

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

JACOB STEVENS
PRESIDENT

NANCY YAP
VICE 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

January 15, 2026

Council District: # 9

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

JOB ADDRESS: **5326 SOUTH BROADWAY, LOS ANGELES, CA**
AKA: 5328 SOUTH BROADWAY, LOS ANGELES, CA
ASSESSORS PARCEL NO. (APN): **5101-033-018**
Re: Invoice #875152-8, 875754-2

Case No: 955125, 955124

Pursuant to the authority granted by Section 91.103 of the Los Angeles Municipal Code ("L.A.M.C"), the Los Angeles Department of Building and Safety (LADBS) investigated and identified code violations at: **5326 South Broadway, Los Angeles, CA (AKA: 5328 South Broadway, 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 September 29, 2022 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 Code Enforcement fee	660.00
Late Charge/Collection fee (250%)	1,650.00
Accumulated Interest (1%/month)	565.71
Title Report fee	30.00
Grand Total	\$ 3,390.13

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 **\$3,390.13** be recorded against the property. It is requested that the Honorable City Council of the City of Los Angeles (the "City 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 **\$3,390.13** on the referenced property. 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

Lien confirmed by
City Council on:

ATTEST: PATRICE LATTIMORE, CITY CLERK

BY: _____
DEPUTY



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

Property Title Report

Work Order No. T18583
Dated as of: 09/05/2025

Prepared for: City of Los Angeles

SCHEDULE A
(Reported Property Information)

APN #: 5101-033-018

Property Address: 5326 S BROADWAY City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee: RLC HOLDINGS CORP (1/2) AND ALC HOLDINGS CORP (1/2)

Grantor: RODOLFO CONCHA AND MARIE HELEN CONCHA, ALFREDO CONCHA AND CAMERINA CONCHA

Deed Date : 09/25/2011

Recorded : 10/27/2011

Instr No. : 11-1457731

MAILING ADDRESS: RLC HOLDINGS CORP (1/2) AND ALC HOLDINGS CORP (1/2)
1763 WALNUT LEAF DR, WALNUT, CA 91789-3648

SCHEDULE B

LEGAL DESCRIPTION

Lot Number: 31,32 Block: B Tract No: 2 Brief Description: THE MCCARTHY CO'S MAIN ST MONETA AVE AND FIGUEROA ST TR # 2 EX OF ST LOTS 31 AND LOT 32 BLK B

MORTGAGES/LIENS

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

This page is part of your document - DO NOT DISCARD



20111457731



Pages:
0004

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

10/27/11 AT 08:00AM

FEES:	25.00
TAXES:	0.00
OTHER:	0.00
PAID:	25.00



LEADSHEET



201110270140015

00004867548



003586409

SEQ:
02

DAR - Title Company (Hard Copy)



THIS FORM IS NOT TO BE DUPLICATED

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO:
RLC Holdings Corp
ALC Holdings, Corp
3314 West Beverly Blvd
Montebello, Ca 90640

10/27/2011



20111457731

TICOR TITLE CO.

A.P.N.: 5101-033-017

Order No.: 9819794-72

Space Above This Line for Recorder's Use Only

Escrow No.: 19869

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S) THAT DOCUMENTARY TRANSFER TAX IS: COUNTY LA COUNTY ⁶ This conveyance changes the manner in which title is held, grantor and grantee remain the same and continue to hold the same proportionate interest.
R&T 11911

☐ computed on full value of property conveyed, or
☐ computed on full value less value of liens or encumbrances remaining at time of sale,
☐ unincorporated area; ☐ City of Los Angeles, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
Rodolfo Concha and Marie Helen Concha, husband and wife
Alfredo Concha and Camerina Concha, husband and wife

hereby GRANT(s) to **RLC Holdings Corp.**, as to undivided ^{1/2} interest and **ALC Holdings Corp.** as to undivided 1/2 interest as tenants in common

the following described property in the City of Los Angeles, County of Los Angeles State of California;

Lot 30,31 and 32 Block B of Tract Mc Carthy Company's Main Street, in the City of Los Angeles, County of Los Angeles, State of California as per map recorded in Book 8, Page(s) 159, of Maps in the Office of the County Recorder of said County.

"The grantors and the grantees in this conveyance are comprised of the same parties who continue to hold the same proportionate interest in the property, R & T 11923(d)"

Rodolfo Concha

Marie Helen Concha

Alfredo Concha

Camerina Concha

Document Date: September 25, 2011

STATE OF CALIFORNIA
COUNTY OF _____

)SS
)

On _____ before me,
said state, 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(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.

