

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

JACOB STEVENS  
PRESIDENT

NANCY YAP  
VICE PRESIDENT

CORISSA HERNANDEZ  
JAVIER NUNEZ  
MOISES ROSALES

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 18, 2025

Council District: # 8

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

JOB ADDRESS: **8927 SOUTH WESTERN AVENUE, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **6036-017-008**  
Re: Invoice #877554-8, #901448-0

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: **8927 South Western Avenue, 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 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, pursuant to Section 98.0421, the property owner was issued an order on November 2, 2022 to pay a code violation inspection fee after violations were identified and verified upon inspection. The non-compliance and code violation inspection fees imposed by the Department 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
Non-Compliance Code Enforcement fee	660.00
Late Charge/Collection fee (250%)	1,650.00
Accumulated Interest (1%/month)	34.96
Title Report fee	30.00
<b>Grand Total</b>	<b>\$ 3,621.52</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 **\$3,621.52** 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 **\$3,621.52** 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: HOLLY WOLCOTT, 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. T18168***  
***Dated as of: 08/29/2024***

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

### ***SCHEDULE A***

***(Reported Property Information)***

***APN #: 6036-017-008***

***Property Address: 8927 S WESTERN AVE    City: Los Angeles    County: Los Angeles***

### **VESTING INFORMATION**

***Type of Document: GRANT DEED***

***Grantee : MAINLINE PROPERTY MANAGEMENT LLC***

***Grantor : MONTEBELLO BAY LLC***

***Deed Date : 08/11/2021      Recorded : 08/31/2021***

***Instr No. : 21-1335921***

***MAILING ADDRESS: MAINLINE PROPERTY MANAGEMENT LLC***  
***2661 STROZIER AVE, EL MONTE, CA 91733-2021***

### ***SCHEDULE B***

### **LEGAL DESCRIPTION**

***Lot Number: 10 Tract No: 7648 Brief Description: TRACT NO 7648 LOT 10***

### **MORTGAGES/LIENS**

***Type of Document: SHORT FORM DEED OF TRUST AND ASSIGNMENT OF RENTS***

***Recording Date: 08/31/2021      Document #: 21-1335922***

***Loan Amount: \$167,759***

***Lender Name: MG PROPERTY INVESTMENTS, LLC***

***Borrowers Name: MAINLINE PROPERTY MANAGEMENT LLC***

***MAILING ADDRESS: MG PROPERTY INVESTMENTS, LLC***  
***PO BOX 638 FALLBROOK, CA 92088***

This page is part of your document - DO NOT DISCARD



**20211335921**



Pages:  
0002

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

08/31/21 AT 08:00AM

FEES: 22.00

TAXES: 2,573.20

OTHER: 0.00

PAID: 2,595.20



LEADSHEET



202108311090023

00021101164



012616858

SEQ:  
02

SECURE - 8:00AM



THIS FORM IS NOT TO BE DUPLICATED

6611484

RECORDING REQUESTED BY:  
First American Title

AND WHEN RECORDED MAIL TO:

Mainline Property Management  
2661 Strozier Avenue  
El Monte, Ca. 91733

THIS SPACE FOR RECORDER'S USE ONLY:

Title Order No.: 6611484  
AP#: 6036-017-008

Escrow No.: 020074-AP

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is \$05.45 CITY TRANSFER TAX 2067.75

[ ] computed on full value of property conveyed, or

[X] computed on full value less value of liens or encumbrances remaining at time of sale.

[ ] Unincorporated area [X] City of Los Angeles AND

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Montibello Bay LLC,, a California Limited Liability Company

hereby GRANT(s) to:

Mainline Property Management, LLC, a California Limited Liability Company

the real property in the City of Los Angeles, County of Los Angeles, State of California, described as:  
Lot 10 of Tract No. 7648, in the City of Los Angeles, County of Los Angeles, State of California, as per Map  
recorded in Book 83, Pages 89 and 90 of Maps, in the Office of the County Recorder of said County.

