

CITY OF LOS ANGELES
CALIFORNIA

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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



JACOB STEVENS
PRESIDENT

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

NANCY YAP
VICE PRESIDENT

KAREN BASS
MAYOR

JOHN WEIGHT
EXECUTIVE OFFICER

CORISSA HERNANDEZ
JAVIER NUNEZ
MOISES ROSALES

March 23, 2026

Council District: # 14

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

JOB ADDRESS: 3521 EAST 4TH STREET, LOS ANGELES, CA
ASSESSORS PARCEL NO. (APN): 5179-014-050
Re: Invoice #903645-9

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: 3521 East 4th 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.

Pursuant to Section 98.0421, the property owner was issued an order on November 10, 2023 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
Grand Total	\$ 1,276.56

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

Property Title Report

Work Order No. T18754
Dated as of: 12/19/2025

Prepared for: City of Los Angeles

SCHEDULE A
(Reported Property Information)

APN #: 5179-014-050

Property Address: 3521 E 4TH ST City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED
Grantee : DLUCKY, INC.
Grantor : DAN QUANG TRUONG AND DIANE LAN LE
Deed Date : 03/31/2023 Recorded : 04/12/2023
Instr No. : 23-0233631

MAILING ADDRESS: DLUCKY, INC.
6545 HAYES DR, LOS ANGELES, CA 90048-5319

SCHEDULE B

LEGAL DESCRIPTION

Lot Number: 5, 18-19 Block: 4, F, H, S Subdivision Name: HANCOCKS SURVEY Brief Description: S 1/2 LOT 5 BLK F H S NW 13 FT EX OF ST OF LOT 18 AND THAT PART S OF 3RD PL OF LOT 19 BLK 4

MORTGAGES/LIENS

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

This page is part of your document - DO NOT DISCARD



20230233631



Pages:
0004

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

04/12/23 AT 08:00AM

FEES:	28.00
TAXES:	1,512.00
OTHER:	0.00
<hr/> PAID:	<hr/> 1,540.00



LEADSHEET



202304120140036

00023352081



014015374

SEQ:
01

SECURE - 8:00AM



THIS FORM IS NOT TO BE DUPLICATED

223580486

RECORDING REQUESTED BY



AND WHEN RECORDED MAIL TO:

DLUCKY, Inc.
6545 Hayes Drive
Los Angeles, CA. 90048

Order Number: 223580486

SPACE ABOVE THIS LINE FOR RECORDERS USE

Grant Deed

RECORDING REQUESTED BY:
Lawyers Title Company

AND WHEN RECORDED MAIL TO:

DLUCKY, INC
6545 Hayes Drive
Los Angeles, CA 90048

Parcel No. 5179-014-050

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

⁰⁰ \$297.00 and CITY ¹⁴ \$1215.00

THE UNDERSIGNED GRANTORS DECLARE THAT DOCUMENTARY TRANSFER TAX IS

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

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
Dan Quang Truong and Diane Lan Le, Husband and Wife, as Joint Tenants

hereby GRANT to DLUCKY, INC

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

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Commonly Known As: 3521 East 4th Street, Los Angeles, CA 90063

Date 03-31-2023

Dan Quang Truong
Dan Quang Truong

Diane Lan Le
Diane Lan Le

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 } S.S.
COUNTY OF LOS ANGELES

On March 31, 2023, before me, TIEN QUYNH VU, Notary Public, personally appeared Dan Quang Truong and Diane Lan Le, 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)

Mail Tax Statement to: Same As Above

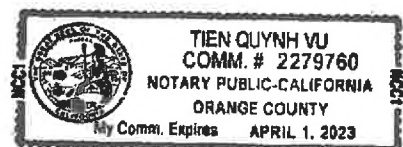


EXHIBIT "A"

All that certain real property situated in the County of Los Angeles, State of California, described as follows:

THAT PORTION OF LOT 19, AND THE NORTHEASTERLY 13 FEET OF LOT 18, IN BLOCK 4 OF THE SUBDIVISION OF THE SOUTH HALF OF LOT 5 IN BLOCK "F" OF HANCOCK'S SURVEY, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 16, PAGE (S) 14 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHEASTERLY LINE OF THE NORTHWESTERLY 13 FEET OF SAID LOT 18, DISTANT THEREON 50.75 FEET NORTHEASTERLY FROM THE NORTHEASTERLY LINE OF FOURTH STREET, SAID POINT OF BEGINNING BEING IN THE SOUTHERLY LINE OF THIRD PLACE; THENCE SOUTHWESTERLY ALONG SAID SOUTHEASTERLY LINE, A DISTANCE OF 50.75 FEET TO A POINT IN SAID NORTHEASTERLY LINE OF FOURTH STREET, THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY LINE TO A POINT IN THE SOUTHEASTERLY LINE OF THIRD PLACE; THENCE NORTHEASTERLY ALONG SAID SOUTHEASTERLY LINE OF THIRD PLACE, A DISTANCE OF 12.46 FEET TO A POINT IN SAID SOUTHERLY LINE OF THIRD PLACE; THENCE EASTERLY ALONG SAID SOUTHERLY LINE TO THE POINT OF BEGINNING.

APN: 5179-014-050

Property Detail Report

For Property Located At :
3521 E 4TH ST, LOS ANGELES, CA 90063-2903



Owner Information

Owner Name: **DLUCKY INC**
 Mailing Address: **6545 HAYES DR, LOS ANGELES CA 90048-5319 C026**
 Vesting Codes: **// CO**

Location Information

Legal Description: **S 1/2 LOT 5 BLK F H S NW 13 FT EX OF ST OF LOT 18 AND THAT PART S OF 3RD PL OF LOT 19**
 County: **LOS ANGELES, CA** APN: **5179-014-050**
 Census Tract / Block: **2039.00 / 2** Alternate APN:
 Township-Range-Sect: Subdivision: **HANCOCKS SURV**
 Legal Book/Page: Map Reference: **/**
 Legal Lot: **19** Tract #:
 Legal Block: **F** School District: **LOS ANGELES**
 Market Area: **BOYH** School District Name: **LOS ANGELES**
 Neighbor Code: 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: **04/12/2023 / 03/31/2023** 1st Mtg Amount/Type: **/**
 Sale Price: **\$270,000** 1st Mtg Int. Rate/Type: **/**
 Sale Type: **FULL** 1st Mtg Document #:
 Document #: **233631** 2nd Mtg Amount/Type: **/**
 Deed Type: **GRANT DEED** 2nd Mtg Int. Rate/Type: **/**
 Transfer Document #: Price Per SqFt: **\$261.63**
 New Construction: Multi/Split Sale:
 Title Company: **LAWYERS TITLE**
 Lender:
 Seller Name: **TRUONG DAN Q**

Prior Sale Information

Prior Rec/Sale Date: **09/18/2006 / 06/05/2006** Prior Lender: **NARA BK**
 Prior Sale Price: **\$300,000** Prior 1st Mtg Amt/Type: **\$300,000 / CONV**
 Prior Doc Number: **2066287** Prior 1st Mtg Rate/Type: **/ ADJUSTABLE INT RATE LOAN**
 Prior Deed Type: **GRANT DEED**

Property Characteristics

Year Built / Eff:	1965 / 1965	Total Rooms/Offices		Garage Area:	
Gross Area:	1,032	Total Restrooms:		Garage Capacity:	
Building Area:	1,032	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:	0.05	County Use:	STORES (1100)
Lot Area:	2,140	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:	\$364,139	Assessed Year:	2025	Property Tax:	\$4,505.49
Land Value:	\$195,595	Improved %:	46%	Tax Area:	4
Improvement Value:	\$168,544	Tax Year:	2024	Tax Exemption:	
Total Taxable Value:	\$364,139				

