

**BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS**

—  
JACOB STEVENS  
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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  
—

September 09, 2025

Council District # 11

Case #: 865110

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

**JOB ADDRESS: 9033 S RAMSGATE AVE AKA 9033 1/2, 9035, 9035 1/2 SO RAMSGATE AVE**  
**CONTRACT NO.: T128934 C142032 C144906**

Pursuant to the provisions of Section 91.8903 and Section 91.8904, Los Angeles Municipal Code the Department of Building and Safety has caused the cleaning of the lot at the above address in the City of Los Angeles. The cost of cleaning the subject lot was \$525.00.

It is proposed that a lien for the total amount of **\$593.00** be recorded against the real property upon which the services were rendered. The official report, in duplicate, as required in connection with this matter is submitted for your consideration.

It is requested that the Honorable Council designate the time and place, when and where protest can be heard concerning this matter, as set forth in Section 91.8906 of the Los Angeles Municipal Code and Section 7.35.3, Los Angeles Administrative Code.

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

Shawn Eshbach, Principal Inspector  
Lien Review

## REPORT OF ABATE OF A PUBLIC NUISANCE

On June 18, 2019 pursuant to the authority granted by Section 91.8903 and 91.8904 of the Los Angeles Municipal Code, the Department of Building and Safety ordered the owners or other parties in interest within thirty days(30) days to on the parcel located at **9033 S RAMSGATE AVE AKA 9033 1/2, 9035,9035 1/2 SO RAMSGATE AVE**, within the limits of the City of Los Angeles, State of California, being more particularly described as follows: *See Attached Title Report for Legal Description*

The owners or other parties in interest of the above described property having failed to comply with the time prescribed by Ordinance, the Department solicited bids, awarded a contract and caused said abatement of nuisance as follows:

<u>Work Description</u>	<u>Work Order No.</u>	<u>Date Completed</u>	<u>Cost</u>
CLEAN	C4959	May 21, 2024	<u>\$525.00</u>
			<u>\$525.00</u>

Title report costs were as follows:

<u>Title Search</u>	<u>Work Order No.</u>	<u>Amount</u>
FULL	T15996	\$38.00
FULL	T18531	<u>\$30.00</u>
		<u>\$68.00</u>

Pursuant to the authority granted by Section 91.8906 of the Los Angeles Municipal Code and Section 7.35.3 of the Los Angeles Administrative Code, it is proposed that a lien for the sum of \$443.00 plus applicable fees and charges, plus the Cost of Title Search(es) on the subject lot was \$68.00 for a total of **\$593.00**, be recorded against said property.

Please see attached for the names and addresses of owners entitled to notice. Also attached is a statement of the fair market value of this property including all encumbrances of record on the property as of the date of this report.

This official report, in duplicate, as set forth in Section 91.8906 of the Los Angeles Municipal Code and Section 7.35.3 of the Los Angeles Administrative Code is submitted for your consideration.

DATED: September 09, 2025

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

Report and lien confirmed by  
City Council on:

Shawn Eshbach, Principal Inspector  
Lien Review



ATTEST: HOLLY WOLCOTT  
CITY CLERK

BY

DEPUTY

ASSIGNED INSPECTOR: JAIME RIOS

JOB ADDRESS: 9033 S RAMSGATE AVE AKA 9033 1/2, 9035,9035 1/2 SO RAMSGATE AVE

ASSESSORS PARCEL NO.: 4125-011-053

Last Full Title: 08/26/2025

Last Update Title:

**LIST OF OWNERS AND INTERESTED PARTIES**

- 1 9033 Ramsgate LP  
PO BOX 5211  
Santa Monica, CA 90409  
Capacity: OWNER
- 2 9033 RAMSGATE LP  
JAMES LINDSAY  
12925 VENICE BLVD  
LOS ANGELES, CA 90066  
Capacity: OWNER
- 3 Kenneth S Miller  
201 Santa Monica Blvd Suite 300  
Santa Monica, CA 90401  
Capacity: AGENT FOR SERVICE
- 4 9033 Ramsgate JV LLC  
850 New Burton Road Suite 201  
Dover, DE 19904  
Capacity: OWNER
- 5 9033 RAMSGATE LLC  
C/O NMS PROPERTIES INC  
10599 WILSHIRE BLVD STE 110  
LOS ANGELES, CA 90024  
Capacity: INTERESTED PARTY



P.O. BOX 5152  
CULVER CITY, CA 90231  
Phone 310-943-9235 [latitle@in2-res.com](mailto:latitle@in2-res.com)

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## ***Property Title Report***

***Work Order No. T15996***  
***Dated as of: 06/12/2019***

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

### ***SCHEDULE A***

***(Reported Property Information)***

***APN #: 4125-011-010***

***Property Address: 9033 S RAMSGATE AVE***

***City: Los Angeles***

***County: Los Angeles***

### **VESTING INFORMATION**

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

***Grantee : 9033 RAMSGATE LLC***

***Grantor : JUAN M MARTINEZ***

***Deed Date : 08/09/2017***

***Recorded : 08/15/2017***

***Instr No. : 17-0921580***

***MAILING ADDRESS: 9033 RAMSGATE LLC***  
***1430 5TH ST STE 102 SANTA MONICA CA 90401***

***MAILING ADDRESS: 9033 RAMSGATE LLC***  
***9033 RAMSGATE AVE LOS ANGELES CA 90045***

### ***SCHEDULE B***

### **LEGAL DESCRIPTION**

***Lot: 34 Tract No: 15283 Abbreviated Description: LOT:34 TR#:15283 TRACT NO 15283 LOT 34***

### **MORTGAGES/LIENS**

***Type of Document: DEED OF TRUST WITH ABSOLUTE ASSIGNMENT OF LEASES AND RENTS***

***Recording Date: 03/22/2019***

***Document #: 19-0256249***

***Loan Amount: \$13,000,000***

***Lender Name: LONE OAK FUND LLC***

***Borrowers Name: 9033 RAMSGATE LLC; 9043 RAMSGATE LLC***

***MAILING ADDRESS: LONE OAK FUND LLC***  
***11611 SAN VICENTE BLVD STE 640 LOS ANGELES, CA 90049***





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. T18531***  
***Dated as of: 08/22/2025***

