

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 25, 2025

Council District: # 9

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

JOB ADDRESS: **2312 SOUTH MAIN STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5127-031-018**
Re: Invoice # 883390-3

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: **2312 South Main Street, Los Angeles, CA** ("Property"). A copy of the title report which includes a full legal description of the property is attached as Exhibit A.

Following the Department's investigation an order or orders to comply were issued on September 23, 2022 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%) | 1,650.00 |
| Accumulated Interest (1%/month) | 279.22 |
| Title Report fee | 30.00 |
| Grand Total | \$ 2,619.22 |

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 **\$2,619.22** 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 **\$2,619.22** 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, Resource Management Bureau

hnp

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

Property Title Report

Work Order No. T18236
Dated as of: 10/10/2024

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 5127-031-018

Property Address: 2312 S MAIN ST City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Document: TRUST QUITCLAIM DEED

Grantee: KUMAR KHANNA TRUSTEE OF THE KUMAR KHANNA FAMILY TRUST

Grantor: KUMAR KHANNA

Deed Date : 07/03/2019

Recorded : 07/25/2019

Instr No. : 19-0731467

***MAILING ADDRESS: KUMAR KHANNA TRUSTEE OF THE KUMAR KHANNA FAMILY TRUST
1700 APEX AVE, LOS ANGELES, CA 90026-1458***

SCHEDULE B

LEGAL DESCRIPTION

***Lot Number: 1-2,4 Subdivision Name: H L FLASHS MAIN STREET SUBDIVISION Brief Description:
SW 25 FT EX OF ST OF LOT 2 AND SW 25 FT OF LOT 4 GAREY TRACT ADD AND EX OF ST LOTS
1 AND 2 H L FLASH'S MAIN ST SUB***

MORTGAGES/LIENS

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

This page is part of your document - DO NOT DISCARD



20190731467



Pages:
0003

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

07/25/19 AT 01:19PM

| | |
|--------|--------|
| FEES: | 30.00 |
| TAXES: | 0.00 |
| OTHER: | 0.00 |
| SB2: | 75.00 |
| PAID: | 105.00 |



LEADSHEET



201907252870004

00016879322



009972894

SEQ:
02

DAR - Mail (Intake)



THIS FORM IS NOT TO BE DUPLICATED

**RECORDING REQUESTED BY AND
WHEN RECORDED, PLEASE MAIL TO:**

Kumar Khanna
1700 Apex Ave.
Los Angeles, CA 90026

PLEASE MAIL TAX STATEMENT TO:

Kumar Khanna
1700 Apex Ave.
Los Angeles, CA 90026

TRUST QUITCLAIM DEED

The documentary transfer tax is: \$0.00*

Agent determining Tax
Patinelli & Chang, LLP
By 

*THIS CONVEYANCE TRANSFERS THE GRANTOR'S INTEREST INTO HIS REVOCABLE TRUST, R&T 11930. THERE IS NO CONSIDERATION FOR THIS TRANSFER.

QUITCLAIM DEED (Excluded from Reappraisal Under Proposition 13, i.e., Calif. Const. Art 13A § 1 et seq.)

The undersigned Grantor declares under penalty of perjury that the following is true and correct:

This is a transfer under §62 of the Revenue and Taxation Code and Grantor has checked the applicable exclusion:

☒ Transfer to a revocable trust;

Kumar Khanna, a single man as his sole and separate property

hereby remises, releases and quitclaims to:

Kumar Khanna, Trustee of the Kumar Khanna Family Trust dated July 3, 2019

all right, title and/or interest in the following described real property in the City of Los Angeles, County of Los Angeles, State of California:

Parcel 1: Lots 1 and 2 of H.L. Flash's Main Street subdivision, as per map recorded in Book 18 page 95 of Miscellaneous records, in the office of the County Recorder of said County,

Parcel 2: The Southwesterly 25 feet of Lot 2, and the Southwesterly 25 feet of Lot 4 of Garey Tract addition, as per map recorded in Book 5 page 348 of Miscellaneous records in the office of the County Recorder of said County.

