

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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MOISES ROSALES
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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

March 28, 2024

Council District: # 13

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

JOB ADDRESS: **100 NORTH COMMONWEALTH AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5501-005-018**
Re: Invoice #867914-3

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

Pursuant to Section 98.0421, the property owner was issued an order on July 20, 2022, to pay a code violation inspection fee after violations were identified and verified upon inspection. The code violation inspection fees imposed by the LADBS are as follows:

<u>Description</u>	<u>Amount</u>
Code Violation Investigation fee	336.00
System Development Surcharge	20.16
System Development Surcharge late fee	50.40
Late Charge/Collection fee (250%)	840.00
Title Report fee	30.00
Grand Total	\$ 1,276.56

Pursuant to the authority granted by Section 7.35.3 of the Los Angeles Administrative Code, it is proposed that a lien for a total sum of **\$1,276.56** be recorded against the property. It is requested that the Honorable City Council of the City of Los Angeles (the "Council") designate the time and place protest can be heard concerning this matter, as set forth in Sections 7.35.3 and 7.35.5 of the Los Angeles Administrative Code.

It is further requested that Council instruct LADBS to deposit to Dept 08, Fund 48R, Balance Sheet Account 2200, any payment received against this lien in the amount of **\$1,276.56** on the referenced property. A copy of the title report which includes a full legal description of the property is attached as Exhibit A. A list of all the names and addresses of owners and all interested parties entitled to notice is included (Exhibit B). Also attached is a report which includes the current fair market value of the property including all encumbrances of record on the property as of the date of the report (Exhibit C).

DEPARTMENT OF BUILDING AND SAFETY


Ana Mae Yutan
Chief, LADBS Resource Management Bureau

Lien confirmed by
City Council on:

 ATTEST: HOLLY L. WOLCOTT, CITY CLERK

BY: _____
DEPUTY



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

Property Title Report

Work Order No. T17878
Dated as of: 03/19/2024

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 5501-005-018

Property Address: 100 N COMMONWEALTH AVE **City:** Los Angeles **County:** Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee: RADLEY CAPITAL INVESTMENTS, LLC

Grantor: WALTER HAACK

Deed Date : 11/03/2017

Recorded : 11/30/2017

Instr No. : 17-1379772

MAILING ADDRESS: RADLEY CAPITAL INVESTMENTS, LLC
42 WEST ST APT 401, BROOKLYN, NY 11222-6261

SCHEDULE B

LEGAL DESCRIPTION

Lot Number: 10 **Tract No:** 1409 **Brief Description:** TRACT # 1409 LOT COM AT NW COR OF LOT
10TH N 89 49' E 64 FT TH S 0 18' E 52.29 FT TH N 53 15' W 80.19 FT TH N 0 18' W 4.1 FT

MORTGAGES/LIENS

We find no Open Mortgages/Deeds of Trust of Record.

This page is part of your document - DO NOT DISCARD



20171379772



Pages:
0003

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

11/30/17 AT 08:00AM

FEES:	25.00
TAXES:	448.00
OTHER:	0.00
PAID:	473.00



LEADSHEET



201711300160003

00014583886



008756183

SEQ:
10

DAR - Title Company (Hard Copy)



THIS FORM IS NOT TO BE DUPLICATED

R38

Recording Requested by:
Orange Coast Title Company
of Southern California

RECORDING REQUESTED BY:
Orange Coast Title Company

AND WHEN RECORDED MAIL TO:

Jay Heleva

42 W. Street, ste. 401
Brooklyn, NY 11222



Title Order No.: 305-1915177-01
AP#: 5501-005-018

Escrow No.: 02-33603-012

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is \$88.00 CITY TRANSFER TAX \$360.00

[X] 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 [X] City of Los Angeles **AND**

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

Walter Haack, a Married Man, as his sole and separate property

hereby GRANT(s) to:

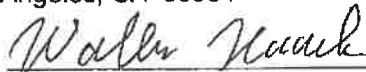
Radley Capital Investments, LLC, a Delaware Limited Liability Company

the 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: 100 N. Commonwealth Avenue, Los Angeles, CA 90004

Dated November 3, 2017


Walter Haack

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 NOV 3, 2017 before me, DAVID RICHARD WIORKOWSKI

appeared WALTER HAACK

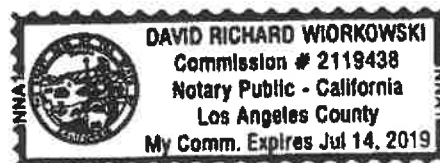
A Notary Public personally
who proved to me on the

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

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

WITNESS my hand and official seal.

Signature



(Seal)

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

Exhibit "A"

That portion of Lot 10 in Tract No. 1409, in the City of Los Angeles, County of Los Angeles, State of California, as per Map recorded in Book 22, Page 132 of Maps, in the Office of the County Recorder of said County, described as follows:

Beginning at the intersection of the Northerly line of Beverly Boulevard with the East line of Commonwealth Avenue; thence along the said Northerly line of Beverly Boulevard South $53^{\circ} 15'$ East 80.19 feet; thence North $0^{\circ} 18'$ West 52.29 feet to the North line of said Lot 10; thence along said North line South $89^{\circ} 49'$ West 64 feet to the East line of Commonwealth Avenue; thence along said East line South $0^{\circ} 18'$ East 4.10 feet to the point of beginning.

EXHIBIT B

ASSIGNED INSPECTOR: **ROBERT CHAVEZ** Date: **March 28, 2024**
JOB ADDRESS: **100 NORTH COMMONWEALTH AVENUE, LOS ANGELES, CA**
ASSESSOR PARCEL NO. (APN): **5501-005-018**

Last Full Title: **03/19/2024** Last Update to Title:
.....

LIST OF OWNERS AND INTERESTED PARTIES

- 1) RADLEY CAPITAL INVESTMENTS, LLC
42 WEST ST., APT 401
BROOKLYN, NY 11222-6261
- CAPACITY: OWNER

Property Detail Report**For Property Located At :****100 N COMMONWEALTH AVE, LOS ANGELES, CA
90004****Owner Information**

Owner Name: RADLEY CAPITAL INVESTMENTS LLC
 Mailing Address: 42 WEST ST #401, BROOKLYN NY 11222-6261 C004 C/O JAY HELEVA
 Vesting Codes: //

Location Information

Legal Description: TRACT # 1409 LOT COM AT NW COR OF LOT 10 TH N 89 49' E 64 FT TH S 0 18' E 52.29 FT TH N 53 15' W 80.19 FT TH N 0 18' W 4.1 FT TO BEG PART OF LOT 10

County:	LOS ANGELES, CA	APN:	5501-005-018
Census Tract / Block:	2111.21 / 1	Alternate APN:	
Township-Range-Sect:		Subdivision:	1409
Legal Book/Page:	22-132	Map Reference:	35-A6 /
Legal Lot:	10	Tract #:	1409
Legal Block:		School District:	LOS ANGELES
Market Area:	C17	School District Name:	LOS ANGELES
Neighbor Code:		Munic/Township:	LOS ANGELES

Owner Transfer Information

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

Last Market Sale Information

Recording/Sale Date:	11/30/2017 / 11/03/2017	1st Mtg Amount/Type:	/
Sale Price:	\$80,000	1st Mtg Int. Rate/Type:	/
Sale Type:	FULL	1st Mtg Document #:	/
Document #:	1379772	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	
New Construction:		Multi/Split Sale:	
Title Company:	ORANGE COAST TITLE CO/STHRN CA		
Lender:			
Seller Name:	HAACK WALTER		

Prior Sale Information

Prior Rec/Sale Date:	/	Prior Lender:	
Prior Sale Price:		Prior 1st Mtg Amt/Type:	/
Prior Doc Number:		Prior 1st Mtg Rate/Type:	/
Prior Deed Type:			

