

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

JACOB STEVENS
PRESIDENT

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CITY OF LOS ANGELES

CALIFORNIA



KAREN BASS
MAYOR

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

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

JOHN WEIGHT
EXECUTIVE OFFICER

June 26, 2026

Council District: # 9

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

JOB ADDRESS: **1255 WEST 55TH STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5002-007-002**
Re: Invoice #913329-3, 926422-1

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: **1255 West 55th Street, Los Angeles, CA** ("Property"). A copy of the title report which includes a full legal description of the property is attached as Exhibit A.

Following the Department'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.

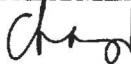
In addition, pursuant to Section 98.0421, the property owner was issued an order on March 27, 2024 to pay a code violation inspection fee after violations were identified and verified upon inspection. The non-compliance and code violation inspection fees imposed by the Department are as follows:

<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
Non-Compliance Code Enforcement fee	660.00
Late Charge/Collection fee (250%)	1,650.00
Accumulated Interest (1%/month)	348.83
Title Report fee	35.00
Grand Total	\$ 3,940.39

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 **\$3,940.39** 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 LADBS to deposit to Dept 08, Fund 48R, Balance Sheet Account 2200, any payment received against this lien in the amount of **\$3,940.39** 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, LADBS Resource Management Bureau

ATTEST: PATRICE LATTIMORE, CITY CLERK

BY: _____
DEPUTY

Lien confirmed by
City Council on:



1649 BUCKINGHAM RD.
LOS ANGELES, CA 90019
Phone 310-943-9235 latitle@in2-res.com

Property Title Report

Work Order No. T18907
Dated as of: 04/22/2026

Prepared for: City of Los Angeles

SCHEDULE A
(Reported Property Information)

APN #: 5002-007-002

Property Address: 1255 W 55TH ST City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Document: AFFIDAVIT – DEATH OF JOIN TENANT
Grantee: DORETHA HILL
Grantor: LUCILLE BANKS
Deed Date : 08/03/2023 Recorded : 08/14/2023
Instr No. : 23-0536520

MAILING ADDRESS: DORETHA HILL
1255 W 55TH ST, LOS ANGELES, CA 90037-3401

SCHEDULE B

LEGAL DESCRIPTION

Lot Number: 18,A Subdivision Name: LOYNES TRACT Brief Description: LOYNES TRACT THAT PART OF LOT A ADJ ON N AND LOT 18

MORTGAGES/LIENS

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

This page is part of your document - DO NOT DISCARD



20230536520



Pages:
0004

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

08/14/23 AT 02:34PM

FEES:	28.00
TAXES:	0.00
OTHER:	0.00
SB2:	75.00
PAID:	103.00



LEADSHEET



202308142840024

00023675393



014213851

SEQ:
01

DAR - Mail (Intake)



THIS FORM IS NOT TO BE DUPLICATED

RECORDING REQUESTED BY:

DORETHA HILL

23675393



Batch Number: 14213851



AND WHEN RECORDED MAIL TO:

DORETHA HILL
1063 Streamside Drive
Cedar Hill, TX 75104

AFFIDAVIT -- DEATH OF JOINT TENANT

STATE OF CALIFORNIA)
) ss.
COUNTY OF LOS ANGELES)

Assessor's ID No.: 5002-007-002

DORETHA HILL, of legal age, being first duly sworn, deposes and says:

That LUCILLE BANKS, the decedent mentioned in the certified copy of Certificate of Death, attached hereto and incorporated herein by reference, is the same person as LUCILLE BANKS, named as one of the parties in that certain Grant Deed dated September 9, 1997, executed by LUCILLE BANKS, A SINGLE WOMAN to LUCILLE BANKS, A SINGLE WOMAN AND DORETHA HILL, AN UNMARRIED WOMAN AS JOINT TENANTS, recorded as Instrument Number 97-1509881 on September 30, 1997, of Official Records of Los Angeles County, California, covering the following described property commonly known as 1255 West 55th Street, situated in the City of Los Angeles, County of Los Angeles, State of California.

Lot 18 of Loynes Tract in the City of Los Angeles, County of Los Angeles, State of California as per Map recorded in Book 16, Page 29 of Maps in the office of the County recorder of said County.

Dated: 08/03/2023

DORETHA HILL

MAIL TAX STATEMENTS: Doretha Hill 1255 West 55th Street Los Angeles Ca 90037

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.

Texas
STATE OF ~~CALIFORNIA~~)
COUNTY OF Dallas) ss

Subscribed and Sworn To before me this 3 day of August,
2023, by DORETHA HILL, proved to me on the basis of satisfactory evidence to be
the person who appeared before me.

Tina M Henson
Notary Public



COUNTY OF LOS ANGELES

DEPARTMENT OF HEALTH SERVICES

CERTIFICATE OF DEATH

STATE FILE NUMBER		LOCAL REGISTRATION NUMBER	
1. NAME OF DECEDENT — FIRST (Given) LUCILLE		3. LAST (Family) BANKS	
2. MIDDLE —		4. DATE OF BIRTH month/day/year 04/05/1927	
5. AKA, ALSO KNOWN AS — Include full AKA (FIRST, MIDDLE, LAST) —		6. AGE Yrs. 75	
7. BIRTH STATE/FOREIGN COUNTRY MS		8. SEX F	
9. SOCIAL SECURITY NUMBER 3818		10. DATE OF DEATH month/day/year 01/04/2003	
11. EVER IN U.S. ARMED FORCES? ☐ YES ☒ NO ☐ UNK		12. MARITAL STATUS (at Time of Death) Never Married	
13. EDUCATION — Highest Level/Type (see worksheet on back) 14		14. WAS DECEDENT SPANISH/SPANISH-LATINO? (if yes, see worksheet on back) ☐ YES ☒ NO	
15. USUAL OCCUPATION — Type of work for most of life. DO NOT USE RETIRED Homemaker		16. DECEDENT'S RACE — Up to 3 races may be listed (see worksheet on back) Black	
17. KIND OF BUSINESS OR INDUSTRY (e.g., grocery store, road construction, employment agency, etc.) Own Home		18. YEARS IN OCCUPATION 55	
19. DECEDENT'S RESIDENCE (Street and number or location) 1255 West 55th Street,			
20. CITY Los Angeles		21. STATE/FOREIGN COUNTRY California	
22. COUNTY/PROVINCE Los Angeles		23. ZIP CODE 90037	
24. YEARS IN COUNTY 25		25. YEARS IN OCCUPATION 55	
26. INFORMANT'S NAME, RELATIONSHIP Luvina Thomas-daughter		27. INFORMANT'S MAILING ADDRESS (Street and number or rural route, corner, city or town, state, ZIP) 1255 W. 55th Street, L.A., CA 90037	
28. NAME OF SURVIVOR'S SPOUSE — FIRST —		29. MIDDLE —	
30. NAME OF FATHER — FIRST Nathaniel		31. MIDDLE —	
32. NAME OF MOTHER — FIRST Classie		33. MIDDLE —	
34. PLACE OF BIRTH MS		35. PLACE OF BIRTH MS	
36. PLACE OF BIRTH MS		37. PLACE OF BIRTH MS	
38. DATE OF DEATH 01/10/2003		39. PLACE OF FINAL DISPOSITION Inglewood Park, 720 East Florence Avenue, Inglewood, CA 90301	
40. TYPE OF DISPOSITION(S) BU		41. SIGNATURE OF FUNERAL HOME <i>[Signature]</i>	
42. NAME OF FUNERAL ESTABLISHMENT BOYD FUNERAL HOME		43. LICENSE NUMBER FD-1231	
44. SIGNATURE OF LOCAL REGISTRAR <i>[Signature]</i>		45. LICENSE NUMBER E-4464	
46. DATE 01/09/2003		47. DATE 01/09/2003	
48. PLACE OF DEATH Daniel Freeman Hospital Medical Center		49. CITY Inglewood	
50. COUNTY Los Angeles		51. FACILITY ADDRESS (or location where found) (Street and number or location) 333 North Prairie Avenue,	
52. CAUSE OF DEATH MYOCARDIAL INFARCTION		53. CAUSE OF DEATH HYPERTENSION	
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EXHIBIT B

ASSIGNED INSPECTOR: **DANIEL GUEVARA**
JOB ADDRESS: **1255 WEST 55TH STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5002-007-002**

Date: June 26, 2026

Last Full Title: **04/22/2026**

Last Update to Title:

LIST OF OWNERS AND INTERESTED PARTIES

1) DORETHA HILL
1255 WEST 55TH STREET
LOS ANGELES, CA 90037-3401

CAPACITY: OWNER

Property Detail Report

For Property Located At :

1255 W 55TH ST, LOS ANGELES, CA 90037-3401

CoreLogic

RealQuest Professional

Owner Information

Owner Name: **HILL DORETHA**
 Mailing Address: **1255 W 55TH ST, LOS ANGELES CA 90037-3401 C024**
 Vesting Codes: **//**

Location Information

Legal Description:	LOYNES TRACT THAT PART OF LOT A ADJ ON N AND LOT 18		
County:	LOS ANGELES, CA	APN:	5002-007-002
Census Tract / Block:	2326.02 / 2	Alternate APN:	
Township-Range-Sect:		Subdivision:	LOYNES
Legal Book/Page:		Map Reference:	/
Legal Lot:	18	Tract #:	
Legal Block:		School District:	LOS ANGELES
Market Area:	C34	School District Name:	LOS ANGELES
Neighbor Code:		Munic/Township:	LOS ANGELES

Owner Transfer Information

Recording/Sale Date:	08/14/2023 / 08/03/2023	Deed Type:	AFFIDAVIT
Sale Price:		1st Mtg Document #:	
Document #:	536520		

Last Market Sale Information

Recording/Sale Date:	12/10/1979 /	1st Mtg Amount/Type:	/
Sale Price:	\$51,500	1st Mtg Int. Rate/Type:	/
Sale Type:	FULL	1st Mtg Document #:	
Document #:		2nd Mtg Amount/Type:	/
Deed Type:	DEED (REG)	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$41.37
New Construction:		Multi/Split Sale:	
Title Company:			
Lender:			
Seller Name:			

Prior Sale Information

Prior Rec/Sale Date:	/	Prior Lender:	
Prior Sale Price:		Prior 1st Mtg Amt/Type:	/
Prior Doc Number:		Prior 1st Mtg Rate/Type:	/
Prior Deed Type:			

Property Characteristics

Gross Area:		Parking Type:		Construction:	
Living Area:	1,245	Garage Area:		Heat Type:	HEATED
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):	1 /	Basement Type:		Air Cond:	YES
Year Built / Eff:	1915 / 1925	Roof Type:		Style:	
Fireplace:	/	Foundation:		Quality:	
# of Stories:		Roof Material:		Condition:	
Other Improvements:					

Site Information

Zoning:	LAR2	Acres:	0.13	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	5,661	Lot Width/Depth:	40 x 141	State Use:	
Land Use:	SFR	Res/Comm Units:	1 /	Water Type:	PUBLIC
Site Influence:				Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$134,209	Assessed Year:	2025	Property Tax:	\$1,920.75
Land Value:	\$83,664	Improved %:	38%	Tax Area:	212
Improvement Value:	\$50,545	Tax Year:	2025	Tax Exemption:	
Total Taxable Value:	\$134,209				

Comparable Sales Report

For Property Located At

**1255 W 55TH ST, LOS ANGELES, CA 90037-3401****14 Comparable(s) Selected.**

Report Date: 04/30/2026

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$51,500	\$485,000	\$1,055,000	\$610,714
Bldg/Living Area	1,245	1,066	1,344	1,190
Price/Sqft	\$41.37	\$411.52	\$805.96	\$511.59
Year Built	1915	1909	1941	1915
Lot Area	5,661	2,250	5,721	4,935
Bedrooms	3	2	3	2
Bathrooms/Restrooms	1	1	2	1
Stories	0.00	0.00	0.00	0.00
Total Value	\$134,209	\$35,725	\$530,603	\$170,608
Distance From Subject	0.00	0.04	0.44	0.30

*= user supplied for search only

Comp #:1

Distance From Subject:0.04 (miles)

Address: **1255 W 55TH ST, LOS ANGELES, CA 90037-3402**Owner Name: **THOMPSON LORETTA**Seller Name: **SMITH GILBERT A & MARIE E**APN: **5002-010-018**Map Reference: **/**Living Area: **1,240**County: **LOS ANGELES, CA**Census Tract: **2326.02**

Total Rooms:

Subdivision: **LOYNES TR**Zoning: **LAR2**Bedrooms: **2**Rec Date: **03/05/2026**Prior Rec Date: **02/01/1989**Bath(F/H): **1 /**Sale Date: **03/02/2026**Prior Sale Date: **10/1988**Yr Built/Eff: **1913 / 1924**Sale Price: **\$609,000**Prior Sale Price: **\$81,000**Air Cond: **YES**Sale Type: **FULL**Prior Sale Type: **FULL**

Style:

Document #: **156228**Acres: **0.12**Fireplace: **/**1st Mtg Amt: **\$590,730**Lot Area: **5,287**

Pool:

Total Value: **\$171,526**

of Stories:

Roof Mat:

Land Use: **SFR**Park Area/Cap#: **/**

Parking:

Comp #:2 Distance From Subject:0.22 (miles)

Address: 1111 W 54TH ST, LOS ANGELES, CA 90037-3523

Owner Name: HERNANDEZ ISABELLA/ZAMBRANO JOCELYN S

Seller Name: KOGER RITA L & DANIELLE T

APN:	5002-025-014	Map Reference:	/	Living Area:	1,188
County:	LOS ANGELES, CA	Census Tract:	2326.02	Total Rooms:	
Subdivision:	VERMONT AVE VILLA TR	Zoning:	LAR2	Bedrooms:	2
Rec Date:	03/13/2026	Prior Rec Date:		Bath(F/H):	1 /
Sale Date:	02/06/2026	Prior Sale Date:		Yr Built/Eff:	1912 / 1919
Sale Price:	\$640,000	Prior Sale Price:		Air Cond:	YES
Sale Type:	FULL	Prior Sale Type:		Style:	
Document #:	178220	Acres:	0.12	Fireplace:	/
1st Mtg Amt:	\$628,408	Lot Area:	5,173	Pool:	
Total Value:	\$113,153	# of Stories:		Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:3 Distance From Subject:0.22 (miles)

Address: 1159 W 52ND ST, LOS ANGELES, CA 90037-3513

Owner Name: MERIDA AXEL A/MERIDA-LOPEZ KATIE A

Seller Name: VILLEGAS WILFREDO

APN:	5002-029-015	Map Reference:	/	Living Area:	1,257
County:	LOS ANGELES, CA	Census Tract:	2323.00	Total Rooms:	
Subdivision:	ELDER PLACE 02 TR	Zoning:	LAR2	Bedrooms:	3
Rec Date:	01/07/2026	Prior Rec Date:	06/01/1990	Bath(F/H):	1 /
Sale Date:	11/19/2025	Prior Sale Date:	03/1990	Yr Built/Eff:	1911 / 1911
Sale Price:	\$583,000	Prior Sale Price:	\$120,000	Air Cond:	YES
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	15455	Acres:	0.12	Fireplace:	/
1st Mtg Amt:	\$553,000	Lot Area:	5,374	Pool:	
Total Value:	\$220,814	# of Stories:		Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:4 Distance From Subject:0.23 (miles)

Address: 1320 W 51ST PL, LOS ANGELES, CA 90037-3425

Owner Name: ACOBA TERESITA V/MARUZZO PELAGIO L

Seller Name: ALYF LLC

APN:	5002-001-026	Map Reference:	/	Living Area:	1,309
County:	LOS ANGELES, CA	Census Tract:	2323.00	Total Rooms:	
Subdivision:	VERMONT AVE VILLA TR	Zoning:	LAR1	Bedrooms:	2
Rec Date:	04/08/2026	Prior Rec Date:	06/16/2025	Bath(F/H):	1 /
Sale Date:	04/06/2026	Prior Sale Date:	05/20/2025	Yr Built/Eff:	1912 / 1919
Sale Price:	\$1,055,000	Prior Sale Price:	\$540,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	246138	Acres:	0.12	Fireplace:	/
1st Mtg Amt:	\$1,035,891	Lot Area:	5,103	Pool:	
Total Value:	\$40,379	# of Stories:		Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:5 Distance From Subject:0.23 (miles)

Address: 1445 W 55TH ST, LOS ANGELES, CA 90062-2811

Owner Name: WORTHEN JASMINE

Seller Name: GUZMAN M A & ALVARADO TRUST

APN:	5003-017-024	Map Reference:	/	Living Area:	1,087
County:	LOS ANGELES, CA	Census Tract:	2326.01	Total Rooms:	
Subdivision:	772	Zoning:	LAR2	Bedrooms:	2
Rec Date:	12/02/2025	Prior Rec Date:	11/08/1990	Bath(F/H):	1 /
Sale Date:	11/20/2025	Prior Sale Date:	10/1990	Yr Built/Eff:	1911 / 1911
Sale Price:	\$607,000	Prior Sale Price:	\$80,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	

Document #:	862972	Acres:	0.11	Fireplace:	/
1st Mtg Amt:	\$596,005	Lot Area:	4,961	Pool:	
Total Value:	\$216,495	# of Stories:		Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:6 Distance From Subject:0.25 (miles)

Address: **1133 W 58TH ST, LOS ANGELES, CA 90037-3914**

Owner Name: **DJD REAL ESTATE GROUP LLC**

Seller Name: **REVIVE SOCAL LLC**

APN:	5002-017-023	Map Reference:	/	Living Area:	1,128
County:	LOS ANGELES, CA	Census Tract:	2326.02	Total Rooms:	
Subdivision:	WESTERLY TR	Zoning:	LARD2	Bedrooms:	2
Rec Date:	11/03/2025	Prior Rec Date:	10/31/2025	Bath(F/H):	1 /
Sale Date:	10/23/2025	Prior Sale Date:	10/24/2025	Yr Built/Eff:	1941 / 1941
Sale Price:	\$535,000	Prior Sale Price:	\$515,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	763080	Acres:	0.10	Fireplace:	/
1st Mtg Amt:		Lot Area:	4,563	Pool:	
Total Value:	\$207,391	# of Stories:		Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:7 Distance From Subject:0.29 (miles)

Address: **1452 W 52ND ST, LOS ANGELES, CA 90062-2836**

Owner Name: **ROSALES LESLIE J/CASTANEDA DOUGLAS R**

Seller Name: **GARCIA TATIANA I B**

APN:	5003-009-011	Map Reference:	/	Living Area:	1,344
County:	LOS ANGELES, CA	Census Tract:	2326.01	Total Rooms:	
Subdivision:	401	Zoning:	LAR2	Bedrooms:	3
Rec Date:	11/10/2025	Prior Rec Date:	03/15/2017	Bath(F/H):	1 /
Sale Date:	10/29/2025	Prior Sale Date:	02/06/2017	Yr Built/Eff:	1922 / 1922
Sale Price:	\$705,000	Prior Sale Price:	\$440,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	785198	Acres:	0.13	Fireplace:	/
1st Mtg Amt:	\$692,230	Lot Area:	5,565	Pool:	
Total Value:	\$510,652	# of Stories:		Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:8 Distance From Subject:0.32 (miles)

Address: **1320 W 58TH PL, LOS ANGELES, CA 90044-2804**

Owner Name: **GAVILANES JOHNNY D & JEANNETTE/HAGEMAN CASEY**

Seller Name: **CALIFORNIA B M A L/TR**

APN:	6003-008-011	Map Reference:	/	Living Area:	1,079
County:	LOS ANGELES, CA	Census Tract:	2372.01	Total Rooms:	
Subdivision:	1266	Zoning:	LAR2	Bedrooms:	2
Rec Date:	04/16/2026	Prior Rec Date:	06/11/2001	Bath(F/H):	1 /
Sale Date:	03/12/2026	Prior Sale Date:	03/30/2001	Yr Built/Eff:	1911 / 1911
Sale Price:	\$550,000	Prior Sale Price:	\$135,000	Air Cond:	YES
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	268752	Acres:	0.11	Fireplace:	/
1st Mtg Amt:	\$447,700	Lot Area:	4,800	Pool:	
Total Value:	\$35,725	# of Stories:		Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:9 Distance From Subject:0.33 (miles)

Address: **1340 W 58TH PL, LOS ANGELES, CA 90044-2804**

Owner Name: **CASTELLANOS VIOLETA R/MAJKA STEVEN A**

Seller Name: **PENN NORMA J TRUST**

APN:	6003-008-006	Map Reference:	/	Living Area:	1,210
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County:	LOS ANGELES, CA	Census Tract:	2372.01	Total Rooms:	
Subdivision:	1266	Zoning:	LAR2	Bedrooms:	3
Rec Date:	03/11/2026	Prior Rec Date:	04/03/1986	Bath(F/H):	2 /
Sale Date:	02/18/2026	Prior Sale Date:	02/1986	Yr Built/Eff:	1912 / 1912
Sale Price:	\$600,000	Prior Sale Price:	\$57,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	171741	Acres:	0.11	Fireplace:	/
1st Mtg Amt:	\$570,000	Lot Area:	4,802	Pool:	
Total Value:	\$134,036	# of Stories:		Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:10 Distance From Subject:0.40 (miles)

Address: **941 W 55TH ST, LOS ANGELES, CA 90037-3621**

Owner Name: **SABA B & SHOUSHANI S TRUST**

Seller Name: **941 W 55TH STREET TRUST**

APN:	5001-008-019	Map Reference:	/	Living Area:	1,138
County:	LOS ANGELES, CA	Census Tract:	2327.01	Total Rooms:	
Subdivision:	BURCKS GOLDEN TR	Zoning:	LAR2	Bedrooms:	2
Rec Date:	12/10/2025	Prior Rec Date:	03/13/1991	Bath(F/H):	1 /
Sale Date:	12/05/2025	Prior Sale Date:	03/1991	Yr Built/Eff:	1920 / 1921
Sale Price:	\$485,000	Prior Sale Price:		Air Cond:	
Sale Type:	FULL	Prior Sale Type:		Style:	
Document #:	896101	Acres:	0.12	Fireplace:	/
1st Mtg Amt:		Lot Area:	5,170	Pool:	
Total Value:	\$71,974	# of Stories:		Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:11 Distance From Subject:0.42 (miles)

Address: **1490 W 51ST ST, LOS ANGELES, CA 90062-2428**

Owner Name: **GONZALEZ TIA**

Seller Name: **WILLIAMS KAY F**

APN:	5003-002-006	Map Reference:	/	Living Area:	1,248
County:	LOS ANGELES, CA	Census Tract:	2323.00	Total Rooms:	
Subdivision:	401	Zoning:	LAR2	Bedrooms:	2
Rec Date:	08/29/2025	Prior Rec Date:		Bath(F/H):	1 /
Sale Date:	08/26/2025	Prior Sale Date:		Yr Built/Eff:	1912 / 1919
Sale Price:	\$540,000	Prior Sale Price:		Air Cond:	
Sale Type:	FULL	Prior Sale Type:		Style:	
Document #:	590982	Acres:	0.12	Fireplace:	/
1st Mtg Amt:	\$523,800	Lot Area:	5,202	Pool:	
Total Value:	\$59,659	# of Stories:		Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:12 Distance From Subject:0.42 (miles)

Address: **1613 W 56TH ST, LOS ANGELES, CA 90062-2728**

Owner Name: **MOYA TOMAS E T**

Seller Name: **FLORES EVEL**

APN:	5003-022-011	Map Reference:	/	Living Area:	1,066
County:	LOS ANGELES, CA	Census Tract:	2325.00	Total Rooms:	
Subdivision:	772	Zoning:	LAR2	Bedrooms:	3
Rec Date:	12/08/2025	Prior Rec Date:	01/10/1991	Bath(F/H):	1 /
Sale Date:	10/23/2025	Prior Sale Date:	12/1990	Yr Built/Eff:	1921 / 1937
Sale Price:	\$556,000	Prior Sale Price:	\$87,000	Air Cond:	YES
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	884841	Acres:	0.05	Fireplace:	/
1st Mtg Amt:	\$545,929	Lot Area:	2,250	Pool:	
Total Value:	\$530,603	# of Stories:		Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:13 Distance From Subject:0.44 (miles)