Subject to Two easements for street purposes by final decree of condemnation as recorded in Book 5028 page 102 of deeds. Subject to covenants, conditions, restrictions, reservations, rights of way and easements of record, if any.

COMMONLY KNOWN AS: 2312-2320 S. Main St., California 90007

APN: 5127-031-018

Dated: July 3, 2019


Kumar Khanna

ACKNOWLEDGEMENT

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)
) ss.
COUNTY OF LOS ANGELES)

On July 3, 2019, before me, MICHAEL J. PATINELLI, Notary Public, personally appeared Kumar Khanna, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person 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)

EXHIBIT B

ASSIGNED INSPECTOR: **DANIEL GONZALEZ**
JOB ADDRESS: **2312 SOUTH MAIN STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5127-031-018**

Date: May 14, 2025

Last Full Title: **10/10/2024**

Last Update to Title:

.....

LIST OF OWNERS AND INTERESTED PARTIES

- 1) KUMAR KHANNA, TRUSTEE OF THE
KUMAR KHANNA FAMILY TRUST
1700 APEX AVENUE
LOS ANGELES, CA 90026-1458
- CAPACITY: OWNER

Property Detail Report**For Property Located At :****2312 S MAIN ST, LOS ANGELES, CA 90007-2724**

RealQuest

Owner Information

Owner Name: **KHANNA KUMAR**
 Mailing Address: **1700 APEX AVE, LOS ANGELES CA 90026-1458 C036**
 Vesting Codes: **SM // TR**

Location Information

Legal Description: **SW 25 FT EX OF ST OF LOT 2 AND SW 25 FT OF LOT 4 GAREY TRACT ADD AND EX OF ST LOTS 1 AND 2 H L FLASH'S MAIN ST SUB**

| | | | |
|-----------------------|-----------------|-----------------------|--------------------|
| County: | LOS ANGELES, CA | APN: | 5127-031-018 |
| Census Tract / Block: | 2240.20 / 2 | Alternate APN: | |
| Township-Range-Sect: | | Subdivision: | H L FLASHS MAIN ST |
| Legal Book/Page: | | Map Reference: | 44-B5 / |
| Legal Lot: | 2 | Tract #: | |
| Legal Block: | | School District: | LOS ANGELES |
| Market Area: | C42 | School District Name: | LOS ANGELES |
| Neighbor Code: | | Munic/Township: | L.A. SANTA |

Owner Transfer Information

| | | | |
|----------------------|-------------------------|---------------------|-----------------|
| Recording/Sale Date: | 07/25/2019 / 07/03/2019 | Deed Type: | QUIT CLAIM DEED |
| Sale Price: | | 1st Mtg Document #: | |
| Document #: | 731467 | | |

Last Market Sale Information

| | | | |
|----------------------|--------------|-------------------------|---------------------------|
| Recording/Sale Date: | 06/12/1985 / | 1st Mtg Amount/Type: | \$285,000 / PRIVATE PARTY |
| Sale Price: | \$383,000 | 1st Mtg Int. Rate/Type: | / |
| Sale Type: | FULL | 1st Mtg Document #: | |
| Document #: | 659484 | 2nd Mtg Amount/Type: | / |
| Deed Type: | DEED (REG) | 2nd Mtg Int. Rate/Type: | / |
| Transfer Document #: | | Price Per SqFt: | \$49.64 |
| New Construction: | | Multi/Split Sale: | |
| Title Company: | | | |
| Lender: | | | |
| Seller Name: | | | |

Prior Sale Information

| | | | |
|----------------------|---|--------------------------|---|
| Prior Rec/Sale Date: | / | Prior Lender: | |
| Prior Sale Price: | | Prior 1st Mtg Amt/Type: | / |
| Prior Doc Number: | | Prior 1st Mtg Rate/Type: | / |
| Prior Deed Type: | | | |

