

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

JOHN WEIGHT  
EXECUTIVE OFFICER

February 4, 2026

Council District: # 8

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

JOB ADDRESS: 118 WEST 106<sup>TH</sup> STREET, LOS ANGELES, CA  
ASSESSORS PARCEL NO. (APN): 6074-008-012  
Re: Invoice #906516-9

Pursuant to the authority granted by Section 91.103 of the Los Angeles Municipal Code, the Los Angeles Department of Building and Safety (LADBS) investigated and identified code violations at: 118 West 106<sup>th</sup> 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 on January 18, 2023 to the property owner and all interested parties. Pursuant to Section 98.0411(a) the order warned that "a proposed noncompliance fee may be imposed for failure to comply with the order within 15 days after the compliance date specified in the order or unless an appeal or slight modification is filed within 15 days after the compliance date." The owners failed to comply within the time prescribed by ordinance. The Department imposed non-compliance fee as follows:

<u>Description</u>	<u>Amount</u>
Non-Compliance Code Enforcement fee	660.00
Late Charge/Collection fee (250%)	1,650.00
Accumulated Interest (1%/month)	445.35
Title Report fee	30.00
<b>Grand Total</b>	<b>\$ 2,785.35</b>

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 \$2,785.35 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 \$2,785.35 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. T18654***  
***Dated as of: 10/31/2025***

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

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

***APN #: 6074-008-012***

***Property Address: 118 W. 106TH ST***    ***City: Los Angeles***    ***County: Los Angeles***

**VESTING INFORMATION**

***Type of Document: GRANT DEED***  
***Grantee: DANIEL W. BOUIE, JR.***  
***Grantor: MARIO R. HIDALGO AND MARIA HIDALGO***  
***Deed Date : 07/09/1964***                      ***Recorded : 07/29/1964***  
***Instr No. : 1964-3322***

***MAILING ADDRESS: DANIEL W. BOUIE, JR.***  
***PO BOX 61051, LOS ANGELES, CA 90061-0051***

***SCHEDULE B***

**LEGAL DESCRIPTION**

***Lot Number: 275 Tract No: 3064 Brief Description: TRACT # 3064 W 32 FT OF LOT 275***

**MORTGAGES/LIENS**

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

RECORDING REQUESTED BY

RECORDED AT THE REQUEST OF BONDED TITLE CO. AND WHEN RECORDED MAIL TO

Name  
Street Address  
City & State

Daniel W. Bouie, Jr.  
1447 West 103rd St.  
Los Angeles, Calif.

3322

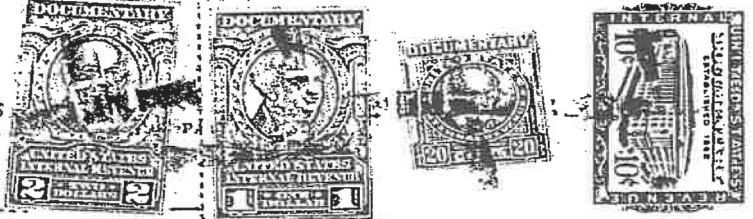
RECORDED IN OFFICIAL RECORDS OF LOS ANGELES COUNTY, CALIF.

3 Min. Past 8 A M JUL 29 1964  
RAY E. LEE, County Recorder

FEE \$2 00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

AFFIX R.S. \$..... 3



# Grant Deed

THIS FORM FURNISHED BY TITLE INSURANCE AND TRUST COMPANY

TO 405 C

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
MARIO R. HIDALGO and MARIA HIDALGO, husband and wife  
hereby GRANT(S) to  
DANIEL W. BOUIE, JR., a single man

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

Lot 275 of Tract 3064, as per map recorded  
in Book 36 Page 1 of Maps, in the office of  
the county recorder of said county.

EXCPT the Easterly 30 feet thereof.