Comparable Sales Report

For Property Located At

**3521 E 4TH ST, LOS ANGELES, CA 90063-2903****20 Comparable(s) Selected.**

Report Date: 01/09/2026

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$270,000	\$200,000	\$5,200,000	\$1,348,806
Bldg/Living Area	1,032	896	1,152	1,036
Price/Sqft	\$261.63	\$200.80	\$5,000.00	\$1,312.33
Year Built	1965	1906	2007	1962
Lot Area	2,140	960	187,299	38,097
Bedrooms	0	0	0	0
Bathrooms/Restrooms	0	1	1	1
Stories	0.00	0.00	0.00	0.00
Total Value	\$364,139	\$66,981	\$2,397,000	\$495,824
Distance From Subject	0.00	3.15	13.65	8.46

* = user supplied for search only

Comp #:	1	Distance From Subject: 3.15 (miles)		
Address:	4200 SLAUSON AVE, MAYWOOD, CA 90270-2836			
Owner Name:	RIVAS SANTIAGO R			
Seller Name:	H & Y INVESTMENTS LLC			
APN:	6312-025-026	Map Reference:	/	
County:	LOS ANGELES, CA	Census Tract:	5334.02	
Subdivision:	3087	Zoning:	MYC1*	
Rec Date:	08/15/2025	Prior Rec Date:	12/05/1978	
Sale Date:	06/18/2025	Prior Sale Date:		
Sale Price:	\$1,423,000	Prior Sale Price:	\$57,000	
Sale Type:	FULL	Prior Sale Type:	FULL	
Document #:	556141	Acres:	0.36	
1st Mtg Amt:	\$855,000	Lot Area:	15,782	
Total Value:	\$129,060	# of Stories:		
Land Use:	STORE BUILDING	Park Area/Cap#:	/	
Building Area:	1,050			
Total Rooms/Offices:				
Total Restrooms:				
Yr Built/Eff:	1963 / 1963			
Air Cond:				
Pool:				
Roof Mat:				

Comp #:	2	Distance From Subject: 3.30 (miles)		
Address:	1100 S SAN PEDRO ST G3, LOS ANGELES, CA 90015-2349			
Owner Name:	MY J LLC			
Seller Name:	CHUNG SIN J			
APN:	5132-011-056	Map Reference:	/	
County:	LOS ANGELES, CA	Census Tract:	2260.02	
Subdivision:	51568	Zoning:	LAM2	
Building Area:	1,082			
Total Rooms/Offices:				
Total Restrooms:				

Rec Date:	06/09/2025	Prior Rec Date:	07/20/1995	Yr Built/Eff:	1995 / 1995
Sale Date:	05/23/2025	Prior Sale Date:		Air Cond:	NONE
Sale Price:	\$450,000	Prior Sale Price:	\$434,000	Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	385129	Acres:	4.30		
1st Mtg Amt:		Lot Area:	187,299		
Total Value:	\$720,632	# of Stories:			
Land Use:	STORE BUILDING	Park Area/Cap#:	/		

Comp #:	3	Distance From Subject: 3.45 (miles)			
Address:	1458 S SAN PEDRO ST 249, LOS ANGELES, CA 90015-3149				
Owner Name:	OH JENNY				
Seller Name:	OH LINN H S				
APN:	5132-027-195	Map Reference:	/	Building Area:	1,006
County:	LOS ANGELES, CA	Census Tract:	2260.02	Total Rooms/Offices:	
Subdivision:	60346	Zoning:	LAM2	Total Restrooms:	1
Rec Date:	08/26/2025	Prior Rec Date:	05/11/2020	Yr Built/Eff:	2007 / 2008
Sale Date:	08/22/2025	Prior Sale Date:	03/24/2020	Air Cond:	NONE
Sale Price:	\$235,000	Prior Sale Price:	\$280,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	579038	Acres:	2.37		
1st Mtg Amt:		Lot Area:	103,186		
Total Value:	\$305,243	# of Stories:			
Land Use:	STORE BUILDING	Park Area/Cap#:	/		

