

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 24, 2026

Council District: # 6

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

JOB ADDRESS: 14851 WEST BESSEMER STREET, LOS ANGELES, CA
AKA: 6100 KESTER AVENUE, LOS ANGELES, CA
ASSESSORS PARCEL NO. (APN): 2241-024-016
Re: Invoice #919277-5

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: **14851 West Bessemer Street, Los Angeles, CA (AKA: 6100 Kester 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 on November 20, 2023 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
Title Report fee	35.00
Grand Total	\$ 2,345.00

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 **\$2,345.00** 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 **\$2,345.00** 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

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. T18923
Dated as of: 04/22/2026

Prepared for: City of Los Angeles

SCHEDULE A
(Reported Property Information)

APN #: 2241-024-016

Property Address: 14851 W BESSEMER ST City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Document: TRUSTEE'S DEED UPON SALE

Grantee : MAZYAR YAGHOUBIAN

Grantor : WESTERN FIDELITY TRUSTEES

Deed Date : 12/14/2012 Recorded : 12/17/2012

Instr No. : 12-1941831

MAILING ADDRESS: MAZYAR YAGHOUBIAN
1908 THOMES AVE, CHEYENNE, WY 82001-3527

SCHEDULE B

LEGAL DESCRIPTION

Lot Number: 12 Block: 60 Tract No: 1200 Brief Description: TRACT # 1200 W 130 FT OF LOT 12 BLK 60

MORTGAGES/LIENS

Type of Document: DEED OF TRUST AND ASSIGNMENT OF RENTS

Recording Date: 09/16/2025 Document #: 25-0637033

Loan Amount: \$6,122,025

Lender Name: FAGRID CAPITAL INVESTMENTS CORP.

Borrowers Name: MAZYAR YAGHOUBIAN

MAILING ADDRESS: FAGRID CAPITAL INVESTMENTS CORP.
701 S. CARSON ST. STE. 200 CARSON CITY, NV 89701

This page is part of your document - DO NOT DISCARD



20121941831



Pages:
0003

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

12/17/12 AT 08:00AM

FEES:	18.00
TAXES:	0.00
OTHER:	0.00
PAID:	18.00



LEADSHEET



201212170210003

00006932970



004506136

SEQ:
08

DAR - Title Company (Hard Copy)



THIS FORM IS NOT TO BE DUPLICATED

t01

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO*

MAZYAR YAGHOUBIAN
C/O HOOMAN EMANUEL/EMANUEL R.E. GROUP
12100 WILSHIRE BLVD. #1040
LOS ANGELES, CA 90025



LOAN: KESTER/SHUSHANYAN
INVESTOR LOAN #:

OTHER: 126000311-H03

FILE: 2012-0707 WFT
A.P. NO. 2241-024-016

TRUSTEE'S DEED UPON SALE

DOCUMENTARY TRANSFER TAX IS COMPUTED ON FULL
VALUE LESS LIENS AND ENCUMBRANCES REMAINING AT
TIME OF SALE
AMOUNT OF CONSIDERATION
AMOUNT OF UNPAID DEBT

\$0.00
\$679,067.00
\$679,067.00

GRANTEE IS IDENTIFIED AS THE BENEFICIARY.

Declarant's Signature or Agent Determining Tax

K. HERNANDEZ
Declarant's Name

WESTERN FIDELITY TRUSTEES, Trustee, (whereas so designated in the Deed of Trust herein under more particularly described or as duly appointed Trustee), does hereby GRANT and CONVEY to MAZYAR YAGHOUBIAN, AN UNMARRIED MAN (herein called Grantee), but without covenant or warranty, express or implied, all right, title and interest conveyed to and now held by it as Trustee under the Deed of Trust in and to the property situated in the City of VAN NUYS County of LOS ANGELES, State of California, described as follows:

THE WEST 130 FEET OF LOT 12 IN BLOCK 60 OF TRACT NO. 1200 IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 19 PAGE 35 OF MAPS, RECORDS OF SAID COUNTY.
AKA: 6100 KESTER AVENUE, LOS ANGELES, CA