Also Known as: 8927 S. Western Avenue, Los Angeles, CA 90047

Dated August 11, 2021

Montibello Bay LLC,, a California Limited Liability  
Company

By:

Vivian Um, Manager

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

On August 18, 2021 before me, V. Raygoza

appeared Vivian Um

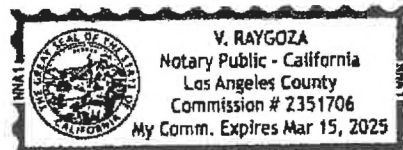
A Notary Public personally who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the 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 STATEMENTS TO PARTY SHOWN BELOW; IF NO PARTY SHOWN, MAIL AS SHOWN ABOVE:



This page is part of your document - DO NOT DISCARD



**20211335922**



Pages:  
0005

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

08/31/21 AT 08:00AM

FEES:	56.00
TAXES:	0.00
OTHER:	0.00
<hr/> PAID:	56.00



LEADSHEET



202108311090023

00021101165



012616858

SEQ:  
03

SECURE - 8:00AM



THIS FORM IS NOT TO BE DUPLICATED

6611484

RECORDING REQUESTED BY:  
First American Title

AND WHEN RECORDED MAIL TO:

M G Property Investments, LLC  
PO Box 638  
Fallbrook, Ca. 92088

THIS SPACE FOR RECORDER'S USE ONLY:

Escrow No.: 020074-AP

Title Order No.: 6611484

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**SHORT FORM DEED OF TRUST AND ASSIGNMENT OF RENTS**

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**THIS DEED OF TRUST, made August 13, 2021**

**A.P. #6036-017-008**

Mainline Property Management, LLC, a California Limited Liability Company, herein called **Trustor**, whose address is 8927 S. Western Avenue, Los Angeles, Ca. and

First American Title Company,, a California Corporation, herein called **Trustee**, and M G Property Investments LLC, RET Trust, A California Limited Liability Company Lender of record, herein called **BENEFICIARY**,

**WITNESSETH:** That Trustor IRREVOCABLY GRANTS, TRANSFERS AND ASSIGNS TO TRUSTEE IN TRUST, WITH POWER OF SALE that Property in Los Angeles County, California, described as:  
Lot 10 of Tract No. 7648, in the City of Los Angeles, County of Los Angeles, State of California, as per Map recorded in Book 83, Pages 89 and 90 of Maps, in the Office of the County Recorder of said County.  
Also Known as: 8927 S. Western Avenue, Los Angeles, CA 90047

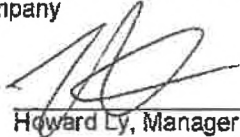
**TOGETHER WITH** the rents, issues and profits thereof, **SUBJECT, HOWEVER**, to the right power and authority given to and conferred upon Beneficiary by paragraph (10) of the provisions incorporated herein by reference to collect and apply such rents, issues and profits. **For the Purpose of Securing:** 1. Performance of each agreement of Trustor incorporated by reference or contained herein. 2. Payment of the indebtedness evidenced by one promissory note of even date herewith, and any extensions or renewal thereof, in the principal sum of \$167,759.00 executed by Trustor in favor of Beneficiary or order. 3. Payment of such further sums as the then record owner of said property may borrow from Beneficiary, when evidenced by another note (or notes) reciting it is so secured.

Exempt from fee per GC 27388.1 (a)  
(2); recorded concurrently in connection  
with" a transfer subject to the  
imposition of documentary transfer tax

DATED August 13, 2021

Mainline Property Management, LLC, a California Limited Liability Company

By:

  
Howard Ly, Manager

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.

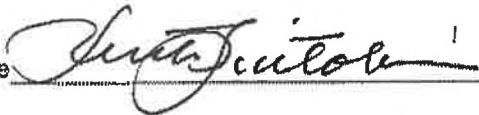
STATE OF CALIFORNIA  
COUNTY OF Los Angeles  
On 8-20-2021  
before me, Anita Pintola  
A Notary Public personally appeared  
Howard Ly

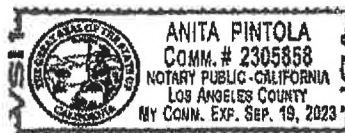
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), 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)

**To Protect the Security of This Deed of Trust, Trustor Agrees:** By the execution and delivery of this Deed of Trust and the note secured hereby, that the provisions (1) to (14), inclusive, of the fictitious deed of trust recorded in Santa Barbara County and Sonoma County October 18, 1961, and in all other counties October 23, 1961, in the book and at the page of Official Records in the office of the county recorder of the county where said property is located, noted below opposite the name of such county, viz.:

County	Book	Page	County	Book	Page	County	Book	Page	County	Book	Page
Alameda	435	684	Kings	792	833	Placer	895	301	Sierra	29	335
Alpine	1	250	Lake	362	39	Plumas	151	5	Siskiyou	468	181
Amador	104	34	Lassen	171	471	Riverside	3005	523	Solano	1105	182
Butte	1145	1	Los Angeles	T2055	899	Sacramento	4331	62	Sonoma	1851	389
Calaveras	145	152	Madera	810	170	San Benito	271	383	Stanislaus	1715	456
Colusa	296	617	Marin	1508	339	San Bernardino	5567	61	Sutter	572	297
Contra Costa	3978	47	Mariposa	77	292	San Francisco	A332	905	Tehama	401	289
Del Norte	78	414	Mendocino	579	530	San Joaquin	2470	311	Trinity	93	366
Eldorado	568	456	Merced	1547	538	San Luis Obispo	1151	12	Tulare	2294	275
Fresno	4626	572	Modoc	181	851	San Mateo	4078	420	Tuolumne	135	47
Glenn	422	184	Mono	52	429	Santa Barbara	1878	860	Ventura	2062	386
Humboldt	657	5327	Monterey	2194	538	Santa Clara	5336	341	Yolo	653	245
Imperial	1091	501	Napa	639	86	Santa Cruz	1431	494	Yuba	334	486
Inyo	147	598	Nevada	305	320	Shasta	684	528			
Kern	3427	60	Orange	5889	611	San Diego	Series 2 Book 1961 Page 183887				

(which provisions, identical in all counties are printed on the reverse hereof) are adopted and incorporated herein and made a part hereof as fully as though set forth herein at length; that he will observe and perform said provisions; and that the references to property, obligations, and parties set forth in this Deed of Trust.

The undersigned Trustor requests that a copy of any Notice of Default and of any Notice of Sale hereunder be mailed to him at his address hereinbefore set forth.

DO NOT RECORD

### REQUEST FOR FULL RECONVEYANCE

To be used only when note has been paid

To: First American Title Company, Trustee;

Dated: \_\_\_\_\_

The undersigned is the legal owner and holder of all indebtedness secured by the within Deed of Trust. All sums secured by said Deed of Trust have been fully paid and satisfied; and you are hereby requested and directed, on payment to you any sums owing to you under the terms of said Deed of Trust, to cancel all evidences of indebtedness, secured by said Deed of Trust, delivered to you herewith together with said Deed of Trust, and to reconvey, without warranty, to the parties designated by the terms of said Deed of Trust, the estate now held by you under the same.

MAIL RECONVEYANCE TO	

Do not lose or destroy this Deed of Trust OR THE NOTE which it secures. Both must be delivered to the Trustee for cancellation before reconveyance will be made.

## DO NOT RECORD

The following is a copy of provisions (1) to (14), inclusive, of the fictitious deed of trust, recorded in each county of California, as stated in the foregoing Deed of Trust and incorporated by reference in said Deed of Trust as being a part thereof as if set forth at length therein.

