

CITY OF LOS ANGELES

CALIFORNIA

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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



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PRESIDENT

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SUPERINTENDENT OF BUILDING

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JAVIER NUNEZ
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October 10, 2025

Council District: # 8

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

JOB ADDRESS: 1512 WEST MANCHESTER AVENUE, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 6037-001-031

Re: Invoice #806822-6, #915727-1 Case No: 184704

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: **1512 West Manchester 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 LADBS's investigation an order or orders to comply were issued to the property owner and all interested parties. Pursuant to Section 98.0411(a) the order warned that "a proposed noncompliance fee may be imposed for failure to comply with the order within 15 days after the compliance date specified in the order or unless an appeal or slight modification is filed within 15 days after the compliance date." The owners failed to comply within the time prescribed by ordinance.

In addition, on January 22, 2020 pursuant to Section 98.0402(e) of the L.A.M.C. LADBS performed annual inspections on the vehicle repair facility located at the same address. The property owner was given notice of the unpaid annual inspection fees on the property. LADBS imposed non-compliance fee and annual inspection fee as follows:

<u>Description</u>	<u>Amount</u>
Annual inspection Fee	\$ 457.00
System Development Surcharge	27.42
Non-Compliance fee	660.00
Late Charge/Collection fee (250%)	1,650.00
Accumulated Interest (1%/month)	310.83
Title Report fee	30.00
Grand Total	\$ 3,135.25

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 **\$3,135.25** 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 **\$3,135.25** 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. T18406
Dated as of: 05/30/2025

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 6037-001-031

Property Address: 1512 W MANCHESTER AVE City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Document: QUITCLAIM DEED

Grantee: WESLEY WAGONER JR. AS TRUSTEE OF THE WESLEY WAGONER LIVING TRUST

Grantor: WESLEY WAGONER JR.

Deed Date : 10/12/2017

Recorded : 10/25/2017

Instr No. : 17-1225347

**MAILING ADDRESS: WESLEY WAGONER JR. AS TRUSTEE OF THE WESLEY WAGONER LIVING TRUST
9806 S 11TH AVE, INGLEWOOD, CA 90305-3117**

SCHEDULE B

LEGAL DESCRIPTION

Lot Number: 10 Block: 2 Tract No: 6220 Brief Description: TRACT NO 6220 EX OF ST LOT 10 BLK 2

MORTGAGES/LIENS

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

This page is part of your document - DO NOT DISCARD



20171225347



Pages:
0003

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

10/25/17 AT 12:36PM

FEES:	28.00
TAXES:	0.00
OTHER:	0.00
PAID:	28.00



LEADSHEET



201710250920010

00014421376



008681910

SEQ:
02

DAR - Counter (Upfront Scan)



THIS FORM IS NOT TO BE DUPLICATED

Recording requested by (name):

WESLEY WAGONER, JR.

When recorded, mail to
and mail tax statements to:

WESLEY WAGONER JR., as Trustee of

THE WESLEY WAGONER LIVING TRUST

9806 South 11th Avenue

Inglewood, CA 90305

Recorder's Use Only

QUITCLAIM DEED

Assessor's Parcel No.: 6027-001-031

DOCUMENTARY TRANSFER TAX \$ <u>0.00</u>
EXEMPTION (R&T CODE) <u>11930</u>
EXPLANATION <u>This conveyance transfers an</u>
<u>interest into or out of a Living Trust</u>
<u>Wesley Wagoner Jr.</u>
Signature of Declarant or Agent determining tax

For a valuable consideration, receipt of which is hereby acknowledged,

Wesley Wagoner, Jr.

(Disclaiming Party(ies)) hereby quitclaim(s) to

Wesley Wagoner Jr., as Trustee of The Wesley Wagoner Living Trust

(Property Owner(s)) the following real property in the City of LOS ANGELES,

County of LOS ANGELES, California (insert legal description):

Legal Description APN 6027-001-031

Real Property in the City of Los Angeles, County of Los Angeles, State of California: Lot 10 in Block 2 of Tract No. 6220, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 69, Pages 60 - 70 of maps in the Office of the County Recorder of Said County

Property commonly known as: 1512 West Manchester Avenue, Los Angeles, CA 90047

Date: 10/12/2017

Wesley Wagoner Jr.
(Signature of declarant)

Wesley Wagoner, Jr.
(Print name)

Date: _____

(Signature of declarant)

(Print name)

EXHIBIT B

ASSIGNED INSPECTOR: JAMES VORHIS
JOB ADDRESS: 1512 WEST MANCHESTER AVENUE, LOS ANGELES, CA
ASSESSORS PARCEL NO. (APN): 6037-001-031

Date: October 10, 2025

Last Full Title: 05/30/2025

Last Update to Title:

.....

