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BUILDING AND SAFETY
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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 WEIGHT
EXECUTIVE OFFICER

May 11, 2026

Council District: # 9

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

JOB ADDRESS: **928 WEST 28TH STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5123-004-404**
Re: Invoice #898160-2

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: **928 West 28th 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 28, 2018 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 Code Enforcement fee	660.00
Late Charge/Collection fee (250%)	1,650.00
Accumulated Interest (1%/month)	540.89
Title Report fee	30.00
Grand Total	\$ 2,880.89

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 **\$2,880.89** 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 **\$2,880.89** 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

for Ana Mae Yutan
Chief, LADBS Resource Management Bureau

ATTEST: PATRICE LATTIMORE, 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. T18688
Dated as of: 12/08/2025

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 5123-004-404

Property Address: 928 W 28TH ST City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Document: CORPORATION GRANT DEED
Grantee: KAPPA SIGMA DELTA ETA HOUSE, LTD
Grantor: ASSOCIATION DELTA ETA CHAPTER
Deed Date : 06/20/1986 Recorded : 06/30/1986
Instr No. : 86-817939

MAILING ADDRESS: KAPPA SIGMA DELTA ETA HOUSE, LTD
928 W 28TH ST, LOS ANGELES, CA 90007-2434

SCHEDULE B

LEGAL DESCRIPTION

***Lot Number: 9,10 Block: A Tract No: 1/2 Brief Description: WHEELER TR*1/2 VAC ST ADJ ON SW
AND POR OF LOTS 9 AND LOT 10 BLK A***

MORTGAGES/LIENS

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

RECORDING REQUESTED BY

86- 817939

AND WHEN RECORDED MAIL TO

Name: Robert W. Dyess, Jr., Esq.
Street Address: c/o L'Abri Management
8141 E. 2nd St., Suite 500
City & State: Downey, CA 90241

RECORDED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA
31 MIN. 9 A.M. JUN 30 1986
PAST.

FEE \$25 G
A.F.N.F. 1

SURVEY MONUMENT FEE \$10. CODE 99

MAIL TAX STATEMENTS TO

Name: Kappa Sigma Delta Eta House, Ltd.
Street Address: c/o L'Abri Management
8141 E. 2nd St., Suite 500
City & State: Downey, CA 90241

SPACE ABOVE THIS LINE FOR RECORDER'S USE

DOCUMENTARY TRANSFER TAX \$(50,000) \$55.00
A. COMPUTED ON FULL VALUE OF PROPERTY CONVEYED.
OR COMPUTED ON FULL VALUE LESS LIENS AND
ENCUMBRANCES REMAINING AT TIME OF SALE.
FIRST ENCUMBRANCE \$55.00
By: JOURNAL M. FACINA, Notary Public
Signature of Declarant or Agent determining tax. Firm Name

Corporation Grant Deed

GD 885 G1

THIS FORM FURNISHED BY TRUSTORS SECURITY SERVICE

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, KAPPA SIGMA BUILDING ASSOCIATION, DELTA ETA CHAPTER

non-profit
a/corporation organized under the laws of the state of California,
hereby GRANTS to KAPPA SIGMA DELTA ETA HOUSE, LTD., a California limited
partnership,
all buildings and improvements (but exclusive of land, oil, gas and
minerals) located on
the following described real property in the
County of Los Angeles, State of California:

The easterly 65 feet of lot 10, and the westerly
15 feet of lot 9 in block "A" of the Wheeler Tract,
in the City of Los Angeles, County of Los Angeles,
State of California, as per map recorded in Book 10,
Page 25, miscellaneous records of said County.

THIS INSTRUMENT FILED FOR
RECORD BY SAFECO TITLE IN-
SURANCE COMPANY AS AN ACCOM-
MODATION ONLY. IT HAS NOT
BEEN EXAMINED AS TO ITS EXE-
CUTION, OR AS TO ITS EFFECT
UPON TITLE.

In Witness Whereof, said corporation has caused its corporate name and seal to be affixed hereto and this
instrument to be executed by its President ~~XXXXXXXXXXXXXXXXXXXXXXXXXXXX~~
thereunto duly authorized.