This conveyance is made in compliance with the terms and provisions of the Deed of Trust executed by AKOP SHUSHANYAN A MARRIED MAN AS HIS SOLE & SEPARATE PROPERTY and recorded on 05/06/2011, in Book // Page // Instrument Number 2011-0649123 of Official records, in the office of the Recorder of LOS ANGELES County, California, under the authority and powers vested in the Trustee designated in the Deed of Trust or as the duly appointed Trustee, default having occurred under the Deed of Trust and pursuant to the Notice of Default and Election to Sell under the Deed of Trust recorded 07/12/2012, in Book // Page // Instrument Number 2012-1032440 of Official records, Trustee having complied with all applicable statutory requirements of the State of California and performed all duties required by the Deed of Trust including sending of a Notice of Default and Election to SELL within 10 days after its recording and a Notice of Sale at least 20 days prior to the Sale Date by certified mail, postage pre-paid to each person entitled to notice in compliance with California Civil Code 2924b.

* Mail tax bill to the above

LOAN: KESTER/SHUSHANYAN
INVESTOR LOAN #:

TRUSTEE'S DEED UPON SALE
OTHER: 126000311-H03

FILE: 2012-0707 WFT
A.P. NUMBER 2241-024-016

Notice of Trustee's Sale was published once a week for three consecutive weeks commencing 10/23/2012 in **DAILY COMMERCE**, a newspaper, and at least 20 days before the date fixed therein for sale a copy of the Notice of Trustee's Sale was posted in a conspicuous place on the property described above and in one public place in the city where the sale was to be held. At the time and place fixed in said notice, Trustee did, by public announcement, and in said provided, postpone the sale from time to time thereafter and did sell the property described above on 12/14/2012 at public auction to the Grantee herein, Grantee being the highest qualified bidder therefor, for \$679,067.00 cash, lawful money of the United States, or by the satisfaction of the indebtedness then secured by said Deed of Trust.

In WITNESS WHEREOF, **WESTERN FIDELITY TRUSTEES**, as the Trustee, has this day, 12/14/2012 caused its name to be hereunto affixed by its officer thereunto duly authorized by its Corporation By-Laws.

WESTERN FIDELITY TRUSTEES, as said Trustee

By


KATHLEEN HERRERA
TRUSTEE OFFICER

By

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

On 12/14/2012 before me, RICHARD HERRERA,
Notary Public, personally appeared KATHLEEN HERRERA, 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.

(Seal)

Signature


RICHARD HERRERA



This page is part of your document - DO NOT DISCARD



20250637033



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

09/16/25 AT 08:00AM

Pages:
0008

FEES:	69.00
TAXES:	0.00
OTHER:	0.00
SB2:	150.00
PAID:	219.00



LEADSHEET



202509161110006

00025826544



015524477

SEQ:
01

SECURE - 8:00AM



THIS FORM IS NOT TO BE DUPLICATED

A2025-68

RECORDING REQUESTED BY
CHICAGO TITLE
AND WHEN RECORDED MAIL TO:

Farid Capital Investments Corp.
701 S. Carson St. Ste. 200
Carson City, NV 89701

A2025-68

Space Above This Line for Recorder's Use Only

A.P.N.: 2241-024-016

File No.:

DEED OF TRUST AND ASSIGNMENT OF RENTS
(Short Form)

THIS DEED OF TRUST, made between

Mazyar Yaghoubian, an Unmarried Man as his sole and Separate Property ("**TRUSTOR**"):

whose address is **9107 W. Russel Rd., Las Vegas, NV 89148**

This document filed for record by Chicago Title Company as an ACCOMMODATION ONLY. It has not been examined as to its execution or its effect upon title

TRUSTEE: First American Title Company, a California Corporation

And Farid Capital Investments Corp, a Wyoming Corp. ("**BENEFICIARY**"):

Witnesseth: That Trustor IRREVOCABLY GRANTS, TRANSFERS AND ASSIGNS to TRUSTEE IN TRUST, WITH POWER OF SALE, that certain real property described as:
See Exhibit A attached hereto and incorporate herein.

