

CITY OF LOS ANGELES
CALIFORNIA

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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



JACOB STEVENS
PRESIDENT

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

NANCY YAP
VICE PRESIDENT

KAREN BASS
MAYOR

JOHN WEIGHT
EXECUTIVE OFFICER

CORISSA HERNANDEZ
JAVIER NUNEZ
MOISES ROSALES

October 6, 2025

Council District: # 15

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

JOB ADDRESS: 10909 SOUTH CROESUS AVENUE, LOS ANGELES, CA
ASSESSORS PARCEL NO. (APN): 6068-004-029
Re: Invoice #815379-9

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: 10909 South Croesus Avenue, Los Angeles, CA ("Property"). A copy of the title report which includes a full legal description of the property is attached as Exhibit A.

Following the Department's investigation an order or orders to comply were issued on December 5, 2019 to the property owner and all interested parties. Pursuant to Section 98.0411(a) the order warned that "a proposed noncompliance fee may be imposed for failure to comply with the order within 15 days after the compliance date specified in the order or unless an appeal or slight modification is filed within 15 days after the compliance date." The owners failed to comply within the time prescribed by ordinance. The Department imposed non-compliance fee as follows:

<u>Description</u>	<u>Amount</u>
Non-Compliance fee	660.00
Late Charge/Collection fee (250%)	1,650.00
Accumulated Interest (1%/month)	678.39
Title Report fee	30.00
Grand Total	\$ 3,018.39

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 \$3,018.39 be recorded against the property. It is requested that the Honorable City Council of the City of Los Angeles (the "Council") designate the time and place protest can be heard concerning this matter, as set forth in Sections 7.35.3 and 7.35.5 of the Los Angeles Administrative Code.

It is further requested that Council instruct the LADBS to deposit to Dept 08, Fund 48R, Balance Sheet Account 2200, any payment received against this lien in the amount of \$3,018.39 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

ATTEST: PATRICE LATTIMORE, 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

Property Title Report

Work Order No. T18417
Dated as of: 06/23/2025

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 6068-004-029

Property Address: 10909 S CROESUS AVE City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : THE SANDRA B. GARCIA DE HENRIQUEZ REVOCABLE TRUST AND SANDRA B. GARCIA DE HENRIQUEZ AS TRUSTEE

Grantor : SANDRA B. GARCIA DE HENRIQUEZ

Deed Date : 12/26/2020 Recorded : 02/17/2021

Instr No. : 21-0265733

**MAILING ADDRESS: THE SANDRA B. GARCIA DE HENRIQUEZ REVOCABLE TRUST AND SANDRA B. GARCIA DE HENRIQUEZ AS TRUSTEE
10909 CROESUS AVE, LOS ANGELES, CA 90059-1309**

SCHEDULE B

LEGAL DESCRIPTION

Lot Number: 138 Tract No: 5432 Brief Description: TRACT NO 5432 LOT 138

MORTGAGES/LIENS

Type of Document: FHA PARTIAL CLAIM DEED OF TRUST

Recording Date: 06/13/2022 Document #: 22-0625431

Loan Amount: \$67,812

Lender Name: CALIBER HOME LOANS, INC.

Borrowers Name: THE SANDRA B. GARCIA DE HENRIQUEZ REVOCABLE TRUST AND SANDRA B. GARCIA DE HENRIQUEZ AS TRUSTEE

**MAILING ADDRESS: CALIBER HOME LOANS, INC.
13801 WIRELESS WAY OKLAHOMA CITY, OK 73134**

This page is part of your document - DO NOT DISCARD



20210265733



Pages:
0004

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

02/17/21 AT 11:17AM

FEES:	28.00
TAXES:	0.00
OTHER:	0.00
<hr/>	
PAID:	28.00



LEADSHEET



202102172870018

00019910470



011820885

SEQ:
02

DAR - Mail (Intake)



THIS FORM IS NOT TO BE DUPLICATED

RECORDING REQUESTED BY:

Sandra B. Garcia De Henriquez, Trustee

WHEN RECORDED MAIL TAX STATEMENTS TO

Sandra B. Garcia De Henriquez, Trustee
The Sandra B. Garcia De Henriquez Revocable Trust
10909 Croesus Ave.
Los Angeles, CA 90059

19910470



Batch Number: 11820885



SPACE ABOVE THIS LINE FOR RECORDERS USE

APN: 6068-004-029

TITLE(S)

