

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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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 22, 2026

Council District: # 15

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

JOB ADDRESS: **844 WEST GARDENA BOULEVARD, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **6121-007-021**
Re: Invoice #897209-5

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: **844 West Gardena Boulevard, 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 June 13, 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 fee	660.00
Late Charge/Collection fee (250%)	997.60
Accumulated Interest (1%/month)	386.70
Title Report fee	30.00
Grand Total	\$ 2,074.30

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 **\$2,074.30** 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 the LADBS to deposit to Dept 08, Fund 48R, Balance Sheet Account 2200, any payment received against this lien in the amount of **\$2,074.30** 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

for *Chao*
Ana Mae Yutan
Chief, 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. T18691
Dated as of: 12/08/2025

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 6121-007-021

Property Address: 844 W GARDENA BLVD City: Los Angeles

County: Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee: 844 GARDENA LLC

Grantor: EKOI INVESTMENT INC

Deed Date : 04/05/2022 Recorded : 04/11/2022

Instr No. : 22-0397259

MAILING ADDRESS: 844 GARDENA LLC
314 N DOHENY DR, BEVERLY HILLS, CA 90211-1622

SCHEDULE B

LEGAL DESCRIPTION

Lot Number: 18 Block: C Subdivision Name: TOWN OF GARDENA Brief Description: GARDENA E 30 FT OF LOT 18 BLK C

MORTGAGES/LIENS

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

This page is part of your document - DO NOT DISCARD



20220397259



Pages:
0003

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

04/11/22 AT 08:00AM

FEES:	55.00
TAXES:	3,136.00
OTHER:	0.00

PCOR SURCHARGE \$20.00

PAID:	3,191.00
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LEADSHEET



202204110220011

00022195737



013313782

SEQ:
01

SECURE - 8:00AM



THIS FORM IS NOT TO BE DUPLICATED

112202250

CHICAGO TITLE

RECORDING REQUESTED BY:

Chicago Title Company
Order No. 112202250
Escrow No. 28047-KT
Parcel No. 6121-007-021

AND WHEN RECORDED MAIL TO:

844 GARDENA LLC
314 NORTH DOHENY DRIVE
BEVERLY HILLS, CA 90211

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S) THAT DOCUMENTARY TRANSFER TAX IS ^{\$616.00} and CITY \$2,520.00

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

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Ekoh Investment Inc, a California Corporation, a California Corporation

hereby GRANT(S) to 844 Gardena LLC, a California limited liability company

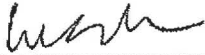
the following described real property in the City of Los Angeles, County of Los Angeles, State of California:

Refer to Exhibit "A" attached hereto and made a part hereof.

More commonly known as: 844 W. Gardena Blvd., Los Angeles, CA 90247

Date April 5, 2022

Ekoh Investment Inc, a California Corporation



By: Eun Kyung Oh, President

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

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

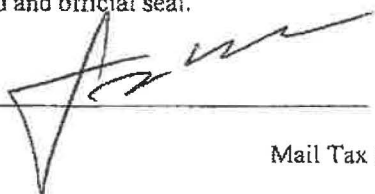
} S.S.

On 04/06/2022, before me, JC Joochang Lee, Notary Public,
personally appeared Eun Kyung Oh 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



(Seal)

Mail Tax Statement to: Same as above



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

EXHIBIT A

Order No.: 112202250

For APN/Parcel ID(s): 6121-007-021

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

THE EAST HALF OF LOT 18 IN BLOCK "C" OF THE TOWN OF GARDENA, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 43, PAGES 5 AND 6 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXHIBIT B

ASSIGNED INSPECTOR: **JAMES VORHIS**
JOB ADDRESS: **844 WEST GARDENA BOULEVARD, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **6121-007-021**

Date: June 22, 2026

Last Full Title: **12/08/2025**

Last Update to Title:

.....

