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

July 20, 2026

Council District: # 3

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

JOB ADDRESS: **7029 NORTH TOPANGA CANYON BOULEVARD, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2024-002-043**
Re: Invoice #914159-1

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: **7029 North Topanga Canyon Boulevard, Los Angeles, CA** ("Property"). A copy of the title report which includes a full legal description of the property is attached as Exhibit A.

Pursuant to Section 98.0421, the property owner was issued an order on April 10, 2024 to pay a code violation inspection fee after violations were identified and verified upon inspection. The code violation inspection fees imposed by the LADBS are as follows:

Description	Amount
Code Violation Investigation fee	336.00
System Development Surcharge	20.16
Late Charge/Collection fee (250%)	840.00
System Development Surcharge late fee	50.40
Title Report fee	35.00
Grand Total	**$ 1,281.56**

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 **$1,281.56** 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 **$1,281.56** 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, LADBS Resource Management Bureau

ATTEST: PATRICE LATTIMORE, CITY CLERK

Lien confirmed by
City Council on:

BY: _____
DEPUTY

EXHIBIT A

1649 BUCKINGHAM RD.
LOS ANGELES, CA 90019
Phone 310-943-9235 latitle@in2-res.com

Property Title Report

Work Order No. T19027 **Prepared for:** City of Los Angeles
Dated as of: 05/08/2026

SCHEDULE A
(Reported Property Information)

APN #: 2024-002-043

Property Address:7029 N TOPANGA CANYON BLVD **City:** Los Angeles **County:** Los Angeles

VESTING INFORMATION
Type of Document: GRANT DEED
Grantee : HORMOZ BARKOHANAI AND ELIZABETH BARKOHANAI
Grantor : LYNNE JOYCE VAINBERG TRUSTEE OF THE RENEE EVA KLEIN QUALIFIED DOMESTIC TRUST
Deed Date : 05/17/2000 **Recorded :** 09/29/2000
Instr No. : 00-1535570

MAILING ADDRESS: HORMOZ BARKOHANAI AND ELIZABETH BARKOHANAI
4100 ALEMAN DR, TARZANA, CA 91356-5404

SCHEDULE B

LEGAL DESCRIPTION
Lot Number: 9 Block: 76 Subdivision Name: OWENSMOUTH TRACT Brief Description: OWENSMOUTH E 130 FT OF W 280 FT OF LOT 9 BLK 76

MORTGAGES/LIENS
Type of Document: DEED OF TRUST
Recording Date: 02/13/2001 **Document #:** 01-0233390
Loan Amount: $155,000
Lender Name: SOUTH COAST COMMERCIAL BANK
Borrowers Name: HORMOZ BARKOHANAI AND ELIZABETH BARKOHANAI

MAILING ADDRESS: SOUTH COAST COMMERCIAL BANK
P.O BOX 19765 IRVINE, CA 92623-9765

LEAD SHEET

00 1535570

RECORDED/FILED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA
SEP 29 2000
AT 8 A.M.

SPACE ABOVE THIS LINE FOR RECORDERS USE

TITLE(S)

DEED

FEE

FEE $10 RR
2

D.T.T.
610.50
2417.50

CODE 20

CODE 19

CODE 9___

NOTIFICATION SENT-$4

Assessor's Identification Number (AIN)
To Be Completed By Examiner OR Title Company In Black Ink

2024 002 043

Number of Parcels Shown

001

THIS FORM IS NOT TO BE DUPLICATED

RECORDING REQUESTED BY

2

WHEN RECORDED RETURN TO

Name: HORMOZ BAVKOHANA
Address: 7025-7029 TOPANGA CYN.
City, St.: CANOGA PARK, CA.
Zip: 91303

00 1535570

SPACE ABOVE FOR RECORDERS USE

Order No.

TITLE(s) OF DOCUMENT

Deed

Assessors Identification Number (AIN) _____ - _____ - _____

RECORDING REQUESTED BY
LAWYERS TITLE COMPANY

AND WHEN RECORDED MAIL THIS DEED AND, UNLESS OTHERWISE SHOWN BELOW, MAIL TAX STATEMENT TO:
HORMOZ BARKOHANAI and ELIZABETH BARKOHANAI
7025-7029 TOPANGA CANYON BLVD.
CANOGA PARK, CA 91303

Escrow No: 2-17756-2
Title Order No: 4314336-48

3

00 1535570

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Grant Deed

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

Tax Parcel No. 2024-002-043

DOCUMENTARY TRANSFER TAX IS $610.50 (80) CITY TAX $ 2497.50 (44)

[X] computed on full value of property conveyed, or
[ ] computed on full value less value of liens or encumbrances remaining at time of sale,

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
LYNNE JOYCE VAINBERG, TRUSTEE OF THE RENEE EVA KLEIN QUALIFIED DOMESTIC TRUST DATED 11/25/99

Hereby GRANT(S) to
HORMOZ BARKOHANAI and ELIZABETH BARKOHANAI , HUSBAND AND WIFE, AS JOINT TENANTS

The following described real property in the CITY OF LOS ANGELES
County of LOS ANGELES , State of California
THE EAST ONE-HALF OF LOT 9 IN BLOCK 76 OF OWENSMOUTH TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 19, PAGES 36 AND 37 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY EXCEPT THEREFROM THE EAST 20 FEET THEREOF , AS PROVIDED IN DEEDS RECORDED MAY 2, 1960 AS INSTRUMERNT NO. 1562 AND RECORDED MAY 6, 1960 AS INSTRUMENT NO. 1851, BOTH OFFICIAL RECORDS.

DATED: May 17, 2000

RENEE EVA KLEIN QUALIFIED DOMESTIC TRUST DATED 11/25/99

Lynne Joyce Vainberg

BY: LYNNE JOYCE VAINBERG, TRUSTEE

STATE OF Florida
COUNTY OF Palm Beach

ON 6/5/00

before me the undersigned, personally appeared LYNNE JOYCE VAINBERG
Personally known to me (or 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.

Witness my hand and official seal.

RICHARD K. FRIEDMAN
MY COMMISSION # CC 686152
EXPIRES: October 6, 2001
Bonded Thru Notary Public Underwriters

Signature: Richard K Friedman

(this area for official notarial seal)

MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE;IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE

Name | Street Address | City & State

LEAD SHEET

RECORDING REQUESTED BY
WHEN RECORDED MAIL TO

NAME ORANGE COAST TITLE COMPANY OF LOS ANGELES

MAILING ADDRESS 14320 FIRESTONE BLVD., STE. 300
LA MIRADA, CA 90638

CITY, STATE
ZIP CODE

01 0233390

RECORDED/FILED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA
FEB 13 2001
AT 8 A.M.

SPACE ABOVE THIS LINE FOR RECORDERS USE

TITLE(S)

Deed of Trust

FEE

FEE $ 36 — E

18
P1

D.T.T.

CODE 20 D.A. FEE Code 20 $ 4.00

CODE 19

CODE 9___

CODE 24

NOTIFICATION SENT-$4

Assessor's Identification Number (AIN)
To Be Completed By Examiner OR Title Company In Black Ink

Number of Parcels Shown

THIS FORM IS NOT TO BE DUPLICATED

RECORDING REQUESTED BY
ORANGE COAST TITLE COMPANY
AND WHEN RECORDED MAIL TO

Name
SOUTH COAST COMMERCIAL BANK
Street Address
P.O. BOX 19765
City & State
IRVINE, CA 92623-9765

01 0233390

2

25373-7

NOTICE: THE NOTE SECURING THIS DEED OF TRUST CONTAINS PROVISIONS FOR A VARIABLE INTEREST RATE. SEE ATTACHED RIDER.

SPACE ABOVE THIS LINE FOR RECORDER'S USE

DEED OF TRUST

(With Assignments of Rents and Incorporating Recorded Provisions)

This **DEED OF TRUST** made the 7TH day of FEBRUARY , 2001 , between

HORMOZ BARKOHANAI AND ELIZABETH BARKOHANAI, HUSBAND AND WIFE, AS JOINT TENANTS herein called TRUSTOR, and
Whose address is 4100 ALEMAN DRIVE, TARZANA, CA 91356

Mid Cal Services, a California Corporation, herein called TRUSTEE, and
SOUTH COAST COMMERCIAL BANK, a California Corporation, herein called BENEFICIARY, witnesseth that:

1. Trustor IRREVOCABLY GRANTS, TRANSFERS and ASSIGNS to TRUSTEE, IN TRUST, WITH POWER OF SALE, the following described property situated in the County of LOS ANGELES, State of California, to wit: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF BY THIS REFERENCE. MORE COMMONLY KNOWN AS: 7025-7029 TOPANGA CANYON BLVD., CANOGA PARK, CA; APN: 2024-002-043

including all appurtenances and easements used in connection of therewith, all water and water rights (whether riparian, appropriative, or otherwise, and whether or not appurtenant) used in connection therewith, all shares of stock evidencing the same, pumping stations, engines, machinery, pipes and ditches, including also gas, electric, cooking, heating, cooling, air conditioning, refrigeration and plumbing fixtures and equipment which have been or may hereafter be attached in any manner to any building now or hereafter on the said property, or to the said property, and also the rents, issues and profits thereof, SUBJECT, HOWEVER, to the right, power, and authority, hereinafter given to and conferred upon the Beneficiary to collect and apply such rents, issues and profits.

FOR THE PURPOSE OF SECURING: (1) Payment in the sum of ***155,000.00******* with interest thereon according to the terms of a promissory note or notes of even date herewith, made by Trustor, payable to the order of the Beneficiary, and extensions or renewal thereof; (2) payment of such additional amounts as may be hereafter loaned by Beneficiary or its successor to the Trustor or any of them or any successor in interest of the Trustor, with interest thereon, and any other indebtedness or obligations of the Trustor, or any of them, and any present or future demands of any kind or nature which the Beneficiary or its successor may have against the Trustor, or any of them, whether created directly, or acquired by assignment, whether absolute or contingent, whether due or not, whether otherwise secured or not, or whether existing at the time of the execution of this instrument, or arising thereafter; providing such demands specifically provide that same are secured by this Deed of Trust; (3) performance of each agreement of Trustor herein contained; and (4) payment of all sums to be made by Trustor pursuant to the terms hereof.

2. Trustor warrants and agrees that: (a) Trustor has good and marketable title to all of said property; (b) any misrepresentation or breach of warranty constitutes a failure to perform an obligation hereunder; (c) if other security is held or acquired for payment of any indebtedness secured hereby, recourse may be had to all or any part of such security independently, successively, or concurrently; and (d) there are incorporated herein and Trustor agrees to all of the provisions of Paragraph 2, including subparagraph (a) through (l) thereof of that certain fictitious Deed of Trust recorded in the office of the Recorders' of the following counties and in the official records thereof as follows:

COUNTY	DATE	INSTRU.#	COUNTY	DATE	INSTRU.#	COUNTY	DATE	INSTRU.#	COUNTY	DATE	INSTRU.#
Alameda	2-5-82	82-017619	Kings	2-5-82	1680	Placer	1-26-82	3372	Sierra	2-5-82	77153
Alpine	2-5-82	Doc.#68	Lake	2-5-82	01771	Plumas	1-26-82	6069	Siskiyou	2-5-82	11637
Amador	2-5-82	610	Lassen	2-5-82	Doc.#560	Riverside	1-26-82	Book 1982	Solano	2-5-82	4469
Butte	1-29-82	82-2331	Los Angeles	1-28-82	82-100458	Sacramento	2-5-82	16589	Sonoma	2-5-82	82-006408
Calaveras	2-5-82	1114	Madera	2-5-82	2174	San Benito	1-25-82	166616	Stanislaus	2-5-82	42981
Colusa	2-5-82	394	Marin	2-5-82	82-004592	San Bernardino	2-5-82	82-024637	Sutter	2-5-82	1533
Contra Costa	2-5-82	82-13237	Mariposa	2-5-82	420	San Diego	2-5-82	82-033702	Tehama	2-5-82	1170
Del Norte	2-5-82	82-315	Mendocino	2-5-82	1491	San Francisco	2-5-82	D170285	Trinity	2-5-82	472
El Dorado	2-10-82	Book#2052	Merced	2-5-82	2653	San Joaquin	2-5-82	82-006191	Tulare	2-5-82	4899
Fresno	2-5-82	10555	Modoc	2-5-82	File#512	San Luis Obispo	1-25-82	Doc.#3132	Tuolumne	2-5-82	1423
Glenn	1-26-82	0377	Mono	1-5-82	6190	San Mateo	2-5-82	82-010102	Ventura	1-25-82	006662
Humbolt	2-5-82	2216	Monterey	2-5-82	G04347	Santa Barbara	3-4-82	82-8549	Yolo	1-25-82	01053
Imperial	1-26-82	350	Napa	1-25-82	DB9460	Santa Clara			Yuba	2-5-82	7777
Inyo	2-5-82	82-0447	Nevada	2-5-82	82-02589	Santa Cruz	1-25-82	002588			
Kern	1-26-82	007560	Orange	2-5-82	82-043741	Shasta	2-5-82	4076			

INITIAL H.B

INITIAL E.B

3. In the event the herein described property or any part thereof, or any interest sold, agreed to be sold, conveyed or alienated by Trustor, or by the operation of Law or otherwise, all obligations secured by this instrument, irrespective of the maturity date expressed therein, at the option of the holder and without demand but upon conveyance shall immediately become due and payable.

STATE OF CALIFORNIA)S.S.
COUNTY OF LOS ANGELES)

On 02/07/01
before me, YVES J. SAVIGNAC,

a Notary Public in and for said County and State, personally appeared HORMOZ BARKOHANAI AND ELIZABETH BARKOHANAI

personally known to me (or 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.

WITNESS my hand and official seal

Signature _____

Signature of Trustor

HORMOZ BARKOHANAI

ELIZABETH BARKOHANAI

YVES J. SAVIGNAC
Commission # 1148282
Notary Public - California
Los Angeles County
My Comm. Expires Jul 24, 2001

REQUEST FOR FULL RECONVEYANCE

MID-CAL SERVICES, 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 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.

P.O. Box 4122
Fed Station
Covina, Ca 91723

01 0233390

The following is a copy of the provisions of Paragraph 2, including Sub-paragraphs (a) through (l) thereof, of that certain Fictitious Deed of Trust recorded in the counties shown and incorporated in the Deed of Trust on the reverse hereof.

2. Trustor agrees as follows:

(a) **Taxes, Assessments, Charges, and Encumbrance:** To pay, when due, all taxes and assessments and all other charges and encumbrances which now are or shall hereafter be or appear to be a lien upon said encumbered property or any part thereof, and in default thereof. Trustee of Beneficiary, without obligation so to do and without demand or notice upon Trustor, may pay the same. In the event Trustor fails to pay any taxes, assessments, charges, or encumbrances with respect to said encumbered property. Beneficiary shall have the right to pay any such taxes, assessments, charges, or encumbrances on behalf of Trustor, without same being considered a waiver or election of any rights or remedies of Beneficiary hereunder.

(b) **Insurance:** To keep at all times during the continuation of this Trust the buildings and improvements now or hereafter erected on said property insured against loss or damage by fire under policies of insurance payable to Beneficiary and Trustor as their interest may appear, in form, amount and companies acceptable to Beneficiary, and upon demand of Beneficiary to deposit such policies, with premiums paid, which delivery shall constitute an assignment by Trustor or Beneficiary of all rights thereunder, including return of premium; and the right of Beneficiary to receive proceeds therefrom as may be required to protect Beneficiary's interest hereunder, to give Beneficiary satisfactory evidence of renewal of policies with premiums paid at least fifteen (15) days before expiration and in default thereof. Beneficiary may procure such insurance as it may elect and may make payment of premiums thereon which payment is repayable on demand and is secured hereby. In no event, and whether or not defaults hereunder have occurred shall Beneficiary by the fact of approving, accepting or obtaining such insurance, incur any liability for the amount of such insurance, the form of legal sufficiency of insurance contracts, solvency of insurers, or payments of losses by insurers, and Trustor hereby expressly assumes full responsibility therefore and liability, if any, thereunder. In case of any loss, Beneficiary in its discretion, may collect, receipt for, and compromise any claims, and any amount collected may be applied by Beneficiary upon any indebtedness secured hereby and in such order as Beneficiary may determine, or at Beneficiary's option the amount so collected or any part thereof, may be released to Trustor. Such application or release shall not cure or waiver any default or notice of default hereunder, or invalidate any act done pursuant to such notice.

Should the real property at any time become located in an area designated by the director of the Federal Emergency Management Agency as a special flood hazard area, Trustor agrees to obtain and maintain federal flood insurance to the extent such insurance is required by Beneficiary and is or becomes available for the term of the loan or for the full unpaid balance of the loan or the maximum limit of coverage that is available, whichever is less.