Property Characteristics

| | | | | | |
|---------------------|-------------|---------------------|------------------|------------------|---------|
| Year Built / Eff: | 1959 / 1959 | Total Rooms/Offices | | Garage Area: | |
| Gross Area: | 7,716 | Total Restrooms: | | Garage Capacity: | |
| Building Area: | 7,716 | Roof Type: | | Parking Spaces: | |
| Tot Adj Area: | | Roof Material: | ROLL COMPOSITION | Heat Type: | SPACE |
| Above Grade: | | Construction: | | Air Cond: | |
| # of Stories: | 1 | Foundation: | CONCRETE | Pool: | |
| Other Improvements: | | Exterior wall: | BLOCK/STUCCO | Quality: | AVERAGE |
| | | Basement Area: | | Condition: | AVERAGE |

Site Information

| | | | | | |
|-----------------|-----------|------------------|------|-------------|----------------------------|
| Zoning: | LAM1 | Acres: | 0.33 | County Use: | WHSE-UNDER 10000 SF (3300) |
| Lot Area: | 14,516 | Lot Width/Depth: | x | State Use: | |
| Land Use: | WAREHOUSE | Res/Comm Units: | / | Water Type: | |
| Site Influence: | CORNER | | | Sewer Type: | |

Tax Information

| | | | | | |
|----------------------|-----------|----------------|------|----------------|-------------|
| Total Value: | \$734,809 | Assessed Year: | 2024 | Property Tax: | \$10,300.41 |
| Land Value: | \$458,017 | Improved %: | 38% | Tax Area: | 6658 |
| Improvement Value: | \$276,792 | Tax Year: | 2024 | Tax Exemption: | |
| Total Taxable Value: | \$734,809 | | | | |

Comparable Sales Report

For Property Located At

**2312 S MAIN ST, LOS ANGELES, CA 90007-2724****11 Comparable(s) Selected.**

Report Date: 04/24/2025

Summary Statistics:

| | Subject | Low | High | Average |
|-----------------------|-----------|-----------|-------------|-------------|
| Sale Price | \$383,000 | \$359,000 | \$3,900,000 | \$2,255,364 |
| Bldg/Living Area | 7,716 | 6,589 | 8,806 | 7,633 |
| Price/Sqft | \$49.64 | \$51.29 | \$561.15 | \$296.33 |
| Year Built | 1959 | 1953 | 1998 | 1979 |
| Lot Area | 14,516 | 5,605 | 97,801 | 22,906 |
| Bedrooms | 0 | 0 | 0 | 0 |
| Bathrooms/Restrooms | 0 | 3 | 3 | 3 |
| Stories | 1.00 | 1.00 | 1.00 | 1.00 |
| Total Value | \$734,809 | \$241,253 | \$2,599,959 | \$1,238,642 |
| Distance From Subject | 0.00 | 8.54 | 17.00 | 13.18 |

* = user supplied for search only

Comp #: 1

Address: 1220 DATE ST, MONTEBELLO, CA 90640-6319

Owner Name: TC SANCHEZ CALIFORNIA LLC

Seller Name: KOTT MARY E

APN: 6353-018-015

Map Reference: 54-C4 /

Building Area: 7,000

County: LOS ANGELES, CA

Census Tract: 5322.00

Total Rooms/Offices:

Subdivision: EL CARMEL TR

Zoning: MNM1*

Total Restrooms:

Rec Date: 09/26/2024

Prior Rec Date: 09/26/2024

Yr Built/Eff: 1972 / 1972

Sale Date: 09/03/2024

Prior Sale Date: 06/05/2024

Air Cond:

Sale Price: \$359,000

Prior Sale Price: \$306,000

Pool:

Sale Type: FULL

Prior Sale Type: FULL

Roof Mat:

Document #: 656369

Acres: 0.29

1st Mtg Amt:

Lot Area: 12,610

Total Value: \$690,161

of Stories:

Land Use: WAREHOUSE

Park Area/Cap#: /

Distance From Subject: 8.54 (miles)

| | | | | | |
|--------------|--|----------------|---------|------------------------|--------------|
| Comp #: | 2 | | | Distance From Subject: | 9.95 (miles) |
| Address: | 16434 ISHIDA AVE, GARDENA, CA 90248-2923 | | | | |
| Owner Name: | 16434 ISHIDA LLC | | | | |
| Seller Name: | HSU PO J & SHU J | | | | |
| APN: | 6140-001-030 | Map Reference: | 64-C4 / | Building Area: | 8,513 |
| County: | LOS ANGELES, CA | Census Tract: | 5431.00 | Total Rooms/Offices: | |
| Subdivision: | | Zoning: | CAML&D* | Total Restrooms: | 3 |

| | | | | | |
|--------------|--------------------|-------------------|-------------------|---------------|--------------------|
| Rec Date: | 09/06/2024 | Prior Rec Date: | 07/29/1998 | Yr Built/Eff: | 1981 / 1981 |
| Sale Date: | 08/05/2024 | Prior Sale Date: | 06/17/1998 | Air Cond: | |
| Sale Price: | \$2,700,000 | Prior Sale Price: | \$544,000 | Pool: | |
| Sale Type: | FULL | Prior Sale Type: | FULL | Roof Mat: | |
| Document #: | 600790 | Acres: | 0.46 | | |
| 1st Mtg Amt: | \$1,359,569 | Lot Area: | 20,136 | | |
| Total Value: | \$2,201,287 | # of Stories: | | | |
| Land Use: | WAREHOUSE | Park Area/Cap#: | / | | |

Comp #: **3** Distance From Subject: **10.59 (miles)**

Address: **17310 S MAIN ST, GARDENA, CA 90248-3132**

Owner Name: **PRINCE FAMILY TRUST**

Seller Name: **LOPEZ TONY P**

| | | | | | |
|--------------|-------------------------|-------------------|--------------------|----------------------|--------------------|
| APN: | 6126-009-020 | Map Reference: | 98-C1 / | Building Area: | 8,400 |
| County: | LOS ANGELES, CA | Census Tract: | 5410.03 | Total Rooms/Offices: | |
| Subdivision: | SOUTH GARDENA TR | Zoning: | CAML&D* | Total Restrooms: | |
| Rec Date: | 10/15/2024 | Prior Rec Date: | 10/04/2002 | Yr Built/Eff: | 1981 / 1981 |
| Sale Date: | 09/26/2024 | Prior Sale Date: | 10/02/2002 | Air Cond: | |
| Sale Price: | \$1,750,000 | Prior Sale Price: | \$400,000 | Pool: | |
| Sale Type: | FULL | Prior Sale Type: | | Roof Mat: | |
| Document #: | 698823 | Acres: | 2.25 | | |
| 1st Mtg Amt: | | Lot Area: | 97,801 | | |
| Total Value: | \$1,630,560 | # of Stories: | | | |
| Land Use: | WAREHOUSE | Park Area/Cap#: | / | | |