Property Characteristics

Year Built / Eff:	/	Total Rooms/Offices		Garage Area:	
Gross Area:		Total Restrooms:		Garage Capacity:	
Building Area:		Roof Type:		Parking Spaces:	
Tot Adj Area:		Roof Material:		Heat Type:	
Above Grade:		Construction:		Air Cond:	
# of Stories:		Foundation:		Pool:	
Other Improvements:		Exterior wall:		Quality:	
		Basement Area:		Condition:	

Site Information

Zoning:	LAC2	Acres:	0.04	County Use:	VACANT RESIDENTIAL (010V)
Lot Area:	1,793	Lot Width/Depth:	x	State Use:	
Land Use:	RESIDENTIAL LOT	Res/Comm Units:	/	Water Type:	
Site Influence:				Sewer Type:	

Tax Information

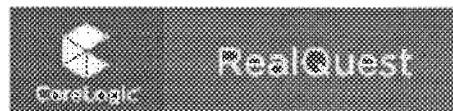
Total Value: \$87,490
 Land Value: \$87,490
 Improvement Value:
 Total Taxable Value: \$87,490

Assessed Year: 2023
 Improved %:
 Tax Year: 2023

Property Tax: \$1,235.14
 Tax Area: 67
 Tax Exemption:

Comparable Sales Report

For Property Located At

**100 N COMMONWEALTH AVE, LOS ANGELES, CA 90004****20 Comparable(s) Selected.**

Report Date: 03/28/2024

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$80,000	\$350,000	\$2,550,000	\$1,210,875
Bldg/Living Area	0	0	0	0
Price/Sqft	\$0.00	\$0.00	\$0.00	\$0.00
Year Built	0	0	0	0
Lot Area	1,793	669	9,601	5,474
Bedrooms	0	0	0	0
Bathrooms/Restrooms	0	0	0	0
Stories	0.00	0.00	0.00	0.00
Total Value	\$87,490	\$3,105	\$6,547,768	\$758,294
Distance From Subject	0.00	0.70	2.68	1.84

*= user supplied for search only

Comp #: 1 Distance From Subject: 0.70 (miles)
 Address: 627 N JUANITA AVE, LOS ANGELES, CA 90004-2215
 Owner Name: 627 JUAN LLC
 Seller Name: MEDSCOM PROPERTY DEV INC
 APN: 5539-022-025 Map Reference: 34-F5 / Building Area:
 County: LOS ANGELES, CA Census Tract: 1927.00 Total Rooms/Offices:
 Subdivision: DAYTON HEIGHTS TR Zoning: LAR3 Total Restrooms:
 Rec Date: 09/20/2023 Prior Rec Date: 04/23/2019 Yr Built/Eff: /
 Sale Date: 09/11/2023 Prior Sale Date: 04/02/2019 Air Cond:
 Sale Price: \$1,150,000 Prior Sale Price: \$1,300,000 Pool:
 Sale Type: FULL Prior Sale Type: FULL Roof Mat:
 Document #: 628669 Acres: 0.17
 1st Mtg Amt: \$1,425,500 Lot Area: 7,544
 Total Value: \$1,393,861 # of Stories:
 Land Use: RESIDENTIAL LOT Park Area/Cap#: /

Comp #: 2 Distance From Subject: 0.82 (miles)
 Address: 760 HYPERION AVE, LOS ANGELES, CA 90029-3104
 Owner Name: FRANKEL BRUNO/KHAN ELIZABETH
 Seller Name: 764-776 HYPERION LP
 APN: 5427-011-031 Map Reference: 35-A5 / Building Area:
 County: LOS ANGELES, CA Census Tract: 1959.01 Total Rooms/Offices:
 Subdivision: LINCOLNIAN HEIGHTS Zoning: LARD2 Total Restrooms:

Rec Date:	10/26/2023	Prior Rec Date:	08/25/2023	Yr Built/Eff:	/
Sale Date:	10/05/2023	Prior Sale Date:	08/16/2023	Air Cond:	
Sale Price:	\$1,750,000	Prior Sale Price:	\$1,900,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	731530	Acres:	0.17		
1st Mtg Amt:	\$1,050,000	Lot Area:	7,517		
Total Value:	\$6,547,768	# of Stories:			
Land Use:	RESIDENTIAL LOT	Park Area/Cap#:	/		

Comp #: 3 Distance From Subject: 1.01 (miles)

Address: 4321 BURNS AVE, LOS ANGELES, CA 90029-2803

Owner Name: BENJAMIN GARY R/BENJAMIN ERIKA T

Seller Name: 4321 BURNS LLC

APN:	5539-008-021	Map Reference:	35-A4 /	Building Area:	
County:	LOS ANGELES, CA	Census Tract:	1914.10	Total Rooms/Offices:	
Subdivision:	CONNERS SUB	Zoning:	LARD1.5	Total Restrooms:	
Rec Date:	09/01/2023	Prior Rec Date:	06/30/2021	Yr Built/Eff:	/
Sale Date:	08/22/2023	Prior Sale Date:	06/16/2021	Air Cond:	
Sale Price:	\$1,300,000	Prior Sale Price:	\$1,450,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	587164	Acres:	0.22		
1st Mtg Amt:	\$1,040,000	Lot Area:	9,601		
Total Value:	\$1,508,580	# of Stories:			
Land Use:	RESIDENTIAL LOT	Park Area/Cap#:	/		

Comp #: 4 Distance From Subject: 1.37 (miles)

Address: ,, CA

Owner Name: MEGA ASSET LLC

Seller Name: BATALLA TRUST

APN:	5503-013-005	Map Reference:	43-E1 /	Building Area:	
County:	LOS ANGELES, CA	Census Tract:		Total Rooms/Offices:	
Subdivision:	1624	Zoning:	LAR3	Total Restrooms:	
Rec Date:	08/21/2023	Prior Rec Date:		Yr Built/Eff:	/
Sale Date:	07/11/2023	Prior Sale Date:		Air Cond:	
Sale Price:	\$2,100,000	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	553755	Acres:	0.07		
1st Mtg Amt:		Lot Area:	3,006		
Total Value:	\$61,259	# of Stories:			
Land Use:	RESIDENTIAL LOT	Park Area/Cap#:	/		

Comp #: 5 Distance From Subject: 1.44 (miles)

Address: 1552 W COURT ST, LOS ANGELES, CA 90026

Owner Name: DURR TIMOTHY R/DURR VILAY M

Seller Name: MAYRICKY INVESTMENTS LLC

APN:	5159-020-015	Map Reference:	44-C1 /	Building Area:	
County:	LOS ANGELES, CA	Census Tract:	2083.02	Total Rooms/Offices:	
Subdivision:	GLASSELLS SUB	Zoning:	LARD2	Total Restrooms:	
Rec Date:	09/28/2023	Prior Rec Date:	07/13/2006	Yr Built/Eff:	/
Sale Date:	08/21/2023	Prior Sale Date:	05/01/2006	Air Cond:	
Sale Price:	\$700,000	Prior Sale Price:	\$160,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	655868	Acres:	0.09		
1st Mtg Amt:	\$260,000	Lot Area:	4,044		
Total Value:	\$241,769	# of Stories:			
Land Use:	RESIDENTIAL LOT	Park Area/Cap#:	/		

Comp #:	6		Distance From Subject:	1.63 (miles)	
Address:	1848 MICHELTORENA ST, LOS ANGELES, CA 90026				
Owner Name:	MAUNG SL CA RE HOLDINGS LLC				
Seller Name:	BYUN FAMILY TRUST				
APN:	5431-025-016	Map Reference:	35-B4 /	Building Area:	
County:	LOS ANGELES, CA	Census Tract:	1954.00	Total Rooms/Offices:	
Subdivision:	BONNIE VILLE	Zoning:	LAR1	Total Restrooms:	
Rec Date:	08/08/2023	Prior Rec Date:	09/11/2020	Yr Built/Eff:	/
Sale Date:	07/31/2023	Prior Sale Date:	09/09/2020	Air Cond:	
Sale Price:	\$700,000	Prior Sale Price:	\$680,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	522892	Acres:	0.17		
1st Mtg Amt:		Lot Area:	7,495		
Total Value:	\$707,472	# of Stories:			
Land Use:	RESIDENTIAL LOT	Park Area/Cap#:	/		

Comp #:	7		Distance From Subject:	1.65 (miles)	
Address:	3627 LANDA ST, LOS ANGELES, CA 90039				
Owner Name:	LULA TRUST				
Seller Name:	JSV INC				
APN:	5431-012-003	Map Reference:	35-B4 /	Building Area:	
County:	LOS ANGELES, CA	Census Tract:	1951.00	Total Rooms/Offices:	
Subdivision:	572	Zoning:	LAR1	Total Restrooms:	
Rec Date:	09/22/2023	Prior Rec Date:	09/19/2022	Yr Built/Eff:	/
Sale Date:	09/19/2023	Prior Sale Date:	08/26/2022	Air Cond:	
Sale Price:	\$450,000	Prior Sale Price:	\$525,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	638974	Acres:	0.11		
1st Mtg Amt:		Lot Area:	5,000		
Total Value:	\$525,000	# of Stories:			
Land Use:	RESIDENTIAL LOT	Park Area/Cap#:	/		

Comp #:	8		Distance From Subject:	1.83 (miles)	
Address:	1935 ROCKFORD RD, LOS ANGELES, CA 90039				
Owner Name:	KAYVON ROBERT				
Seller Name:	PASSALACQUA SAM A				
APN:	5422-004-001	Map Reference:	35-C4 /	Building Area:	
County:	LOS ANGELES, CA	Census Tract:	1955.00	Total Rooms/Offices:	
Subdivision:	903	Zoning:	LAR1	Total Restrooms:	
Rec Date:	09/14/2023	Prior Rec Date:	04/30/1993	Yr Built/Eff:	/
Sale Date:	08/14/2023	Prior Sale Date:		Air Cond:	
Sale Price:	\$512,500	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	612841	Acres:	0.12		
1st Mtg Amt:		Lot Area:	5,240		
Total Value:	\$165,564	# of Stories:			
Land Use:	RESIDENTIAL LOT	Park Area/Cap#:	/		

Comp #:	9		Distance From Subject:	1.86 (miles)	
Address:	„ CA				
Owner Name:	MUZIO GLORIA				
Seller Name:	CASCADES STREET PROPERTIES LLC				
APN:	5430-017-015	Map Reference:	35-A3 /	Building Area:	
County:	LOS ANGELES, CA	Census Tract:		Total Rooms/Offices:	
Subdivision:	4	Zoning:	LAR1	Total Restrooms:	
Rec Date:	12/15/2023	Prior Rec Date:	03/24/2020	Yr Built/Eff:	/
Sale Date:	12/07/2023	Prior Sale Date:	03/24/2020	Air Cond:	
Sale Price:	\$1,645,000	Prior Sale Price:	\$1,065,000	Pool:	

Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	880872	Acres:	0.07		
1st Mtg Amt:	\$1,045,000	Lot Area:	2,912		
Total Value:	\$315,353	# of Stories:			
Land Use:	RESIDENTIAL LOT	Park Area/Cap#:	/		