If earthquake or other hazard insurance is obtained by endorsement, by separate policy, or otherwise by of on behalf of Trustor to insure the Property or relating to the Property, whether or not required by Beneficiary, Trustor shall immediately notify the insurer of Beneficiary's rights hereunder and cause Beneficiary to be named as an additional insured and loss payee under the policy providing the coverage. The proceeds arising from such coverage shall be applied in the manner set forth in this section for the application of insurance proceeds. Any insurance proceeds to be applied to the restoration or repair of the Property, whether or not arising from insurance coverage required by Beneficiary, shall be held and disbursed by Beneficiary in accordance with Beneficiary's secured hereby, Trustor grants and conveys to Beneficiary a security interest in all insurance policies now owned or hereafter obtained by Trustor, coveting or relating to the Property and in all proceeds therefrom, whether or not the policies are required by Beneficiary, and in all unearned premiums for such policies.

(c) **Maintenance:** To properly care for and keep said property and the improvements thereon in good condition and repair; to complete in good and workmanlike manner any building which may be constructed thereon and to pay when due all claims for labor performed and materials furnished therefore and for any alteration thereof; to comply with the provisions of all insurance policies covering and with all laws, ordinances and regulations affecting said property; not to remove, demolish or materially alter any building at any time thereon unless the written consent of Beneficiary is first had and obtained; not to commit or permit any waste thereof or any act upon said property in violation of law.

(d) **Defending Trust:** To defend this Trust in any action or proceeding purporting to affect the encumbered property, and to file and prosecute all necessary claims and actions to prevent or recover for any damage to or destruction of said property; and either Trustee or Beneficiary at any time during the continuation of this Trust, is hereby authorized with out obligation so to do, to commerce, appear in or defend a situation whether brought by or against Trustor, Beneficiary, or Trustee, or, without suit, to exercise or enforce any other right, remedy, or power available or conferred hereunder, whether or not judgment be entered in any action or proceeding; and Trustee or Beneficiary may appear or intervene in any action or proceeding; and retain counsel therein, and take such action therein as either may be advised, and may settle or compromise the same and, in that behalf and for any of said purposes, may expend and advance such sums of money as either may deem necessary.

(e) **Reimbursement:** Beneficiary or Trustee, without obligation so to do or notice to or demand upon Trustor and without liability for anything done or omitted while performing the same and without releasing Trustor from any obligation hereunder, may perform any act herein agreed to be performed by Trustor; and Trustor will repay to Trustee or Beneficiary, upon demand, all amounts which they or either of them may incur in defending this Trust or in exercising any right, privilege or remedy hereunder, including cost of surveys, evidence of Title, court cost and reasonable attorney fees, together with interest thereon at the rate provided in said promissory note, the repayment of which is secured hereby.

(f) **Condemnation:** All awards or damages in connection with any condemnation for public use of or any injury to said encumbered property, or any part thereof, is hereby assigned and shall be paid to Beneficiary, which may apply said moneys to any indebtedness secured hereby or release the same, or any part thereof, as it may elect.

(g) **Inspection:** Either Beneficiary or Trustee, or both, at any time during the continuation of this Trust may enter and inspect said encumbered property.

(h) **Reconveyance:** If Trustor shall pay or cause to be paid in full said promissory note and all sums herein agreed to be paid by Trustor or secured hereby and the interest thereon, and also the reasonable expense of this Trust, then Trustee, upon delivery to it of this Deed of Trust, said promissory note marked fully paid, and satisfactory evidence of the payment in full of all other indebtedness hereby secured, shall, upon the written request of the Beneficiary, reconvey without warranty regarding title, possession or encumbrance, all of the estate in said property granted to Trustee under the terms hereof and not theretofore reconveyed. The grantee in such reconveyance may be described and designated as "the person or persons legally entitled thereto" or "the present holders of the equitable title of the real property described in said deed of trust." All reconveyances in whole or in part shall be at the sole cost of the grantee.

(i) **Default:** If, (1) payment or performance of any note, indebtedness, liability, or obligation secured hereby or of any interest thereon be not made at the time or in the manner agreed; or (2) Trustor fails to perform any obligation hereunder; or (3) any change be made or suffered in the Trustor's title to said property; or (4) said property be subject to abatement proceedings; or (5) said encumbered property, or any part thereof, be attached or become subject to any other legal process and be not released therefrom within ninety (90) days; (6) Trustor become insolvent, make an assignment for the benefit of creditors, be the subject of any bankruptcy, reorganization, arrangement, insolvency, receivership, liquidation or dissolution proceedings; then upon the happening of any such events Beneficiary or Trustee, or both, without the necessity of any notice to or demand upon Trustor or any other party liable for the said indebtedness or having an interest in said property, may do any or all of the following: (a) declare all indebtedness secured hereby immediately due and payable; (b) take possession of and operate said encumbered property without liability or obligation on its part, and any personal property thereon used in the operation of said property or any business conducted thereon, and do all such acts affecting such property as Beneficiary may deem necessary to conserve the value thereof; (c) collect and enforce the payment of all rents, issues and profits of said property or any part thereof, with or without taking possession and without thereby assuming any liability under any tenancy, lease or option; (d) to the extent permitted by law, bring an action to enforce the payment of any note or indebtedness secured hereby without the necessity of exercising any remedy hereunder or the prior sale of said property and without thereby waiving any other right or remedy; (e) perform any of the foregoing act with or without bringing any action or proceeding, or through a receiver appointed by a court and in any case without necessity of having given or recorded any notice of default or election to sell and without regard to the adequacy of security; (f) elect to sell said property or any part thereof.

INITIAL H.B

INITIAL EB

Initial _____ Initial _____ Initial _____ Initial _____

RECORDING FEE $1.00 EXTRA THIS PAGE
LEGAL PENALTY FOR TOO SMALL PRINT

01 0233390

In case of election to sell, Trustee or Beneficiary shall record in each office of the Recorder of the County wherein the property or any part thereof is situated a notice of default and of the election of Beneficiary to sell said property. Such notice of default shall contain such further recitals as may be required by law, and after notice of its recordation has been given to all parties entitled thereto, and the period required by law shall have elapsed following the recordation of said notice of default. Trustee after giving the notices required by law, shall sell said property, or any part or parcel thereof as in its sole discretion it shall find necessary, in the manner required by law, Trustee may postpone said sale either by publishing, prior to the date thereof a notice of such postponement in the same newspaper in which the original notice of sale was published or by public announcement at the time and place fixed in the said original sale, and may thereafter postpone said sale from time to time by like publication or announcement, and at time and place so advertised or to which such sale may have been postponed. Trustee may sell the property as a whole or parcels as Trustee may determine at public auction to the highest bidder in lawful money of the United States. Said sale may take place in the County in which the property or any portion thereof is located Trustee, in conducting said sale, may act through agents, attorneys or auctioneers. Any person, including Trustor or Trustee or Beneficiary, may purchase at such sale.

Upon such sale, Trustee shall, after receipt of the amount paid, deliver to the purchaser its Deed conveying the property without warranty as to title, possession or encumbrances and shall apply the proceeds of the sale in the following order: (1) expense of sale; (2) all cost, fees, charges and expenses of Trustee and of this Trust, including attorney's fees in a reasonable amount; (3) cost of evidence or title and Trustee's fee in connection with such sale; (4) all sums expended under any of the terms hereof not then repaid, with accrued interest at the same rate as specified in the note for accrued interest on said note; (5) accrued interest on the said note; (6) unpaid principal of said note, or if more than one, the unpaid principal pro rated and without preference or priority; (7) any remainder to the person or persons legally entitled thereto upon proof of such right. Trustor agrees to surrender possession of said property to the Grantee immediately and without demand.

(j) **Consent, etc.:** Without affecting the liability of any person, including Trustor, for the payment of any indebtedness secured hereby or the lien of this Deed of Trust for the full amount of the indebtedness then remaining unpaid (other than any person or property specifically released by Beneficiary), Beneficiary or Trustee may from time to time and without notice do any one or more of the following: (1) release any indebtedness; (2) extend the time or otherwise alter the terms of payment of any such indebtedness; (3) accept additional security; (4) substitute or release any property securing such indebtedness; (5) reconvey any part of said property; (6) consent to the making of any map or plan thereof; (7) join in granting any easement thereon; or (8) join in any extension agreement or any agreement subordinating the lien or charge hereof.

(k) **General Provisions:** Beneficiary may, at any time by instrument in writing acknowledged by Beneficiary and recorded in the Office of the Recorder of the County or counties where said property or any part thereof is situated, appoint a new Trustee in place of the trustee named herein, who shall thereupon have all of the estate, powers and duties of the predecessor Trustee.

Trustee may at any time, upon written request of Beneficiary, reconvey any portion of said property to the persons legally entitled thereto without warranty as to title, possession or encumbrances, without affecting the personal liability of any person for the payment of said note or any indebtedness secured hereby or the lien of this Deed of Trust on the remainder of said property.

Acceptance by Beneficiary of any sum on account of any indebtedness secured hereby, after the date when such sum is due or after recording a notice of default and election to sell, shall not constitute a waiver of the right either to require prompt payment when due of all sums secured hereunder or to declare a default for failure to pay or a waiver of the right to proceed with the sale of said property under such notice for any unpaid balance of said indebtedness.

No remedy herein provided shall be exclusive of any other remedy herein or now or hereafter existing by law, but shall be cumulative.

Whenever the context requires, the masculine includes the feminine and neuter and the singular includes the plural. The term "Beneficiary" includes not only the original Beneficiary hereunder but also any future owner and holder, including pledges of the promissory note and indebtedness secured hereby.

Time is of the essence of all Trustor's obligations hereunder.

This Deed of Trust binds all parties hereto, their heirs, legatees, devises, administrators, executors, successors and assigns.

Initial _____ Initial _____ Initial _____ Initial _____

INITIAL H.B

INITIAL EB

RECORDING FEE $1.00 EXTRA THIS PAGE
LEGAL PENALTY FOR TOO SMALL PRINT

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EXHIBIT "A"

The land referred to in this report is situated in the County of Los Angeles, State of California, and is described as follows:

The East one-half of lot 9 in block 76 of Owensmouth tract, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in book 19, pages 36 and 37 of maps, in the office of the County Recorder of said county except therefrom the East 20 feet thereof, as provided in deeds recorded May 2, 1960 as instrument no. 1562 and recorded May 6, 1960 as instrument no. 1851, both Official Records.

INITIAL H.B

INITIAL EB

RIDER TO DEED OF TRUST, ASSIGNMENT OF RENTS, SECURITY AGREEMENT AND FIXTURE FILING STATEMENT

1. This Rider is attached to, and made a part of, a Deed of Trust, Assignment of Rents, Security Agreement, and Fixture Filing Statement executed by the undersigned Borrower(s), as Trustor(s), in favor of South Coast Commercial Bank ("SCCB"), as Beneficiary ("Deed of Trust"). In this Rider, the words "you", "your", and "yours" mean each and all of those who executed the Note secured by this Deed of Trust (the "Note").

2. (a) **Initial Interest Rate; Index**. The Note provides for an initial interest rate of 10.120 % per year (the "Initial Interest Rate"). THE INTEREST RATE MAY INCREASE DURING THE TERM OF THE NOTE. Any change in the interest rate will be based on an increase or decrease in the then-current quotation of the twelve month average of monthly yields on United States Treasury securities adjusted to a constant maturity of one year (12 MTA), (the "Index") as published in Federal Reserve Statistical Release H.15 on January 1st, April 1st, July 1st and October 1st of each year. (This figure, as published on the most recent such date, will be referred to as the "Current Index"). The "Current Index" used in determining interest rate adjustments is calculated by adding together the monthly yields published throughout the twelve consecutive calendar months ending with the most recent yield that was available twenty days before each Change Date, then dividing that sum by twelve and rounding the result to the nearest one-thousandth of one percentage point (0.001). If the Index or the information to calculate the Index becomes unavailable, changes in the interest rate will be related to a comparable index selected by SCCB in its reasonable discretion.

The Index in effect as of the date of this Note (the "Original Index") is 6.108 %.

(b) **Adjustment Dates**. The interest rate you will pay may change on March 1st, June 1st, September 1st and December 1st of each year, regardless of the original transaction date. Each date on which your interest could change is called an "Adjustment Date". You and SCCB have agreed that the first Adjustment Date will not be before June 1, 2001.

(c) **Change in Interest Rate on First Adjustment Date**. Before the First Adjustment Date, SCCB will calculate your new interest rate by adding to the Initial Interest Rate the difference between the Original Index and the Current Index (if the Current Index at that time is greater than the Original Index). Subject to the limitations set forth in Section 2(e) below, this amount will be your new interest rate until the next Adjustment Date.

(d) **Change in Interest Rate on Subsequent Adjustment Dates**. Before each subsequent Adjustment Date, SCCB will calculate your new interest rate by adding or subtracting from the then existing interest rate the difference between the Current Index and the previously established Current Index. Subject to the limitations set forth in Section 2(e) below, this amount will be your new interest rate until the next Adjustment Date.

Notwithstanding the foregoing, if the then existing interest rate is a rate that has been limited in some respect by the operation of Section 2(e)(i), (ii), or (iv) below, or if SCCB has previously waived an increase in the interest rate under Section 2(e)(iii) below, the new interest rate shall be established by adding the difference between the Current Index and the previously established Current Index to, or subtracting it from, the interest rate that would have been in effect but for such limitation or waiver (provided, however, that the new interest rate shall itself be subject to the limitations set forth in Section 2(e)).

(e) **Limitations on Interest Rate**.

(i) **Maximum Change on any Adjustment Date**. The new interest rate set at the first Adjustment Date will not be greater than 0.875% per annum above your Initial Interest Rate. Thereafter, your interest rate will not increase or decrease on any single Adjustment Date by more than 0.875% per annum from the interest rate change made by SCCB on the previous Adjustment Date.

(ii) **Maximum and Minimum Interest Rates**. The maximum interest rate (other than default interest charged pursuant to Section 9 of the Note) during the term of the Note is 15.120 % per annum. If, as of any Adjustment Date, the new rate of interest determined in accordance with Section 2(c) or 2(d) above, as applicable, would exceed the foregoing maximum rate, your new interest rate shall instead be the maximum rate.

In no event shall the interest rate decrease to a rate less than the Initial Interest Rate. If, as of any Adjustment Date, the new rate of interest determined in accordance with Section 2(c) or 2(d) above, as applicable, would be less than the Initial Interest Rate, your new rate of interest shall instead be the Initial Interest Rate.

(iii) **Waivers of Increases**. SCCB may waive its right to increase the interest rate at any time that such an increase could be made under the provisions of the Note, but such a waiver shall not be construed as a waiver of SCCB's right to increase the interest rate at a future date when entitled to do so.

(iv) **General Limitation**. All agreements between you and SCCB are expressly limited, so that in no event or contingency whatsoever, whether by reason of the advancement of the proceeds of this Note, acceleration of maturity of the unpaid principal balance, or otherwise, shall the amount paid or agreed to be paid by you for the use, forbearance or detention of the money to be advanced under this Note exceed the highest lawful rate permissible under applicable usury laws. If, under any circumstances whatsoever, fulfillment of any provision of the Note or of the Deed of Trust or any other agreement pertaining to it, after timely performance of such provision is due, shall involve exceeding the limit of validity prescribed by law which a court of competent jurisdiction deems applicable, then ipso facto, the obligations to be fulfilled shall be reduced to the limit of such validity, and if, under

INITIAL H.B INITIAL E.B

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any circumstances whatsoever, SCCB shall ever receive as interest an amount that exceeds the highest lawful rate, the amount that would be excessive interest shall be applied to the reduction of the unpaid principal balance under the Note and not to the payment of interest, or, if such excessive interest exceeds the unpaid balance of principal under the Note, such excess shall be refunded to you. This provision shall control every other provision of all agreements between you and SCCB.

(f) **Effect on Payments.** An increase in the interest rate will increase your periodic payments from the amount set forth in the Payment Schedule set forth in the Note. Written notice of a change in the payment amount will be mailed to your address of record at least thirty (30) days prior to the effective date of the change; provided, however, that SCCB's failure to mail such notice will not affect your liability to pay all amounts due herein. Any new payment amount and amortization thereof will be based upon the remaining term of the Note after the date of the change.

(g) **Calculation of Interest and Fees.** All calculations of interest (and other fees, if any) shall be made on the basis of the actual number of days per year (365 or 366) and the actual number of days between transactions.

THIS RIDER CONTAINS ONLY THE TERMS OF THE NOTE PERTAINING TO INTEREST RATE AND PAYMENT CHANGES. SEE THE NOTE FOR COMPLETE TERMS.

DATED: February 7, 2001

BORROWER:

Barkohanai

Hormoz Barkohanai

Elizabeth Bark

Elizabeth Barkohanai

(NOTARIZED/ACKNOWLEDGED)

Rev 07/00

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EXHIBIT B

ASSIGNED INSPECTOR: **AUGUSTUS ALBAS** **Date: July 20, 2026**
JOB ADDRESS: **7029 NORTH TOPANGA CANYON BOULEVARD, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2024-002-043**

Last Full Title: **05/08/2026** Last Update to Title:

LIST OF OWNERS AND INTERESTED PARTIES

1) HORMOZ BARKOHANAI AND ELIZABETH BARKOHANAI
   4100 ALEMAN DRIVE
   TARZANA, CA 91356-5404 CAPACITY: OWNERS

2) SOUTH COAST COMMERCIAL BANK
   P.O. BOX 19765
   IRVINE, CA 92623-9762 CAPACITY: INTERESTED PARTY

EXHIBIT C

Property Detail Report

For Property Located At :
7029 TOPANGA CANYON BLVD, CANOGA PARK, CA 91303-1961

CoreLogic RealQuest Professional

Owner Information

Owner Name:	**BARKOHANAI HORMOZ/BARKOHANAI ELIZABETH**
Mailing Address:	**4100 ALEMAN DR, TARZANA CA 91356-5404 C001**
Vesting Codes:	HW / / JT

Location Information

Legal Description:	**OWENSMOUTH E 130 FT OF W 280 FT OF LOT 9**		
County:	LOS ANGELES, CA	APN:	2024-002-043
Census Tract / Block:	1343.03 / 2	Alternate APN:	
Township-Range-Sect:		Subdivision:	OWENSMOUTH
Legal Book/Page:	21-29	Map Reference:	/
Legal Lot:	9	Tract #:	
Legal Block:	76	School District:	LOS ANGELES
Market Area:	CP	School District Name:	LOS ANGELES
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:	09/29/2000 / 05/17/2000	1st Mtg Amount/Type:	$150,000 / PRIVATE PARTY
Sale Price:	$555,000	1st Mtg Int. Rate/Type:	/ FIXED
Sale Type:	FULL	1st Mtg Document #:	1535571
Document #:	1535570	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	$64.20
New Construction:		Multi/Split Sale:	
Title Company:	LAWYERS TITLE INSURANCE CORP.		
Lender:	PRIVATE INDIVIDUAL		
Seller Name:	KLEIN RENEE E		

Prior Sale Information

Prior Rec/Sale Date:	11/01/1976 /	Prior Lender:	
Prior Sale Price:	$185,000	Prior 1st Mtg Amt/Type:	/
Prior Doc Number:	1850	Prior 1st Mtg Rate/Type:	/
Prior Deed Type:	DEED (REG)		

Property Characteristics

Year Built / Eff:	1966 / 1970	Total Rooms/Offices		Garage Area:	
Gross Area:	8,645	Total Restrooms:		Garage Capacity:	
Building Area:	8,645	Roof Type:		Parking Spaces:	
Tot Adj Area:		Roof Material:		Heat Type:	
Above Grade:		Construction:		Air Cond:	YES
# of Stories:		Foundation:		Pool:	
Other Improvements:		Exterior wall:		Quality:	
		Basement Area:		Condition:	

Site Information

Zoning:	LAP	Acres:	0.30	County Use:	STORE & OFFICE (1200)
Lot Area:	13,011	Lot Width/Depth:	x	State Use:	
Land Use:	STORES & OFFICES	Res/Comm Units:	1 / 1	Water Type:	
Site Influence:				Sewer Type:	

Tax Information

Total Value:	$836,281	Assessed Year:	2025	Property Tax:	$11,498.87
Land Value:	$301,360	Improved %:	64%	Tax Area:	8852
Improvement Value:	$534,921	Tax Year:	2025	Tax Exemption:	
Total Taxable Value:	$836,281				

Comparable Sales Report

For Property Located At

CoreLogic RealQuest Professional

7029 TOPANGA CANYON BLVD, CANOGA PARK, CA 91303-1961

4 Comparable(s) Selected.

Report Date: 05/18/2026

Summary Statistics:

	Subject	Low	High	Average
Sale Price	$555,000	$1,500,000	$11,945,000	$5,361,250
Bldg/Living Area	8,645	7,764	9,468	8,439
Price/Sqft	$64.20	$193.20	$1,474.69	$640.63
Year Built	1966	1915	1963	1936
Lot Area	13,011	4,079	12,325	7,572
Bedrooms	0	0	0	0
Bathrooms/Restrooms	0	0	0	0
Stories	0.00	0.00	0.00	0.00
Total Value	$836,281	$432,143	$9,614,797	$3,725,073
Distance From Subject	0.00	16.46	23.21	18.44

*= user supplied for search only

Comp #: **1** — Distance From Subject: **16.46 (miles)**

Address: **52 WINDWARD AVE, VENICE, CA 90291-4102**

Owner Name: **THE1915BUILDING LLC**

Seller Name: **52 WINDWARD LLC**

APN:	**4226-009-014**	Map Reference:	/	Building Area:	**8,100**
County:	**LOS ANGELES, CA**	Census Tract:	**2735.02**	Total Rooms/Offices:	
Subdivision:	**VENICE OF AMERICA**	Zoning:	**LAC2**	Total Restrooms:	
Rec Date:	**04/06/2026**	Prior Rec Date:	**02/25/2015**	Yr Built/Eff:	**1915 / 1935**
Sale Date:	**04/01/2026**	Prior Sale Date:	**01/12/2015**	Air Cond:	**NONE**
Sale Price:	**$11,945,000**	Prior Sale Price:	**$8,000,000**	Pool:	
Sale Type:	**FULL**	Prior Sale Type:	**FULL**	Roof Mat:	
Document #:	**236284**	Acres:	**0.09**		
1st Mtg Amt:	**$8,361,500**	Lot Area:	**4,079**		
Total Value:	**$9,614,797**	# of Stories:			
Land Use:	**STORES & OFFICES**	Park Area/Cap#:	/		

