

# CITY OF LOS ANGELES

CALIFORNIA

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

JACOB STEVENS  
PRESIDENT

NANCY YAP  
VICE PRESIDENT

CORISSA HERNANDEZ  
JAVIER NUNEZ  
MOISES ROSALES



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

March 23, 2026

Council District: # 14

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

JOB ADDRESS: **2124 EAST VIOLET STREET, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **5166-004-004**  
Re: Invoice #892796-5

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: **2124 East Violet Street, Los Angeles, CA** ("Property"). A copy of the title report which includes a full legal description of the property is attached as Exhibit A.

Pursuant to Section 98.0421, the property owner was issued an order on July 14, 2023 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:

<u>Description</u>	<u>Amount</u>
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	30.00
<b>Grand Total</b>	<b>\$ <u>1,276.56</u></b>

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 **\$1,276.56** 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 **\$1,276.56** 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

Lien confirmed by  
City Council on:

 ATTEST: PATRICE LATTIMORE, CITY CLERK

BY: \_\_\_\_\_  
DEPUTY



1649 BUCKINGHAM RD.  
LOS ANGELES, CA 90019  
Phone 310-943-9235 [latitle@in2-res.com](mailto:latitle@in2-res.com)

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***Property Title Report***

***Work Order No. T18737***  
***Dated as of: 12/19/2025***

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

***SCHEDULE A***

***(Reported Property Information)***

***APN #: 5166-004-004***

***Property Address: 2124 E VIOLET ST      City: Los Angeles      County: Los Angeles***

**VESTING INFORMATION**

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

***Grantee : MANUEL GUTIERREZ AND EVANGELINA GUTIERREZ RAMON***

***Grantor : DARLENE B. MANTECON TRUSTEE OF THE DARLENE B. MANTECON PERSONAL TRUST***

***Deed Date : 05/26/2006***

***Recorded : 05/31/2006***

***Instr No. : 06-1188985***

***MAILING ADDRESS: MANUEL GUTIERREZ AND EVANGELINA GUTIERREZ RAMON  
2124 VIOLET ST, LOS ANGELES, CA 90021-1731***

***SCHEDULE B***

**LEGAL DESCRIPTION**

***Lot Number: 82-84 Brief Description: M L WICKS SUB OF THE GARBOLINO COOPER  
& SOUTH & PORTER TRACTS W 20 FT OF LOT 82 ALL OF LOT 83 AND E 20 FT OF LOT 84***

**MORTGAGES/LIENS**

***Type of Document: DEED OF TRUST AND ASSIGNMENT OF RENTS***

***Recording Date: 05/31/2006***

***Document #: 06-1188986***

***Loan Amount:***

***Lender Name: DARLENE B. MANTECON TRUSTEE OF THE DARLENE B. MANTECON PERSONAL TRUST***

***Borrowers Name: MANUEL GUTIERREZ AND EVANGELINA GUTIERREZ RAMON***

***MAILING ADDRESS: DARLENE B. MANTECON TRUSTEE OF THE DARLENE B. MANTECON PERSONAL TRUST***

***226 CHERRY DRIVE PASADENA, CA 91105***

This page is part of your document - DO NOT DISCARD

06 1188985

RECORDED/FILED IN OFFICIAL RECORDS  
RECORDER'S OFFICE  
LOS ANGELES COUNTY  
CALIFORNIA  
05/31/06 AT 08:00am

TITLE(S) :

DEED



FEE

FEE \$30	FF
A.F.N.F. 94	2

CODE  
20

CODE  
19

CODE  
9      SURVEY, MONUMENT FEE \$10. CODE 9 Σ

D.T.T.  
880-  
3600  
/

NOTIFICATION SENT-\$4  
Ⓢ

Assessor's Identification Number (AIN)  
To be completed by Examiner OR Title Company in black ink.

Number of AIN's Shown

5164 - 004 - 004

001

THIS FORM IS NOT TO BE DUPLICATED

FIRST AMERICAN TITLE COMPANY  
"SUBDIVISION"

2

RECORDING REQUESTED BY  
First American Title Company

AND WHEN RECORDED MAIL TO:  
Manuel Gutierrez and Evangelina Gutierrez  
Ramon  
2124 Violet  
Los Angeles, CA 90021

06 1188985

Space Above This Line for Recorder's Use Only

A.P.N.: 5166-004-004

File No.: VWL-2330018 (RP)

GRANT DEED

80 / (49)

The Undersigned Grantor(s) Declare(s) DOCUMENTARY TRANSFER TAX \$880.00, CITY TRANSFER TAX \$3,600.00,  
[ x ] computed on the consideration or full value of property conveyed, OR  
[ ] computed on the consideration or full value less value of liens and/or encumbrances remaining at time of sale,  
[ ] unincorporated area, [ ] City of Los Angeles, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Darlene B. Mantecon, Trustee of The Darlene B. Mantecon Personal Trust dated June 16, 1989**

hereby GRANTS to **Manuel Gutierrez and Evangelina Gutierrez Ramon, husband and wife as joint tenants**

the following described property in the City of **Los Angeles**, County of **Los Angeles**, State of **California**

**LOT 82, EXCEPT THE EAST 20 FEET, LOT 83 AND THE EAST 20 FEET OF LOT 84, OF M.L. WICK'S SUBDIVISION OF THE GARBOLINO-COOPER, SOUTH AND PORTER TRACTS, IN THE CITY OF LOS ANGELES COUNTY OF LOS ANGELES, STATE CALIFORNIA AS PER MAP RECORDED IN BOOK 16, PAGE 73, MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY.**

Dated: 05/26/2006

Darlene B Mantecon, Trustee of The  
Darlene B Mantecon Personal Trust dated  
June 16, 1989

