

BOARD OF
BUILDING AND SAFETY
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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

May 13, 2026

Council District: # 2

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

JOB ADDRESS: **7508 NORTH DENNY AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2410-010-015**
Re: Invoice # 892039-7

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: **7508 North Denny 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 August 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)	578.45
Title Report fee	30.00
Grand Total	\$ 2,918.45

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 **\$2,918.45** 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 **\$2,918.45** on the referenced property. A copy of the title report which includes a full legal description of the property is attached as Exhibit A. A list of all the names and addresses of owners and all interested parties entitled to notice is included (Exhibit B). Also attached is a report which includes the current fair market value of the property including all encumbrances of record on the property as of the date of the report (Exhibit C).

DEPARTMENT OF BUILDING AND SAFETY

for
Ana Mae Yutan
Chief, Resource Management Bureau

map
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. T18715
Dated as of: 12/19/2025

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 2410-010-015

Property Address: 7508 N DENNY AVE City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Document: AFFIDAVIT – CHANGE OF TRUSTEE

Grantee : ROSIE GUL RAHMAN TRUSTEE OF THE RAHMAN FAMILY TRUST

Grantor : FAZAL RAHMAN AND ROSIE GUL RAHMAN

Deed Date : 01/13/2025 Recorded : 01/24/2025

Instr No. : 25-0047781

***MAILING ADDRESS: ROSIE GUL RAHMAN TRUSTEE OF THE RAHMAN FAMILY TRUST
7637 GREG AVE, SUN VALLEY, CA 91352-4334***

SCHEDULE B

LEGAL DESCRIPTION

Lot Number: 8 Tract No: 8191 Brief Description: TRACT # 8191 N 50 FT OF W 135 FT OF LOT 8

MORTGAGES/LIENS

Type of Document: LONG FORM DEED OF TRUST ASSIGNMENT OF RENTS

Recording Date: 01/24/2025 Document #: 25-0047782

Loan Amount: \$1,400,000

Lender Name: PLM LENDER SERVICES, INC.

Borrowers Name: ROSIE GUL RAHMAN TRUSTEE OF THE RAHMAN FAMILY TRUST

***MAILING ADDRESS: PLM LENDER SERVICES, INC.
5446 THORNWOOD DRIVE 2ND FLOOR SAN JOSE, CA 95123***

This page is part of your document - DO NOT DISCARD



20250047781



Pages:
0003

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

01/24/25 AT 08:00AM

FEES:	25.00
TAXES:	0.00
OTHER:	0.00
SB2:	75.00
PAID:	100.00



LEADSHEET



202501243250008

00025179730



015107582

SEQ:
01

SECURE - 8:00AM



THIS FORM IS NOT TO BE DUPLICATED

2494158

EXHIBIT "A"

LEGAL DESCRIPTION

Parcel A: 2405-010-001

Lot 20 of Tract No. 13172, in the City of Los Angeles, County of Los Angeles, State of California, as per Map recorded in Book 253, Pages 12 and 13 of Maps, in the Office of the County Recorder of said County.

Parcel B: 2410-010-015

The North 50 feet of the West one-half of Lot 8, of Tract No. 8191, in the City of Los Angeles, County of Los Angeles, State of California, as per Map recorded in Book 97 Page 68 of Maps, in the Office of the County Recorder.

Parcel C: 2410-010-019

The Northerly 50 feet of the Southerly 100 feet of Lot 24 Tract No. 8191, as per Map recorded in Book 97, Page 68 and 69 of Maps in the Office of the County Recorder of said County.

Parcel D: 2314-008-042

Parcel 1:

Parcel A: as shown on Parcel Map L A 2854, in the City of Los Angeles, County of Los Angeles, State of California, as per Map filed in Book 60, Page 82 of Parcel Maps, in the Office of the County Recorder of said County.

Parcel 2:

An Easement for ingress and egress over the Westerly 20 feet of Parcel B, as shown on the Parcel Map L.A. 2854, in the City of Los Angeles, County of Los Angeles, State of California, as per Map filed in Book 60, Page 82 of Parcel Maps, in the Office of the County Recorder of said County.

This page is part of your document - DO NOT DISCARD



20250047782



Pages:
0010

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

01/24/25 AT 08:00AM

FEES:	75.00
TAXES:	0.00
OTHER:	0.00
SB2:	150.00
PAID:	225.00



LEADSHEET



202501243250008

00025179731



015107582

SEQ:
02

SECURE - 8:00AM



THIS FORM IS NOT TO BE DUPLICATED

2494158

17603-2494158

RECORDING REQUESTED BY:
Stewart Title of California, Inc.

WHEN RECORDED MAIL TO:

PLM Lender Services, Inc.
5446 Thornwood Drive 2nd floor
San Jose CA 95123

ORDER NO. 2494158
APN: 2405-010-001, 2410-010-015, 2410-010-019, 2314-008-042

SPACE ABOVE THIS LINE FOR RECORDERS USE

TITLE(S)

Long Form Deed of Trust and Assignment of Rents for Real Estate Secured Equity Credit Line Revolving Loan Agreement

Title Order No.: 2494158

Order No.: 2494158

APN: 2405-010-001, 2410-010-015, 2410-010-019, 2314-008-042

17603 - 2494158

RECORDING REQUESTED BY
Stewart Title of California Inc.

WHEN RECORDED MAIL TO:

PLM LENDER SERVICES, INC.
5446 THORNWOOD DRIVE, 2ND FLOOR
SAN JOSE, CA 95123

Loan No. SC4670POLE
APN: 2405-010-001; 2410-010-015;
2410-010-019; 2314-008-042
COUNTY: **LOS ANGELES**

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Escrow No. 2494158
DRE LICENSE #01050197
NMLS/MLO #141656

**LONG FORM DEED OF TRUST AND ASSIGNMENT OF RENTS FOR
REAL ESTATE SECURED EQUITY CREDIT LINE REVOLVING LOAN AGREEMENT**

THIS DEED OF TRUST made January 10, 2025 between **ROSIE GUL RAHMAN, TRUSTEE OF THE RAHMAN FAMILY TRUST DATED 02/15/2017**, herein called **TRUSTOR/BORROWER** whose address is 7637 GREG AVENUE, SUN VALLEY, CA 91352, to **PLM LOAN MANAGEMENT SERVICES, INC.**, herein called **TRUSTEE**, to whom Borrower does grant Power of Sale and **SECURED INCOME FUND-II, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY**, whose address is c/o PLM LENDER SERVICES, INC., 5446 THORNWOOD DRIVE, 2ND FLOOR, SAN JOSE, CA 95123, herein called **BENEFICIARY/LENDER**.

Witnesseth, That **TRUSTOR** IRREVOCABLY GRANTS, TRANSFERS AND ASSIGNS to **TRUSTEE** IN TRUST, WITH POWER OF SALE that property in **LOS ANGELES** County, California described as (the "Property"):

EXHIBIT "A" ATTACHED

APN # 2405-010-001; 2410-010-015; 2410-010-019; 2314-008-042

TOGETHER WITH the rents, issues and profits thereof, SUBJECT HOWEVER, to the right, power and authority given to and conferred upon Beneficiary in Paragraph 11 below to collect and apply such rents, issues and profits.

FOR THE PURPOSE OF SECURING:

(A) Performance of each agreement of Trustor contained in this Deed of Trust.

(B) Payment of the indebtedness evidenced by a **REAL ESTATE SECURED EQUITY CREDIT LINE REVOLVING LOAN AGREEMENT** (hereinafter referred to as "AGREEMENT") of even date herewith in a Credit Limit amount of \$1,400,000.00, executed by Trustor in favor of Beneficiary or order, and any extension or renewal thereof. The first cash draw in the amount of \$675,222.52 (this amount may change at time of initial funding of first Cash Loan). The Real Estate Secured Equity Credit Line Revolving Loan Agreement is a revolving line of credit enabling the Trustor to redraw sums previously repaid, to be secured hereby, pursuant to the terms of the AGREEMENT and this Deed of Trust.

STATEMENT OF OBLIGATION: Beneficiary may collect the then maximum fee provided by Section 2943 of the California Civil Code for furnishing a statement of obligation.

TO PROTECT THE SECURITY OF THIS DEED OF TRUST, TRUSTOR ALSO AGREES:

(1) To keep the Property in good condition and repair; not to remove or demolish any building thereon; to complete or restore promptly 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 alteration or improvement to be made thereon; not to commit or permit waste thereon; 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 enumeration herein not excluding the general.

(2) To provide, maintain and deliver to Beneficiary fire insurance satisfactory to it and with loss payable to Beneficiary. The amount collected under any first 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.

Any cost of acquiring evidence of insurance from current insurance producer, shall be a cost of the Borrower. It will be treated as an advance and charged interest thereon from date cost is paid by Lender and/or Lender's agent to date advance is repaid to Lender by Borrower. Advancing fee applies. Additionally, should Borrower not supply evidence of insurance sufficient for Lender's requirement and an insurance binder must be placed by the Lender and/or Lender's agent, the binder fee shall be charged to the Borrower in addition to the cost of Lender placed insurance.

Should a fire occur on the property and insurance proceeds are issued, the Lender may choose to utilize a construction oversight firm to hold, release and/or approve all fund releases and/or work performed, and/or any other service which assures funds are being used for the rebuilding of the secured property. The cost of this service or services shall be paid from insurance proceeds. Any and all contracts from construction oversight firm which need to be signed by Borrower must be signed within ten days of presentment to Borrower.

(3) To appear in and defend any action or proceeding purporting to alter the security hereof or the rights or powers of Beneficiary or Trustee; and to pay all costs and expenses, including costs 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 enforce this Deed of Trust.

(4) To pay at least ten calendar 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 to or superior hereto; and 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 purpose, appear in and defend any action or proceeding purport to affect the security hereof or the rights or powers of Beneficiary or Trustor, pay, purchase, contest or compromise any encumbrance, charge or lien which in the judgment of either appears to be proper or superior hereto, and in exercising any such power, 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 finance charges from date of expenditure at the applicable Annual Percentage Rate in the AGREEMENT, and to pay for any statement provided by laws in effect at the date hereof regarding the obligation secured hereby any amount demanded by 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 the same manner and with the same effect as above provided for disposition of proceeds of fire or other insurance.

(7) Charges; Liens. Borrower shall perform all of Borrower's obligations under any mortgage, deed of trust or other security agreement with a lien which has priority over this Deed of Trust including borrower's covenants to make payments when due. Additionally, borrower shall pay, on or before considered "late or delinquent", all taxes, assessments, charges, including garbage billings, fines, and impositions attributable to the Property which can attain priority over this Security Instrument, leasehold payments or ground rents on the Property, if any, and Community Association Dues, Fees and Assessments, if any. To the extent that these items are Escrow Items, Borrower shall pay them in the manner provided in this AGREEMENT. PAYMENT PLANS WITH ANY SENIOR LIEN OR ENCUMBRANCE SHALL NOT BE ACCEPTED BY LENDER UNLESS APPROVAL IS GIVEN IN WRITING BY LENDER.

Trustor shall promptly discharge any lien which has priority over this Security Instrument unless Trustor: (a) agrees in writing to the payment of the obligation secured by the lien in a manner acceptable to Lender, but only so long as Trustor is performing such agreement; (b) contests the lien in good faith by, or defends against enforcement of the lien in, legal proceedings which in Lender's opinion operate to prevent the enforcement of the lien while those proceedings are pending, but only until such proceedings are concluded; or (c) secures from the holder of the lien an agreement satisfactory to Lender subordinating the lien to this Security Instrument. If Lender determines that any part of the Property is subject to a lien which can attain priority over this Security Instrument, Lender may give Trustor a notice identifying the lien. Within 10 calendar days of the date on which that notice is given (excluding Security Instrument liens, which need no notice), Trustor shall satisfy the lien or take one or more of the actions set forth above in this Section.

All Property Assessed Clean Energy assessment/liens ("PACE") (or similar type program) are prohibited. In the event that a PACE assessment/lien becomes a lien on the Property and becomes a part of the payment of property taxes or becomes senior to this Security Instrument in any way, Borrower shall be in breach of the Note and this Security Instrument and Lender has the right to take all acts set forth in Security Instrument and to accelerate this Loan. The loan shall be in default and Lender may proceed with a foreclosure or any other legal remedy as specified in this Security Instrument. This supersedes any and all conflicting language regarding taxes, liens and assessments in this Security Instrument.

Lender may require Trustor to pay a one-time charge for a real estate tax verification and/or reporting service used by Lender in connection with Borrower's Loan.

(8) 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.

(9) That any time and from time to time, without liability therefor and without notice, upon written request of Beneficiary and presentation of this Deed of Trust and said AGREEMENT 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.

(10) 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 AGREEMENT 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 of fact shall be conclusive proof of the truthfulness thereof. The grantee in 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 AGREEMENT and the Deed of Trust unless directed in such request to retain them.

(11) 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 or 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 hereof, 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 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.

(12) That upon default by Trustor under the AGREEMENT, Beneficiary may declare all sums secured hereby immediately due and payable by delivering to Trustee a written declaration of default and demand for sale and a written notice of default and 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, the AGREEMENT and all documents evidencing expenditures secured herein. After the lapse of such time as may then be required by law following recordation of said notice of default, and notice of sale having been given as then required by law, Trustee, without demand upon Trustor, shall sell the Property at the time and place fixed by or 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 the time fixed by the preceding postponement. Trustor shall deliver to such purchaser its deed conveying the Property, but without covenant or warranty, express or implied. The recitals in such deed of any matters of fact 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 Trustor and of this Trust, including costs of evidence of title in connection with sale, Trustor shall apply the proceeds of sale to payment of all sums expended under the terms hereof, not then repaid, with accrued finance charges at the applicable Annual Percentage Rate in the AGREEMENT; all other sums then secured thereby; and the remainder, if any, to the person or persons legally entitled thereto.

If the Mortgaged Property consists of several lots, parcels or items of property, Beneficiary may: (a) designate the order in which such lots, parcels or items shall be offered for sale or sold, or (b) elect to sell such lots, parcels or items through a single sale, or through two or more successive sales, or in any other manner Beneficiary deems in its best interest. Any person, including Trustor, Trustee or Beneficiary, may purchase at any sale hereunder, and Beneficiary shall have the right to purchase at any sale hereunder by crediting upon the bid price the amount of all or any part of the indebtedness hereby secured. Should Beneficiary desire that more than one sale or other disposition of the Mortgaged Property be conducted, Beneficiary may, at its option, cause the same to be conducted simultaneously, or successively, on the same day, or at such different days or times and in such order as Beneficiary may deem to be in its best interests, and no such sale shall terminate or otherwise affect the lien of this Deed of Trust on any part of the Mortgaged Property not sold until all indebtedness secured hereby has been fully paid. In the event Beneficiary elects to dispose of the Mortgaged Property through more than one sale, Trustor agrees to pay the costs and expenses of each such sale and of any judicial proceedings wherein the same may be made, including reasonable compensation to Trustee and Beneficiary, their agents and counsel, and to pay all expenses, liabilities and advances made or incurred by Trustee in connection with such sale or sales, together with interest on all such advances made by Trustee at the lower of the rate set forth in the Note, or the maximum rate permitted by law to be charged by Trustee.

Should this loan fall into default for any reason, borrower agrees to pay any ordinance/registration fees to the city/county when due or advanced by lender. In addition, should inspections be required, borrower understands that they are responsible for the fees of all said inspections. These could be monthly inspections, depending upon the requirement of the lender and/or county/city regulation.

(13) Beneficiary or any successor in ownership of any indebtedness secured hereby, may from time to time, in an instrument in writing, substitute a successor or successors to any Trustee named herein or acting hereunder, which instruments executed by 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. Such instrument must contain the name of the original Trustor, Trustee and Beneficiary hereunder, the book and page when this Deed of Trust is recorded and the name and address of the new Trustee.

(14) That this Deed of Trust applies to, inures to the benefit of and binds all parties hereto, their heirs, legatees, devisees, administrators, executors, successors and assigns. The term Beneficiary means the owner and holder, including pledgees, of the AGREEMENT secured hereby, whether or not named as Beneficiary herein. In this Deed of Trust, whenever the context so requires, the masculine gender includes the feminine and or neuter, and the singular number includes the plural.

(15) 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 hereof of a 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.

(16) If this Deed of Trust is secured by condominium, community apartment, stock cooperative leasehold or planned unit development, Trustor agrees to comply with all recorded declaration of covenants, conditions and restrictions, association bylaws, and association rules and regulations, and, upon written request from Beneficiary, to enforce the same as against other owners in such developments.

(17) If the Deed of Trust is secured by a lease, Trustor agrees not to amend, change, modify or waive his or her interest therein, or agree to do so or to breach the lease without the written consent of Beneficiary. If this covenant is breached and the security for this Deed of Trust is materially and adversely affected, Beneficiary shall have the option to declare all sums owed under the AGREEMENT and this Deed of Trust, immediately due and payable in full.

(18) Substitute Trustee. Lender, at its option, may from time to time appoint a successor trustee to any Trustee appointed hereunder by an instrument executed and acknowledged by Lender and recorded in the office of the Recorder of the county in which the Property is located. Without conveyance of the Property, the successor trustee shall succeed to all the title, powers and duties conferred upon the Trustee herein and by Applicable Law.

(19) Secret Profit. Under the law, it is unlawful for a Loan Servicer to make "secret profit". Should a Loan Servicer be involved with the servicing of the Loan, a Loan Servicer may not earn interest on the funds in a trust account unless it is to the benefit of the actual owner of the funds. This paragraph is to put Borrower on notice that although interest is not paid to the Loan Servicer, there may be a lower cost basis given by the bank utilized by the Loan Servicer for the monthly analysis performed on the trust account(s). Said lower cost may be reflective of the balances in the accounts. Additionally, when there is a returned check fee being charged, the entire amount is not a "bank charge". Included in the cost of the returned check" which is delineated in the Promissory Note, Loan Servicer shall retain the difference between the "Note" charge and the actual charge by the bank as an additional work charge. In addition, should a tax service be ordered, the Loan Servicer may retain the difference between the actual cost of the service and the amount charged to the you, the Borrower. This difference is the cost for the Loan Servicer to prepare the request for service.

(20) Multiple Lender Loans. Pursuant to Civil Code Section 2941.9, if this Deed of Trust has more than one Beneficiary (Lender) with an undivided interest, it is subject to a signed agreement between all of the Lenders to be governed by the Lenders holding more than 50% of the record beneficial interest of this Deed of Trust. This may occur during escrow or after the close of escrow. Additionally, pursuant to Business & Professions Code Section 10238(i), the holders of more than 50% of the recorded beneficial interests of the notes or interests may govern the actions to be taken on behalf of all holders in accordance with Civil Code Section 2941.9 in the event of default or foreclosure for matters that require direction or approval of the holders, including designation of the broker, servicing agent, or other person acting on their behalf and the sale, encumbrance, or lease of real property owned by the holders resulting from foreclosure or receipt of a deed in lieu of foreclosure.

(21) Senior Loan Information. If this loan is in a junior position loan, Borrower must provide Lender, upon written or verbal request, all current information necessary, by both telephone and internet access if available, to determine whether senior lienholders are current. All senior loans and senior liens must be in a current status or a default under this loan will have occurred. Any forbearance or modification of the senior lien must be approved by Lender prior to its culmination. Any such forbearance or modification without said consent may render it null and void. Should senior lien advance any funds or increase principal balance without Lender approval, said amounts shall be junior and subordinate to our Deed of Trust.

(22) The Deed of Trust allows us to declare a default if you sell or transfer your real property without our prior written consent (you are the "Trustor," we are the "Beneficiary," and the "Property" is your real property in the following quotation):

In the event of sale or transfer, conveyance or alienation of the Property, or any part thereof, or any interest therein, whether voluntary or involuntary (or if Borrower is not a natural person and twenty-five percent (25%) or more of that entity that is Borrower is sold or transferred), Lender shall have the right of acceleration, at its option, to declare the Note secured by the Deed of Trust, immediately due and payable, irrespective of the maturity date expressed therein, and without demand or notice. No waiver of this right shall be effective unless it is in writing. Consent by Lender to one such transaction shall not constitute waiver of the right to require such consent to succeeding transactions. The acceptance of funds from any party other than Borrower does not constitute acceptance of any transfer of the Property and acceleration under this clause may still occur and/or continue.

(23) Document Drawing Service. If a document drawing service has been hired to draw loan documents, Borrower hereby agrees to indemnify and hold Document Drawing Service, its officers, agents and representatives harmless from and against any costs, expense (including, without limitation attorney fees, consulting fees and court costs).

(24) Grievances. Neither Borrower nor Lender may commence, join, or be joined to any judicial action, except an appointment of a receiver and/or a judicial foreclosure (as either an individual litigant or the member of a class) that arises from the other party's actions pursuant to this Security Instrument or that alleges that the other party has breached any provision of, or any duty owed by reason of, this Security Instrument, until such Borrower or Lender has notified the other party (with such notice given in compliance with the requirements of Section 35) of such alleged breach and afforded the other party hereto a reasonable period after

the giving of such notice to take corrective action. If Applicable Law provides a time period which must elapse before certain action can be taken, that time period will be deemed to be reasonable for purposes of this paragraph. The notice of acceleration and opportunity to cure given to Borrower pursuant to this document and the notice of acceleration given to Borrower pursuant to this document shall be deemed to satisfy the notice and opportunity to take corrective action provisions of this Section.

(25) SEVERABILITY; ENTIRE AGREEMENT; AMENDMENTS. The parties intend that the provisions of this Instrument and all other Loan Documents, including the Deed of Trust securing the indebtedness, shall be legally severable. If any term or provision of this Instrument or any other Loan Document, including the Deed of Trust securing the indebtedness, be determined to any extent by a court of competent jurisdiction to be invalid or unenforceable, the remainder of this Instrument or of such other Loan Document, including the aforesaid Deed of Trust, shall not be affected thereby and each term and provision shall be valid and be enforceable to the fullest extent permitted by law. This Instrument and the aforesaid Deed of Trust contains the entire agreement among the parties as to the rights granted and the obligations assumed in this Instrument. This Instrument may not be amended or modified except by a writing signed by the party against whom enforcement is sought.

(26) INDEMNIFICATION. Borrower hereby agrees to indemnify, defend (with counsel of Lender's and/or Broker's choice) (as to any fees and costs are incurred or accrued) and hold Lender and Broker and their officers, agents, and representatives harmless from and against any costs, expenses (including, without limitation attorneys' fees, consulting fees and court costs), claims, demands, lawsuits, judgments, awards, or actions arising out of or related to the Property or the Loan, including, but not limited to any claims made by contractors, suppliers, mechanics lien claimants, homeowner associations, governmental authorities, stop notice claimants, title companies or persons purporting to be injured on or by the Property or by the acts or conduct of Borrower, its contractors, subcontractors, suppliers and/or other persons dealing with Borrower. If Borrower fails to provide such indemnity as the same accrues and as expenses are incurred, the amount not paid shall be added to the principal amount of the Note and bear interest thereon at the same rate then in effect (including any default rate in effect) and shall be secured by the same collateral as securing the Note and Loan Agreement.

(27) USURY. This loan is exempt from usury as it has been made or arranged by a Licensed California Real Estate Broker.

(28) Occupancy of Borrower. If this loan has been arranged as a non-owner occupied loan, Borrower shall not move into property without written permission by Lender. Should Borrower move into subject property without approval from Lender, this shall be deemed a default under the terms of the loan.

(29) Use of Loan Funds. Lender has loaned funds according to the what Borrower has stated as funds are to be used. Should Lender discover that funds were not used for the exact reason given in the loan/underwriting documents, this shall be deemed a default under the terms of the loan.

(30) Periodic Reports on the Status of any Business involved with regard to the making of this loan. If this loan has been made as a "Business Purpose Loan", Lender may request from Borrower an update as to the status of the business with which the funds were to be used. Borrower will have 30 calendar days to give a written status to Lender from date Lender has requested said status. Lender to delineate what information is required as evidence of the status. Should Borrower not produce the written status within the given time period, this shall be deemed a default under the terms of the Loan.

(31) Violation of Governmental Requirements. If Borrower suspects any tenant or other occupant of the Property is using the Property in a manner that is not in compliance with any Governmental Requirement to which Borrower, tenant, or any other occupant of the Mortgaged Property is subject, Borrower shall immediately take appropriate action to remedy the violation, and shall notify Lender of any potential violation within one (1) day of discovery of any such potential violation.

The failure of Borrower, any tenant, or any other occupant of the Property to comply with any Governmental Requirements in accordance with the lease section above and any potential violation by a tenant or other occupant of the Property of any Governmental Requirement is an Event of Default.

(32) Waiver of Marshalling; Other Waivers. To the extent permitted by law, Borrower waives: (i) the benefit of all present or future laws providing for any appraisal before sale of any portion of the Property; (ii) all rights of redemption, valuation, appraisal, stay of execution, notice of election to mature or declare due the whole of the indebtedness and marshalling in the event of foreclosure of the lien created by this Security Instrument; (iii) all rights and remedies which Borrower may have or be able to assert by reason of the laws of the State of California pertaining to the rights and remedies of sureties; (iv) the right to assert any statute of limitations as a bar to the enforcement of the lien of this Security Instrument or to any action brought to enforce the Note or any other obligation secured by this Security Instrument; and (v) any rights, legal or equitable, to require marshalling of assets or to require upon foreclosure sales in a particular order, including any rights under California Civil Code §§ 2899, 2924g and 3433. For clarification, it is required under this security instrument to sell all properties secured by this security instrument at one trustee sale until such time Lender withdraws said requirement. Lender shall have sole rights to withdraw this requirement.

(33) Uncashed Checks. Should Lender or their agent issue a check to the borrower and it remains uncashed for more than 60 calendar days, a \$5.00 monthly fee from date of issue may be charged should borrower request a reissue on the check. Should Borrower request the check to be reissued, in addition to the fee just stated, a stop payment and re-issue fee in the amount of \$25.00 may be incurred and deducted from the funds.

(34) Agency of Loan Servicer. The Loan Servicer or Lender under this Note may or may not have a proprietary program for forbearances, extensions or modifications. You would be advised during the course of the servicing of the loan. However, if the Loan Servicer inquires whether the Borrower would like, or should the Borrower request, an extension of the loan, forbearance, modification, etc., the Loan Servicer remains the sole agent of the Lender and is not the agent of the Borrower.

(35) Property Tax Verification. Lender may require Borrower to pay a one-time charge for a real estate tax service and/or reporting service used by Lender in connection with this Loan. This tax service may be ordered on each Assessor's Parcel Number secured by this loan. In addition to the fee to be paid to the service, the Loan Servicer may charge a fee to prepare the documentation to order the service. Fees shall be paid by the Borrower.

(36) All notices given by Borrower or Lender in connection with this Security Instrument must be in writing. Any notice to Borrower in connection with this Security Instrument shall be deemed to have been given to Borrower when mailed by first class mail or when actually delivered to Borrower's Mailing Address if sent by other means. Notice to any one Borrower shall constitute notice to all Borrowers unless Applicable Law expressly requires otherwise. The notice address shall be the Mailing Address unless Borrower has designated a substitute notice address by notice to Lender.

(37) RELEASE INFORMATION: The undersigned borrower(s) do(es) hereby authorize originating Broker, Lender, heir(s) of Lender, and/or assignees to release all loan, credit, property and personal information to all potential lenders to this loan. In addition, should the named Lender(s), heir(s) of Lender, assignees, heir(s) of assignees, loan servicer or any agent of said parties need/want to hire any outside services in order to assist with collection efforts, mailing, attorney work, evaluating, foreclosure, and/or any other service which assists Lender in collecting on, or defending the Lender and/or their assigns, the undersigned borrower(s) do(es) authorize release of this information without limitation. The documentation includes but is not limited to all loan documentation, loan application, financial statements, tax returns, credit report(s), appraisal documentation, social security number, status of loan, principal, arrearages, etc. Any information which has been released prior to the signing of this document is deemed approved by the undersigned.

(38) REINSTATEMENT STATEMENT. Should a Notice of Default be recorded against this security instrument and the Borrower or other entitled party request a reinstatement statement, a statement delineating the amount to bring the account current, a charge of \$30.00 shall be charged by Lender or their agent for each statement generated.

(39) CROSS-COLLATERAL AND DEFAULT CLAUSE. The Note is secured by one Deed of Trust of even date which is secured by four (4) separate properties. Any default under the Note or as to any property given as security shall constitute a default under the Note and under the Deed of Trust and foreclosure may be commenced and completed on all properties.

Borrower shall promptly notify Lender of Borrower's change of address. If Lender specifies a procedure for reporting Borrower's change of address, then Borrower shall only report a change of address through that specified procedure. There may be only one designated notice address under this Security Instrument at any one time. Any notice to Lender shall be given by delivering it or by mailing it by first class mail to Lender's address stated herein unless Lender has designated another address by notice to Borrower.

Any notice in connection with this Security Instrument shall not be deemed to have been given to Lender until actually received by Lender. If any notice required by this Security Instrument is also required under Applicable Law, the Applicable Law requirement will satisfy the corresponding requirement under this Security Instrument. Borrower requests that a copy of any Notice of Default and any Notice of Sale hereunder be mailed to Borrower at the Mailing Address stated herein, unless Borrower has designated another address by Notice to Lender.

TRUSTOR REQUESTS THAT A COPY OF ANY NOTICE OF DEFAULT AND OF ANY NOTICE OF SALE BE MAILED TO TRUSTOR AT TRUSTOR'S ADDRESS SET FORTH ON THE FRONT OF THIS DEED OF TRUST.
SIGNATURES OF TRUSTOR(S):

BORROWERS:

Rosie F. Rahman 01/21/2025

ROSIE GUL RAHMAN, TRUSTEE OF THE RAHMAN FAMILY TRUST DATED 02/15/2017 - Borrower / Date

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

State of California }

County of Los Angeles

On January 21, 2025 before me, Satenik Antonyan NOTARY PUBLIC,
personally appeared Rosied Gul Rahman who proved to me on the basis of satisfactory evidence to be the
person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the
same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the
entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature

Satenik Antonyan

(Seal)



EXHIBIT "A"
LEGAL DESCRIPTION

Order No.: 2494158
Escrow No.: 2494158

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

Parcel A: 2405-010-001

Lot 20 of Tract No. 13172, in the City of Los Angeles, County of Los Angeles, State of California, as per Map recorded in Book 253, Pages 12 and 13 of Maps, in the Office of the County Recorder of said County.

Parcel B: 2410-010-015

The North 50 feet of the West one-half of Lot 8, of Tract No. 8191, in the City of Los Angeles, County of Los Angeles, State of California, as per Map recorded in Book 97 Page 68 of Maps, in the Office of the County Recorder.

Parcel C: 2410-010-019

The Northerly 50 feet of the Southerly 100 feet of Lot 24 Tract No. 8191, as per Map recorded in Book 97, Page 68 and 69 of Maps in the Office of the County Recorder of said County.

Parcel D: 2314-008-042

Parcel 1:

Parcel A: as shown on Parcel Map L A 2854, in the City of Los Angeles, County of Los Angeles, State of California, as per Map filed in Book 60, Page 82 of Parcel Maps, in the Office of the County Recorder of said County.

Parcel 2:

An Easement for ingress and egress over the Westerly 20 feet of Parcel B, as shown on the Parcel Map L.A. 2854, in the City of Los Angeles, County of Los Angeles, State of California, as per Map filed in Book 60, Page 82 of Parcel Maps, in the Office of the County Recorder of said County.

APN: 2405-010-001, 2410-010-015, 2410-010-019, 2314-008-042

(End of Legal Description)

EXHIBIT B

ASSIGNED INSPECTOR: **THOMAS WOODS**
JOB ADDRESS: **7508 NORTH DENNY AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2410-010-015**

Date: May 13, 2026

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

Last Update to Title:

.....

LIST OF OWNERS AND INTERESTED PARTIES

- | | |
|---|----------------------------|
| 1) ROSIE GUL RAHMAN, TRUSTEE OF THE
RAHMAN FAMILY TRUST
7637 GREG AVENUE
SUN VALLEY, CA 91352-4334 | CAPACITY: OWNER |
| 2) PLM LENDER SERVICES, INC.
5446 THORNWOOD DRIVE, 2 ND FLOOR
SAN JOSE, CA 95123 | CAPACITY: INTERESTED PARTY |

Property Detail Report

For Property Located At :
7508 DENNY AVE, SUN VALLEY, CA 91352-5116

**Owner Information**

Owner Name: RAHMAN FAZAL (TE) & ROSIE G (T/RAHMAN
Mailing Address: 7637 GREG AVE, SUN VALLEY CA 91352-4334 C022
Vesting Codes: // TE

Location Information

Legal Description:	TRACT # 8191 N 50 FT OF W 135 FT OF LOT 8		
County:	LOS ANGELES, CA	APN:	2410-010-015
Census Tract / Block:	1230.20 / 1	Alternate APN:	
Township-Range-Sect:		Subdivision:	8191
Legal Book/Page:	97-68	Map Reference:	/
Legal Lot:	8	Tract #:	8191
Legal Block:		School District:	LOS ANGELES
Market Area:	SUNV	School District Name:	LOS ANGELES
Neighbor Code:		Munic/Township:	LOS ANGELES

Owner Transfer Information

Recording/Sale Date:	02/23/2017 / 02/15/2017	Deed Type:	TRUSTEE'S DEED(TRANSFER)
Sale Price:		1st Mtg Document #:	
Document #:	216695		

Last Market Sale Information

Recording/Sale Date:	12/24/2008 / 12/02/2008	1st Mtg Amount/Type:	/
Sale Price:	\$243,000	1st Mtg Int. Rate/Type:	/
Sale Type:	FULL	1st Mtg Document #:	
Document #:	2255020	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$218.53
New Construction:		Multi/Split Sale:	
Title Company:	FIDELITY NATIONAL TITLE CO		
Lender:			
Seller Name:	ZAVALA BERNARDO		

Prior Sale Information

Prior Rec/Sale Date:	03/23/2004 / 02/04/2004	Prior Lender:	AMERICAS WHOLESALE LENDER
Prior Sale Price:	\$300,000	Prior 1st Mtg Amt/Type:	\$240,000 / CONV
Prior Doc Number:	679297	Prior 1st Mtg Rate/Type:	5.75 / ADJUSTABLE INT RATE LOAN
Prior Deed Type:	GRANT DEED		

Property Characteristics

Gross Area:		Parking Type:	Construction:
Living Area:	1,112	Garage Area:	Heat Type:
Tot Adj Area:		Garage Capacity:	Exterior wall:
Above Grade:		Parking Spaces:	Porch Type:
Total Rooms:		Basement Area:	Patio Type:
Bedrooms:	3	Finish Bsmnt Area:	Pool:
Bath(F/H):	2 /	Basement Type:	Air Cond:
Year Built / Eff:	1984 / 1995	Roof Type:	Style:
Fireplace:	/	Foundation:	Quality:
# of Stories:		Roof Material:	Condition:
Other Improvements:			

Site Information

Zoning:	LAR1	Acres:	0.15	County Use:	SINGLE FAMILY RESID (0108)
Lot Area:	6,753	Lot Width/Depth:	50 x 135	State Use:	
Land Use:	SFR	Res/Comm Units:	1 /	Water Type:	
Site Influence:				Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$377,966	Assessed Year:	2025	Property Tax:	\$4,742.16
Land Value:	\$189,293	Improved %:	50%	Tax Area:	13
Improvement Value:	\$188,673	Tax Year:	2024	Tax Exemption:	
Total Taxable Value:	\$377,966				

Comparable Sales Report

For Property Located At

**7508 DENNY AVE, SUN VALLEY, CA 91352-5116****7 Comparable(s) Selected.**

Report Date: 12/29/2025

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$243,000	\$400,000	\$850,000	\$731,000
Bldg/Living Area	1,112	961	1,276	1,173
Price/Sqft	\$218.53	\$322.06	\$744.02	\$629.26
Year Built	1984	1941	1961	1949
Lot Area	6,753	5,677	10,094	7,399
Bedrooms	3	2	3	3
Bathrooms/Restrooms	2	1	2	1
Stories	0.00	0.00	0.00	0.00
Total Value	\$377,966	\$60,248	\$765,000	\$402,132
Distance From Subject	0.00	0.23	0.46	0.34

* = user supplied for search only

Comp #1

Distance From Subject: 0.23 (miles)

Address:	7406 CLEON AVE, SUN VALLEY, CA 91352-4811		
Owner Name:	VOOSKANIAN VIGEN/YAGHOUBI ANAHID		
Seller Name:	AG FLIPS LLC		
APN:	2410-004-010	Map Reference:	/
County:	LOS ANGELES, CA	Census Tract:	1230.20
Subdivision:	14164	Zoning:	LAR1
Rec Date:	04/29/2025	Prior Rec Date:	09/30/2024
Sale Date:	04/25/2025	Prior Sale Date:	06/14/2024
Sale Price:	\$827,000	Prior Sale Price:	\$585,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	279191	Acres:	0.15
1st Mtg Amt:	\$637,000	Lot Area:	6,752
Total Value:	\$585,000	# of Stories:	
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	1,185
		Total Rooms:	
		Bedrooms:	2
		Bath(F/H):	2 /
		Yr Built/Eff:	1949 / 1949
		Air Cond:	
		Style:	
		Fireplace:	/
		Pool:	
		Roof Mat:	
		Parking:	

Comp #:2 Distance From Subject:0.24 (miles)

Address: 7358 CLEON AVE, SUN VALLEY, CA 91352-4809

Owner Name: PETROSYAN ZORI

Seller Name: MAIN ST CAPITAL FUND LLC

APN: 2410-016-006 Map Reference: / Living Area: 1,119

County: LOS ANGELES, CA Census Tract: 1230.20 Total Rooms:

Subdivision: 8327 Zoning: LAR1 Bedrooms: 2

Rec Date: 07/17/2025 Prior Rec Date: 01/28/2025 Bath(F/H): 1 /

Sale Date: 06/13/2025 Prior Sale Date: 01/06/2025 Yr Built/Eff: 1941 / 1944

Sale Price: \$770,000 Prior Sale Price: \$470,000 Air Cond:

Sale Type: FULL Prior Sale Type: FULL Style:

Document #: 479596 Acres: 0.15 Fireplace: /

1st Mtg Amt: \$616,000 Lot Area: 6,554 Pool:

Total Value: \$60,248 # of Stories: Roof Mat:

Land Use: SFR Park Area/Cap#: / Parking:

Comp #:3 Distance From Subject:0.29 (miles)

Address: 7449 CRANER AVE, SUN VALLEY, CA 91352-4858

Owner Name: AHMED SUMEN/AHMED MD S

Seller Name: KADIR ABDUL

APN: 2410-002-003 Map Reference: / Living Area: 1,242

County: LOS ANGELES, CA Census Tract: 1230.20 Total Rooms:

Subdivision: 25489 Zoning: LAR1 Bedrooms: 3

Rec Date: 07/02/2025 Prior Rec Date: 06/22/1979 Bath(F/H): 2 /

Sale Date: 06/28/2025 Prior Sale Date: Yr Built/Eff: 1961 / 1962

Sale Price: \$400,000 Prior Sale Price: \$77,500 Air Cond: CENTRAL

Sale Type: FULL Prior Sale Type: FULL Style:

Document #: 444802 Acres: 0.15 Fireplace: /

1st Mtg Amt: \$320,000 Lot Area: 6,611 Pool:

Total Value: \$640,072 # of Stories: Roof Mat:

Land Use: SFR Park Area/Cap#: / Parking:

Comp #:4 Distance From Subject:0.30 (miles)

Address: 7427 CRANER AVE, SUN VALLEY, CA 91352-4858

Owner Name: GONZALEZ MISAEI/GONZALEZ CANDELARIA

Seller Name: PEREZ LIVING TRUST

APN: 2410-002-007 Map Reference: / Living Area: 961

County: LOS ANGELES, CA Census Tract: 1230.20 Total Rooms:

Subdivision: 12355 Zoning: LAR1 Bedrooms: 2

Rec Date: 05/05/2025 Prior Rec Date: 01/07/1987 Bath(F/H): 1 /

Sale Date: 04/01/2025 Prior Sale Date: 01/1987 Yr Built/Eff: 1948 / 1950

Sale Price: \$715,000 Prior Sale Price: \$89,000 Air Cond:

Sale Type: FULL Prior Sale Type: FULL Style:

Document #: 291512 Acres: 0.13 Fireplace: /

1st Mtg Amt: \$643,500 Lot Area: 5,677 Pool:

Total Value: \$256,377 # of Stories: Roof Mat:

Land Use: SFR Park Area/Cap#: / Parking:

Comp #:5 Distance From Subject:0.41 (miles)

Address: 11027 VALERIO ST, SUN VALLEY, CA 91352-5051

Owner Name: MATEVOSYAN GEGETSIK

Seller Name: MKRTCHYAN MASIS

APN: 2315-019-009 Map Reference: / Living Area: 1,223

County: LOS ANGELES, CA Census Tract: 1230.10 Total Rooms:

Subdivision: 4917 Zoning: LAR1 Bedrooms: 3

Rec Date: 08/05/2025 Prior Rec Date: 04/01/2024 Bath(F/H): 1 /

Sale Date: 07/22/2025 Prior Sale Date: 03/10/2024 Yr Built/Eff: 1949 / 1949

Sale Price: \$845,000 Prior Sale Price: \$750,000 Air Cond:

Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	528065	Acres:	0.23	Fireplace:	/
1st Mtg Amt:	\$676,000	Lot Area:	9,869	Pool:	
Total Value:	\$765,000	# of Stories:		Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #6

Distance From Subject:0.45 (miles)

Address:	7700 ENSIGN AVE, SUN VALLEY, CA 91352-4451		
Owner Name:	TEJEDA ELVIA L G/DE MUNOZ ANGELINA G		
Seller Name:	COLON HECTOR		
APN:	2315-008-013	Map Reference:	/
County:	LOS ANGELES, CA	Census Tract:	1221.20
Subdivision:	13272	Zoning:	LAR1
Rec Date:	11/04/2025	Prior Rec Date:	12/14/1992
Sale Date:	10/14/2025	Prior Sale Date:	
Sale Price:	\$710,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	766673	Acres:	0.14
1st Mtg Amt:	\$685,150	Lot Area:	6,236
Total Value:	\$84,056	# of Stories:	
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	1,276
		Total Rooms:	
		Bedrooms:	3
		Bath(F/H):	1 /
		Yr Built/Eff:	1948 / 1950
		Air Cond:	
		Style:	
		Fireplace:	/
		Pool:	
		Roof Mat:	
		Parking:	

Comp #7

Distance From Subject:0.46 (miles)

Address:	11110 COHASSET ST, SUN VALLEY, CA 91352-4703		
Owner Name:	AZARYAN ELINA		
Seller Name:	ALBARRAN SERGIO		
APN:	2315-018-015	Map Reference:	/
County:	LOS ANGELES, CA	Census Tract:	1230.10
Subdivision:	PROPERTY/LANKERSHIM RANCH LAND	Zoning:	LAR1
Rec Date:	06/03/2025	Prior Rec Date:	08/16/2010
Sale Date:	05/01/2025	Prior Sale Date:	07/06/2010
Sale Price:	\$850,000	Prior Sale Price:	\$320,000
Sale Type:	FULL	Prior Sale Type:	
Document #:	370238	Acres:	0.23
1st Mtg Amt:	\$637,500	Lot Area:	10,094
Total Value:	\$424,168	# of Stories:	
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	1,205
		Total Rooms:	
		Bedrooms:	3
		Bath(F/H):	2 /
		Yr Built/Eff:	1951 / 1986
		Air Cond:	CENTRAL
		Style:	
		Fireplace:	/
		Pool:	
		Roof Mat:	
		Parking:	

EXHIBIT D

ASSIGNED INSPECTOR: **THOMAS WOODS**
JOB ADDRESS: **7508 NORTH DENNY AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2410-010-015**

Date: May 13, 2026

CASE NO.: 953720
ORDER NO.: A-5775828

EFFECTIVE DATE OF ORDER TO COMPLY: **August 9, 2022**
COMPLIANCE EXPECTED DATE: **September 8, 2022**
DATE COMPLIANCE OBTAINED: **No Compliance to Date**

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

VIOLATIONS:

SEE ATTACHED ORDER # A-5775828

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

JAVIER NUNEZ
PRESIDENT

ELVIN W. MOON
VICE-PRESIDENT

JOSELYN GEAGA-ROSENTHAL

LAUREL GILLETTE

GEORGE HOVAGUIMIAN

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
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

SUBSTANDARD ORDER AND NOTICE OF FEE

RAHMAN, FAZAL (TE) & ROSIE G (T/RAHMAN)

7637 GREG AVE
SUN VALLEY, CA 91352

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

AUG 01 2022

CASE #: 953720

ORDER #: A-5775828

EFFECTIVE DATE: August 09, 2022

COMPLIANCE DATE: September 08, 2022

OWNER OF

SITE ADDRESS: 7508 N DENNY AVE

ASSESSORS PARCEL NO.: 2410-010-015

ZONE: R1; One-Family Zone

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

An inspection has revealed that the property (Site Address) listed above is in violation of the Los Angeles Municipal Code (L.A.M.C.) sections listed below. You are hereby ordered to correct the violation(s) and contact the inspector listed in the signature block at the end of this document for a compliance inspection by the compliance date listed above.

FURTHER, THE CODE VIOLATION INSPECTION FEE (C.V.I.F) OF \$ 356.16 (\$336 fee plus a six percent Systems Development Surcharge of \$20.16) **WILL BE BILLED TO THE PROPERTY OWNER.** The invoice/notice will be sent to the owner as it appears on the last equalized assessment roll. Section 98.0421 L.A.M.C.

NOTE: FAILURE TO PAY THE C.V.I.F. WITHIN 30 DAYS OF THE INVOICE DATE OF THE BILL NOTED ABOVE WILL RESULT IN A LATE CHARGE OF TWO (2) TIMES THE C.V.I.F. PLUS A 50 PERCENT COLLECTION FEE FOR A TOTAL OF \$1,176.00. Any person who fails to pay the fee, late charge and collection fee, shall also pay interest. Interest shall be calculated at the rate of one percent per month.

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

As a result of an inspection of the property (Site Address) listed above, this office has determined the building(s) to be SUBSTANDARD as pursuant to the provisions of Division 89 of Article 1 of Chapter IX of the Los Angeles Municipal Code (L.A.M.C.). You are therefore ordered to secure all required permits and begin the necessary work to eliminate the following code violations within 30 days from the effective date of this order. All necessary work shall be completed within 90 days from the effective date of this order. If the necessary permits are not obtained or the required work is not physically commenced within 45 days from the effective date of this order, the Department of Building and Safety may order the owner to cause the building(s) to be vacated.

VIOLATION(S):

1. The building or premises is Substandard due to illegal occupancy.

You are therefore ordered to: 1) Discontinue the use and occupancy of all buildings or portions thereof occupied for living, sleeping, cooking or dining purposes which were not designed or intended to be used for such occupancies. 2) Demolish and remove all construction work performed and return the property to its permitted state.

Code Section(s) in Violation: 91.8902.14, 91.8902, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

Location: Recreation room at the rear of the detached garage.

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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2. The approximate 11'-9" x 20 remodel of the recreation room to habitable dwelling was performed without the required permits and approvals.

You are therefore ordered to: 1) Demolish and remove all construction work performed without the required permit(s), AND 2) Restore the existing approved/permitted structure to its original condition if it was altered in any way, OR 3) Submit plans, obtain the required permits and expose the work for proper inspections.

Code Section(s) in Violation: 91.8105, 91.5R106.1.1, 91.5R106.1.2, 91.5R108.4, 91.5R106.3.2, 91.5R103.1, 12.21A.1. (a) of the L.A.M.C.

Location: Recreation room.

NOTE: A certificate has been filed with the County Recorder noting the above substandard condition.

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.

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.

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NOTE:

California Health and Safety Code Section 17980.12 Notice (If applicable): The owner of an Accessory Dwelling Unit ("ADU") has a right to request a delay in enforcement of building standards subject to compliance with California Health and Safety Code Section 17980.12. To request a delay in enforcement, submit an application before the expiration of the compliance date specified in the order. Contact the inspector for additional information.

NOTICE:

Relocation assistance may be required if a tenant is evicted in order to comply with an order from a governmental agency. (LAMC 151.09.A.11 & 163.00 to 163.07) For information, call the Los Angeles Housing Department (LAHD) at (213) 808-8888 or go to: <http://lahd.lacity.org>

Any questions regarding invoices or how to pay fees should be directed to financial services at (213) 482-6890.

Any questions regarding the order to comply and compliance matters contact the inspector noted below at (818)374-9854.

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

Inspector: _____

Date: July 28, 2022

KIM BEAUCHAMP
14410 SYLVAN STREET SUITE 105
LOS ANGELES, CA 91401
(818)374-9854

kim.beauchamp@lacity.org

D.A.
REVIEWED BY

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