GRANT DEED CONTINUED ON NEXT PAGE

Mail Tax Statements to: SAME AS ABOVE or Address Noted Below

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

STATE OF CALIFORNIA
COUNTY OF Los Angeles

} SS

On 10-12-11

before me, BARBARA A. KRAMIG

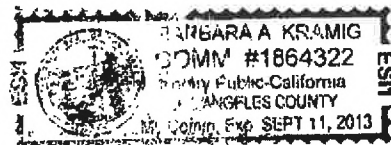
a notary public in and for said state, personally appeared Rodolfo C. Cruz, Maria Elena Cruz, Alfred C. Cruz who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in 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 Barbara A. Kramig

(Seal)



OPTIONAL

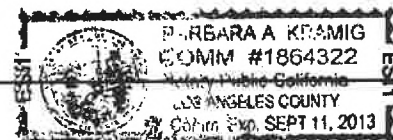
Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

DESCRIPTION OF ATTACHED DOCUMENT

Title or Type of Document: _____

Document Date: _____

Number of Pages: _____



Signer(s) other than named above _____

CAPACITY(IES) CLAIMED BY SIGNER(S)

☐ INDIVIDUAL

☐ CORPORATE OFFICER(S)
TITLE(S) _____

☐ PARTNER(S)- ☐ LIMITED
☐ GENERAL

☐ ATTORNEY-IN-FACT

☐ TRUSTEE(S)

☐ GUARDIAN OR CONSERVATOR

☐ OTHER _____

Right Thumbprint
of Signer

Top of thumb here

☐ INDIVIDUAL

☐ CORPORATE OFFICER(S)
TITLE(S) _____

☐ PARTNER(S)- ☐ LIMITED
☐ GENERAL

☐ ATTORNEY-IN-FACT

☐ TRUSTEE(S)

☐ GUARDIAN OR CONSERVATOR

☐ OTHER _____

Right Thumbprint
of Signer

Top of thumb here

SIGNER IS REPRESENTING:

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

STATE OF CALIFORNIA }
COUNTY OF Los Angeles } SS

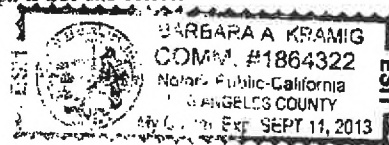
On 10-12-11 before me, BARBARA A. KRAMIG

a notary public in and for said state, personally appeared CARRINA CONNOR
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 [Signature] (Seal)



OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

DESCRIPTION OF ATTACHED DOCUMENT

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) other than named above _____

CAPACITY(IES) CLAIMED BY SIGNER(S)

- ☐ INDIVIDUAL
- ☐ CORPORATE OFFICER(S)
TITLE(S) _____
- ☐ PARTNER(S)- ☐ LIMITED
 ☐ GENERAL
- ☐ ATTORNEY-IN-FACT
- ☐ TRUSTEE(S)
- ☐ GUARDIAN OR CONSERVATOR
- ☐ OTHER _____

Right Thumbprint of Signer
Top of thumb here

- ☐ INDIVIDUAL
- ☐ CORPORATE OFFICER(S)
TITLE(S) _____
- ☐ PARTNER(S)- ☐ LIMITED
 ☐ GENERAL
- ☐ ATTORNEY-IN-FACT
- ☐ TRUSTEE(S)
- ☐ GUARDIAN OR CONSERVATOR
- ☐ OTHER _____

Right Thumbprint of Signer
Top of thumb here

SIGNER IS REPRESENTING:

EXHIBIT B

ASSIGNED INSPECTOR: **RICHARD ROBLES**
JOB ADDRESS: **5326 SOUTH BROADWAY, LOS ANGELES, CA**
AKA: **5328 SOUTH BROADWAY, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5101-033-018**

Date: January 15, 2026

Last Full Title: **09/05/2025**

Last Update to Title:

.....

LIST OF OWNERS AND INTERESTED PARTIES

- 1) RLC HOLDINGS CORP. AND ALC HOLDINGS CORP.
1763 WALNUT LEAF DRIVE
WALNUT, CA 91789-3648

CAPACITY: OWNERS
- 2) HELEN TIRES AND RIMS
C/O ERIK CUENCA ALVAREZ
5326 S. BROADWAY, UNIT #A
LOS ANGELES, CA 90037

CAPACITY: INTERESTED PARTY

Property Detail Report**For Property Located At :****5328 S BROADWAY, LOS ANGELES, CA 90037-3808**

RealQuest

Bldg Card: 000 of 002**Owner Information**

Owner Name: **RLC HOLDINGS CORP &/ALC HOLDINGS CORP**
 Mailing Address: **1763 WALNUT LEAF DR, WALNUT CA 91789-3648 C009**
 Vesting Codes: **//**

Location Information

Legal Description: **THE MCCARTHY CO'S MAIN ST MONETA AVE AND FIGUEROA ST TR # 2 EX OF ST LOTS 31 AND LOT 32**

County:	LOS ANGELES, CA	APN:	5101-033-018
Census Tract / Block:	2328.00 / 1	Alternate APN:	
Township-Range-Sect:		Subdivision:	2
Legal Book/Page:		Map Reference:	52-A3 /
Legal Lot:	32	Tract #:	2
Legal Block:	B	School District:	LOS ANGELES
Market Area:	C42	School District Name:	LOS ANGELES
Neighbor Code:		Munic/Township:	L.A. SANTA

Owner Transfer Information

Recording/Sale Date:	02/28/2003 / 01/30/2003	Deed Type:	GRANT DEED
Sale Price:		1st Mtg Document #:	592137
Document #:	592136		

Last Market Sale Information

Recording/Sale Date:	/	1st Mtg Amount/Type:	/
Sale Price:		1st Mtg Int. Rate/Type:	/
Sale Type:		1st Mtg Document #:	
Document #:		2nd Mtg Amount/Type:	/
Deed Type:		2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	
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