LIST OF OWNERS AND INTERESTED PARTIES

1) 844 GARDENA, LLC
314 N. DOHENY DRIVE
BEVERLY HILLS, CA 90211-1622

CAPACITY: OWNER

Property Detail Report

For Property Located At :

844 W GARDENA BLVD, GARDENA, CA 90247-4963



RealQuest

Owner Information

Owner Name: 844 GARDENA LLC
Mailing Address: 314 N DOHENY DR, BEVERLY HILLS CA 90211-1622 C074
Vesting Codes: //

Location Information

Legal Description:	GARDENA E 30 FT OF LOT 18		
County:	LOS ANGELES, CA	APN:	6121-007-021
Census Tract / Block:	2912.20 / 1	Alternate APN:	
Township-Range-Sect:		Subdivision:	GARDENA
Legal Book/Page:		Map Reference:	/
Legal Lot:	18	Tract #:	
Legal Block:	C	School District:	LOS ANGELES
Market Area:	116	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:	04/11/2022 / 04/05/2022	1st Mtg Amount/Type:	/
Sale Price:	\$560,000	1st Mtg Int. Rate/Type:	/
Sale Type:	FULL	1st Mtg Document #:	
Document #:	397259	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$189.64
New Construction:		Multi/Split Sale:	
Title Company:	CHICAGO TITLE CO		
Lender:			
Seller Name:	EKOH INVESTMENT INC		

Prior Sale Information

Prior Rec/Sale Date:	11/21/2018 / 11/13/2018	Prior Lender:	
Prior Sale Price:	\$585,000	Prior 1st Mtg Amt/Type:	/
Prior Doc Number:	1176159	Prior 1st Mtg Rate/Type:	/
Prior Deed Type:	GRANT DEED		

Property Characteristics

Year Built / Eff:	1911 / 1911	Total Rooms/Offices		Garage Area:	
Gross Area:	2,953	Total Restrooms:		Garage Capacity:	
Building Area:	2,953	Roof Type:		Parking Spaces:	
Tot Adj Area:		Roof Material:		Heat Type:	SPACE
Above Grade:		Construction:		Air Cond:	YES
# of Stories:		Foundation:		Pool:	
Other Improvements:		Exterior wall:		Quality:	
		Basement Area:		Condition:	

Site Information

Zoning:	LAC2	Acres:	0.08	County Use:	STORES (1100)
Lot Area:	3,617	Lot Width/Depth:	30 x 120	State Use:	
Land Use:	STORE BUILDING	Res/Comm Units:	2 / 2	Water Type:	
Site Influence:				Sewer Type:	

Tax Information

Total Value: \$594,275
 Land Value: \$382,034
 Improvement Value: \$212,241
 Total Taxable Value: \$594,275

Assessed Year: 2025
 Improved %: 36%
 Tax Year: 2024

Property Tax: \$7,650.65
 Tax Area: 19
 Tax Exemption:

Comparable Sales Report

For Property Located At

**844 W GARDENA BLVD, GARDENA, CA 90247-4963****20 Comparable(s) Selected.**

Report Date: 12/15/2025

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$560,000	\$211,000	\$11,700,000	\$2,225,209
Bldg/Living Area	2,953	2,520	3,280	2,911
Price/Sqft	\$189.64	\$69.13	\$4,642.86	\$790.15
Year Built	1911	1917	2003	1947
Lot Area	3,617	2,253	13,555	6,058
Bedrooms	0	0	0	0
Bathrooms/Restrooms	0	0	0	0
Stories	0.00	0.00	0.00	0.00
Total Value	\$594,275	\$59,511	\$2,635,683	\$902,262
Distance From Subject	0.00	1.24	14.20	10.08

*= user supplied for search only

Comp #: 1 Distance From Subject: 1.24 (miles)
 Address: 15416 S WESTERN AVE, GARDENA, CA 90249-4319
 Owner Name: XIANG TIAN LLC-LTC SERIES
 Seller Name: CROWN EDDIE PLAZA LLC
 APN: 6103-015-049 Map Reference: / Building Area: 2,520
 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: 1946 / 1946
 Sale Date: 06/10/2025 Prior Sale Date: 07/12/2007 Air Cond: YES
 Sale Price: \$11,700,000 Prior Sale Price: \$2,200,000 Pool:
 Sale Type: FULL Prior Sale Type: FULL Roof Mat:
 Document #: 437673 Acres: 0.16
 1st Mtg Amt: \$4,700,000 Lot Area: 6,854
 Total Value: \$654,599 # of Stories:
 Land Use: STORE BUILDING Park Area/Cap#: /