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 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 Secured Promissory Note of even date herewith, and any extension or renewal thereof, in the principal sum of **\$6,122,025.00** executed by Trustor in favor of Beneficiary or order. 3. Payment of such further sums as the then record Owner of said property hereafter may borrow from Beneficiary, when evidenced by another Note (or Notes) reciting it is so secured.
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 provisions (1) to (14), inclusive, of the fictitious deed of trust recorded in Santa Barbara County and Sonoma County on October 18, 1961, and in all other counties on October 23, 1961, in the book and page of the Official Records in the office of the county recorder of the county where said property is located, noted below and opposite the name of such county, viz:

COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE
Alameda	1128	556	Imperial	1189	701	Merced	1660	753	San Benito	300	405	Siskiyou	506	762
Alpine	3	130-31	Inyo	165	672	Modoc	191	93	San Bernardino	6213	768	Solano	1287	621
Amador	133	438	Kern	3756	690	Mono	69	302	San Francisco	A-804	596	Sonoma	2067	427
Butte	1330	513	Kings	858	713	Monterey	357	239	San Joaquin	2855	283	Stanislaus	1970	56
Calaveras	185	338	Lake	437	110	Napa	704	742	San Luis Obispo	1311	137	Sutter	655	585
Colusa	323	391	Lassen	192	367	Nevada	363	94	San Mateo	4778	175	Tehama	457	183
Contra Costa	4684	1	Los Angeles	T-3878	874	Orange	7182	18	Santa Barbara	2065	881	Trinity	108	595
Del Norte	101	549	Madera	911	136	Placer	1028	379	Santa Clara	6626	664	Tulare	2530	108
El Dorado	704	635	Marin	1849	122	Plumas	166	1307	Santa Cruz	1638	607	Tuolumne	177	160
Fresno	5052	623	Mariposa	90	453	Riverside	3778	347	Shasta	800	633	Ventura	2607	237
Glenn	469	76	Mendocino	667	99	Sacramento	5039	124	Sierra	38	187	Yolo	769	16
Humboldt	801	83										Yuba	398	693

San Diego SERIES 5 Book 1964, Page 149774

(which provisions, identical in all counties, are printed below) hereby 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 in said provisions shall be construed to refer to the property, obligations, and parties set forth in this Deed of Trust.

In accordance with Section 2924b, Civil Code, request is hereby made that a copy of any Notice of Default and a copy of any Notice of Sale be mailed to Trustor at Trustor's address hereinbefore set forth, or if none shown, to Trustor at property address.

NOTICE: A COPY OF ANY NOTICE OF DEFAULT AND OF ANY NOTICE OF SALE WILL BE SENT ONLY TO THE ADDRESS CONTAINED IN THIS RECORDED REQUEST. IF YOUR ADDRESS CHANGES, A NEW REQUEST MUST BE RECORDED.

If the Trustor/Grantor shall sell, convey or alienate said property, or any part thereof, or any interest therein, or shall be divested of his title or any interest therein in any manner or way, whether voluntarily or involuntarily, without the written consent of the Beneficiary being first had and obtained, Beneficiary shall have the right, at its option, except as prohibited by law, to declare any indebtedness or obligations secured hereby, irrespective of the maturity date specified in any Note evidencing the same, immediately due and payable.

Dated: March 10, 2025

Signature of Trustor

Mazyar Yaghoubian, an Unmarried Man as his sole and Separate Property

By:

Mazyar Yaghoubian

7/9/2025

DO NOT RECORD

The following is a copy of provisions (1) to (14), inclusive, of the fictitious Deed of Trust, recorded in each county in 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 materials 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 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 attorneys' 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 purposes; 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 rate called for in the note secured hereby, or at the amount allowed by law at date of expenditure, whichever is greater, 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 of or injury to said property or any part thereof is hereby assigned and shall be paid to Beneficiary who may apply or release such moneys received by him in this 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 after 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 therefore and without notice, upon written request of Beneficiary and presentation of this Deed of Trust 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 of Trust 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 is 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 of Trust (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 attorneys' 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 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 of Trust, said Note(s) and all documents evidencing expenditures secured hereby.

