

Rahim Zabih  
P.O. Box 1821  
Duané, Ca 91009  
714-343-1156

CF - 15 - 0160 - S123

clerk of the council  
office of the city clerk  
200 North Spring Street,  
Room 395,  
Los Angeles, CA 90012

**PROTEST**

RECEIVED  
CITY CLERK'S OFFICE  
2015 JUL 17 PM 2:09  
CITY CLERK  
BY \_\_\_\_\_ DEPUTY

Dear Sir/ Madam

Re: Rahim Zabih, property address 11825 King St.  
APN 2355-019-028

This letter is regarding the property located at 11825 King St. and hearing date on July 28th. I am currently the debtor in a chapter 11 bankruptcy proceeding, case number 8:10-bk-11504-TA, through which I surrendered any and all interest in the 11825 King Street property by a signed stipulation entered on October 31, 2011 (a copy of which is attached hereto for your review).

I wish to minimize any potential liability I may face from this property, and want to be clear that I am no longer involved with this property since October 31, 2011.

Please let this letter serve as notice that will appear at the July 28, 2015 in the Los Angeles city council if needed. However I should in no way face liability for the permit violations on this property, as I am in bankruptcy, and surrendered my interest well before the violation date noted.

Your help with this matter would be greatly appreciated.

Please see a copy of my letter to Mr. Bob Rendick  
at Department of Building and Safety on 9-5-12.

Sincerely,

R. Zabiak 7-14-15

Rabim Zabiak

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

VAN AMBATIELOS  
PRESIDENT

E. FELICIA BRANNON  
VICE PRESIDENT

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CITY OF LOS ANGELES  
CALIFORNIA



ERIC GARCETTI  
MAYOR

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

RAYMOND S. CHAN, C.E., S.E.  
GENERAL MANAGER

FRANK BUSH  
EXECUTIVE OFFICER

## NOTICE OF HEARING

RAHIM ZABIHI  
2714 E. HUNTINGTON DR.  
DUARTE, CA. 91010

DATE: **June 12, 2015**  
APN: **2355-019-028**  
Council District: # 2

Regarding the property known as:

### 11825 WEST KLING STREET, LOS ANGELES, CA

Under the Authority of the provisions of  
Chapter IX, Articles 1 and 8, of the Los Angeles Municipal Code  
and  
Division 7, Chapter 1, Article 4.6 of the Los Angeles Administrative Code

Pursuant to the provisions of Section 98.0411, Section 98.0402 and Section 91.103 of the Los Angeles Municipal Code, the Department of Building and Safety filed a Notice of Pending Lien with the Los Angeles County Recorder's Office to recover a portion of the inspection and administrative costs incurred by the Department while identifying, investigating and securing compliance of code violations and/or performing annual inspections at the property located at: **11825 West Kling Street, Los Angeles, California**, (the "Property"). A copy of the title report containing a full legal description of the property is attached as Exhibit "A". A list of code violations is also attached as Exhibit "D".

The Department has advised the Los Angeles City Council (the "City Council") of the code enforcement costs incurred in identifying and investigating the code violations and/or performing the annual inspections referenced above. These costs include any relevant late charges or collection fees and interest at 1% per month after 60 days of nonpayment. The total amount due is **\$3,762.46**. It is the Department's recommendation that a lien in this amount be recorded against the property pursuant to Section 7.35.3 of the Los Angeles Administrative Code.

The property owner and all interested parties referenced in the attached list (Exhibit "B") are hereby given notice that the City Council will consider the Department's report on the code enforcement costs referenced above and decide whether to approve the proposed lien. **The hearing will be held on Tuesday, July 28, 2015, at 10:00 a.m. in the Los Angeles City Council Chamber Hall located at 200 North Spring Street, Room 340, Los Angeles, California.** The property owner and all interested parties shall have 45 days from the date of this notice to pay the above referenced fee before the lien is recorded.

The owner and all interested parties may appear at the City Council Hearing to object to the confirmation of the proposed lien in the amount specified. Failure to appear at the City Council Hearing may result in the recordation of the proposed lien against the property and the placement of this Direct Assessment on the Secured Tax Roll for the County of Los Angeles without further notice.