Comp #:	4	Distance From Subject: 3.45 (miles)			
Address:	1458 S SAN PEDRO ST 147, LOS ANGELES, CA 90015-3148				
Owner Name:	LEE JACOB W H/LEE ANNE S				
Seller Name:	OH JIEUN G R				
APN:	5132-027-136	Map Reference:	/	Building Area:	1,119
County:	LOS ANGELES, CA	Census Tract:	2260.02	Total Rooms/Offices:	
Subdivision:	60346	Zoning:	LAM2	Total Restrooms:	1
Rec Date:	10/31/2025	Prior Rec Date:	02/03/2009	Yr Built/Eff:	2007 / 2008
Sale Date:	10/27/2025	Prior Sale Date:	11/18/2008	Air Cond:	NONE
Sale Price:	\$370,000	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:	N	Roof Mat:	
Document #:	761292	Acres:	2.37		
1st Mtg Amt:		Lot Area:	103,186		
Total Value:	\$382,000	# of Stories:			
Land Use:	STORE BUILDING	Park Area/Cap#:	/		

Comp #:	5	Distance From Subject: 3.45 (miles)			
Address:	1458 S SAN PEDRO ST 148, LOS ANGELES, CA 90015-3148				
Owner Name:	LEE JACOB W H/LEE ANNE S				
Seller Name:	PAK JULIE J				
APN:	5132-027-137	Map Reference:	/	Building Area:	1,141
County:	LOS ANGELES, CA	Census Tract:	2260.02	Total Rooms/Offices:	
Subdivision:	60346	Zoning:	LAM2	Total Restrooms:	1
Rec Date:	08/15/2025	Prior Rec Date:	01/30/2009	Yr Built/Eff:	2007 / 2008
Sale Date:	08/07/2025	Prior Sale Date:	01/28/2009	Air Cond:	NONE
Sale Price:	\$365,000	Prior Sale Price:	\$718,500	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	556294	Acres:	2.37		
1st Mtg Amt:		Lot Area:	103,186		
Total Value:	\$389,000	# of Stories:			
Land Use:	STORE BUILDING	Park Area/Cap#:	/		

Comp #: **6** Distance From Subject: **3.45 (miles)**
 Address: **1458 S SAN PEDRO ST 226, LOS ANGELES, CA 90015-3160**
 Owner Name: **LEE JACOB W H/LEE ANNE S**
 Seller Name: **LEE ANDREW**
 APN: **5132-027-172** Map Reference: **/** Building Area: **996**
 County: **LOS ANGELES, CA** Census Tract: **2260.02** Total Rooms/Offices:
 Subdivision: **60346** Zoning: **LAM2** Total Restrooms: **1**
 Rec Date: **09/12/2025** Prior Rec Date: **02/27/2014** Yr Built/Eff: **2007 / 2008**
 Sale Date: **09/09/2025** Prior Sale Date: **02/07/2014** Air Cond: **NONE**
 Sale Price: **\$200,000** Prior Sale Price: **\$250,000** Pool:
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:
 Document #: **630648** Acres: **2.37**
 1st Mtg Amt: Lot Area: **103,186**
 Total Value: **\$306,456** # of Stories:
 Land Use: **STORE BUILDING** Park Area/Cap#: **/**

Comp #: **7** Distance From Subject: **3.45 (miles)**
 Address: **1458 S SAN PEDRO ST 251, LOS ANGELES, CA 90015-3149**
 Owner Name: **LEE JACOB W H/LEE ANNE**
 Seller Name: **1458-251 SAN PEDRO LLC**
 APN: **5132-027-197** Map Reference: **/** Building Area: **980**
 County: **LOS ANGELES, CA** Census Tract: **2260.02** Total Rooms/Offices:
 Subdivision: **60346** Zoning: **LAM2** Total Restrooms: **1**
 Rec Date: **06/02/2025** Prior Rec Date: **09/30/2013** Yr Built/Eff: **2007 / 2008**
 Sale Date: **05/28/2025** Prior Sale Date: **09/13/2013** Air Cond: **NONE**
 Sale Price: **\$252,500** Prior Sale Price: **\$265,000** Pool:
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:
 Document #: **364082** Acres: **2.37**
 1st Mtg Amt: Lot Area: **103,186**
 Total Value: **\$324,844** # of Stories:
 Land Use: **STORE BUILDING** Park Area/Cap#: **/**