Comp #: 2 Distance From Subject: 5.08 (miles)
 Address: 9069 S NORMANDIE AVE, LOS ANGELES, CA 90044-2051
 Owner Name: LA NORMANDIE MANAGEMENT LLC
 Seller Name: HAICK FAMILY TRUST
 APN: 6037-021-017 Map Reference: / Building Area: 2,700
 County: LOS ANGELES, CA Census Tract: 2384.00 Total Rooms/Offices:
 Subdivision: 644 Zoning: LAC2 Total Restrooms:

Rec Date:	09/12/2025	Prior Rec Date:	07/11/1994	Yr Built/Eff:	1935 / 1935
Sale Date:	07/28/2025	Prior Sale Date:		Air Cond:	NONE
Sale Price:	\$645,000	Prior Sale Price:	\$100,000	Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	630938	Acres:	0.10		
1st Mtg Amt:	\$483,750	Lot Area:	4,451		
Total Value:	\$182,794	# of Stories:			
Land Use:	STORE BUILDING	Park Area/Cap#:	/		

Comp #:	3	Distance From Subject: 6.04 (miles)			
Address:	945 S LA BREA AVE, INGLEWOOD, CA 90301-3815				
Owner Name:	ABELS GOLD COAST TIRES CORP				
Seller Name:	BATISTE ENT R/E HLDGS LLC				
APN:	4024-019-006	Map Reference:	/	Building Area:	3,180
County:	LOS ANGELES, CA	Census Tract:	6012.02	Total Rooms/Offices:	
Subdivision:	5541	Zoning:	INC5YY	Total Restrooms:	
Rec Date:	08/26/2025	Prior Rec Date:	09/23/2022	Yr Built/Eff:	1946 / 1946
Sale Date:	05/19/2025	Prior Sale Date:	03/25/2022	Air Cond:	NONE
Sale Price:	\$1,900,000	Prior Sale Price:	\$1,600,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	578251	Acres:	0.13		
1st Mtg Amt:	\$1,354,500	Lot Area:	5,659		
Total Value:	\$744,926	# of Stories:			
Land Use:	STORE BUILDING	Park Area/Cap#:	/		

Comp #:	4	Distance From Subject: 6.48 (miles)			
Address:	1347 W FLORENCE AVE, LOS ANGELES, CA 90044				
Owner Name:	CROWN EDDIE PLAZA LLC				
Seller Name:	BUNDA EDDIE LLC				
APN:	6014-033-031	Map Reference:	/	Building Area:	3,139
County:	LOS ANGELES, CA	Census Tract:	2374.02	Total Rooms/Offices:	
Subdivision:	1356	Zoning:	LAC2	Total Restrooms:	
Rec Date:	07/03/2025	Prior Rec Date:	12/19/2014	Yr Built/Eff:	2003 / 2003
Sale Date:	06/23/2025	Prior Sale Date:	12/10/2014	Air Cond:	NONE
Sale Price:	\$2,550,000	Prior Sale Price:	\$2,300,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	447767	Acres:	0.18		
1st Mtg Amt:		Lot Area:	7,773		
Total Value:	\$1,274,020	# of Stories:			
Land Use:	STORE BUILDING	Park Area/Cap#:	/		

Comp #:	5	Distance From Subject: 6.48 (miles)			
Address:	1355 W FLORENCE AVE, LOS ANGELES, CA 90044-2511				
Owner Name:	CROWN EDDIE PLAZA LLC				
Seller Name:	BUNDA EDDIE LLC				
APN:	6014-033-030	Map Reference:	/	Building Area:	3,120
County:	LOS ANGELES, CA	Census Tract:	2374.02	Total Rooms/Offices:	
Subdivision:	1356	Zoning:	LAC2	Total Restrooms:	
Rec Date:	07/03/2025	Prior Rec Date:	12/19/2014	Yr Built/Eff:	1976 / 1985
Sale Date:	06/23/2025	Prior Sale Date:	12/10/2014	Air Cond:	NONE
Sale Price:	\$2,550,000	Prior Sale Price:	\$2,300,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	447767	Acres:	0.17		
1st Mtg Amt:		Lot Area:	7,345		
Total Value:	\$1,353,040	# of Stories:			
Land Use:	STORE BUILDING	Park Area/Cap#:	/		