Year Built / Eff:	1948 /	Total Rooms/Offices		Garage Area:	
Gross Area:	9,480	Total Restrooms:		Garage Capacity:	
Building Area:	9,480	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:	0.28	County Use:	STORES (1100)
Lot Area:	12,152	Lot Width/Depth:	x	State Use:	
Land Use:	STORE BUILDING	Res/Comm Units:	/	Water Type:	
Site Influence:				Sewer Type:	

Tax Information

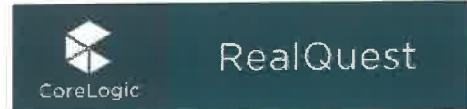
Total Value: \$338,164
 Land Value: \$231,871
 Improvement Value: \$106,293
 Total Taxable Value: \$338,164

Assessed Year: 2024
 Improved %: 31%
 Tax Year: 2024

Property Tax: \$5,567.44
 Tax Area: 6659
 Tax Exemption:

Comparable Sales Report

For Property Located At

**5328 S BROADWAY, LOS ANGELES, CA 90037-3808****20 Comparable(s) Selected.**

Report Date: 10/09/2025

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$0	\$1,150,000	\$42,000,000	\$7,432,202
Bldg/Living Area	9,480	8,190	10,392	9,010
Price/Sqft	\$0.00	\$112.09	\$4,520.50	\$813.03
Year Built	1948	1922	2011	1962
Lot Area	12,152	6,211	36,862	16,156
Bedrooms	0	0	0	0
Bathrooms/Restrooms	0	0	0	0
Stories	0.00	1.00	2.00	1.17
Total Value	\$338,164	\$110,984	\$5,432,764	\$2,177,834
Distance From Subject	0.00	2.56	16.62	8.83

* = user supplied for search only

Distance From Subject: 2.56 (miles)

Comp #:	1		
Address:	2616 W SLAUSON AVE, LOS ANGELES, CA 90043-3250		
Owner Name:	LUXURIOUS PROPERTIES LLC		
Seller Name:	BRAL RAMIN LIVING TRUST		
APN:	4005-018-001	Map Reference:	51-D4 /
County:	LOS ANGELES, CA	Census Tract:	2347.00
Subdivision:	4515	Zoning:	LAC2
Rec Date:	04/18/2025	Prior Rec Date:	06/30/2004
Sale Date:	04/04/2025	Prior Sale Date:	04/23/2004
Sale Price:	\$1,304,000	Prior Sale Price:	\$595,000
Sale Type:	FULL	Prior Sale Type:	FULL
		Building Area:	8,514
		Total Rooms/Offices:	
		Total Restrooms:	
		Yr Built/Eff:	1922 / 1922
		Air Cond:	NONE
		Pool:	
		Roof Mat:	ROLL COMPOSITION
Document #:	255820	Acres:	0.28
1st Mtg Amt:	\$847,600	Lot Area:	12,301
Total Value:	\$662,095	# of Stories:	1
Land Use:	STORE BUILDING	Park Area/Cap#:	/

Comp #:	2			Distance From Subject:	3.08 (miles)
Address:	2550 E GAGE AVE, HUNTINGTON PARK, CA 90255-4074				
Owner Name:	GAGE & RUGBY LLC				
Seller Name:	GRIEGO RUDY S LIVING TRUST				
APN:	6322-003-024	Map Reference:	52-F5 /	Building Area:	8,577
County:	LOS ANGELES, CA	Census Tract:	5326.05	Total Rooms/Offices:	

Rec Date:	04/18/2025	Prior Rec Date:	06/30/2004	Yr Built/Eff:	1922 / 1922
Sale Date:	04/04/2025	Prior Sale Date:	04/23/2004	Air Cond:	NONE
Sale Price:	\$1,304,000	Prior Sale Price:	\$595,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	ROLL COMPOSITION
Document #:	255820	Acres:	0.28		
1st Mtg Amt:	\$847,600	Lot Area:	12,301		
Total Value:	\$662,095	# of Stories:	1		
Land Use:	STORE BUILDING	Park Area/Cap#:	/		

Comp #:

3

Address:

6725 PACIFIC BLVD, HUNTINGTON PARK, CA 90255-4109

Owner Name:

SHOOR SHAURYAA R K

Seller Name:

GARFIELD 14361 LLC

APN:

6322-018-030

Map Reference:

52-F5 /

Building Area:

8,550

County:

LOS ANGELES, CA

Census Tract:

5331.04

Total Rooms/Offices:

Subdivision:

HUNTINGTON PARK

Zoning:

HPCBD*

Total Restrooms:

Rec Date:

04/25/2025

Prior Rec Date:

09/13/2021

Yr Built/Eff:

1940 / 1940

Sale Date:

03/17/2025

Prior Sale Date:

08/04/2021

Air Cond:

NONE

Sale Price:

\$2,150,000

Prior Sale Price:

\$2,000,000

Pool:

Sale Type:

FULL

Prior Sale Type:

FULL

Roof Mat:

ROLL COMPOSITION

Document #:

273451

Acres:

0.20

1st Mtg Amt:

\$1,290,000

Lot Area:

8,685

Total Value:

\$2,080,800

of Stories:

1

Land Use:

STORE BUILDING

Park Area/Cap#:

/

Distance From Subject:

3.18 (miles)

Comp #: 4

Address: 6801 PACIFIC BLVD, HUNTINGTON PARK, CA 90255-4111

Owner Name: PARK DRIVE 4316

Seller Name: NW SIGNATURE PROPERTIES II INC

APN: 6322-018-022

Map Reference: 52-F5 /

Building Area: 10,260

County: LOS ANGELES, CA

Census Tract: 5331.04

Total Rooms/Offices:

Subdivision: HUNTINGTON PARK

Zoning: HPCBD*

Total Restrooms:

Rec Date: 04/14/2025

Prior Rec Date: 09/30/2024

Yr Built/Eff: 1942 / 1945

Sale Date: 04/03/2025

Prior Sale Date: 09/25/2024

Air Cond: NONE

Sale Price: \$1,150,000

Prior Sale Price: \$300,000

Pool:

Sale Type: FULL

Prior Sale Type: FULL

Roof Mat:

Document #: 238943

Acres: 0.20

1st Mtg Amt:

Lot Area: 8,651

Total Value: \$903,891

of Stories:

Land Use: STORE BUILDING

Park Area/Cap#: /

Distance From Subject: 3.18 (miles)

Distance From Subject: 4.46 (miles)

Comp #:	5		
Address:	4557 W ADAMS BLVD, LOS ANGELES, CA 90016-3060		
Owner Name:	4557 W ADAMS DED LLC/4557 W ADAMS DSC LLC		
Seller Name:	HELD M & S F/TR		
APN:	5050-007-036	Map Reference:	43-B5 /
County:	LOS ANGELES, CA	Census Tract:	2187.02
Subdivision:	2072	Zoning:	LAC2
Rec Date:	05/12/2025	Prior Rec Date:	09/26/1996
Sale Date:	01/14/2025	Prior Sale Date:	
Sale Price:	\$2,400,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	310951	Acres:	0.21
1st Mtg Amt:	\$1,560,000	Lot Area:	9,107
Total Value:	\$110,984	# of Stories:	
Land Use:	STORE BUILDING	Park Area/Cap#:	/

Comp #: **6** Distance From Subject: **4.48 (miles)**
 Address: **323 E 1ST ST, LOS ANGELES, CA 90012-3901**
 Owner Name: **323 E 1ST STREET LLC**
 Seller Name: **FREEMAN RITA-SUE F/TR**
 APN: **5161-012-007** Map Reference: **44-E3 /** Building Area: **10,035**
 County: **LOS ANGELES, CA** Census Tract: **2062.02** Total Rooms/Offices:
 Subdivision: **GARDEN J MURAT** Zoning: **LAC4** Total Restrooms:
 Rec Date: **08/18/2025** Prior Rec Date: **04/09/1997** Yr Built/Eff: **/ 1930**
 Sale Date: **07/30/2025** Prior Sale Date:
 Sale Price: **\$3,822,500** Prior Sale Price:
 Sale Type: **FULL** Prior Sale Type:
 Document #: **560003** Acres: **0.14**
 1st Mtg Amt: Lot Area: **6,211**
 Total Value: **\$1,042,504** # of Stories:
 Land Use: **STORE BUILDING** Park Area/Cap#: **/**

Comp #: **7** Distance From Subject: **6.93 (miles)**
 Address: **5969 MELROSE AVE, LOS ANGELES, CA 90038-3687**
 Owner Name: **HAUS OF HEARTS LLC**
 Seller Name: **5969 MELROSE ASSOCIATES LLC**
 APN: **5533-034-025** Map Reference: **34-C5 /** Building Area: **8,274**
 County: **LOS ANGELES, CA** Census Tract: **1918.20** Total Rooms/Offices:
 Subdivision: **1713** Zoning: **LAC4** Total Restrooms:
 Rec Date: **06/06/2025** Prior Rec Date: **11/01/2007** Yr Built/Eff: **1948 / 1952**
 Sale Date: **05/13/2025** Prior Sale Date: **10/16/2007** Air Cond: **YES**
 Sale Price: **\$4,505,000** Prior Sale Price: **\$3,700,000** Pool:
 Sale Type: **FULL** Prior Sale Type: **UNKNOWN** Roof Mat:
 Document #: **381176** Acres: **0.29**
 1st Mtg Amt: **\$2,481,425** Lot Area: **12,826**
 Total Value: **\$4,550,000** # of Stories:
 Land Use: **STORE BUILDING** Park Area/Cap#: **/**