*Darlene B. Mantecon*  
Darlene B Mantecon, Trustee



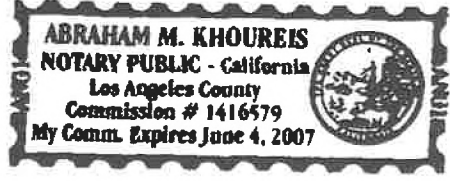
05/31/06

STATE OF CALIFORNIA )SS  
COUNTY OF Los Angeles )

On MAY 30, 2006, before me, ABRAHAM M. KHOUREIS  
Notary Public, personally appeared DARLENE B. MANTECON, 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 Abraham M. Khouris

My Commission Expires: JUNE 4, 2007 This area for official notarial seal

Notary Name ABRAHAM M. KHOUREIS Notary Phone: 323 349 0860  
Notary Registration Number 1416579 County of Principal Place of Business: Los Angeles

Ref.: GRANT Deed

Grantor: Darlene B. MANTECON

Grantee: Manuel Gutierrez, and  
Evangeline Gutierrez Ramon.

05/31/06

This page is part of your document - DO NOT DISCARD

06 1188986

RECORDED/FILED IN OFFICIAL RECORDS  
RECORDER'S OFFICE  
LOS ANGELES COUNTY  
CALIFORNIA  
05/31/06 AT 08:00am

TITLE(S) :

\_\_\_\_\_



FEE

D.T.T.

FEE \$32 - M
DAF \$4
C-20

7  
2T

NOTIFICATION SENT-\$4

CODE  
20

CODE  
19

CODE  
9

Assessor's Identification Number (AIN)

To be completed by Examiner OR Title Company in black ink.

Number of AIN's Shown

THIS FORM IS NOT TO BE DUPLICATED

**RECORDING REQUESTED BY**  
First American Title Company

**AND WHEN RECORDED MAIL TO:**  
Darlene B. Mantecon. Trustee of The Darlene  
B. Mantecon Personal Trust  
226 Cherry Drive  
Pasadena, CA 91105

06 1188986

Space Above This Line for Recorder's Use Only

A P N.: 5166-004-004

File No.: VWL-2330018 (RP)

**DEED OF TRUST AND ASSIGNMENT OF RENTS  
(Short Form)**

THIS DEED OF TRUST, made this **MAY 22, 2006**, between

**TRUSTOR: Manuel Gutierrez and Evangelina Gutierrez Ramon, husband and wife**

whose address is **2124 Violet Street, Los Angeles, CA,**

**TRUSTEE: First American Title Company, a California corporation**

and **BENEFICIARY: Darlene B. Mantecon. Trustee of The Darlene B. Mantecon Personal Trust**

**Witnesseth:** That Trustor **IRREVOCABLY GRANTS, TRANSFERS AND ASSIGNS** to TRUSTEE IN TRUST, WITH **POWER OF SALE**, that property in the City of **Los Angeles, Los Angeles County, State of California**, described as:

**LOT 82, EXCEPT THE EAST 20 FEET, LOT 83 AND THE EAST 20 FEET OF LOT 84, OF M.L. WICK'S SUBDIVISION OF THE GARBOLINO-COOPER, SOUTH AND PORTER TRACTS, IN THE CITY OF LOS ANGELES COUNTY OF LOS ANGELES, STATE CALIFORNIA AS PER MAP RECORDED IN BOOK 16, PAGE 73, MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY.**

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 Promissory Note of even date herewith, and any extension or renewal thereof, in the principal sum of \$728,000.00 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

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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 Bernadino	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	Mann	1849	122	Plumas	166	1307	Santa Cruz	1638	607	Tuolumne	177	160	
Fresno	5052	623	Mariposa	90	453	Riverside	3778	347	Shasta	800	633	Venutra	2607	237	
Glenn	469	76	Mendocino	667	99	Sacramento	5039	124	Sierra	38	187	Yolo	769	16	
Humboldt	801	83				San Diego	SERIES 5 Book 1964, Page 149774						Yuba	398	693

(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:     MAY 22, 2006    

Signature of Trustor(s)

  
\_\_\_\_\_  
Manuel Gutierrez

  
\_\_\_\_\_  
Evangelina Gutierrez Ramon

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

On MAY 29, 2006, before me, SANDRA M. EMNACE, Notary Public, personally appeared MANUEL GUTIERREZ, EVANGELINA GUTIERREZ, ~~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 ~~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 Sandra M. Emnace

My Commission Expires: MARCH 13, 2010

*This area for official notarial seal*

Notary Name: SANDRA M. EMNACE

Notary Phone: 805-377-0910

Notary Registration Number: 1651221

County of Principal Place of Business: LOS ANGELES

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**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 therefore, 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

5/31/06

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**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.

05/31/06

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-----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      First American Title Company**  
**WITH POWER OF SALE**  
**INDIVIDUAL**

05/31/06

06 1188986

ILLEGIBLE NOTARY DECLARATION

GOVERNMENT CODE 27361.7

I CERTIFY UNDER PENALTY OF PERJURY THAT THE NOTARY SEAL ON THE DOCUMENT TO WHICH THIS STATEMENT IS ATTACHED READS AS FOLLOWS

NAME OF NOTARY SANDRA M. EMINANCE  
 DATE COMMISSION EXPIRES MAR 13, 2010  
 NOTARY IDENTIFICATION NUMBER 1651221  
 MANUFACTURER / VENDOR IDENTIFICATION NUMBER NNA 1  
 PLACE OF EXECUTION NORWALK  
 DATE 5/31/06

