

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

JACOB STEVENS
PRESIDENT

NANCY YAP
VICE PRESIDENT

CORISSA HERNANDEZ
JAVIER NUNEZ
MOISES ROSALES

CITY OF LOS ANGELES
CALIFORNIA



KAREN BASS
MAYOR

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

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

JOHN WEIGHT
EXECUTIVE OFFICER

UPDATED 9/6/24

September 6, 2024

Council District: # 9

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

JOB ADDRESS: **5915 SOUTH MAIN STREET, LOS ANGELES, CA**
AKA: 5917 SOUTH MAIN STREET, LOS ANGELES, CA
ASSESSORS PARCEL NO. (APN): **6005-012-015**
Re: Invoice # 786537-6

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: **5915 South Main Street, Los Angeles, CA (AKA: 5917 South Main Street, Los Angeles, CA)** ("Property"). A copy of the title report which includes a full legal description of the property is attached as Exhibit A.


Following the Department's investigation an order or orders to comply were issued on March 20, 2019 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)	152.75
Title Report fee	30.00
Grand Total	\$ 2,492.75

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 **\$2,492.75** 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 **\$2,492.75** on the referenced property. A copy of the title report which includes a full legal description of the property is attached as Exhibit A. A list of all the names and addresses of owners and all interested parties entitled to notice is included (Exhibit B). Also attached is a report which includes the current fair market value of the property including all encumbrances of record on the property as of the date of the report (Exhibit C).

DEPARTMENT OF BUILDING AND SAFETY


Ana Mae Yutan
Chief, Resource Management Bureau

ATTEST: HOLLY WOLCOTT, 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. T17195
Dated as of: 08/26/2022

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 6005-012-015

Property Address: 5917 S MAIN ST

City: Los Angeles

County: Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : ARIA HOTEL LLC

Grantor : MIRON ENTERPRISES, LLC

Deed Date : 03/16/2018

Recorded : 03/20/2018

Instr No. : 18-0268860

MAILING ADDRESS: ARIA HOTEL LLC
PO BOX 3405, LOS ANGELES, CA 90078

SCHEDULE B

LEGAL DESCRIPTION

Lot Number: 1 Subdivision Name: THE LAWRENCE TRACT Brief Description: LAWRENCE TRACT LOT 1

MORTGAGES/LIENS

Type of Document: DEED OF TRUST SECURITY AGREEMENT FIXTURE FILING

Recording Date: 03/11/2019

Document #: 19-0210906

Loan Amount: \$1,125,000

Lender Name: THE PRECISION DENTAL

Borrowers Name: ARIA HOTEL LLC

MAILING ADDRESS: THE PRECISION DENTAL
INC/SHAWN RAD 1135 25TH STREET #5 SANTA MONICA, CA 90403

This page is part of your document - DO NOT DISCARD



20180268860



Pages:
0004

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

03/20/18 AT 04:13PM

FEES:	27.00
TAXES:	14,644.00
OTHER:	0.00
<hr/>	
PAID:	14,671.00



LEADSHEET



201803200670019

00015020863



008971866

SEQ:
01

DAR - Counter (Upfront Scan)



THIS FORM IS NOT TO BE DUPLICATED

RECORDING REQUESTED BY:
B & B Associate Group

AND WHEN RECORDED MAIL TO:

Aria Hotel LLC
P.O. Box 34605
Los Angeles, Ca 90034

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is \$2,876.50 CITY TRANSFER TAX \$11,767.50

☒ 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**

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

Miron Enterprises, LLC, a California Limited Liability Company

hereby GRANT(s) to:

Aria Hotel LLC, a California Limited Liability Company

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: 109-111 W. 59th Place and 5915-5929 S. Main Street, Los Angeles, CA 90003

APN#: 6005-012-015, 016 & 017

DATE: March 16, 2018

PLEASE SEE PAGE TWO FOR GRANTOR'S SIGNATURE.

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

GRANT DEED - PAGE TWO

GRANTOR'S SIGNATURE:

Miron Enterprises, LLC,
a California Limited Liability Company

By: [Signature]
Name: Edgar Miron
Title: President

By: [Signature]
Name: Julie Miron
Title: Vice President

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 March 16, 2018 before me, Jasmine Laney Clark, a
Notary Public personally appeared, Edgar Miron and Julie Miron

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



4

EXHIBIT "A"

LEGAL DESCRIPTION

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

LOTS 1, 2 AND 3 OF THE LAWRENCE TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 7, PAGE(S) 19 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 6005-012-015, 016 & 017

)

This page is part of your document - DO NOT DISCARD



20190210906



Pages:
0014

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

03/11/19 AT 08:00AM

FEES:	123.00
TAXES:	0.00
OTHER:	0.00
SB2:	225.00
PAID:	348.00



LEADSHEET



201903110180010

00016348511



009680156

SEQ:
01

SECURE - 8:00AM



THIS FORM IS NOT TO BE DUPLICATED

E08_190308_6407003

RECORDED AT THE REQUEST OF
CHICAGO TITLE COMPANY

Recording requested by, and
when recorded mail to:

THE PRECISION DENTAL
INC/SHAWN RAD 1135 25TH
STREET # 5 SANTA MONICA CA 90403

Title Order No 111902469-MD.

APN: 6005-012-015, 016 AND 017

**DEED OF TRUST, SECURITY AGREEMENT, FIXTURE FILING,
AND ASSIGNMENT OF LEASES AND RENTS**

This DEED OF TRUST, SECURITY AGREEMENT, FIXTURE FILING, AND ASSIGNMENT OF LEASES AND RENTS (the "Deed of Trust"), made as of the 28st day of February, 2019, between:

ARIA HOTEL, LLC, A CALIFORNIA LIABILITY COMPANY, herein called TRUSTOR

Whose address is **P.O.BOX 34605 LOS ANGELES CA 90034.**

Chicago Title, a California corporation, herein called TRUSTEE, and

THE PRECISION DENTAL INC/SHAWN RAD, herein called BENEFICIARY,

Whose address is **1135 25TH STREET # 5 SANTA MONICA CA 90403.**

Trustor irrevocably grants, transfers and assigns to Trustee, in trust, with Power of Sale, that certain property in the **County Los Angeles, State of California,** described as follows:

[See Exhibit "A" attached hereto and made a part hereof.]

The foregoing property is commonly known as **address of collateral.**
(5915, 5919 and 5927 South Main Street, Los Angeles, CA 90003)
TOGETHER WITH:

(1) All the rights, rights of way, easements, profits, privileges, tenements, hereditaments and appurtenances, now or hereafter in any way appertaining or belonging thereto, and any part thereof, including any other claim at law or in equity, and any after acquired title and reversion in or to each and every part of said real property and all streets, roads, highways and alleys adjacent to or adjoining the same; and

(2) All buildings or improvements of every kind and description now or hereafter placed or erected upon said real property (the "Improvements") and all goods, fixtures, furnishings and equipment owned by the Trustor now or hereafter attached to or installed or placed in or upon each and every Improvement for use as part thereof or in conjunction with the use and occupancy of such Improvements, including, but not limited to, all apparatus, tracks, ramps, loading platforms, machinery, motors, elevators, escalators, fittings, doors, windows, signs, pylons, screens, awnings, shades, blinds, carpets, floor coverings and draperies, furnaces, boilers, gas and oil and electric burners and heaters, ducts, vents, hoods, flues and registers, hot water heaters, washers, dryers, and other laundry equipment, sinks, stoves, ovens, cabinets, drainboards, refrigerators, incinerating, heating, cooling and air conditioning equipment, fans, ventilators, wiring, panels, all lighting fixtures and globes and tubes, time clocks, and other electrical equipment, and all plumbing and plumbing fixtures and equipment, sprinklers and sprinkler equipment, and all trees, plants, shrubs and other landscaping, all of which are and shall be deemed to be a permanent accession to the land and Improvements thereon wherein placed or installed and part of the real property herein conveyed as between the parties hereto and all parties claiming by, through, or under them; SUBJECT, however, to the rights of the Trustor to remove, if necessary, such goods, fixtures, furnishings and equipment for the purpose of replacement with similar items of the same quality performing the same function; all such goods, fixtures, furnishings and equipment described herein and being hereinafter collectively referred to for convenience as the "fixtures"; and

(3) All building materials, equipment, fixtures and fittings of every kind or character now owned or hereafter acquired by the Trustor for the purpose of being used or useful in connection with the Improvements, including, but not limited to, all lumber and lumber products, bricks, building stones and building blocks, sand and cement, roofing material, paint, doors, windows, hardware, nails, wires and wiring, plumbing and plumbing fixtures, heating and air-conditioning equipment and appliances, electrical and gas equipment and appliances, pipes and piping, ornamental and decorative fixtures, and in general all building materials and equipment of every kind and character used or useful in connection with the Improvements constructed or to be constructed upon such real property.

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

(5) Such real property, Improvements, easements, rights, fixtures, building materials, equipment, fittings, personal property, rents, and appurtenances, as well as all other items referred to above shall be referred to in this Deed of Trust as the "Property".

The following provisions are hereby added to the Deed of Trust and made a part thereof:

In addition to the security above, Trustor hereby irrevocably grants to Beneficiary a security interest in:

(1) All of the right, title and interest of the Trustor in and to all present and future building materials, machinery, equipment, furniture, fixtures, fittings, furnishings and

... other tangible personal property related to the use or ownership of the Property, wheresoever located, whether such building materials, machinery, equipment, furniture, fixtures, fittings, furnishings and other tangible personal property are actually located on or adjacent to the Property or not, and whether in storage or otherwise, which are now or hereafter owned or acquired by the Trustor, together with all parts, attachments, accessions, accessories, additions and all replacements thereto or thereof (collectively, the "**Building Materials and FF&E**"); and

(2) All of the right, title and interest of the Trustor in and to all architectural, structural, mechanical and engineering drawings and specifications of the improvements on the Property (the "**Improvements**") under and pursuant to which the Improvements were or will be constructed and erected or which delineate or specify the manner in which the Improvements were or will be constructed and erected or which delineate or specify the manner in which the Improvements were or will be furnished and equipped or which delineate or specify the manner in which the Improvements were or will be repaired, restored, maintained or operated and all engineering and other surveys related thereto (collectively, the "**Plans and Specifications**"); and

(3) All of the right, title and interest of the Trustor in and to all of the general intangibles relating to the development or use of the Property, whether now or hereafter acquired, including, but not limited to, all construction contracts, and agreements with architects, contractors, subcontractors, materialmen, engineers and others in respect to construction, equipping and furnishing of the Improvements, operating contracts and agreements with suppliers, servicers and others in respect to the maintenance and operation of the Improvements, and any and all other documents, contract rights, and other materials now or hereafter developed by the Trustor, its partners, employees, agents or independent contractors relating to the construction, equipping, repair, furnishing, maintenance or operations of the Improvements and all governmental permits relating to the construction, equipping, repair, furnishings, maintenance or operation of any and all Improvements upon the Property, all names under or by which such Improvements may at any time be operated or known, all rights to carry on business under any such names or any variance thereof, and all trademarks and good will in any way relating to such Improvements (collectively, the "**General Intangibles**"); and

(4) All awards heretofore and hereafter made by reason of a taking or condemnation of the Property or any part thereof or any right appurtenant thereto by competent authority as a result of the exercise of the power of eminent domain, including, but not limited to, any awards or payments for use and occupation or for change of grade of streets, together with any and all claims of the Trustor with respect thereto (collectively, the "**Awards**"); and

(5) All of the rights of the Trustor under any policy or policies of insurance, whether existing or hereafter obtained, covering the Building Materials and FF&E, the Plans and Specifications, and/or the General Intangibles, and all proceeds, loss payments, and premium refunds which may become payable with respect to such insurance policies (collectively, the "**Insurance Policies**"); and

(6) Any and all proceeds of the Building Materials and FF&E, the Plans and Specifications, the General Intangibles, and/or the Insurance Policies; and

(7) Any and all replacement items of and for the Building Materials and FF&E, the Plans and Specifications, the General Intangibles, the Awards, and/or the Insurance Policies.

The Building Materials and the FF&E, the Plans and Specifications, the General Intangibles, the Awards, the Insurance Policies, and such proceeds thereof and replacement items therefor, as described above, shall sometimes be called, throughout the rest of this Deed of Trust, the "Collateral".

This Deed of Trust is intended to be a security agreement pursuant to the California Uniform Commercial Code for all of the items of Collateral. It is further intended that this Deed of Trust shall be a fixture filing. The Collateral covers goods which are or are to become "fixtures" as that term is used in Division 9 of the California Uniform Commercial Code.

In addition, the Trustor agrees to execute and deliver to the Beneficiary, upon the Beneficiary's request, any financing statements, as well as extensions, renewals and amendments thereof, and reproductions of this Deed of Trust in such form as the Beneficiary may require to perfect a security interest with respect to all items of Collateral. The Trustor shall pay all costs of filing such financing statements and any extensions, renewals, amendments and releases thereof, and shall pay all reasonable costs and expenses of any record searches for financing statements that the Beneficiary may reasonably require. Without the prior written consent of the Beneficiary, the Trustor shall not create or suffer to be created pursuant to the California Uniform Commercial Code any other security interest in any items of Collateral, including replacements and additions thereto.

FOR THE PURPOSE OF SECURING (1) payment of the sum of **One Million One Hundred Twenty Five Thousand Dollars (\$1,125,000.00)** with interest thereon according to the terms of a promissory note of even date herewith made by TRUSTOR, payable to order of BENEFICIARY, and extensions or renewals thereof (the "Note"); (2) the payment and performance of all terms and conditions of the Note and that certain Loan Agreement, of even date herewith, by and between TRUSTOR and BENEFICIARY (the "Loan Agreement") and each agreement of TRUSTOR incorporated by reference or contained herein or reciting it is so secured; (3) payment of additional sums and interest thereon which may hereafter be loaned to Trustor, or its successors or assigns (but without any obligation of Beneficiary to do so), when evidenced by a promissory note or notes or other writing signed by Trustor or its successors or assigns, reciting that they are secured by this Deed of Trust.

A. To protect the security of this Deed of Trust, and with respect to the Property above described, 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 professional 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 the 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 attorneys' fees in a reasonable sum, in any action or proceeding in which Beneficiary or Trustee may appear, and in any suit brought by Beneficiary to foreclose this Deed of Trust.

(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 its 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 amount allowed by law in effect at the date hereof, 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 of or injury to said Property or any part thereof or any insurance proceeds are hereby assigned and shall be paid to Beneficiary who may apply or release such moneys received by him or her in the same manner and with the same effect as above provided for disposition or proceeds of fire or other insurance.

(2) That by accepting payment of any sum secured hereby after its due date, Beneficiary does not waive its 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 of Trust and said Note for endorsement, and without affecting the personal liability of any person for payment of the indebtedness secured hereby, Trustee may: reconvey any part of said Property; consent to 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 of Trust 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 its 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 of Trust, said Note and all documents evidencing expenditures secured hereby.

(7) After the lapse of such time as may then be required by law following the recordation of said notice of default, and notice of sale having been given as then required by law, Trustee without demand on Trustor, shall sell said Property at the time and place fixed by it in said notice of sale, either as a whole or in separate parcels, and in such order as it may determine, at public auction to the highest bidder for cash in lawful money of the United States, payable at time

of sale. Trustee may postpone sale of all or any portion of said Property by public announcement at such time and place of sale, and from time to time thereafter may postpone such sale by public announcement at the time fixed by the preceding postponement. Trustee shall deliver to such purchaser its deed conveying the Property so sold, but without any covenant or warranty, express or implied. The recitals in such deed of 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.

(8) 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.

(9) 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 predecessor Trustee, 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 and/or instrument number where this Deed of Trust is recorded and the name and address of the new Trustee.

(10) 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 shall mean the owner and holder, including pledgees, of the Note secured hereby, whether or not named as Beneficiary herein. In this Deed of Trust, whenever the context so requires, any gender includes any other gender, and the singular and plural numbers each include the other.

(11) The 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 obliged to notify any party hereto 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.

(12) Beneficiary may charge for a statement regarding the obligation secured hereby, provided the charge thereof does not exceed the maximum allowed by law.

C. Additional Terms:

(1) Cross-Default. Trustor acknowledges and agrees that any default (or any event which with notice, lapse of time, or both, would constitute a default) under any of the Loan Documents (including, without limitation, this Deed of Trust) shall, at the sole and absolute discretion and option of Beneficiary, constitute a material and incurable default hereunder and/or under any or all of the other Loan Documents.

(2) Waiver of Setoff and Counterclaim. All amounts due under the Deed of Trust and the Note shall be payable without setoff, counterclaim or any deduction whatsoever. Trustor hereby waives the right to assert a setoff, counterclaim (other than a mandatory or compulsory counterclaim) or deduction in any action or proceedings in which Beneficiary or Trustee is a participant, or arising out of or in any way connected with this Deed of Trust or the Note.

(3) Marshaling and Other Matters. Trustor hereby waives, to the extent permitted by law, the benefit of all appraisal, valuation, stay, extension, reinstatement, and redemption laws now or hereafter in force and all rights to marshaling in the event of any sale hereunder of the Property, or any part thereof or any interest therein. Further Trustor hereby expressly waives any and all rights to redemption from sale under any order or decree of foreclosure of this Deed of Trust on behalf of Trustor, and on behalf of each and every person acquiring any interest in or title to the Property subsequent to the date of this Deed of Trust and on behalf of all persons to the extent permitted by law.

(4) Provisions Negotiated and Independent. Each and every provision of the Deed of Trust has been independently, separately and freely negotiated by the parties as if the Deed of Trust were drafted by all parties hereto. The parties, therefore, waive any statutory or common law presumption which would serve to have the Deed of Trust or any other Loan Document construed in favor of, or against, any party.

(5) Representation by Counsel. Trustor warrants and represents for the benefit and reliance of Beneficiary that it (a) has retained independent legal counsel and has received advice with respect to the Deed of Trust and all other Loan Documents from such counsel, and has relied solely and exclusively on the advice of its counsel, who has advised its client of the consequences and advisability of entering into the Deed of Trust and all other Loan Documents, or (b) has had an opportunity to seek the advice of independent legal counsel of its own choosing in connection with the Deed of Trust and all other Loan Documents and the consequences and advisability of entering into the Deed of Trust and all other Loan Documents. Trustor represents and warrants in favor of Beneficiary that it has carefully read the Deed of Trust and all other Loan Documents and knows and understands their contents and the legal effect thereof.

(6) Foreclosure upon Multiple Properties. Beneficiary shall have the exclusive right (i) to designate the order in which such properties, lots, or parcels shall be offered for sale or sold at foreclosure sale; and (ii) to elect to sell such lots, parcels or items through a single sale, through two or more successive sales, or in any other manner Beneficiary determines to be in its best interest. If Beneficiary determines to sell the Property or any other properties of Trustor in more than one sale, Beneficiary may, at its option, cause such sales to be conducted simultaneously or successively, on the same day or on such different days or times and in such order as Beneficiary may determine, and no such sale shall terminate or otherwise affect the lien of this Deed of Trust on any part of the Property that has not been sold until all obligations under this Deed of Trust have been paid in full.

(7) Miscellaneous Powers of Beneficiary. In addition to any other powers granted in this Deed of Trust to the Beneficiary, from time to time, the Beneficiary may, without liability and without notice to any person, (i) reconvey all or any part of the Property to the Trustor, (ii) release all or any part of the Collateral from the security interest of the Beneficiary, (iii) consent to the making of any map or plat of the Property, (iv) join in granting any easement of the Property or join in any agreement subordinating the lien or the security interest of this Deed of Trust, (v) release any obligation secured by this Deed of Trust, in whole or in part, with regard to the Trustor, (vi) extend or renew the Note or any other obligation secured by this Deed of Trust, or (vii) accept or release any additional security under this Deed of Trust.

(8) Independent Right of Each Beneficiary Trustor acknowledges and agrees that either Beneficiary, or any of them, or any one of their respective heirs, successors, assigns, employees, agents or representatives, acting alone, shall have the full, unfettered and unconditional right, power and authority to enforce any and all rights or remedies of the Beneficiary under any of the Loan Documents, at law, or equity, including, without limitation, the right to bring judicial and/or non-judicial foreclosure proceedings, and/or other legal or equitable proceedings. Trustor further acknowledges and agrees that where Beneficiary's approval or determination of any matter referred to in this Deed of Trust or in any of the other Loan Documents is required or permitted, the approval of all persons then constituting Beneficiary must be granted in order for any such matter to be deemed approved. In the event that any person or entity constituting Beneficiary refuses to grant its approval of a particular matter, said matter shall be deemed denied by Beneficiary. Any and all fees, costs and expenses (including, without limitation, architects', attorneys', engineers' and other consultants' fees, costs, and expenses) incurred by Beneficiary in the consideration of, or a response to, a request by Trustor for any Beneficiary consent or approval under the Note, the Deed of Trust, or any of the other Loan Documents shall be paid by Trustor immediately upon receipt of an invoice therefor.

(9) Attorneys' Fees. In the event any action be instituted by a party to enforce or interpret the Loan Agreement, the Note, the Deed of Trust, or any other Loan Documents, Beneficiary shall be entitled to recover from Trustor its attorneys' fees, costs and expenses incurred in connection with such action. The foregoing includes, but is not limited to, reasonable attorneys' fees, expenses and costs of investigation incurred in (1) appellate proceedings; (2) in any post-judgment proceedings to collect or enforce the judgment; (3) establishing the right to indemnification; and (4) any action or participation in, or in connection with, any case or proceeding under Chapter 7, 11 or 13 of the Bankruptcy Code (11 United States Code Sections 101 et seq.), or any successor statutes.

The undersigned Trustor requests that a copy of any notice of default and any notice of sale hereunder be mailed to Trustor at its address hereinbefore set forth.

TRUSTOR:

ARIA HOTEL, LLC,
A CALIFORNIA LIABILITY COMPANY.
(KAMYAR HAROUNI)



CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

Title of Document

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 March 4, 2019 before me, Victor Lossi, Notary Public
(Name & title of the officer)

Personally appeared Kamyar Harouni,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the 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 _____

Signature of Notary

Public

(Seal)

Borrower's name Deed of Trust 11.01.11

10

Initials: KL

EXHIBIT "A"

EXHIBIT "A"

Legal Description

For APN/Parcel ID(s): 6005-012-015, 6005-012-016 and 6005-012-017

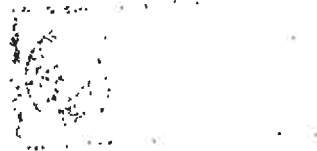
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF LOS ANGELES, COUNTY

OF LOS ANGELES, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

LOTS 1, 2 AND 3 OF THE LAWRENCE TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS

ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 7 PAGE 19 OF MAPS, IN

THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.



DO NOT RECORD THIS PAGE
REQUEST FOR FULL RECONVEYANCE

To TICOR TITLE

The undersigned is the legal owner and holder of the note or notes, and of 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 evidence of indebtedness secured by said Deed of Trust delivered to you herewith, together with said Deed of Trust, and to reconvey, without warranty, to the parties lawfully entitled thereto, all the estate or interest now held by you under the same.

Dated _____

Please mail Deed of Trust, Note(s) 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 cancellation before reconveyance will be made.

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 6005-012-015, 6005-012-016 and 6005-012-017

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 AND 3 OF THE LAWRENCE TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 7 PAGE 19 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXHIBIT B

ASSIGNED INSPECTOR: **MARIO CUEVAS**
JOB ADDRESS: **5915 SOUTH MAIN STREET, LOS ANGELES, CA**
AKA: **5917 SOUTH MAIN STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **6005-012-015**

Date: September 6, 2024

Last Full Title: **08/26/2022**

Last Update to Title:
.....

LIST OF OWNERS AND INTERESTED PARTIES

- | | |
|--|----------------------------|
| 1) ARIA HOTEL, LLC
P.O. BOX 34605
LOS ANGELES, CA 90034 | CAPACITY: OWNER |
| 2) THE PRECISION DENTAL INC./SHAWN RAD
1135 25 TH STREET, SUITE #5
SANTA MONICA, CA 90403 | CAPACITY: INTERESTED PARTY |

Property Detail Report

For Property Located At :
5915 S MAIN ST, LOS ANGELES, CA 90003



RealQuest

Owner Information

Owner Name: **ARIA HOTEL LLC**
 Mailing Address: **PO BOX 3405, LOS ANGELES CA 90078-3405 B057**
 Vesting Codes: **//**

Location Information

Legal Description:	LAWRENCE TRACT LOT 1	APN:	6005-012-015
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	2392.01 / 1	Subdivision:	LAWRENCE
Township-Range-Sect:		Map Reference:	52-B4 /
Legal Book/Page:		Tract #:	
Legal Lot:	1	School District:	LOS ANGELES
Legal Block:		School District Name:	LOS ANGELES
Market Area:	C42	Munic/Township:	L.A. SANTA
Neighbor Code:			

Owner Transfer Information

Recording/Sale Date: **/**
 Sale Price:
 Document #:

Deed Type:
 1st Mtg Document #:

Last Market Sale Information

Recording/Sale Date:	03/20/2018 / 03/16/2018	1st Mtg Amount/Type:	\$1,100,000 / PRIVATE PARTY
Sale Price:	\$2,615,000	1st Mtg Int. Rate/Type:	/
Sale Type:	FULL	1st Mtg Document #:	268861
Document #:	268860	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$602.81
New Construction:		Multi/Split Sale:	MULTIPLE
Title Company:			
Lender:			
Seller Name:	MIRON ENTS LLC		

Prior Sale Information

Prior Rec/Sale Date:	03/29/2016 / 03/16/2016	Prior Lender:	PLAZA BK
Prior Sale Price:	\$2,300,000	Prior 1st Mtg Amt/Type:	\$1,549,000 / CONV
Prior Doc Number:	341720	Prior 1st Mtg Rate/Type:	/ ADJUSTABLE INT RATE LOAN
Prior Deed Type:	GRANT DEED		

Property Characteristics

Year Built / Eff:	1930 / 1947	Total Rooms/Offices		Garage Area:	
Gross Area:	4,338	Total Restrooms:		Garage Capacity:	
Building Area:	4,338	Roof Type:		Parking Spaces:	
Tot Adj Area:		Roof Material:		Heat Type:	
Above Grade:		Construction:		Air Cond:	NONE
# of Stories:		Foundation:		Pool:	
Other Improvements:	Building Permit	Exterior wall:		Quality:	
		Basement Area:		Condition:	

Site Information

Zoning:	LAM1	Acres:	0.15	County Use:	STORES (1100)
Lot Area:	6,359	Lot Width/Depth:	x	State Use:	
Land Use:	STORE BUILDING	Res/Comm Units:	/	Water Type:	
Site Influence:				Sewer Type:	

Tax Information

Total Value:	\$1,002,823	Assessed Year:	2021	Property Tax:	\$12,458.04
Land Value:	\$429,931	Improved %:	57%	Tax Area:	6659
Improvement Value:	\$572,892	Tax Year:	2021	Tax Exemption:	
Total Taxable Value:	\$1,002,823				

Comparable Sales Report

For Property Located At



RealQuest

5915 S MAIN ST, LOS ANGELES, CA 90003

20 Comparable(s) Selected.

Report Date: 09/01/2022

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$2,615,000	\$250,000	\$6,400,000	\$1,836,750
Bldg/Living Area	4,338	3,696	4,982	4,323
Price/Sqft	\$602.81	\$61.73	\$1,590.06	\$428.99
Year Built	1930	1905	1995	1947
Lot Area	6,359	2,735	9,490	6,456
Bedrooms	0	0	0	0
Bathrooms/Restrooms	0	0	0	0
Stories	0.00	1.00	1.00	1.00
Total Value	\$1,002,823	\$52,946	\$2,359,190	\$724,370
Distance From Subject	0.00	0.54	6.64	3.31

*= user supplied for search only

Comp #:	1	Distance From Subject:	0.54 (miles)
Address:	6614 S BROADWAY, LOS ANGELES, CA 90003-1843		
Owner Name:	3 CHAMPION ENT LLC		
Seller Name:	6614 SOUTH BROADWAY LLC		
APN:	6012-002-026	Map Reference:	52-A5 /
County:	LOS ANGELES, CA	Census Tract:	2393.10
Subdivision:	5	Zoning:	LAC2
Rec Date:	06/06/2022	Prior Rec Date:	11/01/2019
Sale Date:	06/01/2022	Prior Sale Date:	08/02/2019
Sale Price:	\$2,850,000	Prior Sale Price:	\$2,800,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	599508	Acres:	0.19
1st Mtg Amt:	\$3,980,000	Lot Area:	8,400
Total Value:	\$2,359,190	# of Stories:	
Land Use:	STORE BUILDING	Park Area/Cap#:	/
Building Area:	4,982	Total Rooms/Offices:	
Total Restrooms:		Yr Built/Eff:	1922 / 1932
Air Cond:	NONE	Pool:	
Roof Mat:			

Comp #:	2	Distance From Subject:	1.05 (miles)
Address:	4620 S BROADWAY, LOS ANGELES, CA 90037-2730		
Owner Name:	58TH & AVALON LLC		
Seller Name:	ARREDONDO SYLVIA		
APN:	5110-008-028	Map Reference:	52-A3 /
County:	LOS ANGELES, CA	Census Tract:	2319.02
Subdivision:	BELLEVUE PLACE	Zoning:	LAC2
Rec Date:	06/13/2022	Prior Rec Date:	05/09/1983
Sale Date:	05/23/2022	Prior Sale Date:	
Sale Price:	\$585,000	Prior Sale Price:	\$35,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	623180	Acres:	0.14
1st Mtg Amt:		Lot Area:	6,288
Total Value:	\$66,944	# of Stories:	1
Land Use:	STORE BUILDING	Park Area/Cap#:	480 /
Building Area:	3,705	Total Rooms/Offices:	
Total Restrooms:		Yr Built/Eff:	1921 / 1944
Air Cond:	NONE	Pool:	
Roof Mat:	ROLL COMPOSITION		

Comp #: 3 Distance From Subject: 1.21 (miles)

Address: 5125 S VERMONT AVE, LOS ANGELES, CA 90037-3515

Owner Name: MARK & DAISY LLC

Seller Name: BLUE NILE PROPERTIES LLC

APN: 5017-025-015 Map Reference: 51-F3 / Building Area: 3,840

County: LOS ANGELES, CA Census Tract: 2323.00 Total Rooms/Offices:

Subdivision: MILHOUSE VERMONT Zoning: LAC2 Total Restrooms:

AVE

Rec Date: 07/08/2022 Prior Rec Date: 11/15/2019 Yr Built/Eff: 1926 / 1926

Sale Date: 06/29/2022 Prior Sale Date: 03/25/2019 Air Cond: NONE

Sale Price: \$1,050,000 Prior Sale Price: \$690,000 Pool:

Sale Type: FULL Prior Sale Type: FULL Roof Mat: ROLL COMPOSITION

Document #: 706281 Acres: 0.15

1st Mtg Amt: Lot Area: 6,513

Total Value: \$697,147 # of Stories: 1

Land Use: STORE BUILDING Park Area/Cap#: /

Comp #: 4 Distance From Subject: 1.62 (miles)

Address: 7900 S VERMONT AVE, LOS ANGELES, CA 90044-3532

Owner Name: RIVERING INVESTMENTS LLC

Seller Name: CHUNG ABRAHAM C & SARAH

APN: 6032-001-033 Map Reference: 57-F1 / Building Area: 4,791

County: LOS ANGELES, CA Census Tract: 2383.10 Total Rooms/Offices:

Subdivision: MCCARTHY COMPANYS Zoning: LAC2 Total Restrooms:

FLORENCE AVE

Rec Date: 05/31/2022 Prior Rec Date: 04/17/2003 Yr Built/Eff: 1964 / 1964

Sale Date: 04/25/2022 Prior Sale Date: 03/01/2003 Air Cond: YES

Sale Price: \$1,390,000 Prior Sale Price: \$270,000 Pool:

Sale Type: FULL Prior Sale Type: FULL Roof Mat:

Document #: 577475 Acres: 0.22

1st Mtg Amt: \$744,775 Lot Area: 9,490

Total Value: \$1,092,127 # of Stories:

Land Use: STORE BUILDING Park Area/Cap#: /

Comp #: 5 Distance From Subject: 1.70 (miles)

Address: 4224 S VERMONT AVE, LOS ANGELES, CA 90037-2430

Owner Name: JAVAHERI PAYAM

Seller Name: GREITZER S & E F/TR

APN: 5020-034-009 Map Reference: 51-F2 / Building Area: 3,965

County: LOS ANGELES, CA Census Tract: 2317.10 Total Rooms/Offices:

Subdivision: 1 Zoning: LAC2 Total Restrooms:

Rec Date: 01/21/2022 Prior Rec Date: Yr Built/Eff: 1922 / 1930

Sale Date: 01/12/2022 Prior Sale Date: Air Cond: NONE

Sale Price: \$800,000 Prior Sale Price: Pool:

Sale Type: FULL Prior Sale Type: Roof Mat:

Document #: 82621 Acres: 0.11

1st Mtg Amt: \$480,000 Lot Area: 4,680

Total Value: \$52,946 # of Stories:

Land Use: STORE BUILDING Park Area/Cap#: /

Comp #: 6 Distance From Subject: 2.16 (miles)

Address: 8225 S NORMANDIE AVE, LOS ANGELES, CA 90044-2351

Owner Name: OAKLAND JMO LLC

Seller Name: OH LIGHT LLC

APN: 6034-013-013 Map Reference: 57-E1 / Building Area: 4,908

County: LOS ANGELES, CA Census Tract: 2382.00 Total Rooms/Offices:

Subdivision: 4511 Zoning: LAC2 Total Restrooms:

Rec Date: 04/21/2022 Prior Rec Date: 10/17/2013 Yr Built/Eff: 1995 / 1995

Sale Date: 04/04/2022 Prior Sale Date: 10/09/2013 Air Cond: NONE

Sale Price: \$725,000 Prior Sale Price: \$760,000 Pool:

Sale Type: FULL Prior Sale Type: FULL Roof Mat: TAR & GRAVEL

Document #: 438278 Acres: 0.16

1st Mtg Amt:		Lot Area:	6,820
Total Value:	\$860,699	# of Stories:	1
Land Use:	STORE BUILDING	Park Area/Cap#:	/

Comp #:	7	Distance From Subject:	2.27 (miles)
Address:	4424 S WESTERN AVE, LOS ANGELES, CA 90062-1605		
Owner Name:	4426 WESTERN LLC		
Seller Name:	MARTINEZ JESUS & MARIA		
APN:	5016-004-004	Map Reference:	51-E2 /
County:	LOS ANGELES, CA	Census Tract:	2324.01
Subdivision:	VERMONT AVE SQUARE	Zoning:	LAC2
Rec Date:	03/31/2022	Prior Rec Date:	06/28/1993
Sale Date:	01/28/2022	Prior Sale Date:	
Sale Price:	\$1,550,000	Prior Sale Price:	\$225,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	360748	Acres:	0.13
1st Mtg Amt:		Lot Area:	5,745
Total Value:	\$248,227	# of Stories:	1
Land Use:	STORE BUILDING	Park Area/Cap#:	/

Building Area:	3,696
Total Rooms/Offices:	
Total Restrooms:	
Yr Built/Eff:	1956 / 1956
Air Cond:	NONE
Pool:	
Roof Mat:	ROLL COMPOSITION

Comp #:	8	Distance From Subject:	2.49 (miles)
Address:	8111 S WESTERN AVE, LOS ANGELES, CA 90047-2744		
Owner Name:	8111 WESTERN LLC		
Seller Name:	WESTERN DEVELOPERS INC		
APN:	6035-009-003	Map Reference:	57-E1 /
County:	LOS ANGELES, CA	Census Tract:	2381.00
Subdivision:	4552	Zoning:	LAC2
Rec Date:	08/12/2022	Prior Rec Date:	04/25/2018
Sale Date:	08/03/2022	Prior Sale Date:	04/19/2018
Sale Price:	\$950,000	Prior Sale Price:	\$780,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	811859	Acres:	0.21
1st Mtg Amt:		Lot Area:	9,013
Total Value:	\$819,919	# of Stories:	1
Land Use:	STORE BUILDING	Park Area/Cap#:	/

Building Area:	4,050
Total Rooms/Offices:	
Total Restrooms:	
Yr Built/Eff:	1951 / 1951
Air Cond:	NONE
Pool:	
Roof Mat:	ROLL COMPOSITION

Comp #:	9	Distance From Subject:	2.59 (miles)
Address:	2324 SATURN AVE, HUNTINGTON PARK, CA 90255		
Owner Name:	SHIM DONG H/SHIM ESTHER H		
Seller Name:	ALVAREZ FRANCISCO M L/TR		
APN:	6321-031-029	Map Reference:	52-E5 /
County:	LOS ANGELES, CA	Census Tract:	5331.03
Subdivision:	FOSTERS	Zoning:	HPCM*
	ADD/HUNTINGTON PARK		
Rec Date:	03/04/2022	Prior Rec Date:	05/23/1996
Sale Date:	02/18/2022	Prior Sale Date:	
Sale Price:	\$2,215,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	254345	Acres:	0.13
1st Mtg Amt:		Lot Area:	5,831
Total Value:	\$452,879	# of Stories:	
Land Use:	STORE BUILDING	Park Area/Cap#:	/

Building Area:	3,705
Total Rooms/Offices:	
Total Restrooms:	
Yr Built/Eff:	1905 / 1948
Air Cond:	NONE
Pool:	
Roof Mat:	

Comp #:	10	Distance From Subject:	3.05 (miles)
Address:	2662 E FLORENCE AVE, HUNTINGTON PARK, CA 90255-4708		
Owner Name:	SEPPAR AGRICULTURE DEV LLC		
Seller Name:	HUNEBES TWO LLC		
APN:	6201-003-004	Map Reference:	52-F5 /
Building Area:	4,715		

County:	LOS ANGELES, CA	Census Tract:	5348.02	Total Rooms/Offices:	
Subdivision:	2080	Zoning:	LCC3*	Total Restrooms:	
Rec Date:	12/16/2021	Prior Rec Date:	09/27/2016	Yr Built/Eff:	1931 / 1931
Sale Date:	12/13/2021	Prior Sale Date:	09/20/2016	Air Cond:	NONE
Sale Price:	\$750,000	Prior Sale Price:	\$1,050,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	ROLL COMPOSITION
Document #:	1869929	Acres:	0.11		
1st Mtg Amt:		Lot Area:	4,777		
Total Value:	\$1,125,811	# of Stories:	1		
Land Use:	STORE BUILDING	Park Area/Cap#:	/		

Comp #:	11	Distance From Subject: 3.36 (miles)			
Address:	936 E PICO BLVD, LOS ANGELES, CA 90021-2391				
Owner Name:	EAST STREET 36 TEAM TRUST				
Seller Name:	GARMENT CENTER LLC				
APN:	5132-018-013	Map Reference:	44-D5 /	Building Area:	4,960
County:	LOS ANGELES, CA	Census Tract:	2260.02	Total Rooms/Offices:	
Subdivision:	BROOKS J MARION	Zoning:	LAM2	Total Restrooms:	
Rec Date:	03/07/2022	Prior Rec Date:	08/21/2003	Yr Built/Eff:	1948 / 1998
Sale Date:	03/02/2022	Prior Sale Date:	08/01/2003	Air Cond:	
Sale Price:	\$1,800,000	Prior Sale Price:	\$626,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	258717	Acres:	0.12		
1st Mtg Amt:		Lot Area:	5,341		
Total Value:	\$822,248	# of Stories:			
Land Use:	STORE BUILDING	Park Area/Cap#:	/		

Comp #:	12	Distance From Subject: 3.47 (miles)			
Address:	1307 SANTEE ST, LOS ANGELES, CA 90015-2524				
Owner Name:	MODE SANTEE LLC				
Seller Name:	1307 SANTEE LLC				
APN:	5133-017-007	Map Reference:	44-C5 /	Building Area:	4,496
County:	LOS ANGELES, CA	Census Tract:	2240.10	Total Rooms/Offices:	
Subdivision:	JOSEFA SUB/CELIS VINEYARD	Zoning:	LAM2	Total Restrooms:	
Rec Date:	05/06/2022	Prior Rec Date:	07/08/2016	Yr Built/Eff:	1966 / 1990
Sale Date:	04/12/2022	Prior Sale Date:	06/27/2016	Air Cond:	NONE
Sale Price:	\$2,200,000	Prior Sale Price:	\$1,600,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	495944	Acres:	0.11		
1st Mtg Amt:	\$1,100,000	Lot Area:	4,741		
Total Value:	\$1,715,521	# of Stories:			
Land Use:	STORE BUILDING	Park Area/Cap#:	/		

Comp #:	13	Distance From Subject: 3.78 (miles)			
Address:	505 W 113TH ST, LOS ANGELES, CA 90044-4211				
Owner Name:	AHUYA PROPERTIES LLC				
Seller Name:	PADILLA CELIA M				
APN:	6075-025-015	Map Reference:	58-A5 /	Building Area:	4,542
County:	LOS ANGELES, CA	Census Tract:	2412.02	Total Rooms/Offices:	
Subdivision:	2273	Zoning:	LAC2	Total Restrooms:	
Rec Date:	05/19/2022	Prior Rec Date:	07/20/2004	Yr Built/Eff:	1965 / 1965
Sale Date:	02/25/2022	Prior Sale Date:	07/12/2004	Air Cond:	NONE
Sale Price:	\$750,000	Prior Sale Price:	\$495,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	ROLL COMPOSITION
Document #:	543388	Acres:	0.16		
1st Mtg Amt:		Lot Area:	7,148		
Total Value:	\$637,431	# of Stories:	1		
Land Use:	STORE BUILDING	Park Area/Cap#:	/		

Comp #: 14 Distance From Subject: 3.91 (miles)
 Address: 3301 E FLORENCE AVE, HUNTINGTON PARK, CA 90255-5850
 Owner Name: PASHMAK PROPERTIES LLC
 Seller Name: RHM DEV INC
 APN: 6323-028-057 Map Reference: 53-B6 / Building Area: 3,745
 County: LOS ANGELES, CA Census Tract: 5332.04 Total Rooms/Offices:
 Subdivision: 2588 Zoning: HPCG* Total Restrooms:
 Rec Date: 12/03/2021 Prior Rec Date: 12/31/1996 Yr Built/Eff: 1988 / 1988
 Sale Date: 11/22/2021 Prior Sale Date: Air Cond: NONE
 Sale Price: \$1,330,000 Prior Sale Price: \$305,000 Pool:
 Sale Type: FULL Prior Sale Type: FULL Roof Mat:
 Document #: 1794131 Acres: 0.19
 1st Mtg Amt: Lot Area: 8,099
 Total Value: \$458,900 # of Stories:
 Land Use: STORE BUILDING Park Area/Cap#: /

Comp #: 15 Distance From Subject: 4.10 (miles)
 Address: 3261 INDEPENDENCE AVE, SOUTH GATE, CA 90280-2313
 Owner Name: CARMICHAEL ANTOINE/JACKSON DANIELLE
 Seller Name: LARSEN H W & E A TRUST
 APN: 6211-005-003 Map Reference: 59-A2 / Building Area: 4,050
 County: LOS ANGELES, CA Census Tract: 5357.01 Total Rooms/Offices:
 Subdivision: 3254 Zoning: SGCM* Total Restrooms:
 Rec Date: 05/02/2022 Prior Rec Date: Yr Built/Eff: 1947 / 1955
 Sale Date: 04/26/2022 Prior Sale Date: Air Cond: NONE
 Sale Price: \$250,000 Prior Sale Price: Pool:
 Sale Type: FULL Prior Sale Type: Roof Mat:
 Document #: 475179 Acres: 0.06
 1st Mtg Amt: Lot Area: 2,735
 Total Value: \$57,241 # of Stories:
 Land Use: STORE BUILDING Park Area/Cap#: /

Comp #: 16 Distance From Subject: 5.27 (miles)
 Address: 109 N BOYLE AVE, LOS ANGELES, CA 90033-3418
 Owner Name: VICTOR RAMIREZ PROP MGMT LLC
 Seller Name: MERUELO ALEX LIVING TRUST
 APN: 5174-024-021 Map Reference: 44-F3 / Building Area: 4,739
 County: LOS ANGELES, CA Census Tract: 2035.00 Total Rooms/Offices:
 Subdivision: GEORGE CUMMINGS Zoning: LAC2 Total Restrooms:
 Rec Date: 06/02/2022 Prior Rec Date: 01/19/2000 Yr Built/Eff: 1971 /
 Sale Date: 05/26/2022 Prior Sale Date: 11/30/1999 Air Cond: YES
 Sale Price: \$1,340,000 Prior Sale Price: \$175,000 Pool:
 Sale Type: FULL Prior Sale Type: FULL Roof Mat:
 Document #: 589107 Acres: 0.14
 1st Mtg Amt: Lot Area: 6,043
 Total Value: \$248,466 # of Stories:
 Land Use: STORE BUILDING Park Area/Cap#: /

Comp #: 17 Distance From Subject: 5.65 (miles)
 Address: 5213 W ADAMS BLVD, LOS ANGELES, CA 90016-2646
 Owner Name: 5223 W ADAMS LA OZ LLC
 Seller Name: 5217 W ADAMS LA LLC
 APN: 5049-016-050 Map Reference: 43-A5 / Building Area: 4,025
 County: LOS ANGELES, CA Census Tract: 2198.00 Total Rooms/Offices:
 Subdivision: 1566 Zoning: LAC2 Total Restrooms:
 Rec Date: 06/02/2022 Prior Rec Date: 07/15/2021 Yr Built/Eff: 1929 / 1939
 Sale Date: 05/24/2022 Prior Sale Date: 06/30/2021 Air Cond: NONE
 Sale Price: \$6,400,000 Prior Sale Price: \$2,620,000 Pool:
 Sale Type: FULL Prior Sale Type: FULL Roof Mat:
 Document #: 591314 Acres: 0.14
 1st Mtg Amt: Lot Area: 5,983
 Total Value: \$349,128 # of Stories:
 Land Use: STORE BUILDING Park Area/Cap#: /

Comp #: 18 Distance From Subject: 5.66 (miles)
 Address: 5217 W ADAMS BLVD, LOS ANGELES, CA 90016-2646
 Owner Name: 5223 W ADAMS LA OZ LLC
 Seller Name: 5217 W ADAMS LA LLC
 APN: 5049-016-062 Map Reference: 43-A5 / Building Area: 4,287
 County: LOS ANGELES, CA Census Tract: 2198.00 Total Rooms/Offices:
 Subdivision: 1566 Zoning: LAC2 Total Restrooms:
 Rec Date: 06/02/2022 Prior Rec Date: 02/21/2019 Yr Built/Eff: 1928 / 1928
 Sale Date: 05/24/2022 Prior Sale Date: 02/01/2019 Air Cond: NONE
 Sale Price: \$6,400,000 Prior Sale Price: \$1,589,000 Pool:
 Sale Type: FULL Prior Sale Type: FULL Roof Mat:
 Document #: 591314 Acres: 0.14
 1st Mtg Amt: Lot Area: 5,981
 Total Value: \$1,637,571 # of Stories:
 Land Use: STORE BUILDING Park Area/Cap#: /

Comp #: 19 Distance From Subject: 5.77 (miles)
 Address: 311 S VERMONT AVE, LOS ANGELES, CA 90020-1806
 Owner Name: VERMONT CAP INVESTMENTS LLC
 Seller Name: BROTHERS LEDERMAN
 APN: 5502-008-012 Map Reference: 43-F1 / Building Area: 4,753
 County: LOS ANGELES, CA Census Tract: 2119.21 Total Rooms/Offices:
 Subdivision: 1673 Zoning: LAC2 Total Restrooms:
 Rec Date: 03/07/2022 Prior Rec Date: Yr Built/Eff: 1960 / 1961
 Sale Date: 03/04/2022 Prior Sale Date: Air Cond: YES
 Sale Price: \$2,500,000 Prior Sale Price: Pool:
 Sale Type: FULL Prior Sale Type: Roof Mat:
 Document #: 258821 Acres: 0.20
 1st Mtg Amt: Lot Area: 8,699
 Total Value: \$244,557 # of Stories:
 Land Use: STORE BUILDING Park Area/Cap#: /

Comp #: 20 Distance From Subject: 6.64 (miles)
 Address: 4712 WHITTIER BLVD 14, LOS ANGELES, CA 90022-3022
 Owner Name: RODRIGUEZ JESUS
 Seller Name: VAN OORSCHOT ANNETTE TRUST
 APN: 5246-020-002 Map Reference: 45-E6 / Building Area: 4,500
 County: LOS ANGELES, CA Census Tract: 5316.02 Total Rooms/Offices:
 Subdivision: 4768 Zoning: LCM1* Total Restrooms:
 Rec Date: 03/29/2022 Prior Rec Date: 09/09/1988 Yr Built/Eff: 1962 / 1962
 Sale Date: 01/20/2022 Prior Sale Date: 08/1988 Air Cond: NONE
 Sale Price: \$900,000 Prior Sale Price: Pool:
 Sale Type: FULL Prior Sale Type: Roof Mat:
 Document #: 347445 Acres: 0.16
 1st Mtg Amt: Lot Area: 6,788
 Total Value: \$540,446 # of Stories:
 Land Use: STORE BUILDING Park Area/Cap#: /

EXHIBIT D

ASSIGNED INSPECTOR: **MARIO CUEVAS**
JOB ADDRESS: **5915 SOUTH MAIN STREET, LOS ANGELES, CA**
AKA: **5917 SOUTH MAIN STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **6005-012-015**

Date: September 6, 2024

CASE NO.: 839524
ORDER NO.: A-4960517

EFFECTIVE DATE OF ORDER TO COMPLY: **March 20, 2019**
COMPLIANCE EXPECTED DATE: **April 19, 2019**
DATE COMPLIANCE OBTAINED: **No compliance to date**

.....

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

VIOLATIONS:

SEE ATTACHED ORDER # A-4960517

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

VAN AMBATIELOS
PRESIDENT

E. FELICIA BRANNON
VICE-PRESIDENT

JOSELYN GEAGA-ROSENTHAL
GEORGE HOVAGUIMIAN
JAVIER NUNEZ

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

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

FRANK M. BUSH
GENERAL MANAGER

OSAMA YOUNAN, P.E.
EXECUTIVE OFFICER

SUBSTANDARD ORDER AND NOTICE OF FEE

ARIA HOTEL LLC C/O KAMYAR HAROUNI
0 PO BOX 34605
LOS ANGELES, CA 90034

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

MAR 11 2019

CASE #: 839524
ORDER #: A-4960517
EFFECTIVE DATE: March 20, 2019
COMPLIANCE DATE: April 19, 2019

OWNER OF

SITE ADDRESS: 5917 S MAIN ST

ASSESSORS PARCEL NO.: 6005-012-015

ZONE: M1; Limited Industrial Zone

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

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. Unapproved occupancy or use of the commercial structure as residential living quarters.

You are therefore ordered to: Discontinue the unapproved occupancy or use of the commercial/manufacturing structure as residential living quarters.

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: SECOND FLOOR.

Comments: 1) SECOND FLOOR OF THIS COMMERCIAL/MANUFACTURING STRUCTURE

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities.



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

HAS BEEN CONVERTED TO THREE RESIDENTIAL UNITS WITHOUT ANY PERMITS OR INSPECTION APPROVALS. 2) OBTAIN ALL REQUIRED PERMITS AND INSPECTION APPROVALS TO LEGALIZE THE UNAPPROVED CHANGE OF USE OR REMOVE FROM SITE.

2. The building or premises is Substandard due to hazardous electrical wiring.

You are therefore ordered to: Obtain required permits and make the electrical wiring comply with all provisions of the L.A.M.C.

Code Section(s) in Violation: 91.8902.4, 91.8902, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

Location: SECOND FLOOR.

Comments: 1) UNAPPROVED ELECTRICAL SUB PANEL INSTALLED AT SECOND FLOOR HALLWAY. 2) OBTAIN ALL REQUIRED PERMITS OR INSPECTION APPROVALS TO LEGALIZE THE UNAPPROVED INSTALLATION OR REMOVE FROM THE SITE.

3. Hazardous Mechanical Equipment in the commercial structure. .

You are therefore ordered to: Repair or replace hazardous mechanical equipment.

Code Section(s) in Violation: 91.8902.6, 91.8902, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

Location: SECOND FLOOR.

Comments: 1) UNAPPROVED AND HAZARDOUS MECHANICAL DUCT SYSTEM HAS BEEN INSTALLED IN SECOND FLOOR WITHOUT ANY PERMITS OR INSPECTION APPROVALS. 2) OBTAIN ALL REQUIRED PERMITS AND INSPECTION APPROVALS TO SAFEGUARD THE UNAPPROVED INSTALLATION OR REMOVE FROM THE PROPERTY.

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.

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities.



CODE ENFORCEMENT BUREAU

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

www.ladbs.org

1050611201978190

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.

NOTICE:

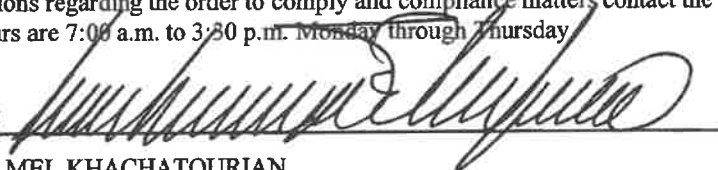
Relocation assistance may be required if a tenant is evicted in order to comply with an order from a governmental agency. (LAMC 151.09.A.11 & 163.00 to 163.07) For information, call the **Los Angeles Housing + Community Investment Department (HCIDLA)** at (866) 557-RENT (7368) or go to: <http://hcidla.lacity.org>

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 (213)978-4494.

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

Inspector :



Date: March 08, 2019

MEL KHACHATOURIAN
4301 S. CENTRAL AVE
LOS ANGELES, CA 90011
(213)978-4494

Mel.Khachatourian@lacity.org



REVIEWED BY

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities.



CODE ENFORCEMENT BUREAU

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

www.ladbs.org