

ATTORNEY OR PARTY WITHOUT ATTORNEY NAME: Yevgeny L. Belous, Esq. FIRM NAME: Rodnunsky & Associates STREET ADDRESS: 5959 Topanga Canyon Boulevard, Suite 220 CITY: Woodland Hills STATE: CA ZIP CODE: 91367 TELEPHONE NO.: (818) 737-1090 FAX NO.: (818) 737-1089 EMAIL ADDRESS: yevgeny.belous@rodnunskylaw.com ATTORNEY FOR (name): AARON JACOBS	STATE BAR NUMBER: 266626	FOR COURT USE ONLY
SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES STREET ADDRESS: 111 North Hill Street MAILING ADDRESS: 111 North Hill Street CITY AND ZIP CODE: Los Angeles, 90012 BRANCH NAME: Stanley Mosk Courthouse		
<input type="checkbox"/> ESTATE OF (name): <input checked="" type="checkbox"/> IN THE MATTER OF (name): The Hernandez Family Trust, dated January 23, 1998 <input type="checkbox"/> DECEDENT <input checked="" type="checkbox"/> TRUST <input type="checkbox"/> OTHER		
NOTICE OF HEARING—DECEDENT'S ESTATE OR TRUST		CASE NUMBER: 22STPB03014
<i>This notice is required by law. You are not required to appear in court, but you may attend the hearing and object or respond if you wish. If you do not respond or attend the hearing, the court may act on the filing without you.</i>		

1. NOTICE is given that (name): AARON JACOBS (fiduciary or representative capacity, if any): Petitioner and Interim Trustee has filed a petition, application, report, or account (specify complete title and briefly describe):*

Report of Sale and Petition for Order Confirming Sale of Real Property and Sale of Other Property Sold as a Unit

The filing is a report of the status of a decedent's estate administration made under Probate Code section 12200. See the NOTICE below.
 Please refer to the filed documents for more information about the case. (Some documents filed with the court are confidential.)

2. A HEARING on the matter described in 1 will be held as follows:

<div style="border: 1px solid black; border-radius: 50%; padding: 5px; display: inline-block;"> Hearing Date </div>	→ Date: 3/27/26	Time: 8:30 a.m.	Name and address of court, if different from above:
	Dept.: 9	Room:	

NOTICE
 If the filing described in 1 is a report of the status of a decedent's estate administration made under Probate Code section 12200,
YOU HAVE THE RIGHT TO PETITION FOR AN ACCOUNTING UNDER SECTION 10950 OF THE PROBATE CODE.

Requests for Accommodations
 Assistive listening systems, computer-assisted real-time captioning, or sign language interpreter services are available if you ask at least five days before the hearing. Contact the clerk's office or go to www.courts.ca.gov/forms for Request for Accommodations by Persons With Disabilities and Response (form MC-410). (Civ. Code, § 54.8.)

* Do not use this form to give notice of a petition to administer an estate (see Prob. Code, § 8100, and use form DE-121), notice of a hearing in a guardianship or conservatorship case (see Prob. Code, §§ 1511 and 1822, and use form GC-020), or notice of a hearing on a petition to determine a claim to property (see Prob. Code, § 851, and use form DE-115/GC-015).

<input type="checkbox"/> ESTATE OF (name): <input checked="" type="checkbox"/> IN THE MATTER OF (name): The Hernandez Family Trust, dated January 23, 1998	CASE NUMBER 22STPB03014
<input type="checkbox"/> DECEDENT <input checked="" type="checkbox"/> TRUST <input type="checkbox"/> OTHER	

CLERK'S CERTIFICATE OF POSTING

1. I certify that I am not a party to this cause.
2. A copy of the foregoing *Notice of Hearing—Decedent's Estate or Trust*
 - a. was posted at (address):

 - b. was posted on (date):

Date: _____ Clerk, by _____, Deputy

PROOF OF SERVICE BY MAIL*

1. I am over the age of 18 and not a party to this cause. I am a resident of or employed in the county where the mailing occurred.
2. My residence or business address is (specify): 5959 Topanga Canyon Blvd., Suite 220, Woodland Hills, CA 91367