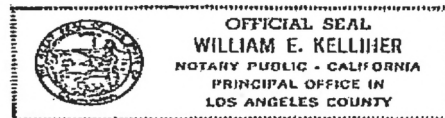
Dated July 9, 1964

*Mario R. Hidalgo*  
Mario R. Hidalgo  
*Maria Hidalgo*  
Maria Hidalgo

STATE OF CALIFORNIA }  
COUNTY OF Los Angeles } ss.  
On 7-9-64 before me, the under-  
signed, a Notary Public in and for said State, personally appeared  
Mario R. Hidalgo and  
Maria Hidalgo

known to me  
to be the person s whose name s are subscribed to the within  
instrument and acknowledged that they executed the same.  
WITNESS my hand and official seal.

Signature *William E. Kelliher*  
William E. Kelliher  
Name (Typed or Printed)



(This area for official notarial seal)

Title Order No. 1409 Escrow or Loan No. 5371

# EXHIBIT B

ASSIGNED INSPECTOR: MICHAEL SERETTI  
JOB ADDRESS: 118 WEST 106<sup>TH</sup> STREET, LOS ANGELES, CA  
ASSESSORS PARCEL NO. (APN): 6074-008-012

Date: February 4, 2026

Last Full Title: 10/31/2025

Last Update to Title:

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## LIST OF OWNERS AND INTERESTED PARTIES

- 1) DANIEL W. BOUIE, JR.  
P.O. BOX 61051  
LOS ANGELES, CA 90061-0051                      CAPACITY: OWNER

**Property Detail Report**  
**For Property Located At :**  
**118 W 106TH ST, LOS ANGELES, CA 90003-4614**



**Owner Information**

Owner Name: **BOUIE DANIEL W JR**  
 Mailing Address: **PO BOX 61051, LOS ANGELES CA 90061-0051 B001**  
 Vesting Codes: **//**

**Location Information**

Legal Description: **TRACT # 3064 W 32 FT OF LOT 275**  
 County: **LOS ANGELES, CA** APN: **6074-008-012**  
 Census Tract / Block: **2411.20 / 2** Alternate APN:  
 Township-Range-Sect: **36-1** Subdivision: **3064**  
 Legal Book/Page: **275** Map Reference: **/**  
 Legal Lot: **275** Tract #: **3064**  
 Legal Block: **C37** School District: **LOS ANGELES**  
 Market Area: **LOS ANGELES** School District Name: **LOS ANGELES**  
 Neighbor Code: **LOS ANGELES** Munic/Township: **LOS ANGELES**

**Owner Transfer Information**

Recording/Sale Date: **/** Deed Type:  
 Sale Price: **1st Mtg Document #:**  
 Document #:

**Last Market Sale Information**

Recording/Sale Date: **07/29/1964 /** 1st Mtg Amount/Type: **/**  
 Sale Price: **\$3,000** 1st Mtg Int. Rate/Type: **/**  
 Sale Type: **FULL** 1st Mtg Document #: **/**  
 Document #: **DEED (REG)** 2nd Mtg Amount/Type: **/**  
 Deed Type: **DEED (REG)** 2nd Mtg Int. Rate/Type: **/**  
 Transfer Document #: **Price Per SqFt: \$1.14**  
 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:	2,628	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:	4	Finish Bsmnt Area:	Pool:
Bath(F/H):	2 /	Basement Type:	Air Cond:
Year Built / Eff:	1973 / 1974	Roof Type:	Style:
Fireplace:	/	Foundation:	Quality:
# of Stories:		Roof Material:	Condition:
Other Improvements:			

**Site Information**

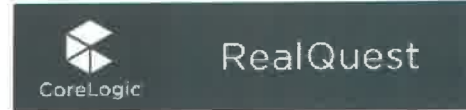
Zoning:	LAR2	Acres:	0.10	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	4,323	Lot Width/Depth:	32 x 135	State Use:	
Land Use:	SFR	Res/Comm Units:	1 /	Water Type:	
Site Influence:	CORNER			Sewer Type:	

**Tax Information**

Total Value:	\$78,220	Assessed Year:	2025	Property Tax:	\$831.62
Land Value:	\$11,239	Improved %:	86%	Tax Area:	461
Improvement Value:	\$66,981	Tax Year:	2024	Tax Exemption:	MISC
Total Taxable Value:					

