

# 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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JOHN WEIGHT  
EXECUTIVE OFFICER

November 26, 2025

Council District: # 9

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

JOB ADDRESS: **5627 SOUTH CENTRAL AVENUE, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **5103-016-016**  
Re: Invoice #824303-6

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: **5627 South Central 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.

Pursuant to Section 98.0421, the property owner was issued an order on October 5, 2020 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
<b>Grand Total</b>	<b>\$ 1,276.56</b> <sup>A</sup>

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

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](mailto:latitle@in2-res.com)

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***Property Title Report***

***Work Order No. T18468***  
***Dated as of: 07/17/2025***

***Prepared for: City of Los Angeles***

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

***APN #: 5103-016-016***

***Property Address: 5627 S CENTRAL AVE      City: Los Angeles      County: Los Angeles***

***VESTING INFORMATION***

***Type of Document: GRANT DEED***

***Grantee: VIP OUTLET, LLC***

***Grantor: LUCIA RODRIGUEZ***

***Deed Date : 07/06/2020***

***Recorded : 07/13/2020***

***Instr No. : 20-0765121***

***MAILING ADDRESS: VIP OUTLET, LLC***  
***5627 S CENTRAL AVE, LOS ANGELES, CA 90011***

***SCHEDULE B***

***LEGAL DESCRIPTION***

***Lot Number: 4 Subdivision Name: HARDWOOD TRACT Brief Description: HARWOOD TRACT LOT 4***

***MORTGAGES/LIENS***

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

This page is part of your document - DO NOT DISCARD



20200765121



Pages:  
0004

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

07/13/20 AT 08:00AM

FEES:	38.00
TAXES:	0.00
OTHER:	0.00
SB2:	75.00
PAID:	113.00



LEADSHEET



202007130150031

00018518783



010933459

SEQ:  
01

SECURE - 8:00AM



THIS FORM IS NOT TO BE DUPLICATED

ACCM-5627SCENTRAL/

RECORDING REQUESTED BY:  
PROVIDENT TITLE COMPANY  
Parcel No. 5103-016-016

AND WHEN RECORDED MAIL TO:

VIP OUTLET, LLC  
5627 SOUTH CENTRAL AVENUE  
LOS ANGELES, CA 90011

SPACE ABOVE THIS LINE FOR RECORDER'S USE

### GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S) THAT DOCUMENTARY TRANSFER TAX IS \$-0 COUNTY & \$0 CITY\*\*

- computed on full value of property conveyed, or
- computed on full value less liens or encumbrances remaining at the time of sale.
- unincorporated area: X Los Angeles, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Lucia Rodriguez, a single woman hereby GRANT(S) to VIP Outlet, LLC

the following described real property in the County of Los Angeles, State of California:

**\*SEE EXHIBIT A FOR COMPLETE LEGAL DESCRIPTION**

**ACCOMMODATION RECORDING ONLY, SEE EXHIBIT B**

More commonly known: 5627 South Central Avenue, Los Angeles, CA 90011

Date July 6, 2020

Borrower's Signature

*Lucia Rodriguez*  
Lucia Rodriguez

**\*THIS IS A GIFT AND THE GRANTOR  
RECEIVED NOTHING IN RETURN, R&T 11930.**

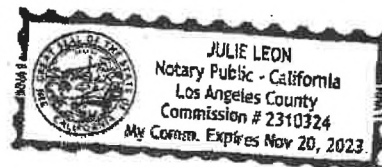
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA }  
COUNTY OF LOS ANGELES } S.S.

On 7-7-2020, before me, Julie Leon, Notary Public personally appeared Lucia Rodriguez 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  
Signature *Julie Leon* (Seal)



MAIL TAX STATEMENTS AS DIRECTED ABOVE

**EXHIBIT "A"**

**LEGAL DESCRIPTION**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

Lot 4 of Hardwood Tract, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 60, Page 7 (Seven) of Miscellaneous Records, in the Office of the County Recorder of said County, State of California.

APN: 5103-016-016

## EXHIBIT B

### AGREEMENT REGARDING ACCOMMODATION RECORDINGS

#### TO: PROVIDENT TITLE COMPANY

With reference to any Accommodation recordings requested by the undersigned now or in the future, including but not limited to the present Accommodation recording, the undersigned assumes all responsibilities and all liabilities by reason of the content, defects and recording of said document or documents; and in connection therewith, specifically agrees that **PROVIDENT TITLE COMPANY**:

1. Shall have no liability for any defect in such document whether apparent on the face of the document or not so apparent or whether or not said Title Company has any knowledge of such defect or information affecting the validity or correctness of such document either by reason of an examination of the document or by reason of failing to examine the contents of the document or by reason of other information in the possession or knowledge of said Title Company.
2. The Title Company is specifically requested not to investigate any matter pertaining to the document and not to conduct a title search, prepare a report nor issue a title policy by reason of such Accommodation recording.
3. The Title Company is acting only as the agent of the undersigned for the sole purpose of following the instructions of the undersigned to record as an accommodation said document or documents. The Title Company is charged with no other duty or function or responsibility. In addition, while the Title Company will use its best efforts to record the document or documents as instructed; the Title Company assumes no responsibility nor liability should, for any reason, said document (or documents) be not timely recorded or not properly, in whole or in part, recorded.
4. This Agreement and understanding on behalf of **PROVIDENT TITLE COMPANY** shall also apply to said Title Company's underwriter, affiliates, employees, officers, directors, agents and attorneys.
5. If the undersigned is an individual, the undersigned in the same manner assumes all liabilities and all responsibilities in connection with any Accommodation recording, on behalf of any escrow company or real estate broker causing said document to be forwarded to the Title Company for Accommodation recording.

DATED: 7-7-2020 BY: *Lucia Rodriguez*

LUCIA RODRIGUEZ, GRANTOR

(Printed Name and Title)

13245 Riverside Dr. #450 Sherman Oaks, CA 91423  
615 N. Nash St. #308 El Segundo, CA 90245  
2200 W. Orangewood Ave. #140 Orange, CA 92868

(310) 247-4950 • (800) 794-8094

# EXHIBIT B

ASSIGNED INSPECTOR: JAMES VORHIS

Date: November 26, 2025

JOB ADDRESS: 5627 SOUTH CENTRAL AVENUE, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 5103-016-016

Last Full Title: 07/17/2025

Last Update to Title:

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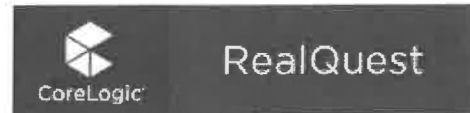
## LIST OF OWNERS AND INTERESTED PARTIES

1) VIP OUTLET, LLC  
5627 SOUTH CENTRAL AVENUE  
LOS ANGELES, CA 90011

CAPACITY: OWNER

## Property Detail Report

For Property Located At :  
**5627 S CENTRAL AVE, LOS ANGELES, CA 90011-4731**



### Owner Information

Owner Name: **VIP OUTLET LLC**  
 Mailing Address: **5627 S CENTRAL AVE, LOS ANGELES CA 90011-4731**  
 Vesting Codes: **//**

### Location Information

Legal Description:	<b>HARWOOD TRACT LOT 4</b>	APN:	5103-016-016
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	2294.20 / 2	Subdivision:	HARDWOOD
Township-Range-Sect:		Map Reference:	52-C4 /
Legal Book/Page:		Tract #:	
Legal Lot:	4	School District:	LOS ANGELES
Legal Block:		School District Name:	LOS ANGELES
Market Area:	C42	Munic/Township:	L.A. SANTA
Neighbor Code:			

### Owner Transfer Information

Recording/Sale Date:	07/13/2020 / 07/06/2020	Deed Type:	GRANT DEED
Sale Price:		1st Mtg Document #:	
Document #:	765121		

### Last Market Sale Information

Recording/Sale Date:	07/31/2019 / 04/05/2019	1st Mtg Amount/Type:	\$98,000 / CONV
Sale Price:	\$265,000	1st Mtg Int. Rate/Type:	/
Sale Type:	FULL	1st Mtg Document #:	754087
Document #:	754086	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$1,047.43
New Construction:		Multi/Split Sale:	
Title Company:	TICOR TITLE CO/CA		
Lender:	FMC TD INVS LLC		
Seller Name:	VARDAZARYAN HRANT & ZAVEN		

### Prior Sale Information

Prior Rec/Sale Date:	02/10/2015 / 01/26/2015	Prior Lender:	
Prior Sale Price:	\$100,000	Prior 1st Mtg Amt/Type:	/
Prior Doc Number:	146828	Prior 1st Mtg Rate/Type:	/
Prior Deed Type:	GRANT DEED		

### Property Characteristics

Year Built / Eff:	1947 / 1949	Total Rooms/Offices		Garage Area:	
Gross Area:	253	Total Restrooms:		Garage Capacity:	
Building Area:	253	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:	0.07	County Use:	STORES (1100)
Lot Area:	2,989	Lot Width/Depth:	x	State Use:	
Land Use:	STORE BUILDING	Res/Comm Units:	1 / 1	Water Type:	
Site Influence:				Sewer Type:	

**Tax Information**

Total Value: \$286,526  
Land Value: \$275,914  
Improvement Value: \$10,612  
Total Taxable Value: \$286,526

Assessed Year: 2024  
Improved %: 4%  
Tax Year: 2024

Property Tax: \$3,694.99  
Tax Area: 6659  
Tax Exemption:

# EXHIBIT D

ASSIGNED INSPECTOR: **JAMES VORHIS**

Date: **November 26, 2025**

JOB ADDRESS: **5627 SOUTH CENTRAL AVENUE, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **5103-016-016**

CASE NO.: **901239**

ORDER NO.: **A-5388702**

EFFECTIVE DATE OF ORDER TO COMPLY: **October 5, 2020**

COMPLIANCE EXPECTED DATE: **October 20, 2020**

DATE COMPLIANCE OBTAINED: **January 25, 2023**

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

**VIOLATIONS:**

SEE ATTACHED ORDER # A-5388702

10603232021107568

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

VAN AMBATELOS  
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VICE-PRESIDENT

JOSELYN GEAGA-ROSENTHAL  
GEORGE HOVAGUIMIAN  
ELVIN W MOON

CITY OF LOS ANGELES  
CALIFORNIA



ERIC GARCETTI  
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

VIP OUTLET LLC  
5627 S CENTRAL AVE  
LOS ANGELES, CA 90011

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

SEP 30 2020

CASE #: 901239  
ORDER #: A-5388702  
EFFECTIVE DATE: October 05, 2020  
COMPLIANCE DATE: October 20, 2020

OWNER OF  
SITE ADDRESS: 5627 S CENTRAL AVE  
ASSESSORS PARCEL NO.: 5103-016-016  
ZONE: C2; Commercial Zone

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

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. The approximate 12' x 12' construction of an addition to the rear of the single story commercial building 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, 91.106.1.2, 91.108.4, 91.106.3.2, 91.103.1, 93.0104, 94.103.1.1, 95.111.2, 12.21A.1.(a) of the L.A.M.C.

- 2. The tenant improvement to the approximate 12' x 23' single story commercial building 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, 91.106.1.2, 91.108.4, 91.106.3.2, 91.103.1, 93.0201; 93.0104, and

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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www.ladbs.org

10603232021107568

12.21A.1.(a) of the L.A.M.C.

Location: Throughout building.

Comments: Tenant improvement includes unapproved partition walls and unapproved electrical wiring, including the use of flexible cord wiring as permanent wiring.

**3. Egress door(s) which require the use of a key, special knowledge or more than one operation.**

You are therefore ordered to: Remove and/or replace egress doors which require the use of a key, any special knowledge or more than one operation.

Code Section(s) in Violation: 91.1010.1.9.4, 91.1010.1.9.5, 91.1010.1.9.6, and 12.21.A.1(a) of the L.A.M.C.

Location: Entrance/exit doors at rear and north side of building.

Comments: Remove all double keyed locks, magnetic locks, and manually operated flush bolts/surface bolts and latches from all egress doors.

**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 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.

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

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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)978-4507.  
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector: AA

Date: September 25, 2020

AGUSTIN ALVAREZ MORALES  
8475 S Vermont  
LOS ANGELES, CA 90044  
(213)978-4507  
Agustin.Alvarez@lacity.org

  
REVIEWED BY

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