3. I served the foregoing *Notice of Hearing—Decedent's Estate or Trust* on each person named below by enclosing a copy in an envelope addressed as shown below AND
 - a. depositing the sealed envelope on the date and at the place shown in item 4 with the U.S. Postal Service with the postage fully prepaid.
 - b. placing the envelope for collection and mailing on the date and at the place shown in item 4 following our ordinary business practices. I am readily familiar with this business's practice for collecting and processing correspondence for mailing. On the same day that correspondence is placed for collection and mailing, it is deposited in the ordinary course of business with the U.S. Postal Service in a sealed envelope with postage fully prepaid.
4. a. Date mailed: 2/25/2024
 b. Place mailed (city, state): Woodland Hills, California
5. I served with the *Notice of Hearing—Decedent's Estate or Trust* a copy of the petition or other document referred to in item 1 of the Notice.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Date: 2/25/2024

CARLA KEY _____
(TYPE OR PRINT NAME)

▶  _____
(SIGNATURE)

NAME AND ADDRESS OF EACH PERSON TO WHOM NOTICE WAS MAILED

	Name	Address (street & number, city, state, zip code)
1.	SEE ATTACHED SERVICE LIST HERETO	
2.		
3.		
4.		
5.		

Continued on an attachment. (You may use Attachment to Notice of Hearing Proof of Service by Mail, form DE-120(MA)/GC-020(MA), for this purpose.)

* Do not use this form for proof of personal service. You may use form DE-120(P) to prove personal service of this Notice.

ATTORNEY OR PARTY WITHOUT ATTORNEY (Name, State Bar number, and address): YEVGENY L. BELOUS, Esq. 266626 RODNUNSKY & ASSOCIATES 5959 Topanga Canyon Blvd., Suite 220 Woodland Hills, CA 91367 TELEPHONE NO.: (818) 737-1090 FAX NO. (Optional): (818) 737-1089 E-MAIL ADDRESS (Optional): yevgeny.belous@rodnunskylaw.com ATTORNEY FOR (Name): Aaron Jacobs	FOR COURT USE ONLY Electronically FILED by Superior Court of California, County of Los Angeles 2/20/2026 2:39 PM David W. Slayton, Executive Officer/Clerk of Court, By J. Chitala, Deputy Clerk
SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES STREET ADDRESS: 111 North Hill Street MAILING ADDRESS: SAME CITY AND ZIP CODE: Los Angeles, CA 90012 BRANCH NAME: Central	
<input type="checkbox"/> ESTATE <input type="checkbox"/> CONSERVATORSHIP <input type="checkbox"/> GUARDIANSHIP OF (Name): In Re: the Hernandez Family Trust, dated January 23, 1998 <input type="checkbox"/> DECEDENT <input type="checkbox"/> CONSERVATEE <input type="checkbox"/> MINOR	CASE NUMBER: 22STPB03014 HEARING DATE AND TIME: 3/27/2026 8:30 AM DEPT.: 9
REPORT OF SALE AND PETITION FOR ORDER CONFIRMING SALE OF REAL PROPERTY <input checked="" type="checkbox"/> and Sale of Other Property Sold as a Unit	

1. **Petitioner (name of each):** Aaron Jacobs, Interim Trustee

is the personal representative conservator guardian of the estate of the decedent, conservatee, or minor
 purchaser (30 days have passed since the sale) (Attach supporting declaration (Prob. Code, § 10308(b)).) Trustee
 and requests a court order for (check all that apply):

- a. confirmation of sale of the estate's interest in the real property described in Attachment 2e
 b. confirmation of sale of the estate's interest in other property sold as a unit as described in Attachment 2c.
 c. approval of commission of (specify): 5 % of the amount of: \$ 96,750.00
 d. additional bond is fixed at: \$ is not required.