### To Protect the Security of This Deed of Trust, Trustor Agrees:

1. To keep said property in good condition and repair; not to remove or demolish any building thereon; to complete or restore promptly and in good and workmanlike manner any building which may be constructed, damaged or destroyed thereon and to pay when due all claims for labor performed and material furnished therefor; to comply with all laws affecting said property or requiring any alterations or improvements to be made thereon; not to commit or permit waste thereof; not to commit, suffer or permit any act upon said property in violation of law; to cultivate, irrigate, fertilize, fumigate, prune and do all other acts which from the character or use of said property may be reasonably necessary, the specific enumerations herein not excluding the general.
2. To provide, maintain and deliver to Beneficiary fire insurance satisfactory to and with loss payable to Beneficiary. The amount collected under any fire or other insurance policy may be applied by Beneficiary upon any indebtedness secured hereby and in such order as Beneficiary may determine, or at option of Beneficiary the entire amount so collected or any part thereof may be released to Trustor. Such application or release shall not cure or waive any default or notice of default hereunder or invalidate any act done pursuant to such notice.
3. To appear in and defend any action or proceeding purporting to affect the security hereof or the rights or powers of Beneficiary or Trustee; and to pay all costs and expenses, including cost of evidence of title and attorney's fees in a reasonable sum, in any such action or proceeding in which Beneficiary or Trustee may appear, and in any suit brought by Beneficiary to foreclose this Deed.
4. To pay; at least ten days before delinquency all taxes and assessments affecting said property, including assessments on appurtenant water stock; when due, all encumbrances, charges and liens, with interest, on said property or any part thereof, which appear to be prior or superior hereto; all costs, fees and expenses of this Trust.
- Should Trustor fail to make any payment or to do any act as herein provided, then Beneficiary or Trustee, but without obligation so to do and without notice to or demand upon Trustor and without releasing Trustor from any obligation hereof, may: make or do the same in such manner and to such extent as either may deem necessary to protect the security hereof, Beneficiary or Trustee being authorized to enter upon said property for such purpose; appear in and defend any action or proceeding purporting to affect the security hereof or the rights or powers of Beneficiary or Trustee; pay, purchase, contest or compromise any encumbrance, charge or lien which in the judgment of either appears to be prior or superior hereto; and, in exercising any such powers, pay necessary expenses, employ counsel and pay his reasonable fees.
5. To pay immediately and without demand all sums so expended by Beneficiary or Trustee, with interest from date of expenditure at the amount allowed by law in effect at the date hereof, and to pay for any statement provided for by law in effect at the date hereof regarding the obligation secured hereby any amount demanded by the Beneficiary not to exceed the maximum allowed by law at the time when said statement is demanded.
6. That any award of damages in connection with any condemnation for public use or of injury to said property or any part thereof is hereby assigned and shall be paid to Beneficiary who may apply or release such money(ies) received by him in the same manner and with the same effect as above provided for disposition of proceeds of fire or other insurance.
7. That by accepting payment of any sum secured hereby its due date, Beneficiary does not waive his right either to require prompt payment when due of all other sums so secured or to declare default for failure so to pay.
8. That at any time or from time to time, without liability therefor and without notice, upon written request of Beneficiary and presentation of this Deed and said note for endorsement, and without affecting the personal liability of any person for payment of the indebtedness secured hereby, Trustee may: reconvey any part of said property; consent to the making of any map or plat thereof; join in granting any easement thereon; or join in any extension agreement or any agreement subordinating the lien or charge hereof.
9. That upon written request of Beneficiary stating that all sums secured hereby have been paid, and upon surrender of this Deed and said note to Trustee for cancellation and retention and upon payment of its fees, Trustee shall reconvey, without warranty, the property then held hereunder. The recitals in such reconveyance of any matters or facts shall be conclusive proof of the truthfulness thereof. The grantee in such reconveyance may be described as "the person or persons legally entitled thereto." Five years after issuance of such full reconveyance, Trustee may destroy said note and this Deed (unless directed in such request to retain them).
10. That as additional security, Trustor hereby gives to and confers upon Beneficiary the right, power and authority, during the continuance of these Trusts, to collect the rents, issues and profits of said property, reserving unto Trustor the right, prior to any default by Trustor in payment of any indebtedness secured hereby or in performance of any agreement hereunder, to collect and retain such rents, issues and profits as they become due and payable. Upon any such default, Beneficiary may at any time without notice, either in person, by agent, or by a receiver to be appointed by a court, and without regard to the adequacy of any security for the indebtedness hereby secured, enter upon and take possession of said property or any part thereof, in his own name sue for or otherwise collect such rents, issues and profits, including those past due and unpaid, and apply the same, less costs and expenses of operation and collection, including reasonable attorney's fees, upon any indebtedness secured hereby, and in such order as Beneficiary may determine. The entering upon and taking possession of said property, the collection of such rents, issues and profits and the application thereof as aforesaid, shall not cure or waive any default or notice of default hereunder or invalidate any act done pursuant to such notice.
11. That upon default by Trustor in payment of any indebtedness secured hereby or in performance of any agreement hereunder, Beneficiary may declare all sums secured hereby immediately due and payable by delivery to Trustee of written declaration of default and demand for sale and of written notice of default and of election to cause to be sold said property, which notice Trustee shall cause to be filed for record. Beneficiary also shall deposit with Trustee this Deed, said note and all documents evidencing expenditures secured hereby.
- After the lapse of such time as may then be required by law following the recordation of said notice of default, and notice of sale having been given as then required by law, Trustee, without demand on Trustor, shall sell said property at the time and place fixed by it in said notice of sale, either as a whole or in separate parcels, and in such order as it may determine, at public auction to the highest bidder for cash in lawful money of the United States, payable at time of sale. Trustee may postpone sale of all or any portion of said property by public announcement at such time and place of sale, and from time to time thereafter may postpone such sale by public announcement at the time fixed by the preceding postponement. Trustee shall deliver to such purchaser its deed conveying the property so sold, but without any covenant or warranty express or implied. The recitals in such deed of any matters or facts shall be conclusive proof of the truthfulness thereof. Any person, including Trustor, Trustee, or Beneficiary as hereinafter defined, may purchase at such sale.
- After deducting all costs, fees and expenses of Trustee and of this trust, including cost of evidence of title in connection with sale, Trustee shall apply the proceeds of sale to payment of; all sums expended under the terms hereof not then repaid, with accrued interest at the amount allowed by law in effect at the date hereof; all other sums then secured hereby; and the remainder, if any, to the person or persons legally entitled thereto.
12. Beneficiary, or any successor in ownership of any indebtedness secured hereby, may from time to time, by instrument in writing, substitute a successor or successors to any Trustee named herein or acting hereunder, which instrument, executed by the Beneficiary and duly acknowledged and recorded in the office of the recorder of the county or counties where said property is situated, shall be conclusive proof of proper substitution of such successor Trustee or Trustees, who shall without conveyance from the Trustee predecessor, succeed to all its title, estate, rights, powers and duties. Said instrument must contain the name of the original Trustor, Trustee and Beneficiary hereunder, the book and page where this Deed is recorded and the name and address of the new Trustee.
13. That this Deed applies to inures, to the benefit of, and binds all parties hereto, their heirs, legatees, devisees, administrators, executors, successors and assigns. The term Beneficiary shall mean the owner and holder, including pledgees, of the note secured hereby whether, or not named as Beneficiary herein. In this Deed, whenever the context so requires, the masculine gender includes the feminine and/or neuter, and the singular number includes the plural.
14. That Trustee accepts this Trust when this Deed, duly executed and acknowledged, is made a public record as provided by law. Trustee is not obligated to notify any party hereto of pending sale under any other Deed of Trust or of any action or proceeding in which Trustor, Beneficiary or Trustee shall be a party unless brought by Trustee.



