

CITY OF LOS ANGELES

CALIFORNIA

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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



JACOB STEVENS
PRESIDENT

NANCY YAP
VICE PRESIDENT

CORISSA HERNANDEZ
JAVIER NUNEZ
MOISES ROSALES

KAREN BASS
MAYOR

OSAMA YOUNAN, P.E.
GENERAL MANAGER
SUPERINTENDENT OF BUILDING

JOHN WEIGHT
EXECUTIVE OFFICER

March 20, 2026

Council District: # 8

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

JOB ADDRESS: 7406 SOUTH WESTERN AVENUE, LOS ANGELES, CA
ASSESSORS PARCEL NO. (APN): 6018-016-003
Re: Invoice #901118-8

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: **7406 South Western Avenue, Los Angeles, CA** ("Property"). A copy of the title report which includes a full legal description of the property is attached as Exhibit A.

Following the Department's investigation an order or orders to comply were issued on September 9, 2022 to the property owner and all interested parties. Pursuant to Section 98.0411(a) the order warned that "a proposed noncompliance fee may be imposed for failure to comply with the order within 15 days after the compliance date specified in the order or unless an appeal or slight modification is filed within 15 days after the compliance date." The owners failed to comply within the time prescribed by ordinance. The Department imposed non-compliance fee as follows:

| <u>Description</u> | <u>Amount</u> |
|-----------------------------------|--------------------|
| Non-Compliance fee | 660.00 |
| Late Charge/Collection fee (250%) | 1,650.00 |
| Accumulated Interest (1%/month) | 18.24 |
| Title Report fee | 30.00 |
| Grand Total | \$ 2,358.24 |

Pursuant to the authority granted by Section 7.35.3 of the Los Angeles Administrative Code, it is proposed that a lien for a total sum of **\$2,358.24** be recorded against the property. It is requested that the Honorable City Council of the City of Los Angeles (the "Council") designate the time and place protest can be heard concerning this matter, as set forth in Sections 7.35.3 and 7.35.5 of the Los Angeles Administrative Code.

It is further requested that Council instruct the LADBS to deposit to Dept 08, Fund 48R, Balance Sheet Account 2200, any payment received against this lien in the amount of **\$2,358.24** on the referenced property. A copy of the title report which includes a full legal description of the property is attached as Exhibit A. A list of all the names and addresses of owners and all interested parties entitled to notice is included (Exhibit B). Also attached is a report which includes the current fair market value of the property including all encumbrances of record on the property as of the date of the report (Exhibit C).

DEPARTMENT OF BUILDING AND SAFETY


Ana Mae Yutan
Chief, Resource Management Bureau

my

ATTEST: PATRICE LATTIMORE, CITY CLERK

Lien confirmed by
City Council on:

BY: _____
DEPUTY



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

Property Title Report

Work Order No. T18722
Dated as of: 12/19/2025

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 6018-016-003

Property Address: 7406 S WESTERN AVE **City:** Los Angeles **County:** Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : PARHAM KHORSANDI ESQ TRUSTEE OF THE WESTERN LAND TRUST (50%) AND KHORSANDI, ESQ., TRUSTEE OF THE EASTERN LAND TRUST (50%)

Grantor : CHERYL TEMPLETON ADMINISTRATOR OF THE ESTATE OF GERHARD H. KING

Deed Date : 05/19/2016 **Recorded :** 07/15/2016

Instr No. : 16-0828722

MAILING ADDRESS: PARHAM KHORSANDI ESQ TRUSTEE OF THE WESTERN LAND TRUST (50%) AND KHORSANDI, ESQ., TRUSTEE OF THE EASTERN LAND TRUST (50%)
PO BOX 491335, LOS ANGELES, CA 90049-9335

SCHEDULE B

LEGAL DESCRIPTION

Lot Number: 4,5 **Block:** 9 **Tract No:** 6757 **Brief Description:** TRACT NO 6757 N 15 FT OF LOT 5 AND ALL OF LOT 4 BLK 9

MORTGAGES/LIENS

Type of Document: DEED OF TRUST WITH ASSIGNMENT OF RENTS

Recording Date: 07/18/2016 **Document #:** 16-0834208

Loan Amount: \$940,000

Lender Name: PARHAM KHORSANDI, ESQ

Borrowers Name: PARHAM KHORSANDI ESQ TRUSTEE OF THE WESTERN LAND TRUST (50%) AND KHORSANDI, ESQ., TRUSTEE OF THE EASTERN LAND TRUST (50%)

MAILING ADDRESS: PARHAM KHORSANDI, ESQ
PO BOX 491335 LOS ANGELES, CA 90049

This page is part of your document - DO NOT DISCARD



20160828722



Pages:
0005

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

07/15/16 AT 08:00AM

| | |
|--------|----------|
| FEES: | 31.00 |
| TAXES: | 5,264.00 |
| OTHER: | 0.00 |
| PAID: | 5,295.00 |



LEADSHEET



201607150130071

00012355174



007674733

SEQ:
08

DAR - Title Company (Hard Copy)



THIS FORM IS NOT TO BE DUPLICATED

T01

RECORDING REQUESTED BY:
Chicago Title Company

AND WHEN RECORDED MAIL TO:

Parham Khorsandi, Esq
P.O. Box 491335
Los Angeles, Ca 90049



2

THIS SPACE FOR RECORDER'S USE ONLY:

Title Order No.: 111602727-JP

Escrow No.: 16-71679-DB

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is \$1,034.00 CITY TRANSFER TAX \$4,230.00

- computed on full value of property conveyed, or
- computed on full value less value of liens or encumbrances remaining at time of sale.
- Unincorporated area City of Los Angeles AND

4

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Cheryl Templeton, administrator of the estate of Gerhard H. King, deceased, probate case No. BP 146659 and Audre Lopez King, all as Tenants in Common

hereby GRANT(s) to:

Parham Khorsandi, Esq., Trustee of the Western Land Trust, as to an undivided 50% interest and Parham Khorsandi, Esq., Trustee of the Eastern Land Trust, as to an undivided 50% interest, all as Tenants in Common

the following described real property in the City of Los Angeles, County of Los Angeles, State of California, described as:

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF
Also Known as: 7400, 7404 and 7406 S. Western Avenue, Los Angeles, CA

APN#: 6018-016-001, 6018-016-002 and 6018-016-003

DATE: May 19, 2016

PLEASE SEE PAGE TWO FOR GRANTOR'S SIGNATURE.

"The estate's interest is sold pursuant to that certain order confirming sale out of said estate, a certified copy of which is recording concurrently herewith."

MAIL TAX STATEMENTS TO PARTY SHOWN BELOW; IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE:

82

3

GRANTOR'S SIGNATURE:

The Estate of Gerhard H King, Deceased

BY: *[Signature]*
Cheryl Templeton, administrator

EXECUTED IN COUNTERPART

Audre Lopez King

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
COUNTY OF Los Angeles)SS

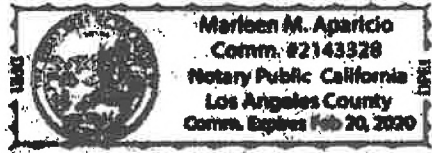
On June 22, 2016 before me, Marleen M. Aparicio, a Notary Public personally appeared, Cheryl Templeton

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the within instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Marleen M. Aparicio
Notary Public



GRANT DEED - PAGE TWO

A

GRANTOR'S SIGNATURE:

The Estate of Gerhard H King, Deceased

BY: **EXECUTED IN COUNTERPART**

Cheryl Templeton, administrator

Audre Lopez King
Audre Lopez King

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
COUNTY OF Los Angeles)SS

On June 28th, 2016 before me, Evelyn Flores, a
Notary Public personally appeared, Audre Lopez King

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the within instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.
[Signature]
Notary Public



EXHIBIT "A"
Legal Description

5

For APN/Parcel ID(s): 6018-016-001, 6018-016-002 and 6018-016-003

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

LOTS 1, 2, 3, 4 AND 5 IN BLOCK 9, OF TRACT NO. 6757, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 76, PAGES 35 TO 38 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORD.