GRANT DEED

PURSUANT TO SENATE BILL 2 – Building Homes and Jobs Act (GC Code Section §27388.1), effective January 1, 2018, a fee of seventy-five dollars (75.00) shall be paid at the time of recording of every real estate instrument, paper, or notice required or permitted by law to be recorded, except those expressly exempted from payment of recording fees, per each single transaction per parcel of real property. The fee imposed by this section shall not exceed two hundred twenty-five dollars (225.00)

- Exempt from fee per GC §27388.1 (a)(2); recorded concurrently "in connection with" a transfer subject to the imposition of documentary transfer tax (DTT).
- Exempt from fee per GC §27388.1 (a)(2); recorded concurrently "in connection with" a transfer of real property that is a residential dwelling to an owner-occupier.
- Exempt from fee per GC §27388.1 (a)(2); fee cap of \$225.00 reached.
- Exempt from fee per GC §27388.1 (a)(2); not related to real property.

THIS COVER SHEET ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION

(3.00 Additional Recording Fee Applies)

RECORDING REQUESTED BY:

Sandra B. Garcia De Henriquez, Trustee

WHEN RECORDED MAIL TAX STATEMENTS TO

Sandra B. Garcia De Henriquez, Trustee
The Sandra B. Garcia De Henriquez Revocable Trust
10909 Croesus Ave.
Los Angeles, CA

SPACE ABOVE THIS LINE FOR RECORDERS USE _____

APN: 6068-004-029

GRANT DEED

THE UNDERSIGNED DECLARES NO CONSIDERATION FOR THIS TRANSFER & NO DOCUMENTARY TRANSFER TAX DUE.
This is a Trust Transfer under Section 62(d) of the Revenue and Taxation Code: Transfer to a revocable trust.
This conveyance transfers an interest into or out of a Living Trust, R & T 11930. Tax Due: \$0.00

SANDRA B. GARCIA DE HENRIQUEZ, A Single Woman,

HEREBY GRANT(S) TO THE SANDRA B. GARCIA DE HENRIQUEZ REVOCABLE TRUST,
And SANDRA B. GARCIA DE HENRIQUEZ, AS TRUSTEE,

The Real Property Described As:

LOT 138 OF TRAT NO 5432 IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES,
STATE OF CALIFORNIA AS PER MAP RECORDED IN BOOK 67 PAGE(S) 61 AND 62 OF
MAPS IN THE OFFICE OF THE COUNTY RECRODER OF SAID COUNTY.

Known as: 10909 Croesus Ave. Los Angeles, CA 90059

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES


SANDRA B. GARCIA DE HENRIQUEZ

On 12-26-2020
before me, Jose Francisco Vega
A Notary Public, personally appeared:
SANDRA B GARCIA de
Henriquez

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity and that by his/her/their signature(s) on the instrument the person(s) or entity upon behalf of which the person(s) acted, executed the instrument. I certify under Penalty of Perjury under the laws of the State of California that the foregoing paragraph is true and correct.
WITNESS MY hand and official Seal.



This Space For Notary Seal


NOTARY SIGNATURE

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES }

On _____, before me, _____, A Notary Public,

Personally appeared: _____

who 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 and that by his/her/their signature(s) on the instrument the person(s) or entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PANALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS MY hand and official Seal.

NOTARY PUBLIC SIGNATURE



← _____ →
ADDITIONAL OPTIONAL INFORMATION

Title or description of attached document: _____
_____ Number of pages: _____ Document Date: _____

CAPACITY CLAIMED BY THE SIGNER: Individual(s) Corporate Officer Title: _____
 Partner(s) Attorney-In-Fact Trustee(s) Other: _____

This page is part of your document - DO NOT DISCARD



20220625431



Pages:
0007

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

06/13/22 AT 02:27PM

FEES:	470.00
TAXES:	0.00
OTHER:	0.00
<hr/>	
PAID:	470.00



LEADSHEET



202206130250078

00022447821



013472010

SEQ:
01

SECURE - Daily



THIS FORM IS NOT TO BE DUPLICATED

9780204914_1072_UC

Requested By:
Jaquencia Covington
Return To: Caliber Home Loans, Inc.
13801 Wireless Way
Oklahoma City, OK 73134

Assessor's Identification
Number: _____

Property Address:
10909 CROESUS AVE
LOS ANGELES, CA 90059-1309
Trustee Address: 18881 Von Karman Ave
Ste 500 Irvin, CA 92612

FHA Partial Claim Deed of Trust

FHA Case No. 1978232333703

DEFINITIONS. Words used in multiple sections of this document are defined below and other words are defined in Sections 3, 10, 12, 17, 19 and 21. Certain rules regarding the usage of words used in this document are also provided in Section 15.