2. **Description of property sold**

- a. Interest sold: 100% Undivided (specify): %
 b. Improved Unimproved
 c. Real property sold as a unit with other property (describe in Attachment 2c).
 d. Street address and location (specify):
 9212 California Avenue, South Gate, CA 90280 and
 9222 California Avenue, South Gate, CA 90280 (see Attachment 2c)
 e. Legal description is affixed as Attachment 2e.

3. **Appraisal**

- a. Date of death of decedent or appointment of conservator or guardian (specify):
 b. Appraised value at above date: \$
 c. Reappraised value within one year before the hearing: \$ 1,885,000.00 Amount includes value of other property
 sold as a unit. (If more than one year has elapsed from the date in item 3a to the date of the hearing, reappraisal is required.)
 d. Appraisal or reappraisal by probate referee has been filed will be filed See Attachment 3d
 has been waived by order dated:

4. **Manner and terms of sale**

- a. Name of purchaser and manner of vesting title (specify): Arturo Barrera and Juanita Barrera,
 as Trustees of the Barrera Family Trust
 b. Purchaser is the personal representative attorney for the personal representative.
 c. Sale was private public on (date): 11/12/2025
 d. Amount bid: \$ 1,935,000.00 Deposit: \$ 195,000.00
 e. Payment Cash Credit (specify terms on Attachment 4e.)
 f. Other terms of sale (specify terms on Attachment 4f.)
 g. Mode of sale specified in will. Petitioner requests relief from complying for the reasons stated in Attachment 4g.
 h. Terms comply with Probate Code section 2542 (guardianships and conservatorships).

<input type="checkbox"/> ESTATE <input type="checkbox"/> CONSERVATORSHIP <input type="checkbox"/> GUARDIANSHIP OF (Name): In Re: the Hernandez Family Trust, dated January 23, 1998	CASE NUMBER: 22STPB03014
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5. **Commission**
- a. Sale without broker
 - b. A written exclusive nonexclusive contract for commission was entered into with (name):
 Vineendra Jain, Ingenious Asset Group, Inc.
 - c. Purchaser was procured by (name): Derek Fowler, RE/MAX Commercial & Investment Realty a licensed real estate broker who is not buying for his or her account.
 - d. Commission is to be divided as follows:
 50% to Vineendra Jain/Ingenious Asset Group, Inc. and 50% to Derek
6. **Bond** Fowler/ Re/Max Commercial & Investment Realty
- a. Amount before sale: \$ 4,850,000.00 none.
 - b. Additional amount needed: \$ none.
 - c. Proceeds are to be deposited in a blocked account. Receipts will be filed. (Specify institution and location):

7. **Notice of sale**
- a. Published Posted as permitted by Probate Code section 10301 (\$5,000 or less)
 - b. Will authorizes sale of the property
 - c. Will directs sale of the property

8. **Notice of hearing** Notice of hearing will be mailed to all interested parties.
- a. Specific devisee:
 - (1) None.
 - (2) Consent to be filed.
 - (3) Written notice will be given.
 - b. Special notice:
 - (1) None requested.
 - (2) Has been or will be waived.
 - (3) Required written notice will be given.
 - c. Personal representative, conservator of the estate, or guardian of the estate:
 - (1) Petitioner (consent or notice not required).
 - (2) Consent to be filed.
 - (3) Written notice will be given.

9. **Reason for sale** (need not complete if item 7b or 7c checked)
- a. Necessary to pay
 - (1) debts
 - (2) devise
 - (3) family allowance
 - (4) expenses of administration
 - (5) taxes

10. **Formula for overbids**

a. Original bid: \$ 1,935,000.00

b. 10% of first \$10,000 of original bid: \$ 1,000.00

c. 5% of (original bid minus \$10,000): \$ 96,250.00

d. Minimum overbid (a + b + c): \$ 2,032,250.00

b. The sale is to the advantage of the estate and in the best interest of the interested persons

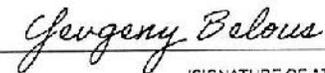
11. **Overbid.** Required amount of first overbid (see item 10): \$ 2,032,250.00

12. **Petitioner's efforts** to obtain the highest and best price reasonably attainable for the property were as follows (specify activities taken to expose the property to the market, e.g., multiple listings, advertising, open houses, etc.):
 The property was listed on the MLS, IAG website, MLS Blast, LinkedIn, Facebook, and other websites. The property was listed on international MLS. Post cards and mailers were sent. It was advertised on all of the real estate internet sites like Zillow. Three open houses were conducted. Numerous email blasts went to investors in the area.