Comp #: **4** Distance From Subject: **10.79 (miles)**

Address: **1014 W MAGNOLIA BLVD, BURBANK, CA 91506-1607**

Owner Name: **MAGNOLIA EMPIRE LLC**

Seller Name: **GDC TECHNOLOGY PROP USA LLC**

| | | | | | |
|--------------|------------------------|-------------------|--------------------|----------------------|--------------------|
| APN: | 2446-002-031 | Map Reference: | 17-D6 / | Building Area: | 6,950 |
| County: | LOS ANGELES, CA | Census Tract: | 3108.00 | Total Rooms/Offices: | |
| Subdivision: | 7104 | Zoning: | BUC3* | Total Restrooms: | |
| Rec Date: | 04/01/2025 | Prior Rec Date: | 06/29/2011 | Yr Built/Eff: | 1953 / 1970 |
| Sale Date: | 02/26/2025 | Prior Sale Date: | 06/03/2011 | Air Cond: | |
| Sale Price: | \$3,900,000 | Prior Sale Price: | \$1,640,000 | Pool: | |
| Sale Type: | FULL | Prior Sale Type: | FULL | Roof Mat: | |
| Document #: | 203497 | Acres: | 0.13 | | |
| 1st Mtg Amt: | | Lot Area: | 5,605 | | |
| Total Value: | \$1,318,848 | # of Stories: | | | |
| Land Use: | WAREHOUSE | Park Area/Cap#: | / | | |

Comp #: **5** Distance From Subject: **13.03 (miles)**

Address: **1840 W 208TH ST, TORRANCE, CA 90501-1807**

Owner Name: **HARRES COMMERCIAL HOLDINGS LLC**

Seller Name: **HERRON FAMILY LIVING TRUST**

| | | | | | |
|--------------|------------------------|-------------------|----------------|----------------------|--------------------|
| APN: | 7352-017-006 | Map Reference: | 68-E3 / | Building Area: | 7,260 |
| County: | LOS ANGELES, CA | Census Tract: | 6509.01 | Total Rooms/Offices: | |
| Subdivision: | | Zoning: | TOMI-BP | Total Restrooms: | |
| Rec Date: | 08/23/2024 | Prior Rec Date: | | Yr Built/Eff: | 1981 / 1981 |
| Sale Date: | 08/14/2024 | Prior Sale Date: | | Air Cond: | NONE |
| Sale Price: | \$2,825,000 | Prior Sale Price: | | Pool: | |
| Sale Type: | FULL | Prior Sale Type: | | Roof Mat: | |
| Document #: | 567465 | Acres: | 0.53 | | |
| 1st Mtg Amt: | \$1,412,500 | Lot Area: | 23,003 | | |
| Total Value: | \$953,817 | # of Stories: | | | |
| Land Use: | WAREHOUSE | Park Area/Cap#: | / | | |

Comp #: **6** Distance From Subject: **13.07 (miles)**
 Address: **9441 SANTA FE SPRINGS RD, SANTA FE SPRINGS, CA 90670-2622**
 Owner Name: **DUNKEL KENNETH M**
 Seller Name: **MATT ENTS LLC**
 APN: **8168-010-031** Map Reference: **61-C2 /** Building Area: **7,000**
 County: **LOS ANGELES, CA** Census Tract: **5027.00** Total Rooms/Offices:
 Subdivision: **27623** Zoning: **SSM2*** Total Restrooms:
 Rec Date: **04/02/2025** Prior Rec Date: **04/27/1973** Yr Built/Eff: **1968 / 1968**
 Sale Date: **03/27/2025** Prior Sale Date:
 Sale Price: **\$1,900,000** Prior Sale Price: **\$115,000** Air Cond:
 Sale Type: **FULL** Prior Sale Type: **FULL** Pool:
 Document #: **207730** Acres: **0.43** Roof Mat:
 1st Mtg Amt: **\$1,743,000** Lot Area: **18,764**
 Total Value: **\$241,253** # of Stories:
 Land Use: **WAREHOUSE** Park Area/Cap#: **/**

Comp #: **7** Distance From Subject: **13.31 (miles)**
 Address: **2520 CONTINENTAL AVE, EL MONTE, CA 91733-2733**
 Owner Name: **JJFR LLC**
 Seller Name: **HOCOW LLC**
 APN: **8104-019-033** Map Reference: **47-D2 /** Building Area: **8,575**
 County: **LOS ANGELES, CA** Census Tract: **4334.02** Total Rooms/Offices:
 Subdivision: **565** Zoning: **EMM2*** Total Restrooms:
 Rec Date: **12/05/2024** Prior Rec Date: **06/27/2014** Yr Built/Eff: **1998 / 1998**
 Sale Date: **10/30/2024** Prior Sale Date: **04/07/2014** Air Cond:
 Sale Price: **\$3,350,000** Prior Sale Price: **\$1,500,000** Pool:
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:
 Document #: **853357** Acres: **0.41**
 1st Mtg Amt: **\$1,000,000** Lot Area: **17,896**
 Total Value: **\$1,802,729** # of Stories:
 Land Use: **WAREHOUSE** Park Area/Cap#: **/**