## Comparable Sales Report

For Property Located At



**118 W 106TH ST, LOS ANGELES, CA 90003-4614**

1 Comparable(s) Selected.

Report Date: 11/14/2025

**Summary Statistics:**

	Subject	Low	High	Average
Sale Price	\$3,000	\$550,000	\$550,000	\$550,000
Bldg/Living Area	2,628	2,616	2,616	2,616
Price/Sqft	\$1.14	\$210.24	\$210.24	\$210.24
Year Built	1973	0	0	0
Lot Area	4,323	6,927	6,927	6,927
Bedrooms	4	5	5	5
Bathrooms/Restrooms	2	4	4	4
Stories	0.00	0.00	0.00	0.00
Total Value	\$78,220	\$380,675	\$380,675	\$380,675
Distance From Subject	0.00	0.47	0.47	0.47

\*= user supplied for search only

Comp #:1				Distance From Subject:0.47 (miles)
Address:	<b>11154 S BROADWAY, LOS ANGELES, CA 90061-1951</b>			
Owner Name:	<b>KINGDOM BUILDERS PROPS LLC</b>			
Seller Name:	<b>PRUDE FAMILY TRUST</b>			
APN:	<b>6074-022-023</b>	Map Reference:	/	Living Area: <b>2,616</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>2411.20</b>	Total Rooms:
Subdivision:	<b>BOWENS MAIN MONETA &amp; FIGUEROA TR</b>	Zoning:	<b>LAR3</b>	Bedrooms: <b>5</b>
Rec Date:	<b>05/09/2025</b>	Prior Rec Date:	<b>11/20/1995</b>	Bath(F/H): <b>4 /</b>
Sale Date:	<b>03/18/2025</b>	Prior Sale Date:		Yr Built/Eff: <b>/ 1986</b>
Sale Price:	<b>\$550,000</b>	Prior Sale Price:		Air Cond: <b>YES</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:		Style:
Document #:	<b>306969</b>	Acres:	<b>0.16</b>	Fireplace: <b>/</b>
1st Mtg Amt:	<b>\$700,402</b>	Lot Area:	<b>6,927</b>	Pool:
Total Value:	<b>\$380,675</b>	# of Stories:		Roof Mat:
Land Use:	<b>SFR</b>	Park Area/Cap#:	/	Parking:

BOARD OF  
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PRESIDENT

ELVIN W. MOON  
VICE-PRESIDENT

JOSELYN GEAGA-ROSENTHAL  
LAUREL GILLETTE  
GEORGE HOVAGUIMIAN

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

BOUIE, DANIEL W JR  
PO BOX 61051  
LOS ANGELES, CA 90061

CASE #: 963791  
ORDER #: A-5880885  
EFFECTIVE DATE: January 18, 2023  
COMPLIANCE DATE: February 17, 2023

OWNER OF

SITE ADDRESS: 118 W 106TH ST  
ASSESSORS PARCEL NO.: 6074-008-012  
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. Excessive or overgrown vegetation on the premises.

You are therefore ordered to: Cut and remove the excessive or overgrown vegetation and weeds from the premises.

Code Section(s) in Violation: 91.8104, 91.8104.2, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

Location: FRONT YARD OF PROPERTY

2. Parking in the required front yard in a residential zone.

You are therefore ordered to: Discontinue the parking of vehicles in the required front yard of the R2 zone.

Code Section(s) in Violation: 12.21A.1(a), 12.21A.6(a), and 12.21C.1(g) of the L.A.M.C.

Location: FRONT YARD

3. Open storage of inoperable vehicles.

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

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

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

Location: FRONT YARD OF PROPERTY AND DRIVEWAY

**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.

**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)978-4508.  
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector: 

Date: December 29, 2022

KIM DOEPPING  
8475 S Vermont  
LOS ANGELES, CA 90044  
(213)978-4508  
Kim.Doepping@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**  
For routine City business and non-emergency services: Call 3-1-1  
www.ladbs.org

# EXHIBIT D

ASSIGNED INSPECTOR: **MICHAEL SERETTI**  
JOB ADDRESS: **118 WEST 106<sup>TH</sup> STREET, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **6074-008-012**

Date: February 4, 2026

CASE NO.: 963791  
ORDER NO.: A-5880885

EFFECTIVE DATE OF ORDER TO COMPLY: **January 18, 2023**  
COMPLIANCE EXPECTED DATE: **February 17, 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-5880885