LIST OF OWNERS AND INTERESTED PARTIES

- 1) WESLEY WAGONER JR. AS TRUSTEE OF THE
WESLEY WAGONER LIVING TRUST
9806 S. 11TH AVENUE
INGLEWOOD, CA 90305-3117 CAPACITY: OWNER

Property Detail Report

For Property Located At :
1512 W MANCHESTER AVE, LOS ANGELES, CA
90047-5424



RealQuest

Owner Information

Owner Name: **WAGONER WESLEY JR**
Mailing Address: **9806 S 11TH AVE, INGLEWOOD CA 90305-3117 C006**
Vesting Codes: **WR // TR**

Location Information

Legal Description: **TRACT NO 6220 EX OF ST LOT 10**
County: **LOS ANGELES, CA** APN: **6037-001-031**
Census Tract / Block: **2384.00 / 1** Alternate APN:
Township-Range-Sect: Subdivision: **622**
Legal Book/Page: **17-48** Map Reference: **57-E1 /**
Legal Lot: **10** Tract #: **622**
Legal Block: **2** School District: **LOS ANGELES**
Market Area: **C36** School District Name: **LOS ANGELES**
Neighbor Code: Munic/Township: **L.A. VERMON**

Owner Transfer Information

Recording/Sale Date: **10/25/2017 / 10/12/2017** Deed Type: **QUIT CLAIM DEED**
Sale Price: 1st Mtg Document #:
Document #: **1225347**

Last Market Sale Information

Recording/Sale Date: **06/27/2003 / 06/06/2003** 1st Mtg Amount/Type: **/**
Sale Price: **\$120,000** 1st Mtg Int. Rate/Type: **/**
Sale Type: 1st Mtg Document #: **/**
Document #: **1851381** 2nd Mtg Amount/Type: **/**
Deed Type: **GRANT DEED** 2nd Mtg Int. Rate/Type: **/**
Transfer Document #: Price Per SqFt: **\$48.00**
New Construction: Multi/Split Sale: **MULTIPLE**
Title Company: **SOUTHLAND TITLE CO.**
Lender:
Seller Name: **RITTENBERG EVELYN R**

Prior Sale Information

Prior Rec/Sale Date: **06/03/1992 /** Prior Lender:
Prior Sale Price: Prior 1st Mtg Amt/Type: **/**
Prior Doc Number: **1007873** Prior 1st Mtg Rate/Type: **/**
Prior Deed Type: **QUIT CLAIM DEED**

Property Characteristics

Year Built / Eff:	1929 / 1929	Total Rooms/Offices	Garage Area:
Gross Area:	2,500	Total Restrooms:	Garage Capacity:
Building Area:	2,500	Roof Type:	Parking Spaces:
Tot Adj Area:		Roof Material:	Heat Type:
Above Grade:		Construction:	Air Cond: NONE
# of Stories:		Foundation:	Pool:
Other Improvements:		Exterior wall:	Quality:
		Basement Area:	Condition:

Site Information

Zoning:	LAC2	Acres:	0.15	County Use:	STORES (1100)
Lot Area:	6,518	Lot Width/Depth:	x	State Use:	
Land Use:	STORE BUILDING	Res/Comm Units:	/	Water Type:	
Site Influence:				Sewer Type:	

Tax Information

Total Value:	\$234,266	Assessed Year:	2024	Property Tax:	\$3,394.38
Land Value:	\$141,981	Improved %:	39%	Tax Area:	297
Improvement Value:	\$92,285	Tax Year:	2024	Tax Exemption:	
Total Taxable Value:	\$234,266				

Comparable Sales Report

For Property Located At



1512 W MANCHESTER AVE, LOS ANGELES, CA 90047-5424

20 Comparable(s) Selected.

Report Date: 06/18/2025

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$120,000	\$350,000	\$20,250,000	\$2,660,950
Bldg/Living Area	2,500	2,200	2,856	2,506
Price/Sqft	\$48.00	\$152.17	\$7,252.87	\$1,025.75
Year Built	1929	1922	2009	1961
Lot Area	6,518	2,633	45,096	17,448
Bedrooms	0	0	0	0
Bathrooms/Restrooms	0	2	4	3
Stories	0.00	0.00	0.00	0.00
Total Value	\$234,266	\$58,345	\$2,894,943	\$880,589
Distance From Subject	0.00	2.30	9.53	6.51