- (A) "Security Instrument" means this document, which is dated May 12, 2022, together with all Riders to this document.
- (B) "Borrower" is SANDRA B GARCIA DE HENRIQUEZ, an unmarried individual. Borrower is the trustor under this Security Instrument.
- (C) "Lender" is Secretary of Housing and Urban Development. Lender's address is 451 Seventh Street, SW, Washington, DC 20410. Lender is the beneficiary under this Security Instrument.
- (D) "Trustee" is WFG NATIONAL TITLE COMPANY OF CALIFORNIA.
- (E) "Note" means the promissory note signed by Borrower and dated May 12, 2022. The Note states that Borrower owes Lender Sixty seven thousand eight hundred-twelve and 62/100 Dollars (U.S. \$67,812.62). Borrower has promised to pay this debt in full not later than December 1, 2047.
- (F) "Property" means the property that is described below under the heading "Transfer of Rights in the Property."
- (G) "Loan" means the debt evidenced by the Note, late charges due under the Note, and all sums due under this Security Instrument.
- (H) "Applicable Law" means all controlling applicable federal, state and local statutes, regulations, ordinances and administrative rules and orders (that have the effect of law) as well as all applicable final, non-appalable judicial opinions.
- (I) "Community Association Dues, Fees, and Assessments" means all dues, fees, assessments and other charges that are imposed on Borrower or the Property by a condominium association, homeowners association or similar organization.
- (J) "Electronic Funds Transfer" means any transfer of funds, other than a transaction originated by check, draft, or similar paper instrument, which is initiated through an electronic terminal, telephonic instrument, computer, or magnetic tape so as to order, instruct, or authorize a financial institution to debit or credit an account. Such term includes, but is not limited to, point-of-sale transfers, automated teller machine transactions, transfers initiated by telephone, wire transfers, and automated clearinghouse transfers.
- (K) "Escrow Items" means those items that are described in Section 3.



- (L) *"Miscellaneous Proceeds"* means any compensation, settlement, award of damages, or proceeds paid by any third party (other than insurance proceeds paid under the coverages described in Section 5) for: (i) damage to, or destruction of, the Property; (ii) condemnation or other taking of all or any part of the Property; (iii) conveyance in lieu of condemnation; or (iv) misrepresentations of, or omissions as to, the value and/or condition of the Property.
- (M) *"Mortgage Insurance"* means insurance protecting Lender against the nonpayment of, or default on, the Loan.
- (N) *"RESPA"* means the *Real Estate Settlement Procedures Act* (12 U.S.C. Section 2601 et seq.) and its implementing regulation, Regulation X (12 C.F.R. Part 1024), as they might be amended from time to time, or any additional or successor legislation or regulation that governs the same subject matter. As used in this Security Instrument, *"RESPA"* refers to all requirements and restrictions that are imposed in regard to a "federally related mortgage loan" even if the Loan does not qualify as a "federally related mortgage loan" under RESPA.
- (O) *"Secretary"* means the Secretary of the United States Department of Housing and Urban Development or his designee.
- (P) *"Successor in Interest of Borrower"* means any party that has taken title to the Property, whether or not that party has assumed Borrower's obligations under the Note and/or this Security Instrument.

TRANSFER OF RIGHTS IN THE PROPERTY. This Security Instrument secures to Lender: (i) the repayment of the Loan, and all renewals, extensions and modifications of the Note; and (ii) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower irrevocably grants and conveys to Trustee, in trust, with power of sale, the following described property located in the County [Type of Recording Jurisdiction] of Los Angeles [Name of Recording Jurisdiction] The legal description to the Property may be attached to this Agreement by the Servicer if required.

Parcel ID Number: 6068004029 which currently has the address of 10909 CROESUS AVE [Street] LOS ANGELES [City], California 90059-1309 [Zip Code] (*"Property Address"*): See Exhibit A

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the *"Property."*

BORROWER COVENANTS that Borrower is lawfully seised of the estate hereby conveyed and has the right to grant and convey the Property and that the Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property.