Dated: June 20, 1986

STATE OF CALIFORNIA, }
COUNTY OF LOS ANGELES } ss.

On June 20, 1986 before me, the under-
signed, a Notary Public in and for said County and State, personally
appeared Gerald T. Mydland, known
to me to be the President, a/k/a

XXXXXX of the Corporation that executed the
within Instrument, known to me to be the persons who executed the
within Instrument on behalf of the Corporation therein named, and
acknowledged to me that such Corporation executed the within Instru-
ment pursuant to its by-laws or a resolution of its board of directors.

WITNESS my hand and official seal.
(Seal)

Signature: JOURNAL M. FACINA
Name (Typed or Printed)
Notary Public in and for said County and State

KAPPA SIGMA BUILDING ASSOCIATION,
DELTA ETA CHAPTER

By: Gerald T. Mydland
Gerald T. Mydland, President

By: [Signature]
Secretary

File, Escrow

Assessor's Parcel Number:

MAIL TAX STATEMENTS AS DIRECTED ABOVE

END OF RECORDED DOCUMENT

EXHIBIT B

ASSIGNED INSPECTOR: **DANIEL GONZALEZ**
JOB ADDRESS: **928 WEST 28TH STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5123-004-404**

Date: May 11, 2026

Last Full Title: **12/08/2025**

Last Update to Title:

LIST OF OWNERS AND INTERESTED PARTIES

- | | |
|--|-----------------|
| 1) KAPPA SIGMA DELTA ETA HOUSE, LTD.
928 WEST 28 TH STREET
LOS ANGELES, CA 90007-2434 | CAPACITY: OWNER |
| 2) KAPPA SIGMA BUILDING ASSOCIATION
928 WEST 28 TH STREET
LOS ANGELES, CA 90007-2434 | CAPACITY: OWNER |

Property Detail Report

For Property Located At :

928 W 28TH ST, LOS ANGELES, CA 90007-2434



RealQuest

Owner Information

Owner Name: KAPPA SIGMA BLDG ASSN
Mailing Address: 928 W 28TH ST, LOS ANGELES CA 90007-2434 C024
Vesting Codes: // CO

Location Information

Legal Description: WHEELER TR 1/2 VAC ST ADJ ON SW AND POR OF LOTS 9 AND LOT 10
County: LOS ANGELES, CA APN: 5123-004-404
Census Tract / Block: 2247.01 / 1 Alternate APN:
Township-Range-Sect: Subdivision: 1
Legal Book/Page: 12-187 Map Reference: /
Legal Lot: 10 Tract #: 1
Legal Block: A School District:
Market Area: C42 School District Name:
Neighbor Code: Munic/Township: LOS ANGELES

Owner Transfer Information

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

Last Market Sale Information

Recording/Sale Date: 06/30/1986 / 06/1986 1st Mtg Amount/Type: /
Sale Price: \$50,000 1st Mtg Int. Rate/Type: /
Sale Type: FULL 1st Mtg Document #: /
Document #: 817939 2nd Mtg Amount/Type: /
Deed Type: CORPORATION GRANT DEED 2nd Mtg Int. Rate/Type: /
Transfer Document #: Price Per SqFt: \$4.58
New Construction: Multi/Split Sale:
Title Company:
Lender:
Seller Name: KAPPA SIGMA BUILDING ASSOC

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:	1939 / 1947	Total Rooms/Offices		Garage Area:
Gross Area:	10,906	Total Restrooms:	8	Garage Capacity:
Building Area:	10,906	Roof Type:		Parking Spaces:
Tot Adj Area:		Roof Material:		Heat Type:
Above Grade:		Construction:		Air Cond:
# of Stories:		Foundation:		Pool:
Other Improvements:		Exterior wall:		Quality:
		Basement Area:		Condition:

Site Information

Zoning:	LARD1.5	Acres:	0.34	County Use:	CLUBS/LODGE HALL (6400)
Lot Area:	14,795	Lot Width/Depth:	x	State Use:	
Land Use:	CLUB	Res/Comm Units:	23 / 23	Water Type:	
Site Influence:				Sewer Type:	

Tax Information

Total Value: \$693,501
Land Value: \$96,074
Improvement Value: \$597,427
Total Taxable Value: \$693,501