DO NOT RECORD (continued)

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 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 persons 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, must contain the name of the original Trustor, Trustee and Beneficiary hereunder, the book and page where this Deed of Trust is recorded and the name and address of the new Trustee.

(13) That this Deed of Trust applies to, insures 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 of Trust, whenever the context so required, 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 of Trust, 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 party unless brought by Trustee.

-----DO NOT RECORD-----

REQUEST FOR FULL RECONVEYANCE

To be used only when note has been paid.

To: First American Title Company, a California corporation, **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 of 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, 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: _____

By _____

By _____

**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.**

**Short Form
DEED OF TRUST
WITH POWER OF SALE
INDIVIDUAL**

EXHIBIT A
LEGAL DESCRIPTION

THE WEST 130 FEET OF LOT 12 IN BLOCK 60 OF TRACT NO. 1200, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 19 PAGE 35 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. .

APN: 2241-024-016

CALIFORNIA ALL PURPOSE ACKNOWLEDGMENT

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 July 9, 2025 before me,

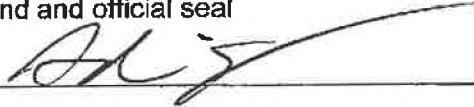
Adrian Tarek Syed
(here insert name and title of the officer)

, notary public, personally appeared Mazyar Yaghoobian

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 



(This area for official notarial seal)

Optional

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Deed of Trust & Assignment of Rents

Document Date: 7/9/2025

Number of Pages: 6 (Not including this page)

Signer(s) Other Than Named Above:

EXHIBIT B

ASSIGNED INSPECTOR: **BRYAN MEYER**
JOB ADDRESS: **14851 WEST BESSEMER STREET, LOS ANGELES, CA**
AKA: **6100 KESTER AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2241-024-016**

Date: June 24, 2026

Last Full Title: **04/22/2026**

Last Update to Title:

LIST OF OWNERS AND INTERESTED PARTIES

1) MAZYAR YAGHOUBIAN
C/O HOOMAN EMANUEL
1908 THOMES AVENUE
CHEYENNE, WY 82001-3527

CAPACITY: OWNER

2) FAGRID CAPITAL INVESTMENTS CORP.
701 S. CARSON STREET, SUITE 200
CARSON CITY, NV 89701

CAPACITY: INTERESTED PARTY

Property Detail Report

For Property Located At :

6100 KESTER AVE, VAN NUYS, CA 91411-2124

CoreLogic®

RealQuest Professional

Owner Information

Owner Name: **YAGHOUBIAN MAZYAR**
 Mailing Address: **1908 THOMES AVE, CHEYENNE WY 82001-3527 C013 C/O HOOMAN EMANUEL**
 Vesting Codes: **//**

Location Information

Legal Description: **TRACT # 1200 W 130 FT OF LOT 12**
 County: **LOS ANGELES, CA** APN: **2241-024-016**
 Census Tract / Block: **1283.03 / 2** Alternate APN:
 Township-Range-Sect: **19-35** Subdivision: **1200**
 Legal Book/Page: **12** Map Reference: **/**
 Legal Lot: **12** Tract #: **1200**
 Legal Block: **60** School District: **LOS ANGELES**
 Market Area: **VN** School District Name: **LOS ANGELES**
 Neighbor Code: **Munic/Township: LOS ANGELES**

Owner Transfer Information

Recording/Sale Date: **12/17/2012 / 12/14/2012** Deed Type: **TRUSTEE'S DEED (FORECLOSURE)**
 Sale Price: **\$679,067** 1st Mtg Document #:
 Document #: **1941831**

Last Market Sale Information

Recording/Sale Date: **10/29/1999 / 09/15/1999** 1st Mtg Amount/Type: **/**
 Sale Price: **\$980,000** 1st Mtg Int. Rate/Type: **/**
 Sale Type: 1st Mtg Document #: **/**
 Document #: **2033657** 2nd Mtg Amount/Type: **/**
 Deed Type: **GRANT DEED** 2nd Mtg Int. Rate/Type: **/**
 Transfer Document #: **Price Per SqFt: \$36.16**
 New Construction: **Multi/Split Sale:**
 Title Company: **FIRELANDS ABSTRACT AND TITLE**
 Lender:
 Seller Name: **ROE;ROE INC**