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

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### ***SCHEDULE A***

***(Reported Property Information)***

***APN #: 4125-011-053***

***Property Address: 9033 S RAMSGATE AVE      City: Los Angeles      County: Los Angeles***

### **VESTING INFORMATION**

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

***Grantee : 9033 RAMSGATE L.P.***

***Grantor : 9033 RAMSGATE, LLC, 9037 RAMSGATE, LLC, AND 9043 RAMSGATE, LLC***

***Deed Date : 05/01/2024      Recorded : 05/03/2024***

***Instr No. : 24-0292299***

***MAILING ADDRESS: 9033 RAMSGATE L.P.***  
***PO BOX 5211, SANTA MONICA, CA 90409-5211***

### ***SCHEDULE B***

#### **LEGAL DESCRIPTION**

***Lot Number: 34 Tract No: 15283 Brief Description: TRACT NO 15283 LOT 34***

***NEW DEED FOR PROPERTY: 4125-011-010***

#### **MORTGAGES/LIENS**

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

# Property Detail Report

For Property Located At :  
**9033 RAMSGATE AVE, LOS ANGELES, CA 90045-4633**



RealQuest

## Owner Information

Owner Name: 9033 RAMSGATE LP  
 Mailing Address: PO BOX 5211, SANTA MONICA CA 90409-5211 B002  
 Vesting Codes: // LP

## Location Information

Legal Description:	TRACT NO 15283 LOT 34	APN:	4125-011-010
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	2772.00 / 2	Subdivision:	15283
Township-Range-Sect:		Map Reference:	56-D2 /
Legal Book/Page:	327-31	Tract #:	15283
Legal Lot:	34	School District:	LOS ANGELES
Legal Block:		School District Name:	LOS ANGELES
Market Area:	C29	Munic/Township:	LOS ANGELES
Neighbor Code:			

## Owner Transfer Information

Recording/Sale Date:	05/03/2024 / 05/01/2024	Deed Type:	CORRECTION DEED
Sale Price:		1st Mtg Document #:	
Document #:	292299		

## Last Market Sale Information

Recording/Sale Date:	02/22/2024 / 02/02/2024	1st Mtg Amount/Type:	/
Sale Price:	\$3,550,000	1st Mtg Int. Rate/Type:	/
Sale Type:	FULL	1st Mtg Document #:	
Document #:	116310	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$1,204.21
New Construction:		Multi/Split Sale:	MULTIPLE
Title Company:	OLD REPUBLIC TITLE		
Lender:			
Seller Name:	9033 RAMSGATE LLC		

## Prior Sale Information

Prior Rec/Sale Date:	08/15/2017 / 08/09/2017	Prior Lender:	HANKEY CAP LLC
Prior Sale Price:	\$1,490,000	Prior 1st Mtg Amt/Type:	\$1,266,500 / CONV
Prior Doc Number:	921580	Prior 1st Mtg Rate/Type:	/
Prior Deed Type:	GRANT DEED		

## Property Characteristics

Gross Area:		Parking Type:		Construction:	
Living Area:	2,948	Garage Area:		Heat Type:	
Tot Adj Area:		Garage Capacity:		Exterior wall:	
Above Grade:		Parking Spaces:		Porch Type:	
Total Rooms:		Basement Area:		Patio Type:	
Bedrooms:	4	Finish Bsmnt Area:		Pool:	
Bath(F/H):	4 /	Basement Type:		Air Cond:	YES
Year Built / Eff:	1950 / 1950	Roof Type:		Style:	
Fireplace:	/	Foundation:		Quality:	
# of Stories:		Roof Material:		Condition:	
Other Improvements:					

## Site Information

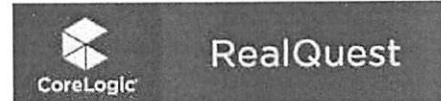
Zoning:	LAR3	Acres:	0.16	County Use:	MULTI-FAMILY 4-UNIT (0400)
Lot Area:	6,987	Lot Width/Depth:	x	State Use:	
Land Use:	QUADRUPLEX	Res/Comm Units:	4 /	Water Type:	
Site Influence:				Sewer Type:	

## Tax Information

Total Value:	\$1,662,119	Assessed Year:	2024	Property Tax:	\$20,420.39
Land Value:	\$1,115,517	Improved %:	33%	Tax Area:	68
Improvement Value:	\$546,602	Tax Year:	2024	Tax Exemption:	
Total Taxable Value:	\$1,662,119				

## Foreclosure Activity Report

For Property Located At



9033 RAMSGATE AVE, LOS ANGELES, CA 90045-4633

### Foreclosure Activity Report is not available

9033 RAMSGATE AVE LOS ANGELES CA 90045

The selected property does not contain active foreclosure information. This could mean the data is not available or an activity that needs to occur for this report to capture, has not occurred.

[Back to report selection](#)

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