13. Number of pages attached: 154

Date: 2/20/2026

YEVGENY L. BELOUS, Esq.
 (TYPE OR PRINT NAME OF ATTORNEY)

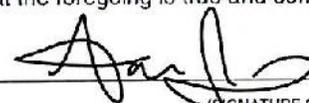


 (SIGNATURE OF ATTORNEY*)
* (Signature of all petitioners also required (Prob. Code, § 1020).)

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Date: 2/20/2026

Aaron Jacobs, Interim Trustee
 (TYPE OR PRINT NAME OF PETITIONER)



 (SIGNATURE OF PETITIONER)

Attachment 2c

The property located at 9212 California Avenue, South Gate, CA 90280 is being sold as a unit along with the adjacent property located at 9222 California Avenue, South Gate, CA 90280.

The legal descriptions for both properties are contained on Attachment 2e.

Attachment 2e

LEGAL DESCRIPTIONS

Real property in the City of South Gate, County of Los Angeles, State of California, described as follows:

Parcel 1: (APN: 6209-019-033) – 9212 California Avenue, South Gate, CA

Lot 378 of Tract No. 4707 as per map recorded in Book 52, Page 14 of Maps, in the Office of the County Recorder of said County.

Parcel 2: (APN: 6209-019-034) -9222 California Avenue, South Gate, CA

Lot 379 of Tract No. 4707 as per map recorded in Book 52, Page 14 of Maps in the Office of the County Recorder of said County.

Attachment 3d



Department of Community Development
Building & Safety Division

8650 California Avenue
South Gate, CA 90280-3075
www.cityofsouthgate.org
P: (323) 563-9549
F: (323) 563-9571

PRE-SALE PROPERTY REPORT

June 6, 2025

Aaron Jacobs, Trustee of
The Hernandez Family Trust
556 S Fair Oaks Ave #266
Pasadena CA 91105

RE: 9212 CALIFORNIA AVENUE
[APN: 6209-019-034]
& 9222 CALIFORNIA AVENUE, UNITS A-M
[APN: 6209-019-033]
SOUTH GATE, CA 90280

Dear Property Owner(s):

In response to the request for a "Pre-Sale Property Report" under Application Number 2025-10279, the following is the Report from the Department of Community Development, Building and Safety Division of the City of South Gate.

The Seller of the property is required to deliver a copy of this report produced as a result of this request to any buyer prior to entering into any agreement for sale of the subject property.

Listed below, are all of the permits which have been taken out on the above named property and are on record in our files.

9212 CALIFORNIA AVENUE (BUILDING ADDRESS CHANGED FROM 9222)

22556, STORE WITH LIVING QUARTERS (LIVING QUARTERS REMOVED), 12/02/46

21306, OFFICE BUILDING, 03/25/46 (NOT DONE)

22270, 18 X 14 FT. OFFICE BUILDING, 10/05/46

17783, WIRING, 11/15/46

09797, PLASTERING, 11/26/46

18768, FIXTURES, 07/18/47

19237, GAS PIPE, 07/22/47

13303, SEWER CONNECTION, 07/22/47

18360, GAS PIPE, 07/25/47

10574, PLASTERING, 07/29/47

38423, RELOCATE EXISTING COMMERCIAL BUILDING 4 FT. NORTH, SEAL OPENINGS ON NORTH SIDE, INSTALL LAUNDRY ROOM (TO BE USED FOR RESIDENTIAL 2-STORY BUILDING ON ADJACENT PARCEL), 02/16/60