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:	1947 / 1950	Total Rooms/Offices	Garage Area:
Gross Area:	27,102	Total Restrooms:	Garage Capacity:
Building Area:	27,102	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:	LAM2	Acres:	0.77	County Use:	LIGHT MANUFACTURING (3100)
Lot Area:	33,540	Lot Width/Depth:	x	State Use:	
Land Use:	LIGHT INDUSTRIAL	Res/Comm Units:	/	Water Type:	
Site Influence:				Sewer Type:	

Tax Information

Total Value:	\$3,201,704	Assessed Year:	2025	Property Tax:	\$41,817.84
Land Value:	\$800,423	Improved %:	75%	Tax Area:	13
Improvement Value:	\$2,401,281	Tax Year:	2025	Tax Exemption:	
Total Taxable Value:	\$3,201,704				

Comparable Sales Report

For Property Located At

**6100 KESTER AVE, VAN NUYS, CA 91411-2124****4 Comparable(s) Selected.**

Report Date: 04/29/2026

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$980,000	\$2,600,000	\$19,170,500	\$11,367,625
Bldg/Living Area	27,102	23,040	27,459	25,210
Price/Sqft	\$36.16	\$108.60	\$750.87	\$454.67
Year Built	1947	1917	1967	1953
Lot Area	33,540	14,998	181,487	76,410
Bedrooms	0	0	0	0
Bathrooms/Restrooms	0	0	0	0
Stories	0.00	0.00	0.00	0.00
Total Value	\$3,201,704	\$3,625,000	\$10,257,526	\$5,984,273
Distance From Subject	0.00	15.33	24.44	19.57

*= user supplied for search only

Comp #:	1	Distance From Subject:	15.33 (miles)
Address:	416 WALL ST, LOS ANGELES, CA 90013-1500		
Owner Name:	STANDARD INSURANCE COMPANY		
Seller Name:	WALLWIN INVESTMENTS LLC		
APN:	5148-006-010	Map Reference:	/
County:	LOS ANGELES, CA	Census Tract:	2062.01
Subdivision:	M M SHAW SUB	Zoning:	LAC2
Rec Date:	11/18/2025	Prior Rec Date:	11/08/2024
Sale Date:	11/05/2025	Prior Sale Date:	10/02/2024
Sale Price:	\$2,600,000	Prior Sale Price:	\$3,625,000
Sale Type:		Prior Sale Type:	FULL
Document #:	811397	Acres:	0.34
1st Mtg Amt:		Lot Area:	14,998
Total Value:	\$3,625,000	# of Stories:	
Land Use:	LIGHT INDUSTRIAL	Park Area/Cap#:	/
		Building Area:	23,940
		Total Rooms/Offices:	
		Total Restrooms:	
		Yr Built/Eff:	1917 / 1917
		Air Cond:	
		Pool:	
		Roof Mat:	

Comp #: **2** Distance From Subject: **18.72 (miles)**
 Address: **25562 AVENUE STANFORD, VALENCIA, CA 91355-1102**
 Owner Name: **HUDLAW PROPERTIES LLC**
 Seller Name: **WOODLEIGH PROPERTIES LP**
 APN: **2866-008-024** Map Reference: **/** Building Area: **27,459**
 County: **LOS ANGELES, CA** Census Tract: **9201.21** Total Rooms/Offices:
 Subdivision: Zoning: **SCBP** Total Restrooms:
 Rec Date: **02/18/2026** Prior Rec Date: **10/24/2006** Yr Built/Eff: **1967 / 1970**
 Sale Date: **12/29/2025** Prior Sale Date: **09/05/2006** Air Cond:
 Sale Price: **\$6,400,000** Prior Sale Price: **\$1,960,000** Pool:
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:
 Document #: **115529** Acres: **1.34**
 1st Mtg Amt: **\$4,800,000** Lot Area: **58,179**
 Total Value: **\$4,329,728** # of Stories:
 Land Use: **LIGHT INDUSTRIAL** Park Area/Cap#: **/**