Comp #: **8** Distance From Subject: **15.71 (miles)**
 Address: **2428 LOMITA BLVD, LOMITA, CA 90717-1414**
 Owner Name: **2428 LOMITA BLVD LP**
 Seller Name: **WHITCOMBE INVESTMENT LLC**
 APN: **7376-001-001** Map Reference: **73-C1 /** Building Area: **6,867**
 County: **LOS ANGELES, CA** Census Tract: **6700.03** Total Rooms/Offices:
 Subdivision: **15** Zoning: **LOGC*** Total Restrooms:
 Rec Date: **03/20/2025** Prior Rec Date: **08/03/2011** Yr Built/Eff: **1973 / 1973**
 Sale Date: **03/18/2025** Prior Sale Date: **06/29/2011** Air Cond:
 Sale Price: **\$1,550,000** Prior Sale Price: **\$607,000** Pool:
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat: **ROLL COMPOSITION**
 Document #: **178076** Acres: **0.48**
 1st Mtg Amt: **\$1,125,000** Lot Area: **20,785**
 Total Value: **\$747,466** # of Stories: **1**
 Land Use: **WAREHOUSE** Park Area/Cap#: **/**

Comp #: **9** Distance From Subject: **16.33 (miles)**
 Address: **2453 LEWIS AVE, SIGNAL HILL, CA 90755-3427**
 Owner Name: **GOOD STEWARDS 2024 LLC**
 Seller Name: **B & G ASSET MANAGEMENT LLC**
 APN: **7211-022-066** Map Reference: **75-D2 /** Building Area: **6,589**
 County: **LOS ANGELES, CA** Census Tract: **5734.02** Total Rooms/Offices:
 Subdivision: **BURNETT VILLA TR** Zoning: **SHM2*** Total Restrooms:
 Rec Date: **01/15/2025** Prior Rec Date: **03/15/1995** Yr Built/Eff: **1992 / 1992**
 Sale Date: **01/03/2025** Prior Sale Date: Air Cond: **OFFICE**

| | | | | | |
|--------------|--------------------|-------------------|------------------|-----------|-------------------------|
| Sale Price: | \$2,170,000 | Prior Sale Price: | \$318,000 | Pool: | |
| Sale Type: | FULL | Prior Sale Type: | FULL | Roof Mat: | ROLL COMPOSITION |
| | | | | | |
| Document #: | 30256 | Acres: | 0.30 | | |
| 1st Mtg Amt: | \$1,632,000 | Lot Area: | 13,125 | | |
| Total Value: | \$869,086 | # of Stories: | 1 | | |
| Land Use: | WAREHOUSE | Park Area/Cap#: | / | | |

| | | | | | |
|--------------|--|---|----------------|----------------------|--------------------|
| Comp #: | 10 | Distance From Subject: 16.66 (miles) | | | |
| Address: | 1735 SEABRIGHT AVE, LONG BEACH, CA 90813-1148 | | | | |
| Owner Name: | DIGITAL MEDIA CAPITAL LTD | | | | |
| Seller Name: | MASTERTON JON A FAMILY TRUST | | | | |
| APN: | 7429-028-036 | Map Reference: | 75-A3 / | Building Area: | 8,806 |
| County: | LOS ANGELES, CA | Census Tract: | 9800.11 | Total Rooms/Offices: | |
| Subdivision: | 2600 | Zoning: | LBIG | Total Restrooms: | |
| Rec Date: | 08/20/2024 | Prior Rec Date: | | Yr Built/Eff: | 1989 / 1989 |
| Sale Date: | 08/05/2024 | Prior Sale Date: | | Air Cond: | |
| Sale Price: | \$1,980,000 | Prior Sale Price: | | Pool: | |
| Sale Type: | FULL | Prior Sale Type: | | Roof Mat: | |
| Document #: | 556907 | Acres: | 0.22 | | |
| 1st Mtg Amt: | | Lot Area: | 9,754 | | |
| Total Value: | \$569,892 | # of Stories: | | | |
| Land Use: | WAREHOUSE | Park Area/Cap#: | / | | |