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

- 1. Payment of Principal.** Borrower shall pay when due the principal of the debt evidenced by the Note.
- 2. Borrower Not Released; Forbearance By Lender Not a Waiver.** Extension of the time of payment of the sums secured by this Security Instrument granted by Lender to any successor in interest of Borrower shall not operate to release the liability of the original Borrower or Borrower's successor in interest. Lender shall not be required to commence proceedings against any successor in interest or refuse to extend time for payment or otherwise modify amortization of the sums secured by this Security Instrument by reason of any demand made by the original Borrower or Borrower's successors in interest. Any forbearance by Lender in exercising any right or remedy shall not be a waiver of or preclude the exercise of any right or remedy.
- 3. Successors and Assigns Bound; Joint and Several Liability; Co-signers.** The covenants and agreements of this Security Instrument shall bind and benefit the successors and assigns of Lender and Borrower. Borrower's covenants and agreements shall be joint and several. Any Borrower who co-signs this Security Instrument but does not execute the Note: (a) is co-signing this Security Instrument only to mortgage, grant and convey that Borrower's interest in the Property under the terms of this Security Instrument; (b) is not personally obligated to pay the sums secured by this Security Instrument; and (c) agrees that Lender and any other Borrower may agree to extend, modify, forbear or make any accommodations with regard to the term of this Security Instrument or the Note without that Borrower's consent.



4. Notices. Any notice to Borrower provided for in this Security Instrument shall be given by delivering it or by mailing it by first class mail unless applicable law requires use of another method. The notice shall be directed to the Property Address or any other address Borrower designates by notice to Lender. Any notice to Lender shall be given by first class mail to: Department of Housing and Urban Development, Attention: Single Family Notes Branch, 451 Seventh Street, SW, Washington, DC 10410 or any address Lender designates by notice to Borrower. Any notice provided for in this Security Instrument shall be deemed to have been given to Borrower or Lender when given as provided in this paragraph.

5. Governing Law; Severability. This Security Instrument shall be governed by Federal law and the law of the jurisdiction in which the Property is located. In the event that any provision or clause of this Security Instrument or the Note conflicts with applicable law, such conflict shall not affect other provisions of this Security Instrument or the Note which can be given effect without the conflicting provision. To this end the provisions of this Security Instrument and the Note are declared to be severable.

6. Borrower's Copy. Borrower shall be given one conformed copy of the Note and of this Security Instrument.

NON-UNIFORM COVENANTS. Borrower and Lender further covenant and agree as follows:

7. Acceleration; Remedies. Lender shall give notice to Borrower prior to acceleration following Borrower's breach of any covenant or agreement in this Security Instrument. The notice shall specify: (a) the default; (b) the action required to cure the default; (c) a date, not less than 30 days from the date the notice is given to Borrower, by which the default must be cured; and (d) that failure to cure the default on or before the date specified in the notice may result in acceleration of the sums secured by this Security Instrument and sale of the Property. The notice shall further inform Borrower of the right to reinstate after acceleration and the right to bring a court action to assert the non-existence of a default or any other defense of Borrower to acceleration and sale. If the default is not cured on or before the date specified in the notice, Lender at its option may require immediate payment in full of all sums secured by this Security Instrument without further demand and may invoke the power of sale and any other remedies permitted by Applicable Law. Lender shall be entitled to collect all expenses incurred in pursuing the remedies provided in this Section 7, including, but not limited to, reasonable attorneys' fees and costs of title evidence.

If Lender invokes the power of sale, Lender shall execute or cause Trustee to execute a written notice of the occurrence of an event of default and of Lender's election to cause the Property to be sold. Trustee shall cause this notice to be recorded in each county in which any part of the Property is located. Lender or Trustee shall mail copies of the notice as prescribed by Applicable Law to Borrower and to the other persons prescribed by Applicable Law. Trustee shall give public notice of sale to the persons and in the manner prescribed by Applicable Law. After the time required by Applicable Law, Trustee, without demand on Borrower, shall sell the Property at public auction to the highest bidder at the time and place and under the terms designated in the notice of sale in one or more parcels and in any order Trustee determines. Trustee may postpone sale of all or any parcel of the Property by public announcement at the time and place of any previously scheduled sale. Lender or its designee may purchase the Property at any sale.

Trustee shall deliver to the purchaser Trustee's deed conveying the Property without any covenant or warranty, expressed or implied. The recitals in the Trustee's deed shall be prima facie evidence of the truth of the statements made therein. Trustee shall apply the proceeds of the sale in the following order: (a) to all expenses of the sale, including, but not limited to, reasonable Trustee's and attorneys' fees; (b) to all sums secured by this Security Instrument; and (c) any excess to the person or persons legally entitled to it.

If the Lender's interest in this Security Instrument is held by the Secretary and the Secretary requires immediate payment in full under Paragraph 4 of the Subordinate Note, the Secretary may invoke the non-judicial power of sale provided in the Single Family Mortgage Foreclosure Act of 1994 ("Act") (12 U.S.C. Section 3751 et seq.) by requesting a foreclosure commissioner designated under the Act to commence foreclosure and to sell the Property as provided in the Act. Nothing in the preceding sentence shall deprive the Secretary of any rights otherwise available to a Lender under this paragraph or applicable law.