Comp #: 6 Distance From Subject: 7.16 (miles)
 Address: 5165 IMPERIAL HWY, SOUTH GATE, CA 90280-7156
 Owner Name: SHAW FAMILY TRUST
 Seller Name: SCOTT 2023 FAMILY TRUST
 APN: 6194-003-025 Map Reference: / Building Area: 3,280
 County: LOS ANGELES, CA Census Tract: 5361.04 Total Rooms/Offices:
 Subdivision: 8300 Zoning: SGCMSITEPLAN* Total Restrooms:
 Rec Date: 06/05/2025 Prior Rec Date: Yr Built/Eff: 1979 / 1979
 Sale Date: 06/03/2025 Prior Sale Date: Air Cond: NONE
 Sale Price: \$1,200,000 Prior Sale Price: Pool:
 Sale Type: FULL Prior Sale Type: Roof Mat:
 Document #: 376882 Acres: 0.31
 1st Mtg Amt: Lot Area: 13,555
 Total Value: \$285,585 # of Stories:
 Land Use: STORE BUILDING Park Area/Cap#: /

Comp #: 7 Distance From Subject: 7.22 (miles)
 Address: 5967 S BROADWAY, LOS ANGELES, CA 90003-1144
 Owner Name: GOLBARI MOUSA
 Seller Name: LINK INVESTMENT GROUP LLC
 APN: 6005-004-012 Map Reference: / Building Area: 2,550
 County: LOS ANGELES, CA Census Tract: 2392.01 Total Rooms/Offices:
 Subdivision: BURCH GWYNN COS Zoning: LAC2 Total Restrooms:
 Rec Date: 11/07/2025 Prior Rec Date: 05/04/2023 Yr Built/Eff: 1921 / 1924
 Sale Date: 10/30/2025 Prior Sale Date: 04/27/2023 Air Cond: NONE
 Sale Price: \$900,000 Prior Sale Price: \$1,300,000 Pool:
 Sale Type: FULL Prior Sale Type: FULL Roof Mat:
 Document #: 781240 Acres: 0.23
 1st Mtg Amt: Lot Area: 9,831
 Total Value: \$1,352,520 # of Stories:
 Land Use: STORE BUILDING Park Area/Cap#: /

Comp #: 8 Distance From Subject: 9.39 (miles)
 Address: 351 PACIFIC AVE, LONG BEACH, CA 90802-2318
 Owner Name: SREY SAVY/SREY HENG E
 Seller Name: MCKENNA FAMILY TRUST
 APN: 7280-015-001 Map Reference: / Building Area: 2,992
 County: LOS ANGELES, CA Census Tract: 5759.02 Total Rooms/Offices:
 Subdivision: LONG BEACH Zoning: LBPD30 Total Restrooms:
 Rec Date: 11/14/2025 Prior Rec Date: 10/24/1977 Yr Built/Eff: 1917 / 1917
 Sale Date: 09/26/2025 Prior Sale Date: Air Cond: NONE
 Sale Price: \$1,400,000 Prior Sale Price: \$95,000 Pool:
 Sale Type: FULL Prior Sale Type: FULL Roof Mat:
 Document #: 803944 Acres: 0.17
 1st Mtg Amt: Lot Area: 7,502
 Total Value: \$719,100 # of Stories:
 Land Use: STORE BUILDING Park Area/Cap#: /

Comp #: 9 Distance From Subject: 10.05 (miles)
 Address: 579 W 9TH ST, SAN PEDRO, CA 90731-3105
 Owner Name: VULIN ROKO/MILICIC MARICA
 Seller Name: SURVIVORS OBULJEN F/TR
 APN: 7454-011-003 Map Reference: / Building Area: 3,000
 County: LOS ANGELES, CA Census Tract: 2966.00 Total Rooms/Offices:
 Subdivision: PECKS SUB Zoning: LAC2 Total Restrooms:
 Rec Date: 06/04/2025 Prior Rec Date: 08/24/2001 Yr Built/Eff: 1949 / 1949
 Sale Date: 05/23/2025 Prior Sale Date: 01/30/2001 Air Cond: NONE