Comp #: **8** Distance From Subject: **7.80 (miles)**
 Address: **11235 S CENTRAL AVE, LOS ANGELES, CA 90059-1639**
 Owner Name: **CARCAMO JOSE/HERNANDEZ BRENDA D C**
 Seller Name: **DAMIAN ARMANDO**
 APN: **6072-033-022** Map Reference: **/** Building Area: **900**
 County: **LOS ANGELES, CA** Census Tract: **2409.01** Total Rooms/Offices:
 Subdivision: **7137** Zoning: **LAC2** Total Restrooms:
 Rec Date: **12/03/2025** Prior Rec Date: **06/04/2018** Yr Built/Eff: **1947 / 1947**
 Sale Date: **11/24/2025** Prior Sale Date: **05/25/2018** Air Cond: **NONE**
 Sale Price: **\$203,000** Prior Sale Price: **\$178,000** Pool:
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:
 Document #: **868331** Acres: **0.07**
 1st Mtg Amt: Lot Area: **3,115**
 Total Value: **\$202,529** # of Stories:
 Land Use: **STORE BUILDING** Park Area/Cap#: **/**

Comp #: **9** Distance From Subject: **7.97 (miles)**
 Address: **885 E CALIFORNIA BLVD, PASADENA, CA 91106-4044**
 Owner Name: **CAL LAKE PROPERTIES LLC**
 Seller Name: **OSBORN FAMILY TRUST**
 APN: **5327-002-005** Map Reference: **/** Building Area: **1,059**
 County: **LOS ANGELES, CA** Census Tract: **4635.00** Total Rooms/Offices:
 Subdivision: **OAK VILLA TR** Zoning: **PSC-** Total Restrooms:
 Rec Date: **07/18/2025** Prior Rec Date: **08/09/2023** Yr Built/Eff: **1962 / 1962**
 Sale Date: **07/02/2025** Prior Sale Date: **08/02/2023** Air Cond:
 Sale Price: **\$2,850,000** Prior Sale Price: **\$2,350,000** Pool:

Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:
Document #:	484865	Acres:	0.25	
1st Mtg Amt:	\$1,200,000	Lot Area:	10,759	
Total Value:	\$2,397,000	# of Stories:		
Land Use:	STORE BUILDING	Park Area/Cap#:	/	

Comp #:	10	Distance From Subject:	9.77 (miles)
Address:	6753 BRIGHT AVE, WHITTIER, CA 90601-4307		
Owner Name:	MTW PROPERTY GROUP LLC		
Seller Name:	ALBIN FAMILY TRUST		
APN:	8139-015-005	Map Reference:	/
County:	LOS ANGELES, CA	Census Tract:	5015.04
Subdivision:	WHITTIER	Zoning:	WHC2UD*
Rec Date:	07/15/2025	Prior Rec Date:	01/29/1986
Sale Date:	06/04/2025	Prior Sale Date:	12/1985
Sale Price:	\$885,000	Prior Sale Price:	\$115,000
Sale Type:	FULL	Prior Sale Type:	
Document #:	472369	Acres:	0.02
1st Mtg Amt:	\$761,000	Lot Area:	960
Total Value:	\$416,160	# of Stories:	
Land Use:	STORE BUILDING	Park Area/Cap#:	/
		Building Area:	960
		Total Rooms/Offices:	
		Total Restrooms:	
		Yr Built/Eff:	1925 / 1940
		Air Cond:	NONE
		Pool:	
		Roof Mat:	