Comp #: **3** Distance From Subject: **19.80 (miles)**
 Address: **13130 YUKON AVE, HAWTHORNE, CA 90250-5426**
 Owner Name: **WORTH CAPITAL HOLDINGS 126 LLC**
 Seller Name: **13100 YUKON AVE HAWTHORNE LLC**
 APN: **4053-003-040** Map Reference: **/** Building Area: **26,400**
 County: **LOS ANGELES, CA** Census Tract: **6025.13** Total Rooms/Offices:
 Subdivision: Zoning: **HAM2*** Total Restrooms:
 Rec Date: **02/25/2026** Prior Rec Date: **10/11/2018** Yr Built/Eff: **1966 / 1966**
 Sale Date: **01/26/2026** Prior Sale Date: **09/17/2018** Air Cond:
 Sale Price: **\$19,170,500** Prior Sale Price: **\$10,000,000** Pool:
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:
 Document #: **134541** Acres: **1.17**
 1st Mtg Amt: **\$16,065,000** Lot Area: **50,974**
 Total Value: **\$5,724,839** # of Stories:
 Land Use: **LIGHT INDUSTRIAL** Park Area/Cap#: **/**

Comp #: **4** Distance From Subject: **24.44 (miles)**
 Address: **8542 SLAUSON AVE, PICO RIVERA, CA 90660-4327**
 Owner Name: **RLIF CO-INVESTMENT II PROPS LL**
 Seller Name: **REXFORD INDUSTRIAL-8542 SLAUSO**
 APN: **6368-004-005** Map Reference: **/** Building Area: **23,040**
 County: **LOS ANGELES, CA** Census Tract: **5025.00** Total Rooms/Offices:
 Subdivision: Zoning: **PRIL-P*** Total Restrooms:
 Rec Date: **08/07/2025** Prior Rec Date: **11/28/2017** Yr Built/Eff: **1964 / 1964**
 Sale Date: **07/30/2025** Prior Sale Date: **11/20/2017** Air Cond:
 Sale Price: **\$17,300,000** Prior Sale Price: **\$9,015,000** Pool:
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:
 Document #: **533481** Acres: **4.17**
 1st Mtg Amt: Lot Area: **181,487**
 Total Value: **\$10,257,526** # of Stories:
 Land Use: **LIGHT INDUSTRIAL** Park Area/Cap#: **/**

EXHIBIT D

ASSIGNED INSPECTOR: **BRYAN MEYER**
JOB ADDRESS: **14851 WEST BESSEMER STREET, LOS ANGELES, CA**
AKA: 6100 KESTER AVENUE, LOS ANGELES, CA
ASSESSORS PARCEL NO. (APN): **2241-024-016**

Date: June 24, 2026

CASE NO.: 838275
ORDER NO.: A-6112865

EFFECTIVE DATE OF ORDER TO COMPLY: **November 20, 2023**
COMPLIANCE EXPECTED DATE: **November 25, 2023**
DATE COMPLIANCE OBTAINED: **July 21, 2024**

.....

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

VIOLATIONS:

SEE ATTACHED ORDER # A-6112865

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

JAVIER NUNEZ
PRESIDENT

JOSELYN GEAGA-ROSENTHAL
VICE-PRESIDENT

JACOB STEVENS
MOISES ROSALES
NANCY YAP

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

ORDER TO COMPLY

YAGHOUBIAN, MAZYAR C/O HOOMAN EMANUEL
12100 WILSHIRE BLVD NO 1040
LOS ANGELES, CA 90025

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

CASE #: 838275
ORDER #: A-6112865

EFFECTIVE DATE: November 20, 2023
COMPLIANCE DATE: November 25, 2023

NOV 13 2023

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

PROPERTY OWNER OF

SITE ADDRESS: 14851 W BESSEMER ST

ASSESSORS PARCEL NO.: 2241-024-016

ZONE: M2; Light Industrial Zone

NAME OF BUSINESS IN VIOLATION: CARBON & CHROME COLLISION

Review of records has revealed that the property at the above listed address is part of the Annual Inspection Maintenance Program with the following use listed below and is in violation of the Los Angeles Municipal Code (LAMC).