EXCEPT THE SOUTHERLY 10 FEET OF LOT 5.

This page is part of your document - DO NOT DISCARD



20160834208



Pages:
0006

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

07/18/16 AT 08:00AM

| | |
|--------|-------|
| FEEs: | 55.00 |
| TAXES: | 0.00 |
| OTHER: | 0.00 |
| PAID: | 55.00 |



LEADSHEET



201607180240038

00012361610



007677795

SEQ:
23

DAR - Title Company (Hard Copy)



THIS FORM IS NOT TO BE DUPLICATED

T01

RECORDING REQUESTED BY:
Chicago Title Company

When Recorded Mail Document To:
Parham Khorsandi, ESQ
P.O. BOX 491335
Los Angeles CA 90049



2

SPACE ABOVE THIS LINE FOR RECORDER'S USE

2
5

DEED OF TRUST WITH ASSIGNMENT OF RENTS

23

RECORDING REQUESTED BY:
SAME AS BELOW

AND WHEN RECORDED MAIL TO:

PARHAM Khorsandi ESQ
P.O Box 491335
LA CA 90049

*****SPACE ABOVE FOR RECORDER'S USE*****

A.P.N.#6018-016-001, 6018-016-002 and 6018-016-003

DEED OF TRUST WITH ASSIGNMENT OF RENTS
(SHORT FORM)

This Deed of Trust, made July 8, 2016, between Parham Khorsandi, Esq., Trustee of the Western Land Trust, as to an undivided 50% interest and Parham Khorsandi, Esq., Trustee of the Eastern Land Trust, as to an undivided 50% interest, all as Tenants in Common herein called TRUSTOR, Chicago Title Company, herein called TRUSTEE, and Shapour Dayan, Trustee of The Security Capital Trust dated July 6, 2016 called BENEFICIARY,

Witnesseth: That Trustor grants to Trustee in Trust with Power of Sale, that property in the County of LOS ANGELES, State of California, described as: 7400, 7404 and 7406 S. Western Avenue, Los Angeles, CA APN#: 6018-016-001, 6018-016-002 and 6018-016-003

Legal description attached hereto as Exhibit "A" and made a part hereof.

"In the event the property described herein or any portion thereof, is sold, conveyed, except if borrower/buyers continue to hold same proportionate interest, or transferred by the makers hereof, prior to the maturity date, the unpaid balance of principal and interest shall become immediately due and payable at the option of the holder."

Together with the rents, issues and profits thereof, subject, however, to the right, power and authority given to and conferred upon Beneficiary to collect and apply such rents, issues and profits.

For the purpose of Securing (1) payment of the sum of \$940,000 with interest thereon according to the terms of a promissory note or notes of even date herewith made by Trustor, payable to order of Beneficiary, and extensions or renewals thereof, and (2) the performance of each agreement of Trustor incorporated by reference or contained herein (3) Payment of additional sums and interest thereon which may hereafter be loaned to Trustor, or his successors or assigns, when evidenced by a promissory note or notes reciting that they are secured by this Deed of Trust.

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 all of provisions "A" and "B", of the fictitious deed of trust recorded in Santa Barbara County and Sonoma County October 18, 1961, and in all other counties October 23, 1961, in the book and at the page of Official Records in the office of the county recorder of the county where said property is located, noted below opposite the name of such county, viz.:

| County | Book | Page | County | Book | Page | County | Book | Page |
|--------------|-------|------|----------------|------|------|-----------------|------|--------|
| Alameda | 435 | 684 | Madera | 810 | 170 | San Luis Obispo | 1151 | 12 |
| Alpine | 1 | 250 | Marin | 1508 | 339 | San Mateo | 4078 | 420 |
| Amador | 104 | 348 | Mariposa | 77 | 292 | Santa Barbara | 1878 | 860 |
| Butte | 1145 | 1 | Mendocino | 579 | 530 | Santa Clara | 5336 | 341 |
| Calaveras | 145 | 152 | Merced | 1547 | 538 | Santa Cruz | 1431 | 494 |
| Colusa | 296 | 617 | Modoc | 184 | 851 | Shasta | 684 | 528 |
| Contra Costa | 3978 | 47 | Mono | 52 | 429 | San Diego | 1961 | 183887 |
| Del Norte | 78 | 414 | Monterey | 2194 | 538 | Sierra | 29 | 335 |
| El Dorado | 568 | 456 | Napa | 639 | 86 | Siskiyou | 468 | 181 |
| Fresno | 4626 | 572 | Nevada | 305 | 320 | Solano | 1105 | 182 |
| Glenn | 422 | 184 | Orange | 5889 | 611 | Sonoma | 1851 | 689 |
| Humboldt | 657 | 527 | Placer | 895 | 301 | Stanislaus | 1715 | 456 |
| Imperial | 1091 | 501 | Plumas | 151 | 5 | Sutter | 572 | 297 |
| Inyo | 147 | 598 | Riverside | 3005 | 523 | Tehama | 401 | 289 |
| Kern | 3427 | 60 | Sacramento | 4331 | 62 | Trinity | 93 | 366 |
| Kings | 792 | 833 | San Benito | 271 | 383 | Tulare | 2294 | 275 |
| Lake | 362 | 39 | San Bernardino | 5567 | 61 | Tuolumne | 135 | 47 |
| Lassen | 171 | 471 | San Francisco | A332 | 905 | Ventura | 2062 | 386 |
| Los Angeles | 12055 | 899 | San Joaquin | 2470 | 311 | Yolo | 653 | 245 |
| | | | | | | Yuba | 334 | 486 |

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shall insure to and bind the parties hereto, with respect to the property above described. Said agreements, terms and provisions contained in said subdivision A and B. (identical in all counties, and printed on the reversed side hereto) are by the within reference thereto, incorporated herein and made a part of this Deed of Trust for all purposes as fully as if set forth at length herein, and Beneficiary may charge for a statement regarding the obligation secured hereby, provided the charge therefore does not exceed the maximum allowed by law. The undersigned trustor requests that a copy of any Notice of Default and of any Notice of Sale hereunder be mailed to him at his address hereinbefore set forth.

Signature of Trustor

Parham Khorsandi, Esq., Trustee of the Western Land Trust

BY: [Signature]
Parham Khorsandi, Esq, Trustee

Parham Khorsandi, Esq., Trustee of the Eastern Land Trust

BY: [Signature]
Parham Khorsandi, Esq, Trustee

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

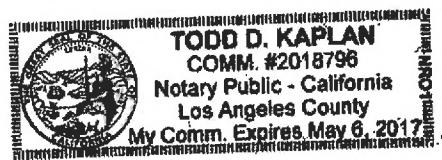
STATE OF CALIFORNIA
COUNTY OF Los Angeles } ss

On July 11, 2016 before me, Todd D. Kaplan, a Notary Public personally appeared, Parham Khorsandi who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the within instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Todd D. Kaplan
Notary Public



DO NOT RECORD

The following is a copy of Subdivisions A and B 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.

A. To protect the security of this Deed of Trust, Trustor agrees:

(1) To keep said property in good condition and repair; not to remove or demolish any building thereon; to complete or restore promptly and in good and workmanlike manner any building which may be constructed, damaged or destroyed thereon and to pay when due all claims for labor performed and materials furnished therefor; to comply with all laws affecting said property or requiring any alterations or improvements to be made thereon; not to commit or permit waste thereof; not to commit, suffer or permit any act upon said property in violation of law; to cultivate, irrigate, fertilize, fumigate, prune and do all other acts which from the character or use of said property may be reasonably necessary, the specific enumerations herein not excluding the general.

(2) To provide, maintain and deliver to Beneficiary fire insurance satisfactory to and with loss payable to Beneficiary. The amount collected under any fire or other insurance policy may be applied by Beneficiary upon any 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 attorney's 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 same rate set forth in the Note secured by the Deed of Trust, 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.

B. it is mutually agreed:

(1) That any award of damages in connection with any condemnation for public use 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 the same manner and with the same effect as above provided for disposition of proceeds of fire or other insurance.

(2) 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.

(3) That at any time or from time to time, without liability therefor and without notice, upon written request of Beneficiary and presentation of this Deed 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.

(4) That upon written request of beneficiary stating that all sums secured hereby have been paid, and upon surrender of this Deed and said note to Trustee for cancellation and retention or other disposition as Trustee in its sole discretion may choose 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 in such reconveyance may be described as "the person or persons legally entitled thereto."

(5) 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 attorney's 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 done pursuant to such notice.

(6) 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, said note and all documents evidencing expenditures secured hereby.

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 of 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 any 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 person or persons legally entitled thereto.

(7) 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. Said instrument must contain the name of the original Trustor, Trustee and Beneficiary hereunder, the book and page where this Deed is recorded and the name and address of the new Trustee.

(8) That this Deed applies to, inures 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, whenever the context so requires, the masculine gender included the feminine and/or neuter, and the singular number includes the plural.

(9) That Trustee accepts this Trust when this Deed, 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 a party unless brought by Trustee.

DO NOT RECORD - REQUEST FOR FULL RECONVEYANCE

TO TRUSTEE:

The undersigned is the legal owner and holder of the note or notes, and all other indebtedness secured by the foregoing Deed of Trust. Said note or notes, together with all other indebtedness 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 said note or notes above mentioned, and all other evidences of indebtedness secured by said Deed of Trust delivered to you herewith, together with the said Deed of Trust, and to reconvey, without warranty, to the parties designated by the terms of said Deed of Trust, all the estate now held by you under the same.

Dated: _____

Please mail Deed of Trust, Note and Reconveyance to:

Do not lose or destroy this Deed of Trust OR THE NOTE which it secures. Both must be delivered to the Trustee for the cancellation before reconveyance will be made.

6

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 6018-016-001, 6018-016-002 and 6018-016-003

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

LOTS 1, 2, 3, 4 AND 5 IN BLOCK 9, OF TRACT NO. 6757, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 76, PAGES 35 TO 38 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORD.

EXCEPT THE SOUTHERLY 10 FEET OF LOT 5.

EXHIBIT B

ASSIGNED INSPECTOR: **JOHN PARKER**
JOB ADDRESS: **7406 SOUTH WESTERN AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **6018-016-003**

Date: **March 20, 2026**

Last Full Title: **12/19/2025**

Last Update to Title:

.....

LIST OF OWNERS AND INTERESTED PARTIES

1) PARHAM KHORSANDI, ESQ., TRUSTEE OF
THE WESTERN LAND TRUST (50%) AND
PARHAM KHORSANDI, ESQ., TRUSTEE OF
THE EASTERN LAND TRUST (50%)
P.O. BOX 491335
LOS ANGELES, CA 90049-9335

CAPACITY: OWNERS

2) PARHAM KHORSANDI, ESQ.
P.O. BOX 491335
LOS ANGELES, CA 90049-9335

CAPACITY: INTERESTED PARTY

Property Detail Report

For Property Located At :
7406 S WESTERN AVE, LOS ANGELES, CA 90047-2427



Owner Information

Owner Name: **KHORSANDI PARHAM/WESTERN LAND TRUST &**
 Mailing Address: **PO BOX 491335, LOS ANGELES CA 90049-9335 B010**
 Vesting Codes: **// TR**

Location Information

Legal Description: **TRACT NO 6757 N 15 FT OF LOT 5 AND ALL OF LOT 4**
 County: **LOS ANGELES, CA** APN: **6018-016-003**
 Census Tract / Block: **2379.00 / 1** Alternate APN:
 Township-Range-Sect: Subdivision: **6757**
 Legal Book/Page: **76-35** Map Reference: **/**
 Legal Lot: **4** Tract #: **6757**
 Legal Block: **9** School District: **LOS ANGELES**
 Market Area: **C36** School District Name: **LOS ANGELES**
 Neighbor Code: Munic/Township: **L.A. WESTER**

Owner Transfer Information

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

Last Market Sale Information

Recording/Sale Date: **07/15/2016 / 05/19/2016** 1st Mtg Amount/Type: **/**
 Sale Price: **\$940,000** 1st Mtg Int. Rate/Type: **/**
 Sale Type: **FULL** 1st Mtg Document #: **/**
 Document #: **828722** 2nd Mtg Amount/Type: **/**
 Deed Type: **GRANT DEED** 2nd Mtg Int. Rate/Type: **/**
 Transfer Document #: Price Per SqFt: **\$438.43**
 New Construction: Multi/Split Sale: **MULTI**
 Title Company: **CHICAGO TITLE CO**
 Lender:
 Seller Name: **KING GERHARD H**

Prior Sale Information

Prior Rec/Sale Date: **10/25/2007 / 06/22/2007** Prior Lender: *** OTHER INSTITUTIONAL LENDERS**
 Prior Sale Price: **\$400,000** Prior 1st Mtg Amt/Type: **\$300,000 / CONV**
 Prior Doc Number: **2416258** Prior 1st Mtg Rate/Type: **/**
 Prior Deed Type: **GRANT DEED**

Property Characteristics

| | | | | |
|---------------------|-------------|---------------------|------------------|-----|
| Year Built / Eff: | 1949 / 1949 | Total Rooms/Offices | Garage Area: | |
| Gross Area: | 2,144 | Total Restrooms: | Garage Capacity: | |
| Building Area: | 2,144 | 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: **LAC2** Acres: **0.10** County Use: **MEDICAL/DENTAL BLDG (1910)**
 Lot Area: **4,409** Lot Width/Depth: **x** State Use:
 Land Use: **MEDICAL BUILDING** Res/Comm Units: **/** Water Type:
 Site Influence: Sewer Type:

Tax Information

| | | | | | |
|----------------------|-----------|----------------|------|----------------|------------|
| Total Value: | \$330,759 | Assessed Year: | 2025 | Property Tax: | \$4,345.25 |
| Land Value: | \$278,537 | Improved %: | 16% | Tax Area: | 204 |
| Improvement Value: | \$52,222 | Tax Year: | 2024 | Tax Exemption: | |
| Total Taxable Value: | \$330,759 | | | | |

Comparable Sales Report

For Property Located At



7406 S WESTERN AVE, LOS ANGELES, CA 90047-2427

4 Comparable(s) Selected.

Report Date: 01/15/2026

Summary Statistics:

| | Subject | Low | High | Average |
|-----------------------|-----------|-----------|-------------|-----------|
| Sale Price | \$940,000 | \$400,000 | \$1,200,000 | \$862,500 |
| Bldg/Living Area | 2,144 | 1,982 | 2,401 | 2,193 |
| Price/Sqft | \$438.43 | \$173.01 | \$499.79 | \$396.36 |
| Year Built | 1949 | 1956 | 1976 | 1962 |
| Lot Area | 4,409 | 7,055 | 8,252 | 7,621 |
| Bedrooms | 0 | 4 | 4 | 4 |
| Bathrooms/Restrooms | 0 | 2 | 2 | 2 |
| Stories | 0.00 | 0.00 | 0.00 | 0.00 |
| Total Value | \$330,759 | \$357,713 | \$1,092,420 | \$769,093 |
| Distance From Subject | 0.00 | 3.95 | 22.69 | 11.56 |

*= user supplied for search only

| | | | | | |
|--------------|--|-------------------------------------|------------|----------------------|-------------|
| Comp #: | 1 | Distance From Subject: 3.95 (miles) | | | |
| Address: | 2404 W EL SEGUNDO BLVD, GARDENA, CA 90249-1610 | | | | |
| Owner Name: | SEGUNDO AT GARDENA LLC | | | | |
| Seller Name: | NAKAMOTO FAMILY TRUST | | | | |
| APN: | 4060-001-014 | Map Reference: | / | Building Area: | 2,077 |
| County: | LOS ANGELES, CA | Census Tract: | 6026.01 | Total Rooms/Offices: | |
| Subdivision: | 22328 | Zoning: | GAC3 | Total Restrooms: | |
| Rec Date: | 09/18/2025 | Prior Rec Date: | 02/18/2003 | Yr Built/Eff: | 1960 / 1960 |
| Sale Date: | 09/10/2025 | Prior Sale Date: | 10/31/2002 | Air Cond: | YES |
| Sale Price: | \$900,000 | Prior Sale Price: | \$247,000 | Pool: | |
| Sale Type: | FULL | Prior Sale Type: | FULL | Roof Mat: | |
| Document #: | 643153 | Acres: | 0.19 | | |
| 1st Mtg Amt: | \$720,000 | Lot Area: | 8,252 | | |
| Total Value: | \$357,713 | # of Stories: | | | |
| Land Use: | MEDICAL BUILDING | Park Area/Cap#: | / | | |

| | | | | | |
|--------------|---|-------------------------------------|---------|----------------------|-------|
| Comp #: | 2 | Distance From Subject: 9.79 (miles) | | | |
| Address: | 11841 PARAMOUNT BLVD, DOWNEY, CA 90241-5127 | | | | |
| Owner Name: | GOMEZ DAVID D | | | | |
| Seller Name: | VIP OUTLET | | | | |
| APN: | 6247-019-012 | Map Reference: | / | Building Area: | 1,982 |
| County: | LOS ANGELES, CA | Census Tract: | 5514.02 | Total Rooms/Offices: | |
| Subdivision: | 12220 | Zoning: | DOC1* | Total Restrooms: | |

| | | | | | |
|--------------|------------------|-------------------|------------|---------------|-------------|
| Rec Date: | 10/06/2025 | Prior Rec Date: | 08/24/2022 | Yr Built/Eff: | 1958 / 1958 |
| Sale Date: | 09/17/2025 | Prior Sale Date: | 07/16/2021 | Air Cond: | YES |
| Sale Price: | \$950,000 | Prior Sale Price: | \$370,500 | Pool: | |
| Sale Type: | FULL | Prior Sale Type: | FULL | Roof Mat: | |
| Document #: | 688897 | Acres: | 0.16 | | |
| 1st Mtg Amt: | | Lot Area: | 7,055 | | |
| Total Value: | \$1,092,420 | # of Stories: | | | |
| Land Use: | MEDICAL BUILDING | Park Area/Cap#: | / | | |

| | | | | | |
|--------------|---|-------------------------------------|------------|----------------------|-------------|
| Comp #: | 3 | Distance From Subject: 9.80 (miles) | | | |
| Address: | 2521 W CARSON ST, TORRANCE, CA 90503-6197 | | | | |
| Owner Name: | BINESH BITA | | | | |
| Seller Name: | ROME LIVING TRUST | | | | |
| APN: | 7362-033-012 | Map Reference: | / | Building Area: | 2,401 |
| County: | LOS ANGELES, CA | Census Tract: | 6504.01 | Total Rooms/Offices: | |
| Subdivision: | 2761 | Zoning: | TOCC-GEN | Total Restrooms: | |
| Rec Date: | 12/23/2025 | Prior Rec Date: | 01/23/2002 | Yr Built/Eff: | 1976 / 1976 |
| Sale Date: | 08/04/2025 | Prior Sale Date: | 12/27/2001 | Air Cond: | YES |
| Sale Price: | \$1,200,000 | Prior Sale Price: | \$450,000 | Pool: | |
| Sale Type: | FULL | Prior Sale Type: | FULL | Roof Mat: | |
| Document #: | 932305 | Acres: | 0.16 | | |
| 1st Mtg Amt: | \$615,000 | Lot Area: | 7,061 | | |
| Total Value: | \$664,767 | # of Stories: | | | |
| Land Use: | MEDICAL BUILDING | Park Area/Cap#: | / | | |