*= user supplied for search only

Comp #: **1** Distance From Subject: **2.30 (miles)**
 Address: **10908 S MAIN ST, LOS ANGELES, CA 90061-2028**
 Owner Name: **FULL GOSPEL CRUSADE CORP**
 Seller Name: **ROBINSON KAREL & IDELLA**
 APN: **6073-008-016** Map Reference: **58-B4 /** Building Area: **2,200**
 County: **LOS ANGELES, CA** Census Tract: **2411.10** Total Rooms/Offices:
 Subdivision: **4449** Zoning: **LAC2** Total Restrooms:
 Rec Date: **05/27/2025** Prior Rec Date: **05/24/1984** Yr Built/Eff: **1927 / 1927**
 Sale Date: **03/10/2025** Prior Sale Date:
 Sale Price: **\$600,000** Prior Sale Price: **\$31,500** Air Cond: **NONE**
 Sale Type: **FULL** Prior Sale Type: **FULL** Pool:
 Document #: **348158** Acres: **0.16** Roof Mat:
 1st Mtg Amt: **\$265,000** Lot Area: **6,865**
 Total Value: **\$63,929** # of Stories:
 Land Use: **STORE BUILDING** Park Area/Cap#: **/**

Comp #: **2** Distance From Subject: **2.37 (miles)**
 Address: **1815 W 54TH ST, LOS ANGELES, CA 90062-2602**
 Owner Name: **BAILEYS PLACE II LLC**
 Seller Name: **ELLIS S D & JACKSON-EL TRUST**
 APN: **5005-030-013** Map Reference: **51-E3 /** Building Area: **2,700**
 County: **LOS ANGELES, CA** Census Tract: **2325.00** Total Rooms/Offices:

Subdivision:	CHESTERFIELD SQUARE	Zoning:	LAC2	Total Restrooms:	
Rec Date:	03/26/2025	Prior Rec Date:	04/18/1979	Yr Built/Eff:	1924 / 1930
Sale Date:	12/12/2024	Prior Sale Date:		Air Cond:	NONE
Sale Price:	\$1,250,000	Prior Sale Price:	\$45,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	193397	Acres:	0.09		
1st Mtg Amt:	\$1,072,500	Lot Area:	3,900		
Total Value:	\$58,730	# of Stories:			
Land Use:	STORE BUILDING	Park Area/Cap#:	/		

Comp #:	3	Distance From Subject:	3.22 (miles)
Address:	10826 S CENTRAL AVE, LOS ANGELES, CA 90059-1022		
Owner Name:	WATTS LABOR CMNTY ACTION COMMI		
Seller Name:	L & B REAL ESTATE		
APN:	6070-001-040	Map Reference:	58-C4 /
County:	LOS ANGELES, CA	Census Tract:	2420.00
Subdivision:	8685	Zoning:	LAC2
Rec Date:	02/06/2025	Prior Rec Date:	10/29/1993
Sale Date:	01/08/2025	Prior Sale Date:	
Sale Price:	\$1,700,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	75997	Acres:	0.29
1st Mtg Amt:		Lot Area:	12,828
Total Value:	\$262,316	# of Stories:	
Land Use:	STORE BUILDING	Park Area/Cap#:	/
		Building Area:	2,856
		Total Rooms/Offices:	
		Total Restrooms:	2
		Yr Built/Eff:	1960 / 1960
		Air Cond:	
		Pool:	
		Roof Mat:	

Comp #:	4	Distance From Subject:	3.50 (miles)
Address:	1739 FIRESTONE BLVD, LOS ANGELES, CA 90001-4036		
Owner Name:	MOLINA ERICK C/MOLINA-GUTIERREZ SILVIA E		
Seller Name:	GARNICA CAROLINA		
APN:	6027-034-010	Map Reference:	58-D2 /
County:	LOS ANGELES, CA	Census Tract:	5353.00
Subdivision:	EDGEWOOD PARK	Zoning:	LCC3*
Rec Date:	06/05/2025	Prior Rec Date:	05/23/2003
Sale Date:	04/25/2025	Prior Sale Date:	04/28/2003
Sale Price:	\$480,000	Prior Sale Price:	\$160,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	375607	Acres:	0.11
1st Mtg Amt:	\$374,667	Lot Area:	5,000
Total Value:	\$227,167	# of Stories:	
Land Use:	STORE BUILDING	Park Area/Cap#:	/
		Building Area:	2,256
		Total Rooms/Offices:	
		Total Restrooms:	
		Yr Built/Eff:	1922 / 1938
		Air Cond:	NONE
		Pool:	
		Roof Mat:	