Section 12.26 (I) of the Los Angeles Municipal Code, Vehicle Repair and/or Installation Establishments.

VIOLATION(S):

Failure to pay Annual Inspection Fee.

You are therefore ordered to:

Pay the annual inspection fee and any and all surcharges, penalties, or fines imposed, for an inspection conducted on August 30, 2023 and billed on invoice # 897766.

Failure to pay the above fees within 5 days may result in referral of the case to a collections agency, a negative credit report being made, a lien being assessed against this property, and Revocation of Certificate of Occupancy proceedings initiated for this use.

Code Sections in Violation : 12.26 F 3, 12.26 F 7, or 12.26 I 5, 12.26 I 10, and 98.0402(e), 98.0402(g), 12.21A1(a) of the L.A.M.C.

To verify the current amount due on the invoice referenced by this Order, for questions on how, or where to pay, contact LADBS Financial Services at (213)482-6890

Invoice # 897766

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.

If 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

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.

REVOCATION OF CERTIFICATE OF OCCUPANCY and FINE WARNING:

The failure to correct the violations on or before the compliance date or any authorized extension thereof may result in commencement of proceedings to revoke the Certificate of Occupancy. Such proceedings may involve a Revocation Hearing. A personal appearance at the hearing may only be avoided if the violation is corrected and a fine paid according to the fine schedule in Section 12.26 F 14 or 12.26 I. 16 of this subsection. Sections 12.26 F. 9, 12.26 I. 11, 98.0402(f)2A L.A.M.C.

The compliance date as specified in the notice may be extended for an additional period not to exceed 45 days if the owner or operator of the yard presents satisfactory evidence to the Superintendent that unusual difficulties prevent substantial compliance without such extension.

APPEAL PROCEDURES:

Notwithstanding any provisions of the Municipal Code to the contrary, there shall be no appeal to the Board of Building and Safety Commissioners from any notice issued or determination made by the Superintendent pursuant to Subsection 12.26 F. 13, 12.26 I. 15.

and/or

Except for extensions of time granted by the Department of Building and Safety and the Board of Building and Safety Commissioners as authorized in Subdivision 12.26 F. 4(b) and/or 12.26 I. 7(b), and notwithstanding any provisions of this code to the contrary, there shall be no appeal to the Board of Building and Safety Commissioners from any notice issued or determination made by the Department pursuant to Subsection(s) 12.26 F. and/or 12.26 I. Appeals may be made from Department determinations of violations of Subdivisions 12.26 I. 3 and 12.26 I. 4 pursuant to Section 12.26 K.

Appeal rights for Code Sections other than Sections 12.26 F. and 12.26 I. are as follows.

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.

REPEAT VIOLATIONS:

If an Order to Comply is issued pursuant to Sections 12.26 F. or 12.26 K. of the Los Angeles Municipal Code, and after compliance with the Order, a subsequent Order to Comply is issued for violation of the same provisions occurring within one year of the date of the initial Order, the repair/installation facility or storage yard facility operator shall pay a fine as specified in Section 98.0402(f)1 L.A.M.C. as follows:

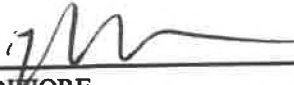
- A. For each auto dismantling, junk yard, scrap metal or recycling materials processing yards, recycling collection and/or buyback centers, recycling materials sorting facilities and cargo container storage yards....\$200.00
- B. For each vehicle repair garage, installation facility, or used car sales violation....\$200.00

Sections 12.26 F. 15, 12.26 I. 17 L.A.M.C.

If you have any questions or require any additional information please feel free to contact me at (818)374-9838.
Office hours are 7:00 a.m. to 4:30 p.m. Monday through Friday.

Inspector: _____

Date: November 13, 2023


JEFFREY DIFIIORE
14410 SYLVAN STREET SUITE 105
VAN NUYS, CA 91401
(818)374-9838
Jeffrey.Difiore@lacity.org


RECEIVED 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

For routine City business and non-emergency services: Call 3-1-1

www.ladbs.org