  
Ramiro Rivas  
 CALIFORNIA HALL SERVICE

06 1188986



## Property Detail Report

For Property Located At :  
2124 VIOLET ST, LOS ANGELES, CA 90021-1731



### Owner Information

Owner Name: GUTIERREZ MANUEL/GUTIERREZ EVANGELINA  
Mailing Address: 2124 VIOLET ST, LOS ANGELES CA 90021-1731 C014  
Vesting Codes: HW // JT

### Location Information

Legal Description: M L WICKS SUB OF THE GARBOLINO COOPER & SOUTH & PORTER TRACTS W 20 FT OF LOT 82  
ALL OF LOT 83 AND E 20 FT OF LOT 84

County:	LOS ANGELES, CA	APN:	5166-004-004
Census Tract / Block:	2060.51 / 1	Alternate APN:	
Township-Range-Sect:		Subdivision:	M L WICKS SUB
Legal Book/Page:		Map Reference:	/
Legal Lot:	84	Tract #:	
Legal Block:		School District:	
Market Area:	C23	School District Name:	
Neighbor Code:		Munic/Township:	LA TD #1 CE

### Owner Transfer Information

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

### Last Market Sale Information

Recording/Sale Date:	05/31/2006 / 05/26/2006	1st Mtg Amount/Type:	\$728,000 / PRIVATE PARTY
Sale Price:	\$800,000	1st Mtg Int. Rate/Type:	/
Sale Type:	FULL	1st Mtg Document #:	1188986
Document #:	1188985	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$90.91
New Construction:		Multi/Split Sale:	MULTIPLE
Title Company:	FIRST AMERICAN TITLE		
Lender:	PRIVATE INDIVIDUAL		
Seller Name:	MANTECON D B PERSONAL TRUST		

### 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:	1952 / 1952	Total Rooms/Offices		Garage Area:	
Gross Area:	8,800	Total Restrooms:		Garage Capacity:	
Building Area:	8,800	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:	LAM3	Acres:	0.26	County Use:	LIGHT MANUFACTURING (3100)
Lot Area:	11,204	Lot Width/Depth:	x	State Use:	
Land Use:	LIGHT INDUSTRIAL	Res/Comm Units:	/	Water Type:	
Site Influence:				Sewer Type:	

**Tax Information**

Total Value: \$1,093,251  
 Land Value: \$683,285  
 Improvement Value: \$409,966  
 Total Taxable Value: \$1,093,251

Assessed Year: 2025  
 Improved %: 37%  
 Tax Year: 2024

Property Tax: \$15,662.88  
 Tax Area: 15117  
 Tax Exemption:

**Comparable Sales Report**

For Property Located At

**2124 VIOLET ST, LOS ANGELES, CA 90021-1731**

20 Comparable(s) Selected.

Report Date: 01/08/2026

**Summary Statistics:**

	Subject	Low	High	Average
Sale Price	\$800,000	\$1,253,000	\$9,600,000	\$4,114,625
Bldg/Living Area	8,800	7,500	10,004	8,847
Price/Sqft	\$90.91	\$125.43	\$1,263.16	\$476.62
Year Built	1952	1947	2003	1960
Lot Area	11,204	7,512	98,699	18,956
Bedrooms	0	0	0	0
Bathrooms/Restrooms	0	4	4	4
Stories	0.00	0.00	0.00	0.00
Total Value	\$1,093,251	\$212,265	\$6,765,200	\$1,580,558
Distance From Subject	0.00	0.48	15.39	8.31

\* = user supplied for search only

Comp #:	1	Distance From Subject: 0.48 (miles)			
Address:	654 S ANDERSON ST, LOS ANGELES, CA 90023-1106				
Owner Name:	654 ANDERSON STREET LLC				
Seller Name:	2974 PROPERTIES INC				
APN:	5171-017-007	Map Reference:	/	Building Area:	9,162
County:	LOS ANGELES, CA	Census Tract:	2060.50	Total Rooms/Offices:	
Subdivision:	STRONG & DICKINSONS	Zoning:	LAM2	Total Restrooms:	
	SALT LAKE RAILROAD				
Rec Date:	10/30/2025	Prior Rec Date:	03/29/1999	Yr Built/Eff:	1951 / 1951
Sale Date:	10/23/2025	Prior Sale Date:	03/24/1999	Air Cond:	
Sale Price:	\$2,700,000	Prior Sale Price:	\$335,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	756072	Acres:	0.24		
1st Mtg Amt:	\$1,282,500	Lot Area:	10,246		
Total Value:	\$525,165	# of Stories:			
Land Use:	LIGHT INDUSTRIAL	Park Area/Cap#:	/		

Comp #:	2	Distance From Subject: 1.60 (miles)			
Address:	710 E 18TH ST, LOS ANGELES, CA 90021-3004				
Owner Name:	LA METRO 24 LP				
Seller Name:	HUFFMAN VICTORIA L				
APN:	5131-005-025	Map Reference:	/	Building Area:	7,500
County:	LOS ANGELES, CA	Census Tract:	2260.01	Total Rooms/Offices:	

Subdivision:	<b>WASHINGTON STREET</b>	Zoning:	<b>LAM2</b>	Total Restrooms:	
Rec Date:	<b>08/21/2025</b>	Prior Rec Date:	<b>09/26/1990</b>	Yr Built/Eff:	<b>1969 / 1969</b>
Sale Date:	<b>08/19/2025</b>	Prior Sale Date:	<b>06/1990</b>	Air Cond:	
Sale Price:	<b>\$5,300,000</b>	Prior Sale Price:	<b>\$452,000</b>	Pool:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Roof Mat:	
Document #:	<b>570412</b>	Acres:	<b>0.17</b>		
1st Mtg Amt:		Lot Area:	<b>7,512</b>		
Total Value:	<b>\$1,466,092</b>	# of Stories:			
Land Use:	<b>LIGHT INDUSTRIAL</b>	Park Area/Cap#:	<b>/</b>		

Comp #:	<b>3</b>	Distance From Subject:	<b>1.61 (miles)</b>
Address:	<b>706 E 18TH ST, LOS ANGELES, CA 90021-3004</b>		
Owner Name:	<b>LA METRO 24 LP</b>		
Seller Name:	<b>HUFFMAN VICTORIA L</b>		
APN:	<b>5131-005-026</b>	Map Reference:	<b>/</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>2260.01</b>
Subdivision:	<b>WASHINGTON STREET</b>	Zoning:	<b>LAM2</b>
Rec Date:	<b>08/21/2025</b>	Prior Rec Date:	<b>09/26/1990</b>
Sale Date:	<b>08/19/2025</b>	Prior Sale Date:	<b>06/1990</b>
Sale Price:	<b>\$5,300,000</b>	Prior Sale Price:	<b>\$452,000</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>570412</b>	Acres:	<b>0.17</b>
1st Mtg Amt:		Lot Area:	<b>7,514</b>
Total Value:	<b>\$1,302,932</b>	# of Stories:	
Land Use:	<b>LIGHT INDUSTRIAL</b>	Park Area/Cap#:	<b>/</b>
		Building Area:	<b>7,500</b>
		Total Rooms/Offices:	
		Total Restrooms:	
		Yr Built/Eff:	<b>1964 / 1964</b>
		Air Cond:	
		Pool:	
		Roof Mat:	

Comp #:	<b>4</b>	Distance From Subject:	<b>2.66 (miles)</b>
Address:	<b>3201 S BROADWAY, LOS ANGELES, CA 90007-4112</b>		
Owner Name:	<b>HPPLA</b>		
Seller Name:	<b>BROADWAY EQUITY PARTNERS LLC</b>		
APN:	<b>5122-006-008</b>	Map Reference:	<b>/</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>2246.00</b>
Subdivision:	<b>BUSHS &amp; CRAWFORDS</b>	Zoning:	<b>LAM1</b>
	<b>SUB</b>		
Rec Date:	<b>07/29/2025</b>	Prior Rec Date:	<b>05/14/2004</b>
Sale Date:	<b>06/09/2025</b>	Prior Sale Date:	<b>04/20/2004</b>
Sale Price:	<b>\$1,484,000</b>	Prior Sale Price:	<b>\$730,000</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>509208</b>	Acres:	<b>0.19</b>
1st Mtg Amt:		Lot Area:	<b>8,351</b>
Total Value:	<b>\$2,344,980</b>	# of Stories:	
Land Use:	<b>LIGHT INDUSTRIAL</b>	Park Area/Cap#:	<b>/</b>
		Building Area:	<b>8,360</b>
		Total Rooms/Offices:	
		Total Restrooms:	
		Yr Built/Eff:	<b>1947 / 1947</b>
		Air Cond:	
		Pool:	
		Roof Mat:	

Comp #:	<b>5</b>	Distance From Subject:	<b>4.01 (miles)</b>
Address:	<b>1390 MONTEREY PASS RD, MONTEREY PARK, CA 91754-3619</b>		
Owner Name:	<b>1390 MONTEREY PARK LLC</b>		
Seller Name:	<b>SSS LA LLC</b>		
APN:	<b>5252-004-074</b>	Map Reference:	<b>/</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>4820.02</b>
Subdivision:	<b>22895</b>	Zoning:	<b>MPM*</b>
Rec Date:	<b>10/15/2025</b>	Prior Rec Date:	<b>10/15/2021</b>
Sale Date:	<b>10/09/2025</b>	Prior Sale Date:	<b>08/17/2021</b>
Sale Price:	<b>\$2,275,000</b>	Prior Sale Price:	<b>\$2,500,000</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>709896</b>	Acres:	<b>0.53</b>
1st Mtg Amt:	<b>\$1,292,500</b>	Lot Area:	<b>23,030</b>
Total Value:	<b>\$2,653,019</b>	# of Stories:	
Land Use:	<b>LIGHT INDUSTRIAL</b>	Park Area/Cap#:	<b>/</b>
		Building Area:	<b>10,000</b>
		Total Rooms/Offices:	
		Total Restrooms:	
		Yr Built/Eff:	<b>1960 / 1960</b>
		Air Cond:	
		Pool:	
		Roof Mat:	

Comp #: 6 Distance From Subject: 5.88 (miles)  
 Address: 4481 FIRESTONE BLVD, SOUTH GATE, CA 90280-3320  
 Owner Name: TSATURYAN RITA  
 Seller Name: 4511 FIRESTONE BLVD LLC  
 APN: 6216-007-001      Map Reference: /      Building Area: 9,900  
 County: LOS ANGELES, CA      Census Tract: 5360.00      Total Rooms/Offices:  
 Subdivision: 5561      Zoning: SGM2YY      Total Restrooms:  
 Rec Date: 09/26/2025      Prior Rec Date: 09/20/2018      Yr Built/Eff: 1951 / 1951  
 Sale Date: 09/11/2025      Prior Sale Date: 08/07/2018      Air Cond:  
 Sale Price: \$4,650,000      Prior Sale Price: \$2,425,000      Pool:  
 Sale Type: FULL      Prior Sale Type: FULL      Roof Mat:  
 Document #: 665061      Acres: 0.23  
 1st Mtg Amt:      Lot Area: 9,898  
 Total Value: \$929,220      # of Stories:  
 Land Use: LIGHT INDUSTRIAL      Park Area/Cap#: /

Comp #: 7 Distance From Subject: 7.52 (miles)  
 Address: 4655 SAN FERNANDO RD, GLENDALE, CA 91204-1823  
 Owner Name: SAN FERNANDO 4655 LLC  
 Seller Name: BLAIR INVESTMENTS  
 APN: 5696-020-035      Map Reference: /      Building Area: 8,916  
 County: LOS ANGELES, CA      Census Tract: 3024.01      Total Rooms/Offices:  
 Subdivision: 5717      Zoning: GLM2\*      Total Restrooms:  
 Rec Date: 07/08/2025      Prior Rec Date: 02/15/1995      Yr Built/Eff: 1982 / 1982  
 Sale Date: 07/02/2025      Prior Sale Date:  
 Sale Price: \$3,600,000      Prior Sale Price:  
 Sale Type: FULL      Prior Sale Type:  
 Document #: 455062      Acres: 0.29  
 1st Mtg Amt:      Lot Area: 12,618  
 Total Value: \$692,749      # of Stories:  
 Land Use: LIGHT INDUSTRIAL      Park Area/Cap#: /

Comp #: 8 Distance From Subject: 7.67 (miles)  
 Address: 422 E DIXON ST, COMPTON, CA 90222-1420  
 Owner Name: AAA PLATING REAL ESTATE LLC  
 Seller Name: AAA PLATING & INSPECTION INC  
 APN: 6169-018-024      Map Reference: /      Building Area: 8,000  
 County: LOS ANGELES, CA      Census Tract: 5416.03      Total Rooms/Offices:  
 Subdivision: BELLE VERNON ACRES      Zoning: COMH-B\*      Total Restrooms:  
 Rec Date: 12/04/2025      Prior Rec Date: 03/14/1986      Yr Built/Eff: 1957 / 1957  
 Sale Date: 11/24/2025      Prior Sale Date: 11/1985      Air Cond:  
 Sale Price: \$9,600,000      Prior Sale Price: \$425,000      Pool:  
 Sale Type: FULL      Prior Sale Type: FULL      Roof Mat:  
 Document #: 874419      Acres: 0.50  
 1st Mtg Amt: \$7,200,000      Lot Area: 21,817  
 Total Value: \$396,260      # of Stories:  
 Land Use: LIGHT INDUSTRIAL      Park Area/Cap#: /

Comp #: 9 Distance From Subject: 7.68 (miles)  
 Address: 410 E DIXON ST, COMPTON, CA 90222-1420  
 Owner Name: AAA PLATING REAL ESTATE LLC  
 Seller Name: AAA PLATING & INSPECTION INC  
 APN: 6169-018-009      Map Reference: /      Building Area: 7,600  
 County: LOS ANGELES, CA      Census Tract: 5416.03      Total Rooms/Offices:  
 Subdivision: BELLE VERNON ACRES      Zoning: COMH-B\*      Total Restrooms:  
 Rec Date: 12/04/2025      Prior Rec Date: 03/18/1985      Yr Built/Eff: 1951 / 1952

Sale Date:	<b>11/24/2025</b>	Prior Sale Date:		Air Cond:	
Sale Price:	<b>\$9,600,000</b>	Prior Sale Price:	<b>\$476,500</b>	Pool:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>UNKNOWN</b>	Roof Mat:	
Document #:	<b>874419</b>	Acres:	<b>0.50</b>		
1st Mtg Amt:	<b>\$7,200,000</b>	Lot Area:	<b>21,769</b>		
Total Value:	<b>\$403,103</b>	# of Stories:			
Land Use:	<b>LIGHT INDUSTRIAL</b>	Park Area/Cap#:	<b>/</b>		

Comp #:	<b>10</b>					Distance From Subject:	<b>8.18 (miles)</b>
Address:	<b>5833 PERRY DR, CULVER CITY, CA 90232-7316</b>						
Owner Name:	<b>CIVICAP 5860 ADAMS LLC</b>						
Seller Name:	<b>2635 FAIRFAX OWNER LLC</b>						
APN:	<b>4205-001-027</b>	Map Reference:	<b>/</b>	Building Area:	<b>10,000</b>		
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>7024.00</b>	Total Rooms/Offices:			
Subdivision:	<b>RANCHO RINCON DE LO</b>	Zoning:	<b>CCM1</b>	Total Restrooms:	<b>4</b>		
Rec Date:	<b>09/17/2025</b>	Prior Rec Date:	<b>02/24/2021</b>	Yr Built/Eff:	<b>1953 / 1953</b>		
Sale Date:	<b>09/10/2025</b>	Prior Sale Date:	<b>02/16/2021</b>	Air Cond:			
Sale Price:	<b>\$8,677,000</b>	Prior Sale Price:	<b>\$8,000,000</b>	Pool:			
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Roof Mat:			
Document #:	<b>640363</b>	Acres:	<b>0.27</b>				
1st Mtg Amt:		Lot Area:	<b>11,861</b>				
Total Value:	<b>\$6,765,200</b>	# of Stories:					
Land Use:	<b>LIGHT INDUSTRIAL</b>	Park Area/Cap#:	<b>/</b>				

Comp #:	<b>11</b>					Distance From Subject:	<b>8.62 (miles)</b>
Address:	<b>321 W 130TH ST, LOS ANGELES, CA 90061-1101</b>						
Owner Name:	<b>GARY LICHTIG &amp; CHERYL PA TRUST</b>						
Seller Name:	<b>RUMACK &amp; RUMACK PROPERTIES LLC</b>						
APN:	<b>6132-014-019</b>	Map Reference:	<b>/</b>	Building Area:	<b>9,990</b>		
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>5409.02</b>	Total Rooms/Offices:			
Subdivision:	<b>ATHENS SUB 3</b>	Zoning:	<b>LCM11/2*</b>	Total Restrooms:			
Rec Date:	<b>10/31/2025</b>	Prior Rec Date:	<b>03/08/1995</b>	Yr Built/Eff:	<b>1961 / 1961</b>		
Sale Date:	<b>10/28/2025</b>	Prior Sale Date:		Air Cond:			
Sale Price:	<b>\$1,253,000</b>	Prior Sale Price:		Pool:			
Sale Type:	<b>FULL</b>	Prior Sale Type:		Roof Mat:			
Document #:	<b>759733</b>	Acres:	<b>0.39</b>				
1st Mtg Amt:		Lot Area:	<b>16,806</b>				
Total Value:	<b>\$212,265</b>	# of Stories:					
Land Use:	<b>LIGHT INDUSTRIAL</b>	Park Area/Cap#:	<b>/</b>				

Comp #:	<b>12</b>					Distance From Subject:	<b>9.81 (miles)</b>
Address:	<b>519 HINDRY AVE, INGLEWOOD, CA 90301-2017</b>						
Owner Name:	<b>GHADIMI WILLIAM/GHADIMI TIFFANY</b>						
Seller Name:	<b>ANTHONY FAMILY TRUST</b>						
APN:	<b>4126-006-009</b>	Map Reference:	<b>/</b>	Building Area:	<b>7,762</b>		
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>6014.01</b>	Total Rooms/Offices:			
Subdivision:		Zoning:	<b>INM1*</b>	Total Restrooms:			
Rec Date:	<b>10/14/2025</b>	Prior Rec Date:	<b>05/28/1998</b>	Yr Built/Eff:	<b>1951 / 1954</b>		
Sale Date:	<b>10/08/2025</b>	Prior Sale Date:	<b>05/19/1998</b>	Air Cond:			
Sale Price:	<b>\$2,400,000</b>	Prior Sale Price:		Pool:			
Sale Type:	<b>FULL</b>	Prior Sale Type:		Roof Mat:			
Document #:	<b>706932</b>	Acres:	<b>0.26</b>				
1st Mtg Amt:		Lot Area:	<b>11,474</b>				
Total Value:	<b>\$216,921</b>	# of Stories:					
Land Use:	<b>LIGHT INDUSTRIAL</b>	Park Area/Cap#:	<b>/</b>				

Comp #: 13 Distance From Subject: 9.95 (miles)  
 Address: 9710 KLINGERMAN ST, SOUTH EL MONTE, CA 91733-1729  
 Owner Name: EA INVESTMENT LLC  
 Seller Name: ELEMENTS LLC  
 APN: 8102-020-007 Map Reference: / Building Area: 9,000  
 County: LOS ANGELES, CA Census Tract: 4335.06 Total Rooms/Offices:  
 Subdivision: 20120 Zoning: SEM\* Total Restrooms:  
 Rec Date: 08/11/2025 Prior Rec Date: 01/03/2008 Yr Built/Eff: 1956 / 1956  
 Sale Date: 05/28/2025 Prior Sale Date: 03/29/2007 Air Cond:  
 Sale Price: \$2,000,000 Prior Sale Price: \$1,100,000 Pool:  
 Sale Type: FULL Prior Sale Type: FULL Roof Mat:  
 Document #: 542284 Acres: 0.44  
 1st Mtg Amt: \$800,000 Lot Area: 19,234  
 Total Value: \$1,322,026 # of Stories:  
 Land Use: LIGHT INDUSTRIAL Park Area/Cap#: /

Comp #: 14 Distance From Subject: 10.00 (miles)  
 Address: 9742 KLINGERMAN ST, SOUTH EL MONTE, CA 91733-1729  
 Owner Name: ER LA LLC  
 Seller Name: NUNEZ GILBERTO & ALICIA  
 APN: 8102-020-003 Map Reference: / Building Area: 8,000  
 County: LOS ANGELES, CA Census Tract: 4335.06 Total Rooms/Offices:  
 Subdivision: 20120 Zoning: SEM\* Total Restrooms:  
 Rec Date: 05/21/2025 Prior Rec Date: 11/16/2006 Yr Built/Eff: 1956 / 1956  
 Sale Date: 05/09/2025 Prior Sale Date: 07/26/2006 Air Cond:  
 Sale Price: \$1,900,000 Prior Sale Price: \$1,080,000 Pool:  
 Sale Type: FULL Prior Sale Type: FULL Roof Mat:  
 Document #: 336571 Acres: 0.37  
 1st Mtg Amt: \$1,615,000 Lot Area: 16,267  
 Total Value: \$1,446,960 # of Stories:  
 Land Use: LIGHT INDUSTRIAL Park Area/Cap#: /

Comp #: 15 Distance From Subject: 10.92 (miles)  
 Address: 10740 WEAVER AVE, SOUTH EL MONTE, CA 91733-2749  
 Owner Name: VISOY LLC  
 Seller Name: KIM FAMILY TRUST  
 APN: 8104-028-022 Map Reference: / Building Area: 9,600  
 County: LOS ANGELES, CA Census Tract: 4338.04 Total Rooms/Offices:  
 Subdivision: E J BALDWINS Zoning: SEM\* Total Restrooms:  
 Rec Date: 08/04/2025 Prior Rec Date: 08/13/2021 Yr Built/Eff: 1960 / 1960  
 Sale Date: 06/03/2025 Prior Sale Date: 07/29/2021 Air Cond:  
 Sale Price: \$2,200,000 Prior Sale Price: \$2,500,000 Pool:  
 Sale Type: FULL Prior Sale Type: FULL Roof Mat:  
 Document #: 524453 Acres: 0.44  
 1st Mtg Amt: \$1,400,000 Lot Area: 19,193  
 Total Value: \$2,653,018 # of Stories:  
 Land Use: LIGHT INDUSTRIAL Park Area/Cap#: /