# EXHIBIT B

ASSIGNED INSPECTOR: JAMES VORHIS

Date: June 18, 2025

JOB ADDRESS: 8927 SOUTH WESTERN AVENUE, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 6036-017-008

Last Full Title: 08/29/2024

Last Update to Title:

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## LIST OF OWNERS AND INTERESTED PARTIES

- 1) MAINLINE PROPERTY MANAGEMENT, LLC  
2661 STROZIER AVENUE  
EL MONTE, CA 91733-2021                      CAPACITY: OWNER
  
- 2) M G PROPERTY INVESTMENTS, LLC  
P.O. BOX 638  
FALLBROOK, CA 92088                      CAPACITY: INTERESTED PARTY

# Property Detail Report

For Property Located At :

**8927 S WESTERN AVE, LOS ANGELES, CA 90047-3549**



RealQuest

## Owner Information

Owner Name: **MAINLINE PROPERTY MANAGEMENT LLC**  
 Mailing Address: **2661 STROZIER AVE, EL MONTE CA 91733-2021 C067**  
 Vesting Codes: **//**

## Location Information

Legal Description:	<b>TRACT NO 7648 LOT 10</b>	APN:	<b>6036-017-008</b>
County:	<b>LOS ANGELES, CA</b>	Alternate APN:	
Census Tract / Block:	<b>2384.00 / 4</b>	Subdivision:	<b>7648</b>
Township-Range-Sect:		Map Reference:	<b>57-E2 /</b>
Legal Book/Page:	<b>83-89</b>	Tract #:	<b>7648</b>
Legal Lot:	<b>10</b>	School District:	<b>LOS ANGELES</b>
Legal Block:		School District Name:	<b>LOS ANGELES</b>
Market Area:	<b>C36</b>	Munic/Township:	<b>LOS ANGELES</b>
Neighbor Code:			

## Owner Transfer Information

Recording/Sale Date:	<b>/</b>	Deed Type:	
Sale Price:		1st Mtg Document #:	
Document #:			