Comp #: **8** Distance From Subject: **7.28 (miles)**
 Address: **15420 S WESTERN AVE, GARDENA, CA 90249**
 Owner Name: **XIANG TIAN LLC-LTC SERIES**
 Seller Name: **CROWN EDDIE PLAZA LLC**
 APN: **6103-015-051** Map Reference: **63-E3 /** Building Area: **10,392**
 County: **LOS ANGELES, CA** Census Tract: **6030.06** Total Rooms/Offices:
 Subdivision: **PARCEL MAP 3-85** Zoning: **GAP** Total Restrooms:
 Rec Date: **06/30/2025** Prior Rec Date: **07/24/2007** Yr Built/Eff: **1945 / 2010**
 Sale Date: **06/10/2025** Prior Sale Date: **07/12/2007** Air Cond: **NONE**
 Sale Price: **\$11,700,000** Prior Sale Price: **\$2,200,000** Pool:
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:
 Document #: **437673** Acres: **0.18**
 1st Mtg Amt: **\$4,700,000** Lot Area: **7,962**
 Total Value: **\$1,571,908** # of Stories:
 Land Use: **STORE BUILDING** Park Area/Cap#: **/**

Comp #: **9** Distance From Subject: **8.00 (miles)**
 Address: **2829 HYPERION AVE, LOS ANGELES, CA 90027-2505**
 Owner Name: **HYPERION ROWENA HOLDING CO LLC**
 Seller Name: **OH FRANK H**
 APN: **5433-027-030** Map Reference: **35-B2 /** Building Area: **9,884**
 County: **LOS ANGELES, CA** Census Tract: **1952.01** Total Rooms/Offices:
 Subdivision: **IVANHOE** Zoning: **LAC4** Total Restrooms:
 Rec Date: **03/21/2025** Prior Rec Date: **03/10/2005** Yr Built/Eff: **1986 / 1986**

Sale Date:	03/20/2025	Prior Sale Date:	03/01/2005	Air Cond:	NONE
Sale Price:	\$6,550,000	Prior Sale Price:	\$3,310,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	180975	Acres:	0.40		
1st Mtg Amt:	\$5,361,120	Lot Area:	17,251		
Total Value:	\$4,523,389	# of Stories:			
Land Use:	STORE BUILDING	Park Area/Cap#:	/		

Comp #: **10** Distance From Subject: **8.11 (miles)**
 Address: **6616 HOLLYWOOD BLVD, LOS ANGELES, CA 90028-6208**
 Owner Name: **6616 H LLC**
 Seller Name: **PARK SEON 1990 TRUST**
 APN: **5547-015-014** Map Reference: **34-C3 /** Building Area: **8,190**
 County: **LOS ANGELES, CA** Census Tract: **1907.01** Total Rooms/Offices:
 Subdivision: **LA BREA RHO** Zoning: **LAC4** Total Restrooms:
 Rec Date: **05/30/2025** Prior Rec Date: **05/25/1993** Yr Built/Eff: **1994 / 1994**
 Sale Date: **04/29/2025** Prior Sale Date: Air Cond: **YES**
 Sale Price: **\$4,350,000** Prior Sale Price: Pool:
 Sale Type: **FULL** Prior Sale Type: Roof Mat: **ROLL COMPOSITION**

Document #: **358955** Acres: **0.19**
 1st Mtg Amt: Lot Area: **8,400**
 Total Value: **\$2,822,934** # of Stories: **1**
 Land Use: **STORE BUILDING** Park Area/Cap#: **/**

Comp #: **11** Distance From Subject: **9.04 (miles)**
 Address: **8830 W SUNSET BLVD, WEST HOLLYWOOD, CA 90069-2105**
 Owner Name: **KBS HOLDCO LLC**
 Seller Name: **8830-8844 SUNSET BLVD LLC**
 APN: **4339-016-001** Map Reference: **33-D4 /** Building Area: **8,961**
 County: **LOS ANGELES, CA** Census Tract: **7005.02** Total Rooms/Offices:
 Subdivision: **CAVANAUGH** Zoning: **WDC2A*** Total Restrooms:
 Rec Date: **04/15/2025** Prior Rec Date: Yr Built/Eff: **1961 / 1965**
 Sale Date: **04/15/2025** Prior Sale Date: Air Cond: **YES**
 Sale Price: **\$26,000,000** Prior Sale Price: Pool:
 Sale Type: **FULL** Prior Sale Type: Roof Mat:
 Document #: **243621** Acres: **0.37**
 1st Mtg Amt: Lot Area: **15,926**
 Total Value: **\$891,379** # of Stories:
 Land Use: **STORE BUILDING** Park Area/Cap#: **/**

Comp #: **12** Distance From Subject: **10.48 (miles)**
 Address: **502 W TORRANCE BLVD, CARSON, CA 90745-1123**
 Owner Name: **CL SHOPS AT CARSON TC CA LP**
 Seller Name: **CREDITORRANCE LLC**
 APN: **7336-002-029** Map Reference: **/** Building Area: **9,044**
 County: **LOS ANGELES, CA** Census Tract: **5435.01** Total Rooms/Offices:
 Subdivision: **6378** Zoning: **CASP-3*** Total Restrooms:
 Rec Date: **07/07/2025** Prior Rec Date: **07/12/2022** Yr Built/Eff: **2003 / 2003**
 Sale Date: **06/13/2025** Prior Sale Date: **06/29/2022** Air Cond: **YES**
 Sale Price: **\$8,204,545** Prior Sale Price: **\$250,000** Pool:
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:
 Document #: **450734** Acres: **0.61**
 1st Mtg Amt: Lot Area: **26,681**
 Total Value: **\$5,095,674** # of Stories:
 Land Use: **STORE BUILDING** Park Area/Cap#: **/**