| | | | | | |
|--------------|--|--------------------------------------|------------|----------------------|-------------|
| Comp #: | 4 | Distance From Subject: 22.69 (miles) | | | |
| Address: | 15545 SAN FERNANDO MISSION BLVD, MISSION HILLS, CA 91345 | | | | |
| Owner Name: | BELLO CARLOS D/BELLO MARY P | | | | |
| Seller Name: | RYBKO BRASLAYSKY L/TR | | | | |
| APN: | 2664-010-041 | Map Reference: | / | Building Area: | 2,312 |
| County: | LOS ANGELES, CA | Census Tract: | 1091.00 | Total Rooms/Offices: | |
| Subdivision: | 20480 | Zoning: | LAC2 | Total Restrooms: | 2 |
| Rec Date: | 04/24/2025 | Prior Rec Date: | 05/01/2015 | Yr Built/Eff: | 1956 / 1971 |
| Sale Date: | 04/16/2025 | Prior Sale Date: | 04/20/2015 | Air Cond: | |
| Sale Price: | \$400,000 | Prior Sale Price: | \$800,000 | Pool: | |
| Sale Type: | FULL | Prior Sale Type: | FULL | Roof Mat: | |
| Document #: | 266958 | Acres: | 0.19 | | |
| 1st Mtg Amt: | | Lot Area: | 8,115 | | |
| Total Value: | \$961,471 | # of Stories: | | | |
| Land Use: | MEDICAL BUILDING | Park Area/Cap#: | / | | |

EXHIBIT D

ASSIGNED INSPECTOR: **JOHN PARKER**
JOB ADDRESS: **7406 SOUTH WESTERN AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **6018-016-003**

Date: **March 20, 2026**

CASE NO.: **916424**
ORDER NO.: **A-5797433**

EFFECTIVE DATE OF ORDER TO COMPLY: **September 9, 2022**
COMPLIANCE EXPECTED DATE: **October 9, 2022**
DATE COMPLIANCE OBTAINED: **No Compliance to Date**

.....

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

VIOLATIONS:

SEE ATTACHED ORDER # A-5797433

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

JAVIER NUNEZ
PRESIDENT
ELVIN W. MOON
VICE-PRESIDENT
SELYN GEAGA-ROSENTHAL
LAUREL GILLETTE
GEORGE HOVAGUIMIAN

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

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

OSAMA YOUNAN, P.E.
GENERAL MANAGER
SUPERINTENDENT OF BUILDING

JOHN WEIGHT
EXECUTIVE OFFICER

ORDER TO COMPLY

KHORSANDI, PARHAM TR, KHORSANDI PARHAM/WESTERN
LAND TRUST &
P O BOX 491335
LOS ANGELES, CA 90049-9335

CASE #: 916424

ORDER #: A-5797433
EFFECTIVE DATE: September 09, 2022
COMPLIANCE DATE: October 09, 2022

OWNER OF
SITE ADDRESS: 7406 S WESTERN AVE
ASSESSORS PARCEL NO.: 6018-016-003
ZONE: C2; Commercial Zone

A recent 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.

A recent inspection has revealed that the property is in violation of the Los Angeles Municipal Code as follows:

VIOLATION(S):

1. Unapproved occupancy or use of the office space to a recuperative services building

You are therefore ordered to: Discontinue the unapproved occupancy or use of the office as rehab/recuperative services building, obtain necessary city planning permits and approvals

Code Section(s) in Violation: 91.104.2.5, 91.103.1, 12.26E and 12.21A.1.(a) of the L.A.M.C.

Location: Within the building

2. The construction of rooms and partitions was/is 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 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: Within the building

3. The remodel of the office space to create a recuperative service facility was/is 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 plans, obtain the required permits and expose the work for proper inspections.

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, 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

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, 12.21A.1.(a) of the L.A.M.C.

Location: Within building

4. Electrical 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: Within building

5. Mechanical (heating, air conditioning, refrigeration or ventilation) work has been done without the required permits and approvals.

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

Code Section(s) in Violation: 95.112.1, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

Location: Within building

6. Plumbing work has been done without the required permits and approvals.

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

Code Section(s) in Violation: 94.103.1.1, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

Location: Within building

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.

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.

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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www.ladbs.org

APPEAL PROCEDURES:


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

Any questions regarding invoices or how to pay fees should be directed to financial services at (213) 482-6890.
Any questions regarding the order to comply and compliance matters contact the inspector noted below at (213)978-4504.
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector: 

Date: August 26, 2022

DANIEL GONZALEZ
8475 S Vermont
LOS ANGELES, CA 90044
(213)978-4504
Daniel.A.Gonzalez@lacity.org


REVIEWED BY

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