36326, WIRING, 04/18/60

18246, PLASTERING, 06/21/60

PRE-SALE PROPERTY INSPECTION REPORT

RE: 9212 & 9222 A-M California Avenue

June 6, 2025

Page 2 of 5 Pages

36348, FIXTURES, 04/25/60
34552, PLUMBING, 05/01/64
42584, INSTALL PARTITIONS AND ALTERATIONS IN UNIT, 05/06/64
03109, 2 X 15 FT. PAINTED METAL SIGN, 01/31/91
03112, RECEPTACLE, 01/31/91
09787, TEMPORARY BANNER, 06/14/94
27850, TEMPORARY BANNER, 01/26/99
00653, COMBINATION PERMIT FOR: Building: 18 SQ. FT. ILLUMINATED CABINET SIGN (ADRIANAS); Electrical: SIGN CIRCUIT, 05/10/99 (CANCELLED-NOT INSTALLED)
00268, 2 X 8 FT. TEMPORARY BANNER, 02/17/00
02981, 2 X 6 FT. TEMPORARY BANNER, 11/30/00
03802, TEMPORARY BANNER, 01/17/02
04121, RE-ROOF COMMERCIAL BUILDING, 02/19/02
06372, TEMPORARY BANNER, 08/27/02
00029, 30 SQ. FT. TEMPORARY BANNER, 01/06/03
12336, TEMPORARY COLD AIR BALLOON (ROOF TOP), 12/04/03
17917, 18 SQ. FT. TEMPORARY BANNER, 01/11/05
19619, 36 SQ. FT. TEMPORARY BANNER, 05/04/05
18753, TEMPORARY COLD AIR BALLOON (ROOF TOP), 03/17/05
23904, TEMPORARY BANNER, 03/22/06
25030, 5X 9 FT. NON-ILLUMINATED CHANNEL FOAM LETTER SIGN AT NORTH ELEVATION (JACKSON HEWITT), 06/08/06
25924, TEMPORARY BANNER, 08/10/06
28500, TEMPORARY COLD AIR DANCER (ROOF TOP), 03/06/07
29208, TEMPORARY COLD AIR BALLOON (ROOF TOP), 04/25/07
00090, 3 X 8 FT. TEMPORARY BANNER, 01/14/13
00290, TEMPORARY BANNER, 01/29/15
00117, 7 X 3 FT. TEMPORARY BANNER, 01/14/16
00102, 7 X 3 FT. TEMPORARY BANNER, 01/12/17

9222 CALIFORNIA AVENUE, UNITS A-B-C-D-E-F-G-H-I-J-K-L-M & W (LAUNDRY ROOM)

38422, (12) UNIT 2-STORY BUILDING WITH LAUNDRY ROOM (LAUNDRY ROOM BUILT ATTACHED TO COMMERCIAL UNIT UNDER 9212 CALIFORNIA AVENUE, SHARED PARKING LOT FOR RESIDENTIAL LOCATED ON PARCEL FOR COMMERCIAL BUILDING), 02/16/60
36347, WIRING, 04/25/60
30532, PLUMBING, (12) WATER CLOSETS, (12) LAVATORIES, (12) SINKS, (12) GARBAGE DISPOSALS, (14) GAS PIPING SYSTEMS, (13) GAS FURNACES, LAUNDRY TRAY, FLOOR DRAIN, ONE WATER HEATER, 04/25/60
18219, PLASTERING, 05/27/60
19428, SEWER CONNECTION, 05/31/60
12444, (56) WATER PIPE REPLACEMENTS (UNITS A-H), MAIN WATER LINE REPLACEMENT, 12/16/03

The prospective buyer should compare for himself the improvements shown as permitted with those structures observed from his own inspection of the premises, and question the legality of any structure existing, for which a permit is not listed.

While the Buyer should rely solely on his own investigation, and not solely on the investigation of the City, nevertheless, an inspection of the property was conducted on June 2, 2025 in conjunction with the preparation of this report, by Building Inspector, David Berrios.