Address: 933 W 57TH ST, LOS ANGELES, CA 90037-3629

Owner Name: MAJANO RUDY W/MAJANO DIANIRES F

Seller Name: PRESLEY CYNTHIA J

APN:	5001-012-020	Map Reference:	/	Living Area:	1,152
County:	LOS ANGELES, CA	Census Tract:	2327.01	Total Rooms:	
Subdivision:	BURCKS GOLDEN TR	Zoning:	LAR4	Bedrooms:	3
Rec Date:	02/18/2026	Prior Rec Date:	06/25/1986	Bath(F/H):	2 /
Sale Date:	02/04/2026	Prior Sale Date:		Yr Built/Eff:	1916 / 1917
Sale Price:	\$585,000	Prior Sale Price:		Air Cond:	YES
Sale Type:	FULL	Prior Sale Type:		Style:	
Document #:	117472	Acres:	0.12	Fireplace:	/
1st Mtg Amt:	\$250,000	Lot Area:	5,123	Pool:	
Total Value:	\$38,177	# of Stories:		Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:14 Distance From Subject:0.44 (miles)

Address: 1311 W 49TH ST, LOS ANGELES, CA 90037-2846

Owner Name: DE JESUS PELAYO NA JOSE/PELAYO JUVENTINA

Seller Name: BRAYBOY EDDIE JR

APN:	5017-005-014	Map Reference:	/	Living Area:	1,215
County:	LOS ANGELES, CA	Census Tract:	2323.00	Total Rooms:	
Subdivision:	VERMONT AVE SQUARE	Zoning:	LAR1	Bedrooms:	3
Rec Date:	11/21/2025	Prior Rec Date:	05/18/1967	Bath(F/H):	1 /
Sale Date:	10/28/2025	Prior Sale Date:		Yr Built/Eff:	1909 / 1909
Sale Price:	\$500,000	Prior Sale Price:	\$3,900	Air Cond:	YES
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	833933	Acres:	0.13	Fireplace:	/
1st Mtg Amt:	\$400,000	Lot Area:	5,721	Pool:	
Total Value:	\$37,935	# of Stories:		Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

EXHIBIT D

ASSIGNED INSPECTOR: DANIEL GUEVARA
JOB ADDRESS: 1255 WEST 55TH STREET, LOS ANGELES, CA
ASSESSORS PARCEL NO. (APN): 5002-007-002

Date: June 26, 2026

CASE NO.: 998228
ORDER NO.: A-6193972

EFFECTIVE DATE OF ORDER TO COMPLY: March 27, 2024
COMPLIANCE EXPECTED DATE: April 26, 2024
DATE COMPLIANCE OBTAINED: October 31, 2024

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

VIOLATIONS:

SEE ATTACHED ORDER # A-6193972

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

JAVIER NUNEZ
PRESIDENT
JACOB STEVENS
VICE-PRESIDENT
CORISSA HERNANDEZ
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

HILL, DORETHA
1255 W 55TH ST
LOS ANGELES, CA 90037

CASE #: 998228
ORDER #: A-6193972
EFFECTIVE DATE: March 27, 2024
COMPLIANCE DATE: April 26, 2024

OWNER OF
SITE ADDRESS: 1255 W 55TH ST
ASSESSORS PARCEL NO.: 5002-007-002
ZONE: R2; Two Family Zone

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. Open storage of inoperable vehicles.

You are therefore ordered to: Discontinue the open storage of inoperable vehicle(s).

Code Section(s) in Violation: 12.21A.1.(a), and 12.21A.8.(b) of the L.A.M.C.

Location: Driveway

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

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.

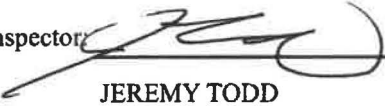
Any questions regarding invoices or how to pay fees should be directed to financial services at (213) 482-6890.

Any questions regarding the order to comply and compliance matters contact the inspector noted below at (213)978-4494.

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

Inspector:

Date: March 11, 2024


JEREMY TODD
4301 S. CENTRAL AVE
LOS ANGELES, CA 90011
(213)978-4494
Jeremy.Todd@lacity.org

REVIEWED BY

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
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www.ladbs.org