| | | | | | |
|--------------|--|---|--------------------|----------------------|--------------------|
| Comp #: | 11 | Distance From Subject: 17.00 (miles) | | | |
| Address: | 1638 W COWLES ST, LONG BEACH, CA 90813-1227 | | | | |
| Owner Name: | CHAMBERS LBC LLC | | | | |
| Seller Name: | MCFADDEN FAMILY TRUST | | | | |
| APN: | 7432-010-029 | Map Reference: | 75-A4 / | Building Area: | 8,000 |
| County: | LOS ANGELES, CA | Census Tract: | 9800.11 | Total Rooms/Offices: | |
| Subdivision: | INNER HARBOR | Zoning: | LBIG | Total Restrooms: | |
| Rec Date: | 03/17/2025 | Prior Rec Date: | 07/01/2020 | Yr Built/Eff: | 1985 / 1985 |
| Sale Date: | 01/17/2025 | Prior Sale Date: | 06/04/2020 | Air Cond: | |
| Sale Price: | \$2,325,000 | Prior Sale Price: | \$2,450,000 | Pool: | |
| Sale Type: | FULL | Prior Sale Type: | FULL | Roof Mat: | |
| Document #: | 168557 | Acres: | 0.29 | | |
| 1st Mtg Amt: | \$1,860,000 | Lot Area: | 12,489 | | |
| Total Value: | \$2,599,959 | # of Stories: | | | |
| Land Use: | WAREHOUSE | Park Area/Cap#: | / | | |

EXHIBIT D

ASSIGNED INSPECTOR: DANIEL GONZALEZ
JOB ADDRESS: 2312 SOUTH MAIN STREET, LOS ANGELES, CA
ASSESSORS PARCEL NO. (APN): 5127-031-018

Date: May 14, 2025

CASE NO.: 966708
ORDER NO.: A-5805269

EFFECTIVE DATE OF ORDER TO COMPLY: September 23, 2022
COMPLIANCE EXPECTED DATE: October 23, 2022
DATE COMPLIANCE OBTAINED: April 28, 2023

.....

LIST OF IDENTIFIED CODE VIOLATIONS
(ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-5805269

1010824202357297528

**BOARD OF
BUILDING AND SAFETY
COMMISSIONERS**

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

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

JOHN WRIGHT
EXECUTIVE OFFICER

SUBSTANDARD ORDER AND NOTICE OF FEE

KHANNA,KUMAR TR KHANNA FAMILY TRUST
1700 APEX AVE
LOS ANGELES, CA 90026

CASE #: 966708

ORDER #: A-5805269

EFFECTIVE DATE: September 23, 2022
COMPLIANCE DATE: October 23, 2022

OWNER OF

SITE ADDRESS: 2312 S MAIN ST
ASSESSORS PARCEL NO.: 5127-031-018
ZONE: M1; Limited Industrial Zone

An inspection has revealed that the property (Site Address) listed above is in violation of the Los Angeles Municipal Code (L.A.M.C.) sections listed below. You are hereby ordered to correct the violation(s) and contact the inspector listed in the signature block at the end of this document for a compliance inspection by the compliance date listed above.