PRE-SALE PROPERTY INSPECTION REPORT

RE: 9212 & 9222 A-M California Avenue

June 6, 2025

Page 3 of 5 Pages

This inspection was made to the exterior of the premises and revealed the following major structural additions, improvements and/or alterations that were done without the benefit of permit(s):

NOTE: The city of South Gate building codes have been provided in italics for reference purposes only. The actual violation and required corrective action follow the code section. All permits relevant to this report, shall be obtained within thirty (30) days to avoid double permit fees [The minimum charge for each "double fee" permit is \$112.00 (Building, Electrical, Plumbing, Mechanical, Sewer, Solar)], and shall be obtained by a State Licensed Contractor.

South Gate Municipal Code, Title 9, Buildings, Chapter 9.02, California Residential Code, Section R105.1, Permit Required; Construction and/or Alteration Without First Obtaining Required Permit(s).

South Gate Municipal Code, Title 9, Buildings; Chapter 9.05, California Plumbing Code, Section 108.4.1; Permits Required, Construction and/or Alteration Without First Obtaining Required Permit(s).

1. REPLACED (INSTALLED) WINDOWS AT APARTMENT BUILDING WITHOUT PERMIT. COMPLETE THE FOLLOWING:

BUYER TO ASSUME RESPONSIBILITY

A. OBTAIN BUILDING PERMIT.

B. One (1) window per sleeping room shall meet the minimum requirements [C.B.C. 1029] [C.R.C. R310.1]; A 5 square foot openable area; a 20 inch width; and window sill no more than 44 inches off finished floor (interior).

DS
AHSJZ

Maintain smoke alarms in all sleeping rooms and hallways (areas before sleeping room doors).[S.G.M.C. 10.12.040] [C.R.C. R314.3] Maintain carbon monoxide alarm inside dwelling. [C.R.C. R315.1] - Done

D. Maintain color coat around windows, shall color match to existing structure.

2. CANOPY COVER ATTACHED TO LAUNDRY ROOM OF COMMERCIAL BUILDING. BUILT WITHOUT PERMITS, PLANS, OR INSPECTIONS. COMPLETE ONE (1) OF THE FOLLOWING:

REMOVED BY TENANT UPON MOVE OUT. BUYER TO ASSUME RESPONSIBILITY

A. OBTAIN BUILDING PERMIT TO REMOVE NON-PERMITTED COVER.

(1) Completely remove cover. Call for required inspections. Repair, patch, paint, etc. where needed.

B. IF TO REMAIN:

DS
AHSJZ

(1) Contact planning division (323-563-9565) for requirements. *Note: Additional building plan check and permits required after planning approval.*

3. WATER HEATER REPLACED WITHOUT PERMIT (LOCATED AT LAUNDRY ROOM ATTACHED TO REAR OF COMMERCIAL BUILDING). COMPLETE THE FOLLOWING:

BUYER TO ASSUME RESPONSIBILITY

A. OBTAIN PLUMBING PERMIT FOR WATER HEATER. (C.P.C. 502.0) TANK 06/2022.

B. Install up to code and call for required inspections.

DS
AHSJZ

PRE-SALE PROPERTY INSPECTION REPORT

RE: 9212 & 9222 A-M California Avenue

June 6, 2025

Page 4 of 5 Pages

South Gate Municipal Code, Title 9, Buildings, Chapter 9.48, Building and Property Rehabilitation; Section 9.48.020, Definition of Substandard Building, Item (I), Inadequate Maintenance.

South Gate Municipal Code, Title 9, Buildings, Chapter 9.48, Building and Property Rehabilitation; Section 9.48.030, Definition of Substandard Property, Item (L), Property Including but not Limited to Building Exteriors Which are Maintained in a Condition of Neglected Repair.

South Gate Municipal Code, Title 9, Buildings; Chapter 9.48, Buildings and Property Rehabilitation; Section 9.48.202, Definition of Substandard Building, Item (C), Inadequate or Hazardous wiring.