8. Reconveyance. Upon payment of all sums secured by this Security Instrument, Lender shall request Trustee to reconvey the Property and shall surrender this Security Instrument and all notes evidencing debt secured by this Security Instrument to Trustee. Trustee shall reconvey the Property without warranty to the person or persons legally entitled to it. Lender may charge such person or persons a reasonable fee for reconveying the Property, but only if the fee is paid to a third party (such as the Trustee) for services rendered and the charging of the fee is permitted under Applicable Law. If the fee charged does not exceed the fee set by Applicable Law, the fee is conclusively presumed to be reasonable.

9. Substitute Trustee. Lender, at its option, may from time to time appoint a successor trustee to any Trustee appointed hereunder by an instrument executed and acknowledged by Lender and recorded in the office of the Recorder of the county in which the Property is located. The instrument shall contain the name of the original Lender, Trustee and Borrower, the book and page where this Security Instrument is recorded and the name and address of the successor trustee. Without conveyance of the Property, the successor trustee shall succeed to all the title, powers and duties conferred upon the Trustee herein and by Applicable Law. This procedure for substitution of trustee shall govern to the exclusion of all other provisions for substitution.

10. Statement of Obligation Fee. Lender may collect a fee not to exceed the maximum amount permitted by Applicable Law for furnishing the statement of obligation as provided by Section 2943 of the *Civil Code of California*.

11. Waiver of Homestead. Borrower waives all right of homestead exemption in the Property.

12. Attorneys' Fees. As used in this Security Instrument and the Note, attorneys' fees shall include those awarded by an appellate court and any attorneys' fees incurred in a bankruptcy proceeding.

The undersigned Borrower requests that a copy of any Notice of Default and any Notice of Sale under this Security Instrument be mailed to the Borrower at the address set forth above.

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument and in any Rider executed by Borrower and recorded with it.

Borrower



 SANDRA B GARCIA DE
 HENRIQUEZ

05-19-2022
 Date



A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Los Angeles

On May 19, 2022, before me, Odette Blanco, Notary Public, personally appeared SANDRA B GARCIA DE HENRIQUEZ, who 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Odette Blanco
Notary Public

Odette Blanco
(Print Name)

My commission expires: July 26, 2023



Exhibit A
Legal Description

All that certain real property in the County of Los Angeles, State of California, described as follows:

Lot 138 of Tract No. 5432, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 67, Page(s) 61 and 62 of Maps, in the office of the County Recorder of said County.

APN: 6068-004-029

CRATIFIED TO BE A TRUE & CORRECT
COPY OF THE ORIGINAL
REALTY DEPARTMENT CORP

BY DM

Property Detail Report

For Property Located At :
10909 CROESUS AVE, LOS ANGELES, CA 90059-1309



Owner Information

Owner Name: **DE HENRIQUEZ SANDRA B/SANDRA B DE HENRIQUEZ**
 Mailing Address: **10909 CROESUS AVE, LOS ANGELES CA 90059-1309 C044**
 Vesting Codes: **// TR**

Location Information

Legal Description:	TRACT NO 5432 LOT 138	APN:	6068-004-029
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	2430.01 / 2	Subdivision:	5432
Township-Range-Sect:		Map Reference:	58-E4 /
Legal Book/Page:	67-61	Tract #:	5432
Legal Lot:	138	School District:	LOS ANGELES
Legal Block:		School District Name:	LOS ANGELES
Market Area:	C37	Munic/Township:	LOS ANGELES
Neighbor Code:			

Owner Transfer Information

Recording/Sale Date:	02/17/2021 / 12/26/2020	Deed Type:	GRANT DEED
Sale Price:		1st Mtg Document #:	
Document #:	265733		

Last Market Sale Information

Recording/Sale Date:	11/20/2017 / 11/08/2017	1st Mtg Amount/Type:	\$371,153 / FHA
Sale Price:	\$378,000	1st Mtg Int. Rate/Type:	/
Sale Type:	FULL	1st Mtg Document #:	1331081
Document #:	1331080	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$242.62
New Construction:		Multi/Split Sale:	
Title Company:	WFG NAT'L TITLE CO		
Lender:	ROYAL PACIFIC FNDG CORP		
Seller Name:	TEJADA LUIS E		

Prior Sale Information

Prior Rec/Sale Date:	06/03/2003 / 04/14/2003	Prior Lender:	WELLS FARGO HM MTG INC
Prior Sale Price:	\$143,000	Prior 1st Mtg Amt/Type:	\$71,500 / CONV
Prior Doc Number:	1572577	Prior 1st Mtg Rate/Type:	/ FIXED RATE LOAN
Prior Deed Type:	GRANT DEED		

Property Characteristics

Gross Area:		Parking Type:		Construction:	
Living Area:	1,558	Garage Area:		Heat Type:	CENTRAL
Tot Adj Area:		Garage Capacity:		Exterior wall:	
Above Grade:		Parking Spaces:		Porch Type:	
Total Rooms:		Basement Area:		Patio Type:	
Bedrooms:	3	Finish Bsmnt Area:		Pool:	
Bath(F/H):	2 /	Basement Type:		Air Cond:	
Year Built / Eff:	1985 / 1985	Roof Type:		Style:	
Fireplace:	/	Foundation:		Quality:	
# of Stories:		Roof Material:		Condition:	
Other Improvements:					

Site Information

Zoning:	LAR1	Acres:	0.12	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	5,201	Lot Width/Depth:	x	State Use:	
Land Use:	SFR	Res/Comm Units:	1 /	Water Type:	
Site Influence:	CORNER			Sewer Type:	

Tax Information

Total Value:	\$421,661	Assessed Year:	2024	Property Tax:	\$5,544.43
Land Value:	\$252,886	Improved %:	40%	Tax Area:	460
Improvement Value:	\$168,775	Tax Year:	2024	Tax Exemption:	
Total Taxable Value:	\$421,661				

Comparable Sales Report

For Property Located At



10909 CROESUS AVE, LOS ANGELES, CA 90059-1309

5 Comparable(s) Selected.

Report Date: 06/30/2025

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$378,000	\$485,500	\$708,000	\$601,200
Bldg/Living Area	1,558	1,349	1,558	1,410
Price/Sqft	\$242.62	\$347.78	\$496.32	\$425.87
Year Built	1985	1910	2013	1973
Lot Area	5,201	3,160	6,888	4,931
Bedrooms	3	3	4	3
Bathrooms/Restrooms	2	2	2	2
Stories	0.00	1.00	1.00	1.00
Total Value	\$421,661	\$39,282	\$575,280	\$280,538
Distance From Subject	0.00	0.19	0.42	0.31

*= user supplied for search only

Comp #:1		Distance From Subject:0.19 (miles)	
Address:	2309 E 108TH ST, LOS ANGELES, CA 90059-1403		
Owner Name:	GEE BRIAN		
Seller Name:	DELABRA EDGAR S		
APN:	6068-010-040	Map Reference:	/
County:	LOS ANGELES, CA	Census Tract:	2430.02
Subdivision:	5331	Zoning:	LAR1
Rec Date:	03/17/2025	Prior Rec Date:	05/16/2014
Sale Date:	02/25/2025	Prior Sale Date:	05/12/2014
Sale Price:	\$527,500	Prior Sale Price:	\$255,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	167228	Acres:	0.07
1st Mtg Amt:	\$515,490	Lot Area:	3,160
Total Value:	\$312,757	# of Stories:	
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	1,349
		Total Rooms:	
		Bedrooms:	4
		Bath(F/H):	2 /
		Yr Built/Eff:	2013 / 2013
		Air Cond:	CENTRAL
		Style:	
		Fireplace:	/
		Pool:	
		Roof Mat:	
		Parking:	

Comp #:2		Distance From Subject:0.28 (miles)	
Address:	2109 E 113TH ST, LOS ANGELES, CA 90059-2033		
Owner Name:	MS83 INVESTMENTS LLC		
Seller Name:	AUSTIN DAVETTA LIVING TRUST		
APN:	6067-011-012	Map Reference:	58-E5 /
County:	LOS ANGELES, CA	Census Tract:	2431.00
Subdivision:	CRYSTAL SPGS TR	Zoning:	LAR1
		Living Area:	1,396
		Total Rooms:	
		Bedrooms:	3

Rec Date:	03/21/2025	Prior Rec Date:	08/03/1982	Bath(F/H):	2 /
Sale Date:	03/14/2025	Prior Sale Date:		Yr Built/Eff:	1956 / 1958
Sale Price:	\$485,500	Prior Sale Price:		Air Cond:	
Sale Type:	FULL	Prior Sale Type:		Style:	
Document #:	182025	Acres:	0.11	Fireplace:	/
1st Mtg Amt:	\$468,000	Lot Area:	4,811	Pool:	
Total Value:	\$39,282	# of Stories:	1	Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:**3** Distance From Subject:**0.32 (miles)**