Comp #:	10	Distance From Subject:	1.88 (miles)
Address:	„ CA		
Owner Name:	KWOH NATHAN		
Seller Name:	PHL ECHO PARK BRUCE COURT LLC		
APN:	5419-012-013	Map Reference:	35-C5 /
County:	LOS ANGELES, CA	Census Tract:	1973.00
Subdivision:	3634	Zoning:	LAR2
Rec Date:	03/07/2024	Prior Rec Date:	08/15/2013
Sale Date:	02/07/2024	Prior Sale Date:	07/10/2013
Sale Price:	\$500,000	Prior Sale Price:	\$1,750,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	151797	Acres:	0.12
1st Mtg Amt:		Lot Area:	5,433
Total Value:	\$166,131	# of Stories:	
Land Use:	RESIDENTIAL LOT	Park Area/Cap#:	/

Comp #:	11	Distance From Subject:	1.89 (miles)
Address:	„ CA		
Owner Name:	KWOH NATHAN		
Seller Name:	PHL ECHO PARK BRUCE COURT LLC		
APN:	5419-012-012	Map Reference:	35-C5 /
County:	LOS ANGELES, CA	Census Tract:	1973.00
Subdivision:	3634	Zoning:	LAR2
Rec Date:	03/07/2024	Prior Rec Date:	08/15/2013
Sale Date:	02/07/2024	Prior Sale Date:	07/10/2013
Sale Price:	\$500,000	Prior Sale Price:	\$1,750,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	151797	Acres:	0.12
1st Mtg Amt:		Lot Area:	5,075
Total Value:	\$131,960	# of Stories:	
Land Use:	RESIDENTIAL LOT	Park Area/Cap#:	/

Comp #:	12	Distance From Subject:	1.96 (miles)
Address:	1412 S NEW HAMPSHIRE AVE, LOS ANGELES, CA 90006		
Owner Name:	KAVANAGH CAROLYN		
Seller Name:	5 STAR DISCOUNT HOMES LLC		
APN:	5075-001-013	Map Reference:	43-F3 /
County:	LOS ANGELES, CA	Census Tract:	2212.20
Subdivision:	BUHLER TR	Zoning:	LARD1.5
Rec Date:	01/26/2024	Prior Rec Date:	12/11/2018
Sale Date:	10/26/2023	Prior Sale Date:	10/31/2018
Sale Price:	\$2,350,000	Prior Sale Price:	\$350,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	58543	Acres:	0.09
1st Mtg Amt:	\$1,762,500	Lot Area:	4,125
Total Value:	\$566,100	# of Stories:	
Land Use:	RESIDENTIAL LOT	Park Area/Cap#:	/

Comp #:	13	Distance From Subject:	2.04 (miles)
Address:	2004 ALLESANDRO ST, LOS ANGELES, CA 90039-3901		

Owner Name:	DC18 LLC		
Seller Name:	KHOUREY JEANNE D		
APN:	5422-021-006	Map Reference:	35-C4 /
County:	LOS ANGELES, CA	Census Tract:	1974.10
Subdivision:	EDENDALE TR	Zoning:	LARD2
Rec Date:	09/11/2023	Prior Rec Date:	
Sale Date:	07/28/2023	Prior Sale Date:	
Sale Price:	\$1,300,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	602146	Acres:	0.16
1st Mtg Amt:	\$1,292,660	Lot Area:	6,977
Total Value:	\$9,392	# of Stories:	
Land Use:	RESIDENTIAL LOT	Park Area/Cap#:	/

Comp #:	14	Distance From Subject:	2.06 (miles)
Address:	1606 MENLO AVE, LOS ANGELES, CA 90006-4612		
Owner Name:	MENLO PROJECT LA LLC		
Seller Name:	1606 MELNO LLC		
APN:	5056-019-002	Map Reference:	43-F4 /
County:	LOS ANGELES, CA	Census Tract:	2211.20
Subdivision:	VERMONT AVE	Zoning:	LACM
Rec Date:	07/19/2023	Prior Rec Date:	09/06/1972
Sale Date:	07/11/2023	Prior Sale Date:	
Sale Price:	\$1,430,000	Prior Sale Price:	\$20,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	473910	Acres:	0.17
1st Mtg Amt:		Lot Area:	7,303
Total Value:	\$974,854	# of Stories:	
Land Use:	RESIDENTIAL LOT	Park Area/Cap#:	/

Comp #:	15	Distance From Subject:	2.07 (miles)
Address:	2017 LAKE SHORE AVE, LOS ANGELES, CA 90039-3926		
Owner Name:	BURN THE BOATS LLC		
Seller Name:	WS INVESTMENTS PROPERTY LLC		
APN:	5420-005-016	Map Reference:	35-C4 /
County:	LOS ANGELES, CA	Census Tract:	1974.10
Subdivision:	ELYSIAN HEIGHTS	Zoning:	LAR1
Rec Date:	09/14/2023	Prior Rec Date:	06/07/2018
Sale Date:	08/16/2023	Prior Sale Date:	04/23/2018
Sale Price:	\$2,550,000	Prior Sale Price:	\$765,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	612716	Acres:	0.17
1st Mtg Amt:		Lot Area:	7,491
Total Value:	\$836,638	# of Stories:	
Land Use:	RESIDENTIAL LOT	Park Area/Cap#:	/

Comp #:	16	Distance From Subject:	2.32 (miles)
Address:	,, CA		
Owner Name:	LINEN KIDS LLC		
Seller Name:	PEREIRA BLANCA R		
APN:	5075-021-030	Map Reference:	43-F4 /
County:	LOS ANGELES, CA	Census Tract:	2212.20
Subdivision:		Zoning:	LARD1.5
Rec Date:	10/24/2023	Prior Rec Date:	
Sale Date:	10/05/2023	Prior Sale Date:	
Sale Price:	\$560,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	723745	Acres:	0.02

1st Mtg Amt:		Lot Area:	669
Total Value:	\$3,105	# of Stories:	
Land Use:	RESIDENTIAL LOT	Park Area/Cap#:	/

Comp #:	17	Distance From Subject: 2.43 (miles)	
Address:	2343 SILVER RIDGE AVE, LOS ANGELES, CA 90039		
Owner Name:	TERRACE IVAN H TRUST		
Seller Name:	SUBKOFF TARA L		
APN:	5440-016-008	Map Reference:	35-C3 /
County:	LOS ANGELES, CA	Census Tract:	1873.00
Subdivision:	8131	Zoning:	LAR2
Rec Date:	12/04/2023	Prior Rec Date:	06/09/2021
Sale Date:	11/21/2023	Prior Sale Date:	05/28/2021
Sale Price:	\$350,000	Prior Sale Price:	\$350,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	838380	Acres:	0.15
1st Mtg Amt:		Lot Area:	6,451
Total Value:	\$364,140	# of Stories:	
Land Use:	RESIDENTIAL LOT	Park Area/Cap#:	/

Comp #:	18	Distance From Subject: 2.49 (miles)	
Address:	1979 N ALEXANDRIA AVE, LOS ANGELES, CA 90027-1742		
Owner Name:	POWER ENERGY SOLUTIONS INC		
Seller Name:	LA21G LLC		
APN:	5589-012-044	Map Reference:	34-E2 /
County:	LOS ANGELES, CA	Census Tract:	1892.02
Subdivision:	4751	Zoning:	LAR1
Rec Date:	08/25/2023	Prior Rec Date:	05/05/2021
Sale Date:	07/05/2023	Prior Sale Date:	04/05/2021
Sale Price:	\$1,665,000	Prior Sale Price:	\$2,900,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	567636	Acres:	0.15
1st Mtg Amt:	\$1,882,000	Lot Area:	6,751
Total Value:	\$624,240	# of Stories:	
Land Use:	RESIDENTIAL LOT	Park Area/Cap#:	/

Comp #:	19	Distance From Subject: 2.65 (miles)	
Address:	„ CA		
Owner Name:	WILKINS BELINDA A		
Seller Name:	WINGLER JOHN T LIVING TRUST		
APN:	5438-013-003	Map Reference:	35-C3 /
County:	LOS ANGELES, CA	Census Tract:	1873.00
Subdivision:	LOS FELIZ RHO	Zoning:	LAR2
Rec Date:	02/20/2024	Prior Rec Date:	06/28/1991
Sale Date:	07/25/2023	Prior Sale Date:	04/1991
Sale Price:	\$1,695,000	Prior Sale Price:	\$430,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	108191	Acres:	0.11
1st Mtg Amt:	\$100,000	Lot Area:	4,667
Total Value:	\$8,823	# of Stories:	
Land Use:	RESIDENTIAL LOT	Park Area/Cap#:	/

Comp #:	20	Distance From Subject: 2.68 (miles)	
Address:	2595 RIVERSIDE TER, LOS ANGELES, CA 90039-4011		
Owner Name:	GANTOUS NADEER/GANTOUS IVANNA		
Seller Name:	SILICEO BERTHA		

APN:	5440-026-018	Map Reference:	35-C3 /	Building Area:	
County:	LOS ANGELES, CA	Census Tract:	1873.00	Total Rooms/Offices:	
Subdivision:	6688	Zoning:	LAR2	Total Restrooms:	
Rec Date:	08/17/2023	Prior Rec Date:	07/03/2014	Yr Built/Eff:	/
Sale Date:	07/19/2023	Prior Sale Date:	03/27/2014	Air Cond:	
Sale Price:	\$1,010,000	Prior Sale Price:	\$370,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	546555	Acres:	0.05		
1st Mtg Amt:	\$808,000	Lot Area:	2,179		
Total Value:	\$13,878	# of Stories:			
Land Use:	RESIDENTIAL LOT	Park Area/Cap#:	/		

EXHIBIT D

ASSIGNED INSPECTOR: **ROBERT CHAVEZ**

Date: **March 28, 2019**

JOB ADDRESS: **100 NORTH COMMONWEALTH AVENUE, LOS ANGELES, CA**

ASSESSOR PARCEL NO. (APN): **5501-005-018**

CASE NO.: **957891**

ORDER NO.: **A-5768526**

EFFECTIVE DATE OF ORDER TO COMPLY: **July 20, 2022**

COMPLIANCE EXPECTED DATE: **August 19, 2022**

DATE COMPLIANCE OBTAINED: **August 22, 2022**

.....

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

VIOLATIONS:

SEE ATTACHED ORDER # A-5768526

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

JAVIER NUNEZ
PRESIDENT

ELVIN W. MOON
VICE-PRESIDENT

JOSELYN GEAGA-ROSENTHAL
LAUREL GILLETTE
GEORGE HOVAQUIMIAN

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

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

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

JOHN WEIGHT
EXECUTIVE OFFICER

ORDER TO COMPLY AND NOTICE OF FEE

CO/ JAY HELEVA RADLEY CAPITAL INVESTMENTS LLC
42 WEST ST STE 401
BROOKLYN, NY 11222

CASE #: 957891

ORDER #: A-5768526

EFFECTIVE DATE: July 20, 2022

COMPLIANCE DATE: August 19, 2022

OWNER OF

SITE ADDRESS: 100 N COMMONWEALTH AVE

ASSESSORS PARCEL NO.: 5501-005-018

ZONE: C2; Commercial Zone

JUL 19 2022

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

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

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

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

VIOLATION(S):

1. Excessive, overgrown vegetation on the premises.

You are therefore ordered to: Cut and remove the excessive, overgrown vegetation and weeds from the premises.

Code Section(s) in Violation: 91.8104, 91.8104.2, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

Location: Entire lot.

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

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.

APPEAL PROCEDURES:

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

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

Any questions regarding the order to comply and compliance matters contact the inspector noted below at (213) 252-3055.

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

Inspector: _____

Date: July 18, 2022

ALFREDO BALANDRA
221 N. FIGUEROA ST. SUITE 1100
LOS ANGELES, CA 90012
(213) 252-3055

Alfredo.Balandra@lacity.org

Ray
REVIEWED BY

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