Comp #:	2			Distance From Subject:	16.83 (miles)
Address:	625 S GLENWOOD PL, BURBANK, CA 91506-2819				
Owner Name:	GLENWOOD HOLDINGS LLC				
Seller Name:	LEE RESIDENTIAL LLC				
APN:	2445-028-027	Map Reference:	/	Building Area:	8,425
County:	LOS ANGELES, CA	Census Tract:	3117.00	Total Rooms/Offices:	
Subdivision:	7282	Zoning:	BUM1*	Total Restrooms:	
Rec Date:	05/08/2026	Prior Rec Date:	03/05/2021	Yr Built/Eff:	1940 / 1949
Sale Date:	04/30/2026	Prior Sale Date:	03/04/2021	Air Cond:	NONE
Sale Price:	$3,800,000	Prior Sale Price:	$4,925,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	338363	Acres:	0.20		
1st Mtg Amt:	$2,105,640	Lot Area:	8,632		
Total Value:	$2,007,908	# of Stories:			
Land Use:	STORES & OFFICES	Park Area/Cap#:	/		

Comp #:	3			Distance From Subject:	17.24 (miles)
Address:	176 N LA BREA AVE, LOS ANGELES, CA 90036-2912				
Owner Name:	MAAYON YISROEL INC				
Seller Name:	JADE PROPERTIES INC				
APN:	5513-003-003	Map Reference:	/	Building Area:	9,468
County:	LOS ANGELES, CA	Census Tract:	2141.00	Total Rooms/Offices:	
Subdivision:	8498	Zoning:	LAC2	Total Restrooms:	
Rec Date:	04/13/2026	Prior Rec Date:	02/09/1976	Yr Built/Eff:	1927 / 1940
Sale Date:	10/30/2025	Prior Sale Date:		Air Cond:	YES
Sale Price:	$4,200,000	Prior Sale Price:	$105,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	256808	Acres:	0.12		
1st Mtg Amt:	$2,850,000	Lot Area:	5,253		
Total Value:	$432,143	# of Stories:			
Land Use:	STORES & OFFICES	Park Area/Cap#:	/		

Comp #:	4			Distance From Subject:	23.21 (miles)
Address:	715 E 14TH ST, LOS ANGELES, CA 90021-2113				
Owner Name:	MJOBBER LLC				
Seller Name:	FARKHONDEHPOUR 1993 F/T				
APN:	5132-019-047	Map Reference:	/	Building Area:	7,764
County:	LOS ANGELES, CA	Census Tract:	2260.02	Total Rooms/Offices:	
Subdivision:	J MARION BROOKS SUB	Zoning:	LAM2	Total Restrooms:	
Rec Date:	02/27/2026	Prior Rec Date:	03/01/2002	Yr Built/Eff:	1963 / 1969
Sale Date:	09/08/2025	Prior Sale Date:	02/21/2002	Air Cond:	
Sale Price:	$1,500,000	Prior Sale Price:	$1,850,010	Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	139842	Acres:	0.28		
1st Mtg Amt:		Lot Area:	12,325		
Total Value:	$2,845,444	# of Stories:			
Land Use:	STORES & OFFICES	Park Area/Cap#:	/		

EXHIBIT D

ASSIGNED INSPECTOR: **AUGUSTUS ALBAS** **Date: July 20, 2026**
JOB ADDRESS: **7029 NORTH TOPANGA CANYON BOULEVARD, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2024-002-043**

CASE NO.: 998102
ORDER NO.: A-6212727

EFFECTIVE DATE OF ORDER TO COMPLY: **April 10, 2024**
COMPLIANCE EXPECTED DATE: **May 10, 2024**
DATE COMPLIANCE OBTAINED: **May 16, 2024**

.....

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-6212727

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

JAVIER NUNEZ
PRESIDENT
JACOB STEVENS
VICE-PRESIDENT
CORISSA HERNANDEZ
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 AND NOTICE OF FEE

BARKOHANAI,HORMOZ AND ELIZABETH
4100 ALEMAN DR.
TARZANA, CA 91356

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

APR 03 2024

To the address as shown on the last equalized assessment roll
Initiated

CASE #: 998102
ORDER #: A-6212727
EFFECTIVE DATE: April 10, 2024
COMPLIANCE DATE: **May 10, 2024**

OWNER OF
SITE ADDRESS: **7029 N TOPANGA CANYON BLVD**
ASSESSORS PARCEL NO.: 2024-002-043
ZONE: P; Automotive Parking Zone
C1; Limited Commercial 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:

VIOLATION(S):

1. **Remove the graffiti on the building visible from public view.**

You are therefore ordered to: Remove all graffiti where such graffiti is visible from a public street or alley. The Los Angeles Office of Community Beautification provides limited graffiti removal services free of charge. To request service, call 311.

Code Section(s) in Violation: 91.8104, 91.8104.15, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

Location: Entire building

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.

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.

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 err 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 (818)374-1131.
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector: _____ Date: April 03, 2024

JOEL GUARDADO
14410 SYLVAN STREET SUITE 105
VAN NUYS, CA 91401
(818)374-1131
Joel.Guardado@lacity.org

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.