Address: **2309 E 113TH ST, LOS ANGELES, CA 90059-2037**

Owner Name: **ANZALDO RICARDO R/RIOS CRISTINA I R**

Seller Name: **WORLD IMPACT INC**

APN:	6067-015-016	Map Reference:	58-E5 /	Living Area:	1,387
County:	LOS ANGELES, CA	Census Tract:	2431.00	Total Rooms:	
Subdivision:	CRYSTAL SPGS TR	Zoning:	LAR1	Bedrooms:	3
Rec Date:	02/07/2025	Prior Rec Date:	05/10/1990	Bath(F/H):	2 /
Sale Date:	02/04/2025	Prior Sale Date:	04/1990	Yr Built/Eff:	1910 / 1950
Sale Price:	\$610,000	Prior Sale Price:	\$99,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	79533	Acres:	0.16	Fireplace:	/
1st Mtg Amt:	\$488,000	Lot Area:	6,888	Pool:	
Total Value:	\$178,528	# of Stories:		Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:**4** Distance From Subject:**0.34 (miles)**

Address: **2416 SANTA ANA S, LOS ANGELES, CA 90059-2163**

Owner Name: **SANCHEZ MARIO**

Seller Name: **ONEIL MICHELLE**

APN:	6067-017-043	Map Reference:	/	Living Area:	1,360
County:	LOS ANGELES, CA	Census Tract:	5404.00	Total Rooms:	
Subdivision:	1	Zoning:	LCR2YY	Bedrooms:	4
Rec Date:	05/22/2025	Prior Rec Date:	04/08/2014	Bath(F/H):	2 /
Sale Date:	04/17/2025	Prior Sale Date:	02/28/2014	Yr Built/Eff:	2007 / 2007
Sale Price:	\$675,000	Prior Sale Price:	\$247,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	339333	Acres:	0.08	Fireplace:	/
1st Mtg Amt:	\$662,774	Lot Area:	3,296	Pool:	
Total Value:	\$296,841	# of Stories:		Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:**5** Distance From Subject:**0.42 (miles)**

Address: **10327 GORMAN AVE, LOS ANGELES, CA 90002-3846**

Owner Name: **LOPEZ MIREYA L**

Seller Name: **DRH RE GROUP LLC**

APN:	6066-015-085	Map Reference:	58-E3 /	Living Area:	1,558
County:	LOS ANGELES, CA	Census Tract:	2430.02	Total Rooms:	6
Subdivision:	FORTHMANN TR	Zoning:	LAR1	Bedrooms:	3
Rec Date:	11/14/2024	Prior Rec Date:	07/16/2024	Bath(F/H):	2 /
Sale Date:	11/05/2024	Prior Sale Date:	06/27/2024	Yr Built/Eff:	1983 / 1983
Sale Price:	\$708,000	Prior Sale Price:	\$460,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	787769	Acres:	0.15	Fireplace:	/
1st Mtg Amt:		Lot Area:	6,502	Pool:	
Total Value:	\$575,280	# of Stories:	1	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/	Parking:	GARAGE

EXHIBIT D

ASSIGNED INSPECTOR: **KEITH EDGHILL**
JOB ADDRESS: **10909 SOUTH CROESUS AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **6068-004-029**

Date: **October 6, 2025**

CASE NO.: **885928**
ORDER NO.: **A-5196521**

EFFECTIVE DATE OF ORDER TO COMPLY: **December 5, 2019**
COMPLIANCE EXPECTED DATE: **January 4, 2020**
DATE COMPLIANCE OBTAINED: **No Compliance to Date**

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-5196521

1060302202095568

BOARD OF BUILDING AND SAFETY COMMISSIONERS

VAN AMBATIELOS PRESIDENT

E. FELICIA BRANNON VICE-PRESIDENT

JOSELYN GEAGA-ROSENTHAL

GEORGE HOVAGUIMIAN

JAVIER NUNEZ

CITY OF LOS ANGELES CALIFORNIA



ERIC GARCETTI MAYOR

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

FRANK M. BUSH GENERAL MANAGER

OSAMA YOUNAN, P.E. EXECUTIVE OFFICER

SUBSTANDARD ORDER AND NOTICE OF FEE

DE HENRIQUEZ, SANDRA B 10909 CROESUS AVE LOS ANGELES, CA 90059

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

NOV 26 2019

CASE #: 885928 ORDER #: A-5196521 EFFECTIVE DATE: December 05, 2019 COMPLIANCE DATE: January 04, 2020

OWNER OF

SITE ADDRESS: 10909 S CROESUS AVE

ASSESSORS PARCEL NO.: 6068-004-029

ZONE: R1; One-Family Zone

To the address as shown on the last equalized assessment roll. Initialed by MV

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:

As a result of an inspection of the property (Site Address) listed above, this office has determined the building(s) to be SUBSTANDARD as pursuant to the provisions of Division 89 of Article 1 of Chapter IX of the Los Angeles Municipal Code (L.A.M.C.). You are therefore ordered to secure all required permits and begin the necessary work to eliminate the following code violations within 30 days from the effective date of this order. All necessary work shall be completed within 90 days from the effective date of this order. If the necessary permits are not obtained or the required work is not physically commenced within 45 days from the effective date of this order, the Department of Building and Safety may order the owner to cause the building(s) to be vacated.