# NOTICE OF HEARING

RAHIM ZABIHI  
2714 E. HUNTINGTON DR.  
DUARTE, CA. 91010

DATE: **June 12, 2015**

APN #: **2355-019-028**

Regarding the property known as:

**11825 WEST KLING STREET, LOS ANGELES, CA**

.....  
If you are planning to file a written protest, please provide 1 copy not later than ten (10) days in advance of the hearing date to the Office of the City Clerk, 200 North Spring Street, Room 395, Los Angeles, CA 90012, Attention: Clerk of the Council.

For additional information, contact Charles Kalibbala at telephone number (213) 202-9829 or (213) 482-6890.

This Notice of Hearing is being served pursuant to Division 7, Chapter 1, Article 4.6, Section 7.35.3 (f) of the Los Angeles Administrative Code.

**DEPARTMENT OF BUILDING AND SAFETY**



JEFFREY CHRISTIAN,  
(213) 252-3964  
Senior Inspector

*Fax →*

*213 - 482 - 6591*

*Mr. Kalibbala*

Rahim Zabihi  
PO Box 1821  
Duarte, CA 91009  
(714)343-1156

Mr. Bob Rendich  
L.A.D.B.S.  
6262 Van Nuys Blvd., Room 151  
Van Nuys, CA 91401

Re: Rahim Zabihi, property address 11825 Kling Street, File No. H2VY01335B

Dear Mr. Rendich:

This letter is in follow-up to our prior phone conversation regarding the property located at 11825 Kling Street, and the permit violation notice sent to my attention on August 30, 2012. I am currently the Debtor in a Chapter 11 bankruptcy proceeding, case number 8:10-bk-11504-TA, through which I surrendered any and all interest in the 11825 Kling Street property by a signed stipulation entered on October 31, 2011 (a copy of which is attached hereto for your review).

I wish to minimize any potential liability I may face from this property, and want to be clear that I am no longer involved with this property, and have held no interest in the 11825 Kling Street property since October 31, 2011.

Please let this letter serve as notice that will appear at the September 17, 2012 if needed; however I should in no way face liability for the permit violations on this property, as I am in bankruptcy, and surrendered my interest well before the violation date noted.

Your help with this matter would be greatly appreciated.

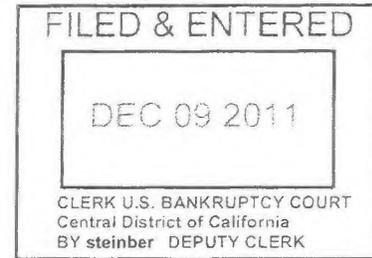
Sincerely,

*R. Zabihi 9-5-12*

Rahim Zabihi

NATHAN F. SMITH, #264635  
MALCOLM • CISNEROS, A Law Corporation  
2112 Business Center Drive, Second Floor  
Irvine, California 92612  
(949) 252-9400 (TELEPHONE)  
(949) 252-1032 (FACSIMILE)  
Email: nathan@mclaw.org

Attorneys for JPMorgan Chase Bank, National Association



**UNITED STATES BANKRUPTCY COURT**  
**CENTRAL DISTRICT OF CALIFORNIA**  
**SANTA ANA DIVISION**

In re  
RAHIM ZABIHI,  
Debtor.

Bankruptcy No. 8:10-bk-11504-TA  
Chapter 11

**ORDER APPROVING STIPULATION  
FOR SURRENDER**

*11825 King*  
*11835 King*

A Stipulation, by and between JPMorgan Chase Bank, National Association ("JPM"), and Rahim Zabihi ("Debtor"), was filed with the Court on November 2, 2011. The Court, having read the various pleadings, documents and proceedings herein and proper service having been made, and having found good cause based on the Stipulation of the Parties, hereby makes its Order as follows:

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**IT IS HEREBY ORDERED, ADJUDGED, AND DECREED** that in regard to the 11825 and 11835 Kling Street, Valley Village, CA 91607 (the "Properties"), the Debtor hereby surrenders the Properties to JPM. The properties are hereby abandoned by the Debtor, notwithstanding any provision of Debtor's confirmed Chapter 11 plan, and the Debtor hereby waives all rights, remedies, and defenses arising from Debtor's confirmed Chapter 11 plan with respect to the Properties. JPM may proceed forthwith with exercising any and all rights and remedies available to it under its relevant Notes and Deeds of Trust pursuant to applicable non-bankruptcy law.

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DATED: December 9, 2011

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