Comp #:	11	Distance From Subject:	10.11 (miles)
Address:	1024 N LA BREA AVE, INGLEWOOD, CA 90302-1211		
Owner Name:	LA BREA TRIANGLE LLC		
Seller Name:	ARLAND JONATHAN		
APN:	4014-012-005	Map Reference:	/
County:	LOS ANGELES, CA	Census Tract:	6009.11
Subdivision:	7250	Zoning:	INC2YY
Rec Date:	09/17/2025	Prior Rec Date:	03/21/2018
Sale Date:	08/14/2025	Prior Sale Date:	02/22/2018
Sale Price:	\$900,000	Prior Sale Price:	\$680,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	640671	Acres:	0.06
1st Mtg Amt:	\$720,000	Lot Area:	2,652
Total Value:	\$318,586	# of Stories:	
Land Use:	STORE BUILDING	Park Area/Cap#:	/
		Building Area:	1,041
		Total Rooms/Offices:	
		Total Restrooms:	
		Yr Built/Eff:	1935 / 1935
		Air Cond:	NONE
		Pool:	
		Roof Mat:	

Comp #:	12	Distance From Subject:	11.27 (miles)
Address:	2696 FAIR OAKS AVE, ALTADENA, CA 91001-5069		
Owner Name:	AVILA SARA P 2018 LIVING TRUST		
Seller Name:	MARZOUK FAMILY TRUST		
APN:	5835-038-003	Map Reference:	/
County:	LOS ANGELES, CA	Census Tract:	4611.00
Subdivision:	6161	Zoning:	LCC3YY
Rec Date:	05/27/2025	Prior Rec Date:	05/29/2024
Sale Date:	05/20/2025	Prior Sale Date:	05/23/2024
Sale Price:	\$340,000	Prior Sale Price:	\$625,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	347684	Acres:	0.07
1st Mtg Amt:		Lot Area:	2,967
Total Value:	\$637,500	# of Stories:	
Land Use:	STORE BUILDING	Park Area/Cap#:	/
		Building Area:	1,152
		Total Rooms/Offices:	
		Total Restrooms:	
		Yr Built/Eff:	1947 / 1947
		Air Cond:	NONE
		Pool:	
		Roof Mat:	

Comp #:	13	Distance From Subject:	11.38 (miles)
Address:	6908 SAN FERNANDO RD, GLENDALE, CA 91201-1609		

Owner Name:	GLENDALE BUILDING LLC			
Seller Name:	ISRAEL FAM DECEDENTS T			
APN:	5624-003-030	Map Reference:	/	Building Area: 1,054
County:	LOS ANGELES, CA	Census Tract:	3016.01	Total Rooms/Offices:
Subdivision:	5510	Zoning:	GLC3*	Total Restrooms:
Rec Date:	10/03/2025	Prior Rec Date:		Yr Built/Eff: 1937 / 1940
Sale Date:	09/30/2025	Prior Sale Date:		Air Cond: NONE
Sale Price:	\$3,575,000	Prior Sale Price:		Pool:
Sale Type:	FULL	Prior Sale Type:		Roof Mat:
Document #:	683809	Acres:	0.06	
1st Mtg Amt:	\$2,381,000	Lot Area:	2,648	
Total Value:	\$193,692	# of Stories:		
Land Use:	STORE BUILDING	Park Area/Cap#:	/	

Comp #:	14	Distance From Subject:	11.62 (miles)
Address:	9708 VENICE BLVD, CULVER CITY, CA 90232-2717		
Owner Name:	RD 9700 VENICE LLC		
Seller Name:	9700-9708 VENICE BLVD LLC		
APN:	4207-002-003	Map Reference:	/
County:	LOS ANGELES, CA	Census Tract:	2701.02
Subdivision:	2444	Zoning:	LAC2
Rec Date:	11/07/2025	Prior Rec Date:	09/12/1996
Sale Date:	10/07/2025	Prior Sale Date:	
Sale Price:	\$5,200,000	Prior Sale Price:	\$200,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	780173	Acres:	0.07
1st Mtg Amt:	\$4,160,000	Lot Area:	3,149
Total Value:	\$284,994	# of Stories:	
Land Use:	STORE BUILDING	Park Area/Cap#:	/