Sale Price:	\$550,000	Prior Sale Price:	\$200,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	372881	Acres:	0.11		
1st Mtg Amt:		Lot Area:	5,000		
Total Value:	\$295,440	# of Stories:			
Land Use:	STORE BUILDING	Park Area/Cap#:	/		

Comp #:	10	Distance From Subject: 10.98 (miles)			
Address:	821 VENICE BLVD, LOS ANGELES, CA 90015-3227				
Owner Name:	VENICE OAK INVESTMENTS LLC				
Seller Name:	NEHORAI FAMILY TRUST				
APN:	5135-030-028	Map Reference:	/	Building Area:	3,048
County:	LOS ANGELES, CA	Census Tract:	2242.00	Total Rooms/Offices:	
Subdivision:	GREENWELL TR	Zoning:	LAM1	Total Restrooms:	
Rec Date:	05/28/2025	Prior Rec Date:	06/13/2000	Yr Built/Eff:	1923 / 1923
Sale Date:	05/13/2025	Prior Sale Date:		Air Cond:	NONE
Sale Price:	\$1,260,000	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	351786	Acres:	0.17		
1st Mtg Amt:		Lot Area:	7,384		
Total Value:	\$337,034	# of Stories:			
Land Use:	STORE BUILDING	Park Area/Cap#:	/		

Comp #:	11	Distance From Subject: 11.38 (miles)			
Address:	5872 SMILEY DR, CULVER CITY, CA 90232-7318				
Owner Name:	CIVICAP 5872 SMILEY LLC				
Seller Name:	2635 FAIRFAX OWNER LLC				
APN:	4205-003-041	Map Reference:	/	Building Area:	2,800
County:	LOS ANGELES, CA	Census Tract:	7024.00	Total Rooms/Offices:	
Subdivision:	RANCHO RINCON DE LOS BUEYES	Zoning:	CCM1	Total Restrooms:	
Rec Date:	09/17/2025	Prior Rec Date:	12/03/2019	Yr Built/Eff:	1957 / 1957
Sale Date:	09/10/2025	Prior Sale Date:	11/15/2019	Air Cond:	NONE
Sale Price:	\$2,998,182	Prior Sale Price:	\$2,410,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	640400	Acres:	0.09		
1st Mtg Amt:		Lot Area:	4,011		
Total Value:	\$2,635,683	# of Stories:			
Land Use:	STORE BUILDING	Park Area/Cap#:	/		

Comp #:	12	Distance From Subject: 12.85 (miles)			
Address:	1047 S FAIRFAX AVE, LOS ANGELES, CA 90019-4402				
Owner Name:	MUHIRE LLC				
Seller Name:	COLEMAN BERNICE I 1999 TRUST				
APN:	5086-001-011	Map Reference:	/	Building Area:	3,250
County:	LOS ANGELES, CA	Census Tract:	2168.00	Total Rooms/Offices:	
Subdivision:	7603	Zoning:	LAC2	Total Restrooms:	
Rec Date:	05/15/2025	Prior Rec Date:	11/10/1981	Yr Built/Eff:	1955 / 1955
Sale Date:	04/21/2025	Prior Sale Date:		Air Cond:	NONE
Sale Price:	\$4,000,000	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	323592	Acres:	0.13		
1st Mtg Amt:	\$2,047,000	Lot Area:	5,504		
Total Value:	\$1,505,410	# of Stories:			
Land Use:	STORE BUILDING	Park Area/Cap#:	/		

Comp #:	13	Distance From Subject:	12.98 (miles)
Address:	8656 W PICO BLVD, LOS ANGELES, CA 90035-2314		
Owner Name:	CONGREGATION OHEL MOSHE INC		
Seller Name:	FISCHER FAM PROPS II LP		
APN:	4303-018-014	Map Reference:	/
County:	LOS ANGELES, CA	Census Tract:	2170.02
Subdivision:	6721	Zoning:	LAC2
Rec Date:	10/07/2025	Prior Rec Date:	
Sale Date:	09/12/2025	Prior Sale Date:	
Sale Price:	\$2,800,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	690098	Acres:	0.10
1st Mtg Amt:		Lot Area:	4,514
Total Value:	\$1,763,630	# of Stories:	
Land Use:	STORE BUILDING	Park Area/Cap#:	/
		Building Area:	2,597
		Total Rooms/Offices:	
		Total Restrooms:	
		Yr Built/Eff:	1939 / 1939
		Air Cond:	NONE
		Pool:	
		Roof Mat:	

Comp #:	14	Distance From Subject:	13.04 (miles)
Address:	4538 E CESAR E CHAVEZ AVE, LOS ANGELES, CA 90022-1117		
Owner Name:	ROBLES SAMUEL/ROBLES MARICELA		
Seller Name:	PACHECO FRED M TRUST		
APN:	5235-005-023	Map Reference:	/
County:	LOS ANGELES, CA	Census Tract:	5305.00
Subdivision:	6227	Zoning:	LCC3*
Rec Date:	05/14/2025	Prior Rec Date:	
Sale Date:	04/09/2025	Prior Sale Date:	
Sale Price:	\$715,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	318397	Acres:	0.12
1st Mtg Amt:	\$464,750	Lot Area:	5,252
Total Value:	\$59,511	# of Stories:	
Land Use:	STORE BUILDING	Park Area/Cap#:	/
		Building Area:	2,700
		Total Rooms/Offices:	
		Total Restrooms:	
		Yr Built/Eff:	1929 / 1929
		Air Cond:	NONE
		Pool:	
		Roof Mat:	

Comp #:	15	Distance From Subject:	13.09 (miles)
Address:	930 N HILL ST, LOS ANGELES, CA 90012-1715		
Owner Name:	WL ASSETS LLC		
Seller Name:	STANDARD IMPORT INC		
APN:	5414-010-002	Map Reference:	/
County:	LOS ANGELES, CA	Census Tract:	2071.03
Subdivision:	12456	Zoning:	LAC2
Rec Date:	07/01/2025	Prior Rec Date:	04/06/1970
Sale Date:	04/22/2025	Prior Sale Date:	
Sale Price:	\$350,000	Prior Sale Price:	\$227,500
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	440520	Acres:	0.05
1st Mtg Amt:	\$227,500	Lot Area:	2,253
Total Value:	\$218,246	# of Stories:	
Land Use:	STORE BUILDING	Park Area/Cap#:	/
		Building Area:	2,700
		Total Rooms/Offices:	
		Total Restrooms:	
		Yr Built/Eff:	1938 / 1943
		Air Cond:	YES
		Pool:	
		Roof Mat:	

Comp #:	16	Distance From Subject:	13.23 (miles)
Address:	9006 W PICO BLVD, LOS ANGELES, CA 90035-1310		
Owner Name:	9006 W PICO BOULEVARD LLC		
Seller Name:	JACOB INVESTMENTS LLC		
APN:	4305-007-026	Map Reference:	/
County:	LOS ANGELES, CA	Census Tract:	2170.01
Subdivision:	6971	Zoning:	LAC4
Rec Date:	04/01/2025	Prior Rec Date:	05/22/1995
Sale Date:	03/26/2025	Prior Sale Date:	
Sale Price:	\$2,000,000	Prior Sale Price:	
		Building Area:	2,560
		Total Rooms/Offices:	
		Total Restrooms:	
		Yr Built/Eff:	1957 / 1957
		Air Cond:	NONE
		Pool:	

Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	202982	Acres:	0.09		
1st Mtg Amt:		Lot Area:	3,841		
Total Value:	\$1,305,769	# of Stories:			
Land Use:	STORE BUILDING	Park Area/Cap#:	/		

Comp #:	17	Distance From Subject:	13.39 (miles)
Address:	9400 W PICO BLVD, LOS ANGELES, CA 90035-1210		
Owner Name:	LILI MARKOWITZ LLC		
Seller Name:	FISCHER FAM PROPS III LP		
APN:	4306-003-004	Map Reference:	/
County:	LOS ANGELES, CA	Census Tract:	2691.00
Subdivision:	7671	Zoning:	LAC4
Rec Date:	05/13/2025	Prior Rec Date:	
Sale Date:	03/26/2025	Prior Sale Date:	
Sale Price:	\$2,950,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	313851	Acres:	0.11
1st Mtg Amt:	\$1,475,000	Lot Area:	4,915
Total Value:	\$1,830,583	# of Stories:	
Land Use:	STORE BUILDING	Park Area/Cap#:	/
Building Area:	2,820	Total Rooms/Offices:	
Total Restrooms:		Yr Built/Eff:	1949 / 1949
Air Cond:	NONE	Pool:	
Roof Mat:			

Comp #:	18	Distance From Subject:	13.47 (miles)
Address:	10580 W PICO BLVD, LOS ANGELES, CA 90064-2332		
Owner Name:	10580 W PICO LLC		
Seller Name:	KASSEL PHYLLIS A TRUST		
APN:	4318-003-003	Map Reference:	/
County:	LOS ANGELES, CA	Census Tract:	2693.00
Subdivision:	7156	Zoning:	LAC2
Rec Date:	09/24/2025	Prior Rec Date:	
Sale Date:	07/31/2025	Prior Sale Date:	
Sale Price:	\$2,225,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	658203	Acres:	0.13
1st Mtg Amt:		Lot Area:	5,489
Total Value:	\$296,591	# of Stories:	
Land Use:	STORE BUILDING	Park Area/Cap#:	/
Building Area:	3,000	Total Rooms/Offices:	
Total Restrooms:		Yr Built/Eff:	1955 / 1955
Air Cond:	NONE	Pool:	
Roof Mat:			

Comp #:	19	Distance From Subject:	13.93 (miles)
Address:	128 N ROBERTSON BLVD, BEVERLY HILLS, CA 90211-2104		
Owner Name:	WONG GEORGE		
Seller Name:	JEW BETTY		
APN:	4334-008-018	Map Reference:	/
County:	LOS ANGELES, CA	Census Tract:	7008.02
Subdivision:	4988	Zoning:	BHC3
Rec Date:	08/26/2025	Prior Rec Date:	
Sale Date:	08/22/2025	Prior Sale Date:	
Sale Price:	\$211,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	579607	Acres:	0.16
1st Mtg Amt:		Lot Area:	6,757
Total Value:	\$282,574	# of Stories:	
Land Use:	STORE BUILDING	Park Area/Cap#:	/
Building Area:	3,052	Total Rooms/Offices:	
Total Restrooms:		Yr Built/Eff:	1948 / 1948
Air Cond:	NONE	Pool:	
Roof Mat:			

Comp #:	20	Distance From Subject:	14.20 (miles)
Address:	2613 PASADENA AVE, LOS ANGELES, CA 90031-2323		

Owner Name:	2617 PASADENA AVE LLC		
Seller Name:	2613 PASADENA AVE LLC		
APN:	5205-020-004	Map Reference:	/
County:	LOS ANGELES, CA	Census Tract:	1990.01
Subdivision:	GRIFFINS ADD	Zoning:	LAC2
Rec Date:	06/17/2025	Prior Rec Date:	02/01/2019
Sale Date:	06/06/2025	Prior Sale Date:	01/26/2019
Sale Price:	\$1,600,000	Prior Sale Price:	\$1,400,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	404936	Acres:	0.07
1st Mtg Amt:	\$1,143,000	Lot Area:	3,269
Total Value:	\$948,185	# of Stories:	
Land Use:	STORE BUILDING	Park Area/Cap#:	/
		Building Area:	3,211
		Total Rooms/Offices:	
		Total Restrooms:	
		Yr Built/Eff:	1929 / 1935
		Air Cond:	NONE
		Pool:	
		Roof Mat:	

EXHIBIT D

ASSIGNED INSPECTOR: JAMES VORHIS
JOB ADDRESS: 844 WEST GARDENA BOULEVARD, LOS ANGELES, CA
ASSESSORS PARCEL NO. (APN): 6121-007-021

Date: June 22, 2026

CASE NO.: 988626
ORDER NO.: A-5984957

EFFECTIVE DATE OF ORDER TO COMPLY: June 13, 2023
COMPLIANCE EXPECTED DATE: June 28, 2023
DATE COMPLIANCE OBTAINED: November 13, 2025

.....