Comp #: 13 Distance From Subject: 11.25 (miles)
 Address: 109 E MAIN ST, ALHAMBRA, CA 91801-3516
 Owner Name: VESOL INVESTMENT 88 LLC
 Seller Name: UHER FUNG LLC
 APN: 5337-025-002 Map Reference: 37-C3 / Building Area: 8,332
 County: LOS ANGELES, CA Census Tract: 4803.02 Total Rooms/Offices:
 Subdivision: W E FERGUSONS SUB Zoning: ALCBD/DRD* Total Restrooms:
 Rec Date: 08/05/2025 Prior Rec Date: 04/27/1990 Yr Built/Eff: 1925 / 1941
 Sale Date: 07/17/2025 Prior Sale Date: 04/1990 Air Cond: YES
 Sale Price: \$2,775,000 Prior Sale Price: \$1,000,000 Pool:
 Sale Type: FULL Prior Sale Type: FULL Roof Mat: ROLL COMPOSITION

Document #: 527832 Acres: 0.20
 1st Mtg Amt: Lot Area: 8,521
 Total Value: \$1,477,704 # of Stories: 2
 Land Use: STORE BUILDING Park Area/Cap#: /

Comp #: 14 Distance From Subject: 11.88 (miles)
 Address: 10401 ALONDRA BLVD, BELLFLOWER, CA 90706-4197
 Owner Name: BELLFLOWER ICON LLC
 Seller Name: RJ GARCIA LLC
 APN: 6275-022-011 Map Reference: 66-D3 / Building Area: 8,424
 County: LOS ANGELES, CA Census Tract: 5531.00 Total Rooms/Offices:
 Subdivision: LOS COYOTES RHO Zoning: BFCG* Total Restrooms:
 Rec Date: 07/08/2025 Prior Rec Date: 12/28/2018 Yr Built/Eff: 1977 /
 Sale Date: 03/31/2025 Prior Sale Date: 10/04/2018 Air Cond: NONE
 Sale Price: \$2,925,000 Prior Sale Price: \$2,050,000 Pool:
 Sale Type: FULL Prior Sale Type: FULL Roof Mat: ROLL COMPOSITION

Document #: 454513 Acres: 0.60
 1st Mtg Amt: \$1,755,000 Lot Area: 26,060
 Total Value: \$2,241,972 # of Stories: 1
 Land Use: STORE BUILDING Park Area/Cap#: /

Comp #: 15 Distance From Subject: 12.09 (miles)
 Address: 4929 PARAMOUNT BLVD, LAKEWOOD, CA 90712-2903
 Owner Name: CMJSK PROP LLC
 Seller Name: TITANS CAPITAL LLC
 APN: 7157-027-014 Map Reference: / Building Area: 9,418
 County: LOS ANGELES, CA Census Tract: 5707.03 Total Rooms/Offices:
 Subdivision: Zoning: LKC3* Total Restrooms:
 Rec Date: 04/28/2025 Prior Rec Date: 05/31/2005 Yr Built/Eff: 2004 / 2004
 Sale Date: 04/18/2025 Prior Sale Date: 05/19/2005 Air Cond: NONE
 Sale Price: \$4,700,000 Prior Sale Price: \$3,300,030 Pool:
 Sale Type: FULL Prior Sale Type: Roof Mat:
 Document #: 275818 Acres: 0.85
 1st Mtg Amt: Lot Area: 36,862
 Total Value: \$4,509,721 # of Stories:
 Land Use: STORE BUILDING Park Area/Cap#: /

Comp #: 16 Distance From Subject: 12.27 (miles)
 Address: 1402 WILSHIRE BLVD, SANTA MONICA, CA 90403-5413
 Owner Name: TIERRA APTS LP
 Seller Name: GALLAHER FAMILY TRUST
 APN: 4282-003-020 Map Reference: 41-A5 / Building Area: 8,557
 County: LOS ANGELES, CA Census Tract: 7015.02 Total Rooms/Offices:
 Subdivision: SANTA MONICA Zoning: SMC6* Total Restrooms:
 Rec Date: 05/23/2025 Prior Rec Date: 06/30/1999 Yr Built/Eff: 1995 / 1995

Sale Date:	05/21/2025	Prior Sale Date:	06/17/1999	Air Cond:	
Sale Price:	\$6,000,000	Prior Sale Price:	\$223,180	Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	342778	Acres:	0.23		
1st Mtg Amt:	\$6,000,000	Lot Area:	10,021		
Total Value:	\$1,068,171	# of Stories:			
Land Use:	STORE BUILDING	Park Area/Cap#:	/		

Comp #: **17** Distance From Subject: **13.06 (miles)**
 Address: **23325 HAWTHORNE BLVD, TORRANCE, CA 90505-3720**
 Owner Name: **23325 HAWTHORNE BLVD INVS INC**
 Seller Name: **WOI LLC**
 APN: **7378-006-071** Map Reference: **68-A6 /** Building Area: **8,890**
 County: **LOS ANGELES, CA** Census Tract: **6512.22** Total Rooms/Offices:
 Subdivision: **27223** Zoning: **TOHC-GEN** Total Restrooms:
 Rec Date: **03/19/2025** Prior Rec Date: **04/30/1993** Yr Built/Eff: **1967 / 1977**
 Sale Date: **03/10/2025** Prior Sale Date:
 Sale Price: **\$4,550,000** Prior Sale Price: **\$1,400,000** Air Cond: **NONE**
 Sale Type: **FULL** Prior Sale Type: **FULL** Pool: **HEATED**
 Roof Mat: **ROLL COMPOSITION**