Comp #:	5	Distance From Subject:	5.82 (miles)
Address:	800 E 12TH ST 110, LOS ANGELES, CA 90021-2199		
Owner Name:	LCGI CAPITAL GROUP LLC		
Seller Name:	VENICE FUND LLC		
APN:	5132-012-118	Map Reference:	/
County:	LOS ANGELES, CA	Census Tract:	2260.02
Subdivision:		Zoning:	LAM2
Rec Date:	01/02/2025	Prior Rec Date:	
Sale Date:	12/30/2024	Prior Sale Date:	
Sale Price:	\$2,350,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	1008	Acres:	1.04
1st Mtg Amt:	\$2,450,000	Lot Area:	45,096
Total Value:	\$1,633,428	# of Stories:	
Land Use:	STORE BUILDING	Park Area/Cap#:	/
		Building Area:	2,470
		Total Rooms/Offices:	
		Total Restrooms:	
		Yr Built/Eff:	2008 / 2008
		Air Cond:	
		Pool:	
		Roof Mat:	

Comp #:	6			Distance From Subject:	5.82 (miles)
Address:	800 E 12TH ST 143, LOS ANGELES, CA 90021-2246				
Owner Name:	LCGI CAPITAL GROUP LLC				
Seller Name:	VENICE FUND LLC				
APN:	5132-012-151	Map Reference:	/	Building Area:	2,490
County:	LOS ANGELES, CA	Census Tract:	2260.02	Total Rooms/Offices:	
Subdivision:		Zoning:	LAM2	Total Restrooms:	
Rec Date:	01/02/2025	Prior Rec Date:		Yr Built/Eff:	2008 / 2008
Sale Date:	12/30/2024	Prior Sale Date:		Air Cond:	
Sale Price:	\$2,350,000	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	1008	Acres:	1.04		
1st Mtg Amt:	\$2,450,000	Lot Area:	45,096		
Total Value:	\$1,664,640	# of Stories:			
Land Use:	STORE BUILDING	Park Area/Cap#:	/		

Comp #:	7			Distance From Subject:	5.82 (miles)
Address:	800 E 12TH ST 142, LOS ANGELES, CA 90021-2246				
Owner Name:	LCGI CAPITAL GROUP LLC				
Seller Name:	VENICE FUND LLC				
APN:	5132-012-150	Map Reference:	/	Building Area:	2,490
County:	LOS ANGELES, CA	Census Tract:	2260.02	Total Rooms/Offices:	
Subdivision:		Zoning:	LAM2	Total Restrooms:	
Rec Date:	01/02/2025	Prior Rec Date:		Yr Built/Eff:	2008 / 2008
Sale Date:	12/30/2024	Prior Sale Date:		Air Cond:	
Sale Price:	\$2,350,000	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	1008	Acres:	1.04		
1st Mtg Amt:	\$2,450,000	Lot Area:	45,096		
Total Value:	\$2,392,920	# of Stories:			
Land Use:	STORE BUILDING	Park Area/Cap#:	/		

Comp #:	8			Distance From Subject:	5.82 (miles)
Address:	800 E 12TH ST 141, LOS ANGELES, CA 90021-2246				
Owner Name:	LCGI CAPITAL GROUP LLC				
Seller Name:	VENICE FUND LLC				
APN:	5132-012-149	Map Reference:	/	Building Area:	2,360
County:	LOS ANGELES, CA	Census Tract:	2260.02	Total Rooms/Offices:	
Subdivision:		Zoning:	LAM2	Total Restrooms:	
Rec Date:	01/02/2025	Prior Rec Date:		Yr Built/Eff:	2008 / 2008
Sale Date:	12/30/2024	Prior Sale Date:		Air Cond:	
Sale Price:	\$2,350,000	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	1008	Acres:	1.04		
1st Mtg Amt:	\$2,450,000	Lot Area:	45,096		
Total Value:	\$1,560,600	# of Stories:			
Land Use:	STORE BUILDING	Park Area/Cap#:	/		

Comp #:	9			Distance From Subject:	5.82 (miles)
Address:	800 E 12TH ST 112, LOS ANGELES, CA 90021-2199				
Owner Name:	LCGI CAPITAL GROUP LLC				
Seller Name:	VENICE FUND LLC				
APN:	5132-012-120	Map Reference:	/	Building Area:	2,260
County:	LOS ANGELES, CA	Census Tract:	2260.02	Total Rooms/Offices:	
Subdivision:		Zoning:	LAM2	Total Restrooms:	
Rec Date:	01/02/2025	Prior Rec Date:		Yr Built/Eff:	2008 / 2008

Sale Date:	12/30/2024	Prior Sale Date:		Air Cond:	
Sale Price:	\$2,350,000	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	1008	Acres:	1.04		
1st Mtg Amt:	\$2,450,000	Lot Area:	45,096		
Total Value:	\$1,498,176	# of Stories:			
Land Use:	STORE BUILDING	Park Area/Cap#:	/		

Comp #:	10	Distance From Subject:	6.46 (miles)
Address:	831 S HOPE ST, LOS ANGELES, CA 90017-4611		
Owner Name:	RAND 830 FLOWER LLC/830 FLOWER I LLC		
Seller Name:	CIM/830 S FLOWER LLC		
APN:	5144-020-194	Map Reference:	/
County:	LOS ANGELES, CA	Census Tract:	2077.11
Subdivision:		Zoning:	LAC2
Rec Date:	09/24/2024	Prior Rec Date:	
Sale Date:	09/23/2024	Prior Sale Date:	
Sale Price:	\$20,250,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	649659	Acres:	1.01
1st Mtg Amt:	\$19,500,000	Lot Area:	44,156
Total Value:	\$2,205,108	# of Stories:	
Land Use:	STORE BUILDING	Park Area/Cap#:	/
		Building Area:	2,792
		Total Rooms/Offices:	
		Total Restrooms:	
		Yr Built/Eff:	2009 / 2009
		Air Cond:	NONE
		Pool:	
		Roof Mat:	

Comp #:	11	Distance From Subject:	6.63 (miles)
Address:	3201 LA CIENEGA AVE, LOS ANGELES, CA 90034-2619		
Owner Name:	3201 LA CIENEGA LLC		
Seller Name:	3201 LA CIENEGA OWNER LLC		
APN:	4312-022-001	Map Reference:	42-D5 /
County:	LOS ANGELES, CA	Census Tract:	2702.00
Subdivision:	5855	Zoning:	LAC2
Rec Date:	04/16/2025	Prior Rec Date:	02/27/2020
Sale Date:	02/21/2025	Prior Sale Date:	02/20/2020
Sale Price:	\$950,000	Prior Sale Price:	\$2,700,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	246686	Acres:	0.09
1st Mtg Amt:	\$300,000	Lot Area:	4,001
Total Value:	\$2,894,943	# of Stories:	
Land Use:	STORE BUILDING	Park Area/Cap#:	/
		Building Area:	2,440
		Total Rooms/Offices:	
		Total Restrooms:	4
		Yr Built/Eff:	1948 / 1948
		Air Cond:	NONE
		Pool:	
		Roof Mat:	

Comp #:	12	Distance From Subject:	6.94 (miles)
Address:	1924 E ROSECRANS AVE, COMPTON, CA 90221-1710		
Owner Name:	KIM CHAESON		
Seller Name:	FLORES MARGARITA		
APN:	6184-005-011	Map Reference:	65-B2 /
County:	LOS ANGELES, CA	Census Tract:	5420.00
Subdivision:	14585	Zoning:	COCL*
Rec Date:	04/25/2025	Prior Rec Date:	09/08/1999
Sale Date:	04/23/2025	Prior Sale Date:	
Sale Price:	\$350,000	Prior Sale Price:	\$160,000
Sale Type:	FULL	Prior Sale Type:	
Document #:	273575	Acres:	0.17
1st Mtg Amt:	\$200,000	Lot Area:	7,302
Total Value:	\$135,592	# of Stories:	
Land Use:	STORE BUILDING	Park Area/Cap#:	/
		Building Area:	2,300
		Total Rooms/Offices:	
		Total Restrooms:	
		Yr Built/Eff:	1948 / 1952
		Air Cond:	NONE
		Pool:	
		Roof Mat:	

Comp #: 13 Distance From Subject: 8.19 (miles)
 Address: 9006 W PICO BLVD, LOS ANGELES, CA 90035-1310
 Owner Name: 9006 W PICO BOULEVARD LLC
 Seller Name: JACOB INVESTMENTS LLC
 APN: 4305-007-026 Map Reference: 42-D2 / Building Area: 2,560
 County: LOS ANGELES, CA Census Tract: 2170.01 Total Rooms/Offices:
 Subdivision: 6971 Zoning: LAC4 Total Restrooms:
 Rec Date: 04/01/2025 Prior Rec Date: 05/22/1995 Yr Built/Eff: 1957 / 1957
 Sale Date: 03/26/2025 Prior Sale Date:
 Sale Price: \$2,000,000 Prior Sale Price:
 Sale Type: FULL Prior Sale Type:
 Document #: 202982 Acres: 0.09 Pool: NONE
 1st Mtg Amt: Lot Area: 3,841 Roof Mat:
 Total Value: \$333,448 # of Stories:
 Land Use: STORE BUILDING Park Area/Cap#: /