Comp #:	15	Distance From Subject:	11.68 (miles)
Address:	4109 W OLIVE AVE, BURBANK, CA 91505-4214		
Owner Name:	LDAR 4109 W OLIVE LLC		
Seller Name:	NOSHKIN JOYCE E TRUST		
APN:	2485-020-015	Map Reference:	/
County:	LOS ANGELES, CA	Census Tract:	3116.02
Subdivision:	4435	Zoning:	BUC2YY
Rec Date:	09/04/2025	Prior Rec Date:	07/01/1992
Sale Date:	04/24/2025	Prior Sale Date:	06/1992
Sale Price:	\$1,100,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	602339	Acres:	0.07
1st Mtg Amt:	\$660,000	Lot Area:	2,882
Total Value:	\$90,069	# of Stories:	
Land Use:	STORE BUILDING	Park Area/Cap#:	/

Comp #:	16	Distance From Subject:	11.88 (miles)
Address:	11 W HUNTINGTON DR, ARCADIA, CA 91007-3101		
Owner Name:	SANTA ANITA INVESTMENT LLC		
Seller Name:	WARM SPACE REAL ESTATE LLC		
APN:	5775-025-034	Map Reference:	/
County:	LOS ANGELES, CA	Census Tract:	4307.21
Subdivision:	949	Zoning:	ARC2*
Rec Date:	11/13/2025	Prior Rec Date:	08/22/2025
Sale Date:	10/16/2025	Prior Sale Date:	11/17/2023
Sale Price:	\$3,600,000	Prior Sale Price:	\$11,250,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	796995	Acres:	0.11

1st Mtg Amt: Lot Area: 4,611
Total Value: \$852,209 # of Stories:
Land Use: STORE BUILDING Park Area/Cap#: /

Comp #: 17 Distance From Subject: 12.03 (miles)
Address: 17 KERSTING CT, SIERRA MADRE, CA 91024-1929
Owner Name: SIERRA MADRE PROPERTIES LLC
Seller Name: RUIZ FAMILY TRUST
APN: 5767-018-011 Map Reference: / Building Area: 1,000
County: LOS ANGELES, CA Census Tract: 4305.02 Total Rooms/Offices:
Subdivision: KERSTING Zoning: SRC1CC* Total Restrooms:
Rec Date: 07/03/2025 Prior Rec Date: 09/27/1993 Yr Built/Eff: 1906 / 1921
Sale Date: 06/29/2025 Prior Sale Date: Air Cond: NONE
Sale Price: \$1,075,000 Prior Sale Price: Pool:
Sale Type: FULL Prior Sale Type: Roof Mat:
Document #: 448594 Acres: 0.02
1st Mtg Amt: Lot Area: 1,058
Total Value: \$66,981 # of Stories:
Land Use: STORE BUILDING Park Area/Cap#: /

Comp #: 18 Distance From Subject: 13.15 (miles)
Address: 3304 W BURBANK BLVD, BURBANK, CA 91505-2230
Owner Name: SCG FAMILY TRUST
Seller Name: RIVE GAUCHE PROPERTIES LLC
APN: 2477-005-011 Map Reference: / Building Area: 1,126
County: LOS ANGELES, CA Census Tract: 3113.00 Total Rooms/Offices:
Subdivision: 9761 Zoning: BUC3* Total Restrooms:
Rec Date: 06/25/2025 Prior Rec Date: 12/05/2016 Yr Built/Eff: 1949 / 1949
Sale Date: 06/19/2025 Prior Sale Date: 11/18/2016 Air Cond: NONE
Sale Price: \$1,800,000 Prior Sale Price: \$1,250,000 Pool:
Sale Type: FULL Prior Sale Type: FULL Roof Mat:
Document #: 422819 Acres: 0.06
1st Mtg Amt: Lot Area: 2,751
Total Value: \$725,362 # of Stories:
Land Use: STORE BUILDING Park Area/Cap#: /