## Last Market Sale Information

Recording/Sale Date:	<b>08/31/2021 / 08/11/2021</b>	1st Mtg Amount/Type:	<b>\$167,759 / CONV</b>
Sale Price:	<b>\$459,500</b>	1st Mtg Int. Rate/Type:	<b>/</b>
Sale Type:	<b>FULL</b>	1st Mtg Document #:	<b>1335922</b>
Document #:	<b>1335921</b>	2nd Mtg Amount/Type:	<b>\$234,741 / CONV</b>
Deed Type:	<b>GRANT DEED</b>	2nd Mtg Int. Rate/Type:	<b>/</b>
Transfer Document #:		Price Per SqFt:	<b>\$143.82</b>
New Construction:		Multi/Split Sale:	
Title Company:	<b>FIRST AMERICAN TITLE</b>		
Lender:	<b>* OTHER INSTITUTIONAL LENDERS</b>		
Seller Name:	<b>MONTIBELLO BAY LLC</b>		

## Prior Sale Information

Prior Rec/Sale Date:	<b>07/31/2015 / 07/20/2015</b>	Prior Lender:	<b>* OTHER INSTITUTIONAL LENDERS</b>
Prior Sale Price:	<b>\$412,000</b>	Prior 1st Mtg Amt/Type:	<b>\$277,000 / CONV</b>
Prior Doc Number:	<b>936847</b>	Prior 1st Mtg Rate/Type:	<b>/</b>
Prior Deed Type:	<b>GRANT DEED</b>		

## Property Characteristics

Gross Area:	<b>3,195</b>	Parking Type:		Construction:	
Living Area:	<b>3,195</b>	Garage Area:		Heat Type:	
Tot Adj Area:		Garage Capacity:		Exterior wall:	
Above Grade:		Parking Spaces:		Porch Type:	
Total Rooms:		Basement Area:		Patio Type:	
Bedrooms:		Finish Bsmnt Area:		Pool:	
Bath(F/H):	<b>/</b>	Basement Type:		Air Cond:	<b>YES</b>
Year Built / Eff:	<b>1954 / 1954</b>	Roof Type:		Style:	
Fireplace:	<b>/</b>	Foundation:		Quality:	
# of Stories:		Roof Material:		Condition:	
Other Improvements:					

Site Information

Zoning:	LAC2	Acres:	0.06	County Use:	STORE & RESID (1210)
Lot Area:	2,813	Lot Width/Depth:	x	State Use:	
Land Use:	STORES & RESIDENTIAL	Res/Comm Units:	/	Water Type:	
Site Influence:				Sewer Type:	

Tax Information

Total Value:	\$555,900	Assessed Year:	2023	Property Tax:	\$7,107.76
Land Value:	\$510,000	Improved %:	8%	Tax Area:	307
Improvement Value:	\$45,900	Tax Year:	2023	Tax Exemption:	
Total Taxable Value:	\$555,900				

# EXHIBIT D

ASSIGNED INSPECTOR: JAMES VORHIS

Date: June 18, 2025

JOB ADDRESS: 8927 SOUTH WESTERN AVENUE, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 6036-017-008

CASE NO.: 931051

ORDER NO.: A-5840970

EFFECTIVE DATE OF ORDER TO COMPLY: November 2, 2022

COMPLIANCE EXPECTED DATE: November 17, 2022

DATE COMPLIANCE OBTAINED: No Compliance to Date

.....

## LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

### VIOLATIONS:

SEE ATTACHED ORDER # A-5840970

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

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

MAINLINE PROPERTY MANAGEMENT LLC C/O HOWARD LY  
2661 STROZIER AVE  
EL MONTE, CA 91733

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

OCT 28 2022

OWNER OF  
SITE ADDRESS: 8927 S WESTERN AVE  
ASSESSORS PARCEL NO.: 6036-017-008  
ZONE: C2; Commercial Zone

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

CASE #: 931051  
ORDER #: A-5840970  
EFFECTIVE DATE: November 02, 2022  
COMPLIANCE DATE: November 17, 2022

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, 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 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: 91.1010.1.9.4, 91.1010.1.9.5, 91.1010.1.9.6, 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



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.

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, I provide reasonable accommodation to ensure equal access to its programs, services and activities.



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