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-5984957

10108152023572355490

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

844 GARDENA LLC C/O BRANDON DELIJANI
314 N DOHENY DR
BEVERLY HILLS, CA 90211

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

JUN 12 2023

CASE #: 988626
ORDER #: A-5984957
EFFECTIVE DATE: June 13, 2023
COMPLIANCE DATE: June 28, 2023

OWNER OF
SITE ADDRESS: 844 W GARDENA BLVD
ASSESSORS PARCEL NO.: 6121-007-021
ZONE: C2; Commercial Zone

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

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 tenant improvement was/is constructed without the required permits and approvals.

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

Code Section(s) in Violation: 91.8105, 91.106.1.1, 91.106.3.2, 91.103.1, 93.0201, 93.0104, 94.103.1.1, 95.111.1, 95.111.2, 12.21A.1.(a) of the L.A.M.C.

Comments: Non-permitted work includes partition walls that have been built, removed, or altered as well as non-permitted, plumbing, HVAC and electrical work within the unit.

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

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

Code Section(s) in Violation: 91.1008.1.9, 91.1008.1.9.5, 91.103.1, 12.21.A.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

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

NON-COMPLIANCE FEE WARNING:

YOU ARE IN VIOLATION OF THE L.A.M.C. IT IS YOUR RESPONSIBILITY TO CORRECT THE VIOLATION(S) AND CONTACT THE INSPECTOR LISTED BELOW TO ARRANGE FOR A COMPLIANCE INSPECTION BEFORE THE NON-COMPLIANCE FEE IS IMPOSED. Failure to correct the violations and arrange for the compliance inspection within 15 days from the Compliance Date, will result in imposition of the fee noted below.

In addition to the C.V.I.F. noted above, a proposed noncompliance fee in the amount of **\$660.00** may be imposed for failure to comply with the order within 15 days after the compliance date specified in the order or unless an appeal or request for slight modification is filed within 15 days of the compliance date.

If an appeal or request for slight modification is not filed within 15 days of the compliance date or extensions granted therefrom, the determination of the department to impose and collect a non-compliance fee shall be final. Section 98.0411 L.A.M.C.

NOTE: FAILURE TO PAY THE NON-COMPLIANCE FEE WITHIN 30 DAYS AFTER THE DATE OF MAILING THE INVOICE, MAY RESULT IN A LATE CHARGE OF TWO (2) TIMES THE NON-COMPLIANCE FEE PLUS A 50 PERCENT COLLECTION FEE FOR A TOTAL OF \$2,310.00.

Any person who fails to pay the non-compliance fee, late charge and collection fee shall also pay interest. Interest shall be calculated at the rate of one percent per month.

PENALTY WARNING:

Any person who violates or causes or permits another person to violate any provision of the Los Angeles Municipal Code (L.A.M.C.) is guilty of a misdemeanor which is punishable by a fine of not more than \$1000.00 and/or six (6) months imprisonment for each violation. Section 11.00 (m) L.A.M.C.

INVESTIGATION FEE REQUIRED:

Whenever any work has been commenced without authorization by a permit or application for inspection, and which violates provisions of Articles 1 through 8 of Chapter IX of the Los Angeles Municipal Code (L.A.M.C.), and if no order has been issued by the department or a court of law requiring said work to proceed, a special investigation fee which shall be double the amount charged for an application for inspection, license or permit fee, but not less than \$400.00, shall be collected on each permit, license or application for inspection. Section 98.0402 (a) L.A.M.C.

APPEAL PROCEDURES:

There is an appeal procedure established in this city whereby the Department of Building and Safety and the Board of Building and Safety Commissioners have the authority to hear and determine 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.

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CODE ENFORCEMENT BUREAU
For routine City business and non-emergency services: Call 3-1-1
www.ladbs.org

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Any questions regarding invoices or how to pay fees should be directed to financial services at (213) 482-6890 .
Any questions regarding the order to comply and compliance matters contact the inspector noted below at (213)978-4512 .
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector: _____ Date: June 07, 2023

JAMES VORHIS
8475 S VERMONT
LOS ANGELES, CA 90044
(213)978-4512
JAMES.H.VORHIS@lacity.org


REVIEWED BY

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