Document #: **175021** Acres: **0.52**
 1st Mtg Amt: **\$2,850,000** Lot Area: **22,750**
 Total Value: **\$2,332,913** # of Stories: **1**
 Land Use: **STORE BUILDING** Park Area/Cap#: **/**

Comp #: **18** Distance From Subject: **14.06 (miles)**
 Address: **13541 TELEGRAPH RD, WHITTIER, CA 90605-3438**
 Owner Name: **JK BELLFLOWER LLC**
 Seller Name: **TELEMILLS PLAZA LLC**
 APN: **8157-024-028** Map Reference: **61-D4 /** Building Area: **9,300**
 County: **LOS ANGELES, CA** Census Tract: **5032.02** Total Rooms/Offices:
 Subdivision: **16505** Zoning: **LCM1*** Total Restrooms:
 Rec Date: **07/16/2025** Prior Rec Date: **07/14/2025** Yr Built/Eff: **1970 / 1973**
 Sale Date: **07/09/2025** Prior Sale Date: **07/09/2025** Air Cond: **YES**
 Sale Price: **\$8,200,000** Prior Sale Price: **\$4,080,000** Pool:
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:
 Document #: **475454** Acres: **0.77**
 1st Mtg Amt: **\$4,000,000** Lot Area: **33,683**
 Total Value: **\$763,596** # of Stories:
 Land Use: **STORE BUILDING** Park Area/Cap#: **/**

Comp #: **19** Distance From Subject: **14.58 (miles)**
 Address: **2335 E COLORADO BLVD, PASADENA, CA 91107**
 Owner Name: **TRC PASADENA PLAZA LLC**
 Seller Name: **CTPF PASADENA VONS SHOPPING**
 APN: **5746-003-080** Map Reference: **/** Building Area: **9,291**
 County: **LOS ANGELES, CA** Census Tract: **4628.00** Total Rooms/Offices:
 Subdivision: Zoning: **PSC-** Total Restrooms:
 Rec Date: **06/27/2025** Prior Rec Date: Yr Built/Eff: **2011 / 2011**
 Sale Date: **06/13/2025** Prior Sale Date: Air Cond: **NONE**
 Sale Price: **\$42,000,000** Prior Sale Price: Pool:
 Sale Type: **FULL** Prior Sale Type: Roof Mat:
 Document #: **434398** Acres: **0.81**
 1st Mtg Amt: **\$20,500,000** Lot Area: **35,088**
 Total Value: **\$5,432,764** # of Stories:
 Land Use: **STORE BUILDING** Park Area/Cap#: **/**

Distance From Subject: 16.62 (miles)

Comp #:	20		
Address:	6451 VAN NUYS BLVD, VAN NUYS, CA 91401-1435		
Owner Name:	G PROPERTIES VAN NUYS LLC		
Seller Name:	VANMORE LLC		
APN:	2236-016-005	Map Reference:	15-D5 /
County:	LOS ANGELES, CA	Census Tract:	1278.06
Subdivision:	1200	Zoning:	LAC2
Rec Date:	02/18/2025	Prior Rec Date:	06/11/2010
Sale Date:	02/11/2025	Prior Sale Date:	06/09/2010
Sale Price:	\$3,332,000	Prior Sale Price:	\$1,800,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	98934	Acres:	0.21
1st Mtg Amt:	\$2,000,000	Lot Area:	9,085
Total Value:	\$1,075,675	# of Stories:	
Land Use:	STORE BUILDING	Park Area/Cap#:	/
		Building Area:	9,000
		Total Rooms/Offices:	
		Total Restrooms:	
		Yr Built/Eff:	1929 / 1975
		Air Cond:	YES
		Pool:	
		Roof Mat:	

EXHIBIT D

ASSIGNED INSPECTOR: **RICHARD ROBLES**
JOB ADDRESS: **5326 SOUTH BROADWAY, LOS ANGELES, CA**
AKA: **5328 SOUTH BROADWAY, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5101-033-018**

Date: January 15, 2026

CASE NO.: **955124**
ORDER NO.: **A-5715366**

EFFECTIVE DATE OF ORDER TO COMPLY: **May 2, 2022**
COMPLIANCE EXPECTED DATE: **June 1, 2022**
DATE COMPLIANCE OBTAINED: **No Compliance to Date**

LIST OF IDENTIFIED CODE VIOLATIONS
(ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-5715366