Comp #: 16 Distance From Subject: 12.22 (miles)  
 Address: 6103 OBISPO AVE, LONG BEACH, CA 90805-3799  
 Owner Name: ARAPAHOE CENTRAL LLC  
 Seller Name: MASTER K GLADYS LLC  
 APN: 7121-011-049 Map Reference: / Building Area: 9,846  
 County: LOS ANGELES, CA Census Tract: 5701.00 Total Rooms/Offices:  
 Subdivision: CALIFORNIA CO OP Zoning: LBMG-ML\* Total Restrooms:  
                   COLONY TR  
 Rec Date: 10/17/2025 Prior Rec Date: 02/17/2022 Yr Built/Eff: 2003 / 2003  
 Sale Date: 09/24/2025 Prior Sale Date: 02/14/2022 Air Cond:

Sale Price:	<b>\$3,953,500</b>	Prior Sale Price:	<b>\$3,725,000</b>	Pool:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Roof Mat:	
Document #:	<b>718558</b>	Acres:	<b>2.27</b>		
1st Mtg Amt:	<b>\$1,974,000</b>	Lot Area:	<b>98,699</b>		
Total Value:	<b>\$3,952,999</b>	# of Stories:			
Land Use:	<b>LIGHT INDUSTRIAL</b>	Park Area/Cap#:	<b>/</b>		

Comp #:	<b>17</b>	Distance From Subject: <b>13.71 (miles)</b>			
Address:	<b>3075 N CALIFORNIA ST, BURBANK, CA 91504</b>				
Owner Name:	<b>KARAPETYAN ARTAK</b>				
Seller Name:	<b>DE ROO TRUST</b>				
APN:	<b>2466-001-047</b>	Map Reference:	<b>/</b>	Building Area:	<b>8,000</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>3104.00</b>	Total Rooms/Offices:	
Subdivision:	<b>8874</b>	Zoning:	<b>BUM2*</b>	Total Restrooms:	
Rec Date:	<b>07/18/2025</b>	Prior Rec Date:	<b>11/22/1985</b>	Yr Built/Eff:	<b>1953 / 1953</b>
Sale Date:	<b>05/28/2025</b>	Prior Sale Date:	<b>11/1985</b>	Air Cond:	
Sale Price:	<b>\$3,200,000</b>	Prior Sale Price:	<b>\$400,000</b>	Pool:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Roof Mat:	
Document #:	<b>484217</b>	Acres:	<b>0.31</b>		
1st Mtg Amt:	<b>\$2,755,000</b>	Lot Area:	<b>13,455</b>		
Total Value:	<b>\$796,549</b>	# of Stories:			
Land Use:	<b>LIGHT INDUSTRIAL</b>	Park Area/Cap#:	<b>/</b>		

Comp #:	<b>18</b>	Distance From Subject: <b>14.15 (miles)</b>			
Address:	<b>6846 TUJUNGA AVE, NORTH HOLLYWOOD, CA 91605-6324</b>				
Owner Name:	<b>AIDM INVESTMENTS LLC</b>				
Seller Name:	<b>ALMORE PROPERTIES LLC</b>				
APN:	<b>2319-006-002</b>	Map Reference:	<b>/</b>	Building Area:	<b>10,004</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>1232.06</b>	Total Rooms/Offices:	
Subdivision:	<b>20075</b>	Zoning:	<b>LAM2</b>	Total Restrooms:	
Rec Date:	<b>05/01/2025</b>	Prior Rec Date:	<b>01/25/1991</b>	Yr Built/Eff:	<b>1954 / 1954</b>
Sale Date:	<b>04/11/2025</b>	Prior Sale Date:	<b>11/1990</b>	Air Cond:	<b>EVAP COOLER</b>
Sale Price:	<b>\$4,850,000</b>	Prior Sale Price:	<b>\$750,000</b>	Pool:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Roof Mat:	
Document #:	<b>283452</b>	Acres:	<b>0.40</b>		
1st Mtg Amt:	<b>\$2,458,000</b>	Lot Area:	<b>17,514</b>		
Total Value:	<b>\$1,352,778</b>	# of Stories:			
Land Use:	<b>LIGHT INDUSTRIAL</b>	Park Area/Cap#:	<b>/</b>		

Comp #:	<b>19</b>	Distance From Subject: <b>14.16 (miles)</b>			
Address:	<b>6856 TUJUNGA AVE, NORTH HOLLYWOOD, CA 91605-6324</b>				
Owner Name:	<b>AIDM INVESTMENTS LLC</b>				
Seller Name:	<b>ALMORE PROPERTIES LLC</b>				
APN:	<b>2319-006-001</b>	Map Reference:	<b>/</b>	Building Area:	<b>9,990</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>1232.06</b>	Total Rooms/Offices:	
Subdivision:	<b>20075</b>	Zoning:	<b>LAM2</b>	Total Restrooms:	
Rec Date:	<b>05/01/2025</b>	Prior Rec Date:	<b>01/25/1991</b>	Yr Built/Eff:	<b>1954 / 1954</b>
Sale Date:	<b>04/11/2025</b>	Prior Sale Date:	<b>12/1990</b>	Air Cond:	
Sale Price:	<b>\$4,850,000</b>	Prior Sale Price:	<b>\$650,000</b>	Pool:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Roof Mat:	
Document #:	<b>283452</b>	Acres:	<b>0.40</b>		
1st Mtg Amt:	<b>\$2,458,000</b>	Lot Area:	<b>17,476</b>		
Total Value:	<b>\$1,172,400</b>	# of Stories:			
Land Use:	<b>LIGHT INDUSTRIAL</b>	Park Area/Cap#:	<b>/</b>		

Comp #:	<b>20</b>	Distance From Subject: <b>15.39 (miles)</b>			
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Address:	<b>22717 S WESTERN AVE, TORRANCE, CA 90501-4952</b>				
Owner Name:	<b>PRONER MARK S</b>				
Seller Name:	<b>TSAI CHIEN-MIN &amp; LIH-WEN</b>				
APN:	<b>7357-037-021</b>	Map Reference:	<b>/</b>	Building Area:	<b>7,818</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>6509.03</b>	Total Rooms/Offices:	
Subdivision:	<b>16125</b>	Zoning:	<b>TOMI-BP</b>	Total Restrooms:	
Rec Date:	<b>07/29/2025</b>	Prior Rec Date:	<b>11/21/1996</b>	Yr Built/Eff:	<b>1985 / 1985</b>
Sale Date:	<b>07/07/2025</b>	Prior Sale Date:		Air Cond:	
Sale Price:	<b>\$2,500,000</b>	Prior Sale Price:		Pool:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>N</b>	Roof Mat:	
Document #:	<b>509390</b>	Acres:	<b>0.33</b>		
1st Mtg Amt:		Lot Area:	<b>14,382</b>		
Total Value:	<b>\$1,006,516</b>	# of Stories:			
Land Use:	<b>LIGHT INDUSTRIAL</b>	Park Area/Cap#:	<b>/</b>		

# EXHIBIT D

ASSIGNED INSPECTOR: **LUIS ESCOTO**  
JOB ADDRESS: **2124 EAST VIOLET STREET, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **5166-004-004**

Date: **March 23, 2026**

CASE NO.: **939369**  
ORDER NO.: **A-5998609**

EFFECTIVE DATE OF ORDER TO COMPLY: **July 14, 2023**  
COMPLIANCE EXPECTED DATE: **August 13, 2023**  
DATE COMPLIANCE OBTAINED: **No Compliance to Date**

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

### **VIOLATIONS:**

SEE ATTACHED ORDER # A-5998609

1011005202333657408

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 AND NOTICE OF FEE

MANUEL AND EVANGELINA GUTIERREZ  
2124 VIOLET ST  
LOS ANGELES, CA 90021

CASE #: 939369  
ORDER #: A-5998609  
EFFECTIVE DATE: July 14, 2023  
COMPLIANCE DATE: August 13, 2023

OWNER OF  
SITE ADDRESS: 2124 E VIOLET ST  
ASSESSORS PARCEL NO.: 5166-004-004  
ZONE: M3; Heavy Industrial 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. Unapproved construction.

You are therefore ordered to: Demolish and remove the unapproved construction or make it conform to the provisions of this Code.

Code Section(s) in Violation: 91.8105, 91.103.1, 12.21A.1(a) of the L.A.M.C.

Location: 2120-2124 E Violet St

Comments: Discontinue using the building/warehouse for indoor cultivation or obtain building permits, change of use permit and Certificate of Occupancy from the Los Angeles Department of Building and Safety.

1. The construction of insulated walls and ceiling for indoor cultivation grow rooms to the building/warehouse was constructed without the required permits and approvals.

You are therefore ordered to: 1) Demolish and remove all construction work performed without the required permit(s). 2) Restore the existing structure(s) to its originally approved condition, OR 3) Submit

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

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plans, obtain the required permits and expose the work for proper inspections.

Code Section(s) in Violation: 91.8105, 91.106.1.1, 91.106.1.2, 91.108.4, 91.106.3.2, 91.103.1, 93.0104, 94.103.1.1, 95.112.1, 12.21A.1.(a) of the L.A.M.C.

Location: 2120-2124 E Violet St

Comments: Remove the unpermitted insulated walls and ceilings used for indoor cultivation rooms or obtain building permits, change of use permit and Certificate of Occupancy from the Los Angeles Department of Building and Safety.

**2. Electrical, plumbing, HVAC(mechanical) work has been done without the required permits and approvals.**

You are therefore ordered to: Obtain all required electrical permits and approvals.

Code Section(s) in Violation: 93.0201, 93.0104, 91.103.1 12.21A.1.(a) of the L.A.M.C.

Location: 2120-2124 E Violet St

Comments: Remove the unpermitted electrical, plumbing and HVAC(mechanical) used for the indoor cultivation rooms.

**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.

**INVESTIGATION FEE REQUIRED:**

Whenever any work has been commenced without authorization by a permit or application for inspection, and which violates provisions of Articles 1 through 8 of Chapter IX of the Los Angeles Municipal Code (L.A.M.C.), and if no order has been issued by the department or a court of law requiring said work to proceed, a special investigation fee which shall be double the amount charged for an application for inspection, license or permit fee, but not less than \$400.00, shall be collected on each permit, license or application for inspection. Section 98.0402 (a) L.A.M.C.

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.



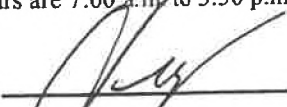
**CODE ENFORCEMENT BUREAU**  
For routine City business and non-emergency services: Call 3-1-1  
www.ladbs.org

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**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 (213)252-3054.  
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector: 

Date: June 28, 2023

JUAN ESCOTO  
221 N.FIGUEROA ST. SUITE 1100  
LOS ANGELES, CA 90012  
(213)252-3054  
juan.escoto@lacity.org

D.S.  
REVIEWED BY

The undersigned hereby certifies that this notice  
was properly served on the person named  
therein in accordance with the Law  
JUL 1 2 2023  
I, \_\_\_\_\_, Secretary of the  
City of Los Angeles, do hereby certify that  
this notice was properly served on the  
person named therein.

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.



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