$200,000 Tax Year: 2024 Tax Exemption:  
Total Taxable Value: \$650,000

**Comparable Sales Report**

For Property Located At

**RealQuest****10727 S CENTRAL AVE, LOS ANGELES, CA 90059-1019**

2 Comparable(s) Selected.

Report Date: 08/22/2025

**Summary Statistics:**

	Subject	Low	High	Average
Sale Price	\$995,000	\$1,020,000	\$1,425,000	\$1,222,500
Bldg/Living Area	1,365	1,210	1,485	1,348
Price/Sqft	\$728.94	\$686.87	\$1,177.69	\$932.28
Year Built	1989	1967	1979	1973
Lot Area	8,788	6,067	7,980	7,024
Bedrooms	0	0	0	0
Bathrooms/Restrooms	0	0	0	0
Stories	0.00	0.00	0.00	0.00
Total Value	\$650,000	\$945,660	\$1,291,954	\$1,118,807
Distance From Subject	0.00	10.85	12.74	11.79

\* = user supplied for search only

Comp #:	1	Distance From Subject: 10.85 (miles)			
Address:	11339 WASHINGTON BLVD, WHITTIER, CA 90606-3140				
Owner Name:	LEGACY 26 LLC				
Seller Name:	11339 WASHINGTON BOULEVARD LLC				
APN:	8173-004-019	Map Reference:	55-B6 /	Building Area:	1,485
County:	LOS ANGELES, CA	Census Tract:	5022.00	Total Rooms/Offices:	
Subdivision:	14954	Zoning:	LCC2*	Total Restrooms:	
Rec Date:	05/14/2025	Prior Rec Date:	12/18/1981	Yr Built/Eff:	1979 / 1979
Sale Date:	05/06/2025	Prior Sale Date:		Air Cond:	YES
Sale Price:	\$1,020,000	Prior Sale Price:	\$217,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	318300	Acres:	0.18		
1st Mtg Amt:		Lot Area:	7,980		
Total Value:	\$945,660	# of Stories:			
Land Use:	FAST FOOD FRANCHISE Park Area/Cap#: /				

Comp #:	2			Distance From Subject: 12.74 (miles)	
Address:	3498 E 7TH ST, LONG BEACH, CA 90804-5136				
Owner Name:	LMJ CHILDREN TRUST				
Seller Name:	LONG BEACH 26 LLC				
APN:	7258-026-030	Map Reference:	76-A5 /	Building Area:	1,210
County:	LOS ANGELES, CA	Census Tract:	5771.00	Total Rooms/Offices:	
Subdivision:	LONG BEACH HEIGHTS	Zoning:	LBCCP	Total Restrooms:	
Rec Date:	12/27/2024	Prior Rec Date:	05/09/2014	Yr Built/Eff:	1967 / 1975
Sale Date:	12/21/2024	Prior Sale Date:	04/23/2014	Air Cond:	YES
Sale Price:	\$1,425,000	Prior Sale Price:	\$1,075,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	924639	Acres:	0.14		
1st Mtg Amt:		Lot Area:	6,067		
Total Value:	\$1,291,954	# of Stories:			
Land Use:	FAST FOOD FRANCHISE	Park Area/Cap#:	/		

## Foreclosure Activity Report

For Property Located At

10727 S CENTRAL AVE, LOS ANGELES, CA 90059-1019



RealQuest

### Foreclosure Activity Report is not available

10727 S CENTRAL AVE LOS ANGELES CA 90059

The selected property does not contain active foreclosure information. This could mean the data is not available or an activity that needs to occur for this report to capture, has not occurred.

[Back to report selection](#)

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