Assessed Year: 2025
Improved %: 86%
Tax Year: 2024

Property Tax: \$9,802.21
Tax Area: 163
Tax Exemption:

EXHIBIT D

ASSIGNED INSPECTOR: **DANIEL GONZALEZ**
JOB ADDRESS: **928 WEST 28TH STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5123-004-404**

Date: May 11, 2026

CASE NO.: 827773
ORDER NO.: A-4815948

EFFECTIVE DATE OF ORDER TO COMPLY: **September 28, 2018**
COMPLIANCE EXPECTED DATE: **October 28, 2018**
DATE COMPLIANCE OBTAINED: **July 29, 2025**

.....

LIST OF IDENTIFIED CODE VIOLATIONS
(ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-4815948

1051127201867349

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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JAVIER NUNEZ

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI

MAYOR

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

FRANK M. BUSH
GENERAL MANAGER

OSAMA YOUNAN, P.E.
EXECUTIVE OFFICER

ORDER TO COMPLY AND NOTICE OF FEE

KAPPA SIGMA BLDG ASSN. C/O RONALD A KOLAR

8141 E. 2ND STREET, SUITE 300

DOWNEY, CA 90241

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

CASE #: 827773

ORDER #: A-4815948

EFFECTIVE DATE: September 28, 2018

COMPLIANCE DATE: October 28, 2018

APPL OF

SITE ADDRESS: 928 W 28TH ST

ASSESSORS PARCEL NO.: 5123-004-404

ZONE: RD1.5; Min. Per Unit 1,500

SEP 19 2018

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

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. A permit is required for the work performed.

You are therefore ordered to: Obtain all required building permits.

Code Section(s) in Violation: 91.106.1.1, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

Location: Entire structure.

Comments: Obtain all required permits for general remodeling, tenant improvement, including but not limited to any structural modification, framing, windows and doors replacement, waterproofing, insulation and drywall and secure all required inspection approvals per code.

2. Electrical permit required.

You are therefore ordered to: Remove all electrical wiring and equipment which was installed without the required permits and return the electrical system to its original approved condition.

OR

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

Obtain the required electrical permit, expose concealed work and call for required inspections.

Code Section(s) in Violation: 93.0201, 93.0104, 12.21A.1.(a) of the L.A.M.C.

Location: Entire structure.

Comments: Obtain all required permits for all electrical alterations and additions to all receptacles, lighting and circuits.

3. Permit required.

You are therefore ordered to: 1) Obtain the required mechanical permit(s).

Code Section(s) in Violation: 95.112.1, 12.21A.1.(a), 95.111.0 of the L.A.M.C.

Comments: Obtain all required permits and inspection approvals for all mechanical work being done on this property.

4. Plumbing permit is required for the work being performed.

You are therefore ordered to: 1) Obtain the required plumbing permit for the all alterations and additions to plumbing system.

Code Section(s) in Violation: 94.103.1.1, 12.21A.1.(a) of the L.A.M.C.

Location: Entire structure.

Comments: Obtain all required permits and inspection approvals for all plumbing modifications and additions to the structure plumbing system, including rough drainage and fixture installations.

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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www.ladbs.org

1051127201867349

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:

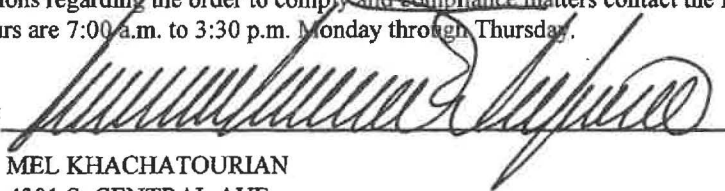
There is an appeal procedure established in this city whereby the Department of Building and Safety and the Board of Building and Safety Commissioners have the authority to hear and determine error or abuse of discretion, or requests for slight modification of the requirements contained in this order when appropriate fees have been paid. Section 98.0403.1 and 98.0403.2 L.A.M.C.

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)978-4494.

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

Inspector :



Date: September 14, 2018

MEL KHACHATOURIAN
4301 S. CENTRAL AVE
LOS ANGELES, CA 90011
(213)978-4494
Mel.Khachatourian@lacity.org

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REVIEWED BY

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
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