VIOLATION(S):

1. The building or premises is Substandard due to illegal occupancy.

You are therefore ordered to: Discontinue the use and occupancy of all buildings or portions thereof occupied for living, sleeping, cooking or dining purposes which were not designed or intended to be used for such occupancies.

Code Section(s) in Violation: 91.8902.14, 91.8902, 91.103.1, 91.5R103.1, 12.21A.1(a) of the L.A.M.C.

Location: Throughout the building

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.



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Comments: The single family dwelling with attached garage has been divided into 3 separate dwelling units without plans, permits, inspections, and approvals.

2. The interior remodel of the single family dwelling with attached garage into three (3) separate dwelling units 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). 2) Restore the existing structure(s) to its originally approved condition, OR 3) Submit plans, obtain the required permits and expose the work for proper inspections.

Code Section(s) in Violation: 91.8105, 91.106.1.1, 91.106.1.2, 91.108.4, 91.106.3.2, 91.103.1, 91.5R106.1.1, 91.5R106.1.2, 91.5R108.4, 91.5R106.3.2, 91.5R103.1, 12.21A.1.(a) of the L.A.M.C.

Location: Throughout the building

Comments: The single family dwelling with attached garage has been divided into 3 separate dwelling units without plans, permits, inspections, and approvals.

3. The approximate 10' x 10' construction of a patio cover to the rear of the single family dwelling 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). 2) Restore the existing structure(s) to its originally approved condition, OR 3) Submit plans, obtain the required permits and expose the work for proper inspections.

Code Section(s) in Violation: 91.8105, 91.106.1.1, 91.106.1.2, 91.108.4, 91.106.3.2, 91.103.1, 93.0104, 94.103.1.1, 95.112.1, 91.5R106.1.1, 91.5R106.1.2, 91.5R108.4, 91.5R106.3.2, 91.5R103.1, 12.21A.1.(a) of the L.A.M.C.

4. The garage has been converted to habitable space without the required permits and approvals.

You are therefore ordered to: Discontinue the use as a dwelling and restore the garage to its originally permitted use as a garage.

Code Section(s) in Violation: 12.21A.1.(a), 12.21A4(a), 12.21A4(m), 91.8902.14, 91.8105, 91.103.1 of the L.A.M.C.

5. Construction work is being performed contrary to the code.

You are therefore ordered to: Stop all work being done contrary to the code until the violation has been rectified and approval has been obtained from the department.

Code Section(s) in Violation: 91.104.2.4, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

Location: Throughout the building

Comments: The single family dwelling with attached garage has been divided into 3 separate dwelling units without plans, permits, inspections, and approvals.

6. 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.

Location: Throughout the building

Comments: The single family dwelling with attached garage has been divided into 3 separate dwelling units without plans, permits, inspections, and approvals.

7. Hazardous Mechanical Equipment in the rear yard.

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www.ladbs.org

10603022020095560

You are therefore ordered to: Repair or replace hazardous mechanical equipment.
Code Section(s) in Violation: 91.8902.6, 91.8902, 91.103.1, 12.21A.1.(a) of the L.A.M.C.
Location: Rear yard
Comments: Water heater installation does not meet all code requirements.

8. 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.
Comments: The single family dwelling with attached garage has been divided into 3 separate dwelling units without plans, permits, inspections, and approvals.

9. Open storage within the required yards.

You are therefore ordered to: Discontinue the open storage of appliances in the required yard(s).
Code Section(s) in Violation: 12.03, 12.21A.1.(a) and 12.21C.1.(g) of the L.A.M.C.
Comments: Refrigerator and other items.

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.

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.

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www.ladbs.org

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 err 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 + Community Investment Department (HCIDLA) at (866) 557-RENT (7368) or go to: <http://hcidla.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 (310)732-4533.
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector : 

Date: November 21, 2019

KEITH EDGHILL
638 S. BEACON ST #276
LOS ANGELES, CA 90731
(310)732-4533
Keith.Edghill@lacity.org


REVIEWED BY

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