- SEWER
- DS DS
- AKF JR
1. Provide (post) address (letters) at front door area of each unit a-m (not on doors). Letters to be raised (not painted or self adhesive letters). Letters shall be a minimum of four (4) inches in height.(C.R.C. R319)
 - A. Post letters A-M. **DONE**
 2. Remove through the wall air conditioner units from window openings, where needed.(C.R.C. 310.2.1)
 3. Repair damaged stucco at second floor, where needed. Maintain color coat, shall color match to existing structure. **- DONE**
 4. Repair/replace damaged handrail at east side. *Note: If complete stairway to be replaced additional plan check review will be required.* **- DONE**
 5. Correction at interior of laundry room: **BUYER TO ASSUME RESPONSIBILITY**
 - A. Remove unapproved wiring, romex wiring (n.m.c.), extension cords, extension cord material, device boxes, light fixtures, etc. attached to unapproved wiring, etc.
- 4. will be taken care of by seller.

NOTES ONLY:

1. All corrections/violations noted on this Pre-Sale Report are subject to field verification. Inspection was completed to exterior of units and interior of laundry room.
2. Planning resolution #291 dated 06/03/64, variance denied to maintain legal non-conforming residential purpose (9212 California Avenue).
3. No interior remodeling permits in City file.
4. Laundry facilities and water heater located for residential building located at interior of laundry room attached to rear of commercial unit.
 - A. NOTE:A Required Plumbing Fixture Per California Plumbing Code Table 422.1 Minimal Plumbing Facilities. [(C.P.C. 422.1) Minimum Number of Required Fixtures]
5. No enclosed garage or carports on lot.
6. Double Dead Bolt Locks Not Permitted. [C.B.C. 1008.1.9.3.4], Exit Doors, Screen Doors, Etc., Shall be Openable From the Inside Without The Use Of A Key or Any Special Knowledge or Effort.
7. Temporary electric power and lighting installations shall be permitted for a period not to exceed 90 days for holiday or decorative lighting and similar purposes.
8. Re-inspection fee of \$74.00, will be required after third inspection for the same item/ items that have not been completed and each time thereafter until item/ items have been completed.
9. Permits Required For Interior Remodel Work Such As; New Walls, Replacement Plumbing, Fixtures, Remodel of Bathrooms, Remodel of Kitchen, Replacement Furnaces, Replacement Water Heaters, Wiring, Etc.

PRE-SALE PROPERTY INSPECTION REPORT

RE: 9212 & 9222 A-M California Avenue

June 6, 2025

Page 5 of 5 Pages

10. This report does not guarantee the condition of any equipment, appliance, structures or building elements nor does this report relieve the disclosure responsibilities of the seller or agent as required by law. Any code violations beyond the scope of the residential Pre-Sale Property will remain the responsibility of the owner to correct/abate if and when detected.

The owner and applicant should be aware and understand that any violation determined during this inspection will require correction regardless of change of ownership, or change of circumstance by the owner, the owner's agent, or other persons involved. Any violation(s) discovered by means of this inspection, shall be corrected by the seller/owner prior to the Close of Escrow, or within one (1) year period if not sold, or buyer shall have a total of 90 days from close of escrow to abate all violations noted on the report, permits shall be obtain within the first 30 days after close of escrow to avoid double permit fees.

WARNING

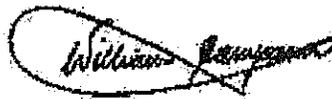
No representation is being made that this is a complete listing of all violations. The receipt of this report and any other users hereof, are not entitled to rely on the contents of this report or any omission here from to form the opinion that the property is safe for occupancy or otherwise complies with the Zoning and Building Code of the City of South Gate.

The field inspection was conducted solely to ascertain compliance at the time of the inspection with Zoning (i.e. land use) regulations - not building code (health and safety) regulations. The detection of any building code violation listed above was incidental to, and not the primary purpose of the inspection.

The City of South Gate is not stopped or prevented from asserting that other unlisted violations must be corrected if and when detected.

If you have any questions, or desire any further information, please contact Building Inspector, David Berrios. He can be reached at (323) 563-9547, Monday through Thursday, between the hours of 7:00 a.m - 9:00 a.m. only.

Respectfully,



WILLIAM CAMPANA,
BUILDING OFFICIAL

WC:cc

cc: