

**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

September 09, 2025

Council District # 11

Case #: 865117

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

JOB ADDRESS: 9043 S RAMSGATE AVE AKA 9043 1/2, 9045, 9045 1/2

CONTRACT NO.: T128934 C144906 C142032

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 **9043 S RAMSGATE AVE AKA 9043 1/2, 9045, 9045 1/2**, 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	C4961	May 21, 2024	\$525.00
			<u>\$525.00</u>

Title report costs were as follows:

<u>Title Search</u>	<u>Work Order No.</u>	<u>Amount</u>
FULL	T15993	\$38.00
FULL	T18541	\$30.00
		<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

CASE #: 865117

JOB ADDRESS: 9043 S RAMSGATE AVE AKA 9043 1/2, 9045, 9045 1/2

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: INTERESTED PARTY |
| 5 | 9037 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

Property Title Report

Work Order No. T15993
Dated as of: 06/12/2019

Prepared for: City of Los Angeles

SCHEDULE A ***(Reported Property Information)***

APN #: 4125-011-012

Property Address: 9043 S RAMSGATE AVE **City:** Los Angeles **County:** Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : 9043 RAMSGATE LLC

Grantor : HOWARD F POWELL; DELANIE C POWELL; THE POWELL FAMILY TRUST

Deed Date : 08/08/2017

Recorded : 08/15/2017

Instr No. : 17-0921587

MAILING ADDRESS: 9043 RAMSGATE LLC
1430 5TH ST STE 102 SANTA MONICA CA 90401

SCHEDULE B

LEGAL DESCRIPTION

Lot: 36 **Tract No:** 15283 **Abbreviated Description:** LOT:36 TR#:15283 TRACT NO 15283 LOT 36

MORTGAGES/LIENS

Type of Document: DEED OF TRUST WITH ABSOLUTE ASSIGNMENT OF LEASES

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

Property Title Report

Work Order No. T18541
Dated as of: 08/22/2025

Prepared for: City of Los Angeles

SCHEDULE A ***(Reported Property Information)***

APN #: 4125-011-053

Property Address: 9043 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: 36 **Tract No:** 15283 **Brief Description:** TRACT NO 15283 LOT 36

NEW DEED FOR PROPERTY: 4125-011-012

MORTGAGES/LIENS

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

Property Detail Report

For Property Located At :
9043 RAMSGATE AVE, LOS ANGELES, CA 90045-4631



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 36		
County:	LOS ANGELES, CA	APN:	4125-011-012
Census Tract / Block:	2772.00 / 2	Alternate APN:	
Township-Range-Sect:		Subdivision:	15283
Legal Book/Page:	327-31	Map Reference:	56-D2 /
Legal Lot:	36	Tract #:	15283
Legal Block:		School District:	LOS ANGELES
Market Area:	C29	School District Name:	LOS ANGELES
Neighbor Code:		Munic/Township:	LOS ANGELES

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:	MULTI
Title Company:	OLD REPUBLIC TITLE		
Lender:			
Seller Name:	9033 RAMSGATE LLC		

Prior Sale Information

Prior Rec/Sale Date:	08/15/2017 / 08/08/2017	Prior Lender:	HANKEY CAP LLC
Prior Sale Price:	\$1,350,000	Prior 1st Mtg Amt/Type:	\$1,147,500 / CONV
Prior Doc Number:	921587	Prior 1st Mtg Rate/Type:	/
Prior Deed Type:	GRANT DEED		

Property Characteristics

Gross Area:	2,948	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:	1949 / 1953	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:	6,882	Lot Width/Depth:	x	State Use:	
Land Use:	QUADRUPLEX	Res/Comm Units:	4 /	Water Type:	
Site Influence:				Sewer Type:	

Tax Information

Total Value:	\$1,505,946	Assessed Year:	2024	Property Tax:	\$18,516.19
Land Value:	\$1,003,965	Improved %:	33%	Tax Area:	68
Improvement Value:	\$501,981	Tax Year:	2024	Tax Exemption:	
Total Taxable Value:	\$1,505,946				

Foreclosure Activity Report

For Property Located At



RealQuest

9043 RAMSGATE AVE, LOS ANGELES, CA 90045-4631

Foreclosure Activity Report is not available

9043 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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