101052202201340

**BOARD OF
BUILDING AND SAFETY
COMMISSIONERS**

**JAVIER NUNEZ
PRESIDENT**

**ELVIN W. MOON
VICE-PRESIDENT**

**JOSELYN GEAGA-ROSENTHAL
LAUREL GILLETTE
GEORGE HOVAGUIMIAN**

**CITY OF LOS ANGELES
CALIFORNIA**



**ERIC GARCETTI
MAYOR**

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

APR 26 2022

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

**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

**RLC HOLDINGS CORP AND ALC HOLD INGS CORP C/O
RODOLFO CONCHA
1763 WALNUT LEAF DR
WALNUT, CA 91789**

**CASE #: 955124
ORDER #: A-5715366**

**EFFECTIVE DATE: May 02, 2022
COMPLIANCE DATE: June 01, 2022**

**PROPERTY OWNER OF
SITE ADDRESS: 5326 S BROADWAY
PROPERTY KNOWN AS
ASSESSORS PARCEL NO.: 5101-033-018
ZONE: C2; Commercial Zone
NAME OF BUSINESS IN VIOLATION: BROADWAY SMOG**

In accordance to the Section(s) listed below, Pursuant to Chapter 1, Article 2 of the Los Angeles Municipal Code (L.A.M.C.), an inspection has been conducted at the property listed above.

Section 12.26 (I) of the Los Angeles Municipal Code, Vehicle Repair and/or Installation Establishments.

As a result of this inspection, the conditions listed below are in violation of the L.A.M.C. as follows:

VIOLATION(S):

1. (V #1-BUILDING) Change of occupancy without obtaining the required permits and approvals.

You are therefore ordered to: Discontinue the unapproved building use as a smog shop and return the site to its approved condition as a market.

Or

Submit plans, and obtain all required permits, inspections, approvals, clearances and secure a new Certificate of Occupancy for a smog shop use within a building approved as a market.

Code Section(s) in Violation: 12.21A.1.(a), 12.26E1, 91.0104.2.5, 91.0106.1.1, 91.0106.3.2.1, 91.0108.1, 91.0109.1, 91.8203, 91.8204 of the L.A.M.C.

Location: Front of shop.

2. (V #21.) Unapproved signs, pennants, banners, ribbons, streamer, balloons, or spinners.

You are therefore ordered to: 1) Discontinue the use of the unapproved/unpermitted signs, pennants, banners, ribbons, streamer, balloons, or spinners from the site.

Code Section(s) in Violation: 91.6202.1, 91.6205.11, 91.6216.1, 91.6216.2, 91.6216.3, 91.6216.4, 91.6216.5, 91.103.1, and 12.21A.1.(a) of the 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

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.

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.

REVOCATION OF CERTIFICATE OF OCCUPANCY and FINE WARNING:

The failure to correct the violations on or before the compliance date or any authorized extension thereof may result in commencement of proceedings to revoke the Certificate of Occupancy. Such proceedings may involve a Revocation Hearing. A personal appearance at the hearing may only be avoided if the violation is corrected and a fine paid according to the fine schedule in Section 12.26 F 14 or 12.26 I. 16 of this subsection. Sections 12.26 F. 9, 12.26 I. 11, 98.0402(f)2A L.A.M.C.

The compliance date as specified in the notice may be extended for an additional period not to exceed 45 days if the owner or operator of the yard presents satisfactory evidence to the Superintendent that unusual difficulties prevent substantial compliance without such extension.

APPEAL PROCEDURES:

Notwithstanding any provisions of the Municipal Code to the contrary, there shall be no appeal to the Board of Building and Safety Commissioners from any notice issued or determination made by the Superintendent pursuant to Subsection 12.26 F. 13, 12.26 I. 15.

and/or

Except for extensions of time granted by the Department of Building and Safety and the Board of Building and Safety Commissioners as authorized in Subdivision 12.26 F. 4(b) and/or 12.26 I. 7(b), and notwithstanding any provisions of this code to the contrary, there shall be no appeal to the Board of Building and Safety Commissioners from any notice issued or determination made by the Department pursuant to Subsection(s) 12.26 F. and/or 12.26 I. Appeals may be made from Department determinations of violations of Subdivisions 12.26 I. 3 and 12.26 I. 4 pursuant to Section 12.26 K.

Appeal rights for Code Sections other than Sections 12.26 F. and 12.26 I. are as follows.

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.

REPEAT VIOLATIONS:

If an Order to Comply is issued pursuant to Sections 12.26 F. or 12.26 K. of the Los Angeles Municipal Code, and after compliance with the Order, a subsequent Order to Comply is issued for violation of the same provisions occurring within one year of the date of the initial Order, the repair/installation facility or storage yard facility operator shall pay a fine as specified in Section 98.0402(f)1 L.A.M.C. as follows:

- A. For each auto dismantling, junk yard, scrap metal or recycling materials processing yards, recycling collection and/or buyback centers, recycling materials sorting facilities and cargo container storage yards....\$200.00
- B. For each vehicle repair garage, installation facility, or used car sales violation....\$200.00

Sections 12.26 F. 15, 12.26 I. 17 L.A.M.C.

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www.ladbs.org

0174 1622 2022 0901

If you have any questions or require any additional information please feel free to contact me at (213)252-3337.
Office hours are 7:00 a.m. to 4:30 p.m. Monday through Friday.

Inspector:

Date: April 22, 2022


RICHARD ROBLES
221 N. FIGUEROA ST. SUITE 1100
LOS ANGELES, CA 90012
(213)252-3337
richard.robles@lacity.org


REVIEWED BY

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