Comp #: 19 Distance From Subject: 13.15 (miles)
Address: 3306 W BURBANK BLVD, BURBANK, CA 91505-2230
Owner Name: SCG FAMILY TRUST
Seller Name: RIVE GAUCHE PROPERTIES LLC
APN: 2477-005-010 Map Reference: / Building Area: 1,126
County: LOS ANGELES, CA Census Tract: 3113.00 Total Rooms/Offices:
Subdivision: 9761 Zoning: BUC3* Total Restrooms:
Rec Date: 06/25/2025 Prior Rec Date: 12/05/2016 Yr Built/Eff: 1947 / 1947
Sale Date: 06/19/2025 Prior Sale Date: 11/18/2016 Air Cond: NONE
Sale Price: \$1,800,000 Prior Sale Price: \$1,250,000 Pool:
Sale Type: FULL Prior Sale Type: FULL Roof Mat:
Document #: 422819 Acres: 0.06
1st Mtg Amt: Lot Area: 2,750
Total Value: \$725,362 # of Stories:
Land Use: STORE BUILDING Park Area/Cap#: /

Comp #: 20 Distance From Subject: 13.65 (miles)
Address: 5647 CAHUENGA BLVD, NORTH HOLLYWOOD, CA 91601-2104
Owner Name: NECOECHEA RUDY
Seller Name: WITKIN RICHARD G

APN: **2415-023-020**
County: **LOS ANGELES, CA**
Subdivision: **9651**
Rec Date: **12/08/2025**
Sale Date: **11/18/2025**
Sale Price: **\$352,620**
Sale Type:
Document #: **885095**
1st Mtg Amt: **\$231,570**
Total Value: **\$448,811**
Land Use: **STORE BUILDING**

Map Reference: **/**
Census Tract: **1243.00**
Zoning: **LACR**
Prior Rec Date: **10/04/2006**
Prior Sale Date: **09/06/2006**
Prior Sale Price: **\$335,000**
Prior Sale Type: **FULL**
Acres: **0.06**
Lot Area: **2,624**
of Stories:
Park Area/Cap#: **/**

Building Area: **1,000**
Total Rooms/Offices:
Total Restrooms:
Yr Built/Eff: **1948 /**
Air Cond: **NONE**
Pool:
Roof Mat:

EXHIBIT D

ASSIGNED INSPECTOR: DA LIU
JOB ADDRESS: 3521 EAST 4TH STREET, LOS ANGELES, CA
ASSESSORS PARCEL NO. (APN): 5179-014-050

Date: March 23, 2026

CASE NO.: 995245
ORDER NO.: A-6107126

EFFECTIVE DATE OF ORDER TO COMPLY: November 10, 2023
COMPLIANCE EXPECTED DATE: December 10, 2023
DATE COMPLIANCE OBTAINED: September 9, 2024

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-6107126

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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

CITY OF LOS ANGELES
CALIFORNIA



KAREN BASS
MAYOR

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

OSAMA YOUNAN, P.E.
GENERAL MANAGER
SUPERINTENDENT OF BUILDING
JOHN WEIGHT
EXECUTIVE OFFICER

ORDER TO COMPLY AND NOTICE OF FEE

JUILO BAEZ
200 E BECERLY BLVD #102
MONTEBELLO, CA 90640

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

CASE #: 995245
ORDER #: A-6107126
EFFECTIVE DATE: November 10, 2023
COMPLIANCE DATE: December 10, 2023

AGENT FOR SERVICE OF
SITE ADDRESS: 3521 E 4TH ST
ASSESSORS PARCEL NO.: 5179-014-050
ZONE: C2; Commercial Zone

NOV 07 2023

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

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 remodel of a store without approvals or permits. Electrical, mechanical and plumbing work done illegally. False walls and electromagnetic door locks were illegally installed.

You are therefore ordered to: 1) Demolish and remove all construction work performed without the required permit(s). 2) Restore the existing structure(s) to its originally approved condition, as a vegetable market OR 3) Submit plans, obtain the required permits and expose the work for proper inspections.

Code Section(s) in Violation: 91.8105, 91.106.1.1, 91.103.1, 93.0201, 95.111.1, 94.103.1.1, 91.104.2.2 and 12.21A.1. (a) of the L.A.M.C.

Location: Entire structure.

Comments: Obtain all required building permits for new walls, electrical, mechanical and plumbing work done illegally. Expose all work done without permits, inspections or approvals. Obtain new Certificate of Occupancy for two stores.

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