Comp #: 14 Distance From Subject: 8.39 (miles)
 Address: 7883 GARFIELD AVE, BELL GARDENS, CA 90201-5615
 Owner Name: NACKOUD AMER
 Seller Name: TAMMEN ALFRED E TRUST
 APN: 6230-022-024 Map Reference: 59-F1 / Building Area: 2,743
 County: LOS ANGELES, CA Census Tract: 5342.02 Total Rooms/Offices:
 Subdivision: 11318 Zoning: BGCM* Total Restrooms:
 Rec Date: 04/08/2025 Prior Rec Date: 05/16/1978 Yr Built/Eff: 1963 /
 Sale Date: 03/07/2025 Prior Sale Date:
 Sale Price: \$920,000 Prior Sale Price: \$37,000 Pool: YES
 Sale Type: FULL Prior Sale Type: FULL Roof Mat:
 Document #: 224775 Acres: 0.23
 1st Mtg Amt: \$893,000 Lot Area: 9,999
 Total Value: \$213,123 # of Stories:
 Land Use: STORE BUILDING Park Area/Cap#: /

Comp #: 15 Distance From Subject: 8.41 (miles)
 Address: 9400 W PICO BLVD, LOS ANGELES, CA 90035-1210
 Owner Name: LILI MARKOWITZ LLC
 Seller Name: FISCHER FAM PROPS III LP
 APN: 4306-003-004 Map Reference: 42-C2 / Building Area: 2,820
 County: LOS ANGELES, CA Census Tract: 2691.00 Total Rooms/Offices:
 Subdivision: 7671 Zoning: LAC4 Total Restrooms:
 Rec Date: 05/13/2025 Prior Rec Date:
 Sale Date: 03/26/2025 Prior Sale Date:
 Sale Price: \$2,950,000 Prior Sale Price:
 Sale Type: FULL Prior Sale Type:
 Document #: 313851 Acres: 0.11 Pool: NONE
 1st Mtg Amt: \$1,475,000 Lot Area: 4,915 Roof Mat:
 Total Value: \$186,189 # of Stories:
 Land Use: STORE BUILDING Park Area/Cap#: /

Comp #: 16 Distance From Subject: 8.46 (miles)
 Address: 3641 E 1ST ST, LOS ANGELES, CA 90063-2345
 Owner Name: TOWNSEND AVE DEV HOLDING CO LL
 Seller Name: 3635 EAST FIRST STREET LLC
 APN: 5232-015-014 Map Reference: 45-C5 / Building Area: 2,436
 County: LOS ANGELES, CA Census Tract: 5311.01 Total Rooms/Offices:
 Subdivision: H T HAZARDS EAST Zoning: LCC3* Total Restrooms:
 SIDE ADD
 Rec Date: 11/06/2024 Prior Rec Date: 04/15/1999 Yr Built/Eff: 1923 / 1928
 Sale Date: 10/18/2024 Prior Sale Date:
 Air Cond: NONE

Sale Price:	\$4,100,000	Prior Sale Price:	\$800,000	Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	763592	Acres:	0.06		
1st Mtg Amt:	\$4,100,000	Lot Area:	2,775		
Total Value:	\$147,521	# of Stories:			
Land Use:	STORE BUILDING	Park Area/Cap#:	/		

Comp #:	17	Distance From Subject: 8.51 (miles)			
Address:	19 22ND CT, HERMOSA BEACH, CA 90254				
Owner Name:	GORDON FAMILY TRUST				
Seller Name:	VOLK ROBERT D LIVING TRUST				
APN:	4182-003-014	Map Reference:	62-B6 /	Building Area:	2,235
County:	LOS ANGELES, CA	Census Tract:	6210.05	Total Rooms/Offices:	
Subdivision:	HERMOSA BEACH	Zoning:	HBC3YY	Total Restrooms:	
Rec Date:	01/06/2025	Prior Rec Date:		Yr Built/Eff:	1943 / 1943
Sale Date:	01/03/2025	Prior Sale Date:		Air Cond:	NONE
Sale Price:	\$2,300,000	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	6679	Acres:	0.06		
1st Mtg Amt:		Lot Area:	2,633		
Total Value:	\$412,362	# of Stories:			
Land Use:	STORE BUILDING	Park Area/Cap#:	/		