FURTHER, THE CODE VIOLATION INSPECTION FEE (C.V.I.F.) OF \$ 356.16 (\$336 fee plus a six percent Systems Development Surcharge of \$20.16) WILL BE BILLED TO THE PROPERTY OWNER. The invoice/notice will be sent to the owner as it appears on the last equalized assessment roll. Section 98.0421 L.A.M.C.

NOTE: FAILURE TO PAY THE C.V.I.F. WITHIN 30 DAYS OF THE INVOICE DATE OF THE BILL NOTED ABOVE WILL RESULT IN A LATE CHARGE OF TWO (2) TIMES THE C.V.I.F. PLUS A 50 PERCENT COLLECTION FEE FOR A TOTAL OF \$1,176.00. Any person who fails to pay the fee, late charge and collection fee shall also pay interest. Interest shall be calculated at the rate of one percent per month.

The inspection has revealed that the property is in violation of the Los Angeles Municipal Code as follows:

As a result of an inspection of the property (Site Address) listed above, this office has determined the building(s) to be SUBSTANDARD as pursuant to the provisions of Division 8, of Article 1 of Chapter IX of the Los Angeles Municipal Code (L.A.M.C.). You are therefore ordered to secure all required permits and begin the necessary work to eliminate the following code violations within 30 days from the effective date of this order. All necessary work shall be completed within 90 days from the effective date of this order. If the necessary permits are not obtained or the required work is not physically commenced within 45 days from the effective date of this order, the Department of Building and Safety may order the owner to cause the building(s) to be vacated.

VIOLATION(S):

- 1. A Certificate of Occupancy is required for the building.**

You are therefore ordered to: Obtain the required building permit and Certificate of Occupancy.

Code Section(s) in Violation: 12.26E.1.(a), 12.21A.1.(a). of the L.A.M.C.

Location: Throughout the Building

Comments: The Occupancy was changed from Warehouse to Clothing Manufacturing and Film/Dance Studio.

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.



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INSPECTOR COPY
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2. The building or premises is Substandard due to hazardous electrical wiring.

You are therefore ordered to: Obtain required permits and make the electrical wiring comply with all provisions of the L.A.M.C.

Code Section(s) in Violation: 91.8902.4, 91.8902, 91.103.1, 12.21A.1(a) of the L.A.M.C.

Location: Throughout the Building

3. The building or premises is Substandard due to deteriorated or defective members of ceilings, roofs, ceiling and roof supports or other horizontal members.

You are therefore ordered to: Repair or replace deteriorated or defective members of ceilings, roofs, ceiling and roof supports or other horizontal members.

Code Section(s) in Violation: 91.8902.2 #6, 91.5R801.2, 91.5R802.1, 91.5R802.1.3.5, Table 91.5R802.4(1), 91.103.1, 91.5R103.1, 12.21A.1(a) of the L.A.M.C.

Location: Roof of the warehouse.

4. The building or premises is Substandard due to inadequate maintenance.

You are therefore ordered to: Maintain the Warehouse in a safe and sanitary condition and good repair.

Code Section(s) in Violation: 91.8902.11, 91.8902, 91.103.1, 12.21A.1(a) of the L.A.M.C.

Location: Throughout the Building

Comments: The water heater needs earthquake straps, the roof is leaking, the overhead door doesn't open, the AC/Heater doesn't work.

NOTE: A certificate has been filed with the County Recorder noting the above substandard condition.

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.

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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.

NOTICE:

Relocation assistance may be required if a tenant is evicted in order to comply with an order from a governmental agency. (LAMC 151.09.A.11 & 163.00 to 163.07) For information, call the Los Angeles Housing Department (LAHD) at (213) 808-8888 or go to: <http://lahd.lacity.org>

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)978-4497.

Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector:

Date: September 08, 2022

MARIO CUEVAS
4301 S. CENTRAL AVE
LOS ANGELES, CA 90011
(213)978-4497

Mario.Cuevas@lacity.org

REVIEWED BY

FOR:
S. FORTILO

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