Comp #:	18	Distance From Subject: 9.12 (miles)			
Address:	4531 SANTA MONICA BLVD, LOS ANGELES, CA 90029-1906				
Owner Name:	PNM INVESTMENT LLC				
Seller Name:	LANY3940 LLC				
APN:	5542-026-040	Map Reference:	35-A4 /	Building Area:	2,604
County:	LOS ANGELES, CA	Census Tract:	1913.01	Total Rooms/Offices:	
Subdivision:	CITY BOUNDARY TR	Zoning:	LAC2	Total Restrooms:	
Rec Date:	01/02/2025	Prior Rec Date:	04/12/2023	Yr Built/Eff:	1948 / 1949
Sale Date:	11/01/2024	Prior Sale Date:	09/26/2022	Air Cond:	NONE
Sale Price:	\$1,450,000	Prior Sale Price:	\$1,400,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	880	Acres:	0.12		
1st Mtg Amt:	\$580,000	Lot Area:	5,333		
Total Value:	\$1,428,000	# of Stories:			
Land Use:	STORE BUILDING	Park Area/Cap#:	/		

Comp #:	19	Distance From Subject: 9.16 (miles)			
Address:	10941 W PICO BLVD, LOS ANGELES, CA 90064-2117				
Owner Name:	MEISELS M & D FAMILY TRUST				
Seller Name:	ADMINISTRATIVE P A K TRUST				
APN:	4322-009-018	Map Reference:	41-F4 /	Building Area:	2,400
County:	LOS ANGELES, CA	Census Tract:	2678.00	Total Rooms/Offices:	
Subdivision:	5609	Zoning:	LAC2	Total Restrooms:	3
Rec Date:	05/14/2025	Prior Rec Date:		Yr Built/Eff:	1947 / 1947
Sale Date:	05/05/2025	Prior Sale Date:		Air Cond:	NONE
Sale Price:	\$1,454,000	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	318357	Acres:	0.11		
1st Mtg Amt:		Lot Area:	4,678		
Total Value:	\$235,250	# of Stories:			
Land Use:	STORE BUILDING	Park Area/Cap#:	/		

Comp #:	20	Distance From Subject: 9.53 (miles)			
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Address:	4538 E CESAR E CHAVEZ AVE, LOS ANGELES, CA 90022-1117				
Owner Name:	ROBLES SAMUEL/ROBLES MARICELA				
Seller Name:	PACHECO FRED M TRUST				
APN:	5235-005-023	Map Reference:	45-E4 /	Building Area:	2,700
County:	LOS ANGELES, CA	Census Tract:	5305.00	Total Rooms/Offices:	
Subdivision:	6227	Zoning:	LCC3*	Total Restrooms:	
Rec Date:	05/14/2025	Prior Rec Date:		Yr Built/Eff:	1929 / 1929
Sale Date:	04/09/2025	Prior Sale Date:		Air Cond:	NONE
Sale Price:	\$715,000	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	318397	Acres:	0.12		
1st Mtg Amt:	\$464,750	Lot Area:	5,252		
Total Value:	\$58,345	# of Stories:			
Land Use:	STORE BUILDING	Park Area/Cap#:	/		

EXHIBIT D

ASSIGNED INSPECTOR: JAMES VORHIS
JOB ADDRESS: 1512 WEST MANCHESTER AVENUE, LOS ANGELES, CA
ASSESSORS PARCEL NO. (APN): 6037-001-031

Date: October 10, 2025

CASE NO.: 994701
ORDER NO.: A-6095081

EFFECTIVE DATE OF ORDER TO COMPLY: October 25, 2023
COMPLIANCE EXPECTED DATE: November 9, 2023
DATE COMPLIANCE OBTAINED: No compliance to date

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LIST OF IDENTIFIED CODE VIOLATIONS
(ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-6095081

10111520259641426

BOARD OF BUILDING AND SAFETY COMMISSIONERS

JAVIER NUNEZ PRESIDENT
JOSELYN GEAGA-ROSENTHAL VICE-PRESIDENT
JACOB STEVENS
MOISES ROSALES
NANCY YAP

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

ORDER TO COMPLY AND NOTICE OF FEE

WESLEY WAGONER JR TRUST C/O JACQUES ESSAH NJANGA
12306 SOUTH GALE AVE UNIT 119
HAWTHORNE, CA 90250

The undersigned mailed this notice by regular mail postage prepaid to the address on this day

CASE #: 994701
ORDER #: A-6095081
EFFECTIVE DATE: October 25, 2023
COMPLIANCE DATE: November 09, 2023

OWNER OF
SITE ADDRESS: 1512 W MANCHESTER AVE
ASSESSORS PARCEL NO.: 6037-001-031
ZONE: C2; Commercial Zone

OCT 26 2023

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

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

FURTHER, THE CODE VIOLATION INSPECTION FEE (C.V.I.F) OF \$ 356.16 (\$336 fee plus a six percent Systems Development Surcharge of \$20.16) WILL BE BILLED TO THE PROPERTY OWNER. The invoice/notice will be sent to the owner as it appears on the last equalized assessment roll. Section 98.0421 L.A.M.C.

NOTE: FAILURE TO PAY THE C.V.I.F. WITHIN 30 DAYS OF THE INVOICE DATE OF THE BILL NOTED ABOVE WILL RESULT IN A LATE CHARGE OF TWO (2) TIMES THE C.V.I.F. PLUS A 50 PERCENT COLLECTION FEE FOR A TOTAL OF \$1,176.00. Any person who fails to pay the fee, late charge and collection fee, shall also pay interest. Interest shall be calculated at the rate of one percent per month.

The inspection has revealed that the property is in violation of the Los Angeles Municipal Code as follows:

VIOLATION(S):

1. Unapproved occupancy and use of the motorcycle repair building as retail .

You are therefore ordered to: Discontinue the unapproved occupancy or use of the motorcycle building as retail OR Obtain the required Certificate of Occupancy for the new use.

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

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

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

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

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

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

CITY OF LOS ANGELES

NON-COMPLIANCE FEE WARNING:

YOU ARE IN VIOLATION OF THE L.A.M.C. IT IS YOUR RESPONSIBILITY TO CORRECT THE VIOLATION(S) AND CONTACT THE INSPECTOR LISTED BELOW TO ARRANGE FOR A COMPLIANCE INSPECTION BEFORE THE NON-COMPLIANCE FEE IS IMPOSED. Failure to correct the violations and arrange for the compliance inspection within 15 days from the Compliance Date, will result in imposition of the fee noted below.

In addition to the C.V.I.F. noted above, a proposed noncompliance fee in the amount of **\$660.00** may be imposed for failure to comply with the order within 15 days after the compliance date specified in the order or unless an appeal or request for slight modification is filed within 15 days of the compliance date.

If an appeal or request for slight modification is not filed within 15 days of the compliance date or extensions granted therefrom, the determination of the department to impose and collect a non-compliance fee shall be final. Section 98.0411 L.A.M.C.

NOTE: FAILURE TO PAY THE NON-COMPLIANCE FEE WITHIN 30 DAYS AFTER THE DATE OF MAILING THE INVOICE, MAY RESULT IN A LATE CHARGE OF TWO (2) TIMES THE NON-COMPLIANCE FEE PLUS A 50 PERCENT COLLECTION FEE FOR A TOTAL OF \$2,310.00.

Any person who fails to pay the non-compliance fee, late charge and collection fee shall also pay interest. Interest shall be calculated at the rate of one percent per month.

PENALTY WARNING:

Any person who violates or causes or permits another person to violate any provision of the Los Angeles Municipal Code (L.A.M.C.) is guilty of a misdemeanor which is punishable by a fine of not more than \$1000.00 and/or six (6) months imprisonment for each violation. Section 11.00 (m) L.A.M.C.

INVESTIGATION FEE REQUIRED:

Whenever any work has been commenced without authorization by a permit or application for inspection, and which violates provisions of Articles 1 through 8 of Chapter IX of the Los Angeles Municipal Code (L.A.M.C.), and if no order has been issued by the department or a court of law requiring said work to proceed, a special investigation fee which shall be double the amount charged for an application for inspection, license or permit fee, but not less than \$400.00, shall be collected on each permit, license or application for inspection. Section 98.0402 (a) L.A.M.C.

APPEAL PROCEDURES:

There is an appeal procedure established in this city whereby the Department of Building and Safety and the Board of Building and Safety Commissioners have the authority to hear and determine error or abuse of discretion, or requests for slight modification of the requirements contained in this order when appropriate fees have been paid. Section 98.0403.1 and 98.0403.2 L.A.M.C.

TAX WARNING: THIS NOTICE AFFECTS OWNERS OF RENTAL HOUSING.

The Department of Building and Safety has determined by inspection that this building is substandard per Section 17274 and 24436.5 of the State Revenue and Taxation Code. These sections provide in part that a taxpayer who derives rental income from housing determined by the local regulatory agency to be substandard by reason of violation of state or local codes dealing with health, safety or building, cannot deduct from state personal income tax and bank and corporation income tax, deductions for interest depreciation or taxes attributable to such substandard structure where the substandard conditions are not corrected within six (6) months after notice of violation by the regulatory agency. Please note that the effective date of this order marks the beginning of the six (6) month period referred to above. The department is required by law to notify the State Franchise Tax Board of failure to comply with these code sections.

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

1011152023094142

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

Inspector: _____

Date: October 20, 2023

JAMES VORHIS
8475 S VERMONT
LOS ANGELES, CA 90044
(213)978-4512

JAMES.H.VORHIS@lacity.org



REVIEWED BY

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