

# CITY OF LOS ANGELES

CALIFORNIA

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

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PRESIDENT

JACOB STEVENS  
VICE PRESIDENT

CORISSA HERNANDEZ  
MOISES ROSALES  
NANCY YAP



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
<b>Grand Total</b>	<b>\$ 1,276.56</b>

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](mailto:latitle@in2-res.com)

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**Property Title Report**

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

Prepared for: City of Los Angeles

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**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

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,

**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

*Walter Haack*  
\_\_\_\_\_  
Walter Haack

Dated November 3, 2017

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

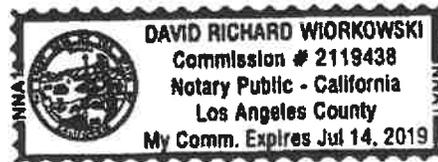
basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf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

*[Handwritten 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**  
JOB ADDRESS: **100 NORTH COMMONWEALTH AVENUE, LOS ANGELES, CA**  
ASSESSOR PARCEL NO. (APN): **5501-005-018**

Date: **March 28, 2024**

Last Full Title: **03/19/2024**

Last Update to Title:

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## 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	Assessed Year:	2023	Property Tax:	\$1,235.14
Land Value:	\$87,490	Improved %:		Tax Area:	67
Improvement Value:		Tax Year:	2023	Tax Exemption:	
Total Taxable Value:	\$87,490				

# 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 /
County:	LOS ANGELES, CA	Census Tract:	1927.00
Subdivision:	DAYTON HEIGHTS TR	Zoning:	LAR3
Rec Date:	09/20/2023	Prior Rec Date:	04/23/2019
Sale Date:	09/11/2023	Prior Sale Date:	04/02/2019
Sale Price:	\$1,150,000	Prior Sale Price:	\$1,300,000
Sale Type:	FULL	Prior Sale Type:	FULL
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#:	/
Building Area:		Total Rooms/Offices:	
Total Restrooms:		Yr Built/Eff:	/
Air Cond:		Pool:	
Roof Mat:			

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 /
County:	LOS ANGELES, CA	Census Tract:	1959.01
Subdivision:	LINCOLNIAN HEIGHTS	Zoning:	LARD2
Building Area:		Total Rooms/Offices:	
Total Restrooms:			

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

Comp #:	<b>3</b>	Distance From Subject:	<b>1.01 (miles)</b>
Address:	<b>4321 BURNS AVE, LOS ANGELES, CA 90029-2803</b>		
Owner Name:	<b>BENJAMIN GARY R/BENJAMIN ERIKA T</b>		
Seller Name:	<b>4321 BURNS LLC</b>		
APN:	<b>5539-008-021</b>	Map Reference:	<b>35-A4 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>1914.10</b>
Subdivision:	<b>CONNERS SUB</b>	Zoning:	<b>LARD1.5</b>
Rec Date:	<b>09/01/2023</b>	Prior Rec Date:	<b>06/30/2021</b>
Sale Date:	<b>08/22/2023</b>	Prior Sale Date:	<b>06/16/2021</b>
Sale Price:	<b>\$1,300,000</b>	Prior Sale Price:	<b>\$1,450,000</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>587164</b>	Acres:	<b>0.22</b>
1st Mtg Amt:	<b>\$1,040,000</b>	Lot Area:	<b>9,601</b>
Total Value:	<b>\$1,508,580</b>	# of Stories:	
Land Use:	<b>RESIDENTIAL LOT</b>	Park Area/Cap#:	/

Comp #:	<b>4</b>	Distance From Subject:	<b>1.37 (miles)</b>
Address:	<b>,, CA</b>		
Owner Name:	<b>MEGA ASSET LLC</b>		
Seller Name:	<b>BATALLA TRUST</b>		
APN:	<b>5503-013-005</b>	Map Reference:	<b>43-E1 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	
Subdivision:	<b>1624</b>	Zoning:	<b>LAR3</b>
Rec Date:	<b>08/21/2023</b>	Prior Rec Date:	
Sale Date:	<b>07/11/2023</b>	Prior Sale Date:	
Sale Price:	<b>\$2,100,000</b>	Prior Sale Price:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	
Document #:	<b>553755</b>	Acres:	<b>0.07</b>
1st Mtg Amt:		Lot Area:	<b>3,006</b>
Total Value:	<b>\$61,259</b>	# of Stories:	
Land Use:	<b>RESIDENTIAL LOT</b>	Park Area/Cap#:	/

Comp #:	<b>5</b>	Distance From Subject:	<b>1.44 (miles)</b>
Address:	<b>1552 W COURT ST, LOS ANGELES, CA 90026</b>		
Owner Name:	<b>DURR TIMOTHY R/DURR VILAY M</b>		
Seller Name:	<b>MAYRICKY INVESTMENTS LLC</b>		
APN:	<b>5159-020-015</b>	Map Reference:	<b>44-C1 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>2083.02</b>
Subdivision:	<b>GLASSELLS SUB</b>	Zoning:	<b>LARD2</b>
Rec Date:	<b>09/28/2023</b>	Prior Rec Date:	<b>07/13/2006</b>
Sale Date:	<b>08/21/2023</b>	Prior Sale Date:	<b>05/01/2006</b>
Sale Price:	<b>\$700,000</b>	Prior Sale Price:	<b>\$160,000</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>655868</b>	Acres:	<b>0.09</b>
1st Mtg Amt:	<b>\$260,000</b>	Lot Area:	<b>4,044</b>
Total Value:	<b>\$241,769</b>	# of Stories:	
Land Use:	<b>RESIDENTIAL LOT</b>	Park Area/Cap#:	/

Comp #:	<b>6</b>			Distance From Subject:	<b>1.63 (miles)</b>
Address:	<b>1848 MICHELTORENA ST, LOS ANGELES, CA 90026</b>				
Owner Name:	<b>MAUNG SL CA RE HOLDINGS LLC</b>				
Seller Name:	<b>BYUN FAMILY TRUST</b>				
APN:	<b>5431-025-016</b>	Map Reference:	<b>35-B4 /</b>	Building Area:	
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>1954-00</b>	Total Rooms/Offices:	
Subdivision:	<b>BONNIE VILLE</b>	Zoning:	<b>LAR1</b>	Total Restrooms:	
Rec Date:	<b>08/08/2023</b>	Prior Rec Date:	<b>09/11/2020</b>	Yr Built/Eff:	/
Sale Date:	<b>07/31/2023</b>	Prior Sale Date:	<b>09/09/2020</b>	Air Cond:	
Sale Price:	<b>\$700,000</b>	Prior Sale Price:	<b>\$680,000</b>	Pool:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Roof Mat:	
Document #:	<b>522892</b>	Aces:	<b>0.17</b>		
1st Mtg Amt:		Lot Area:	<b>7,495</b>		
Total Value:	<b>\$707,472</b>	# of Stories:			
Land Use:	<b>RESIDENTIAL LOT</b>	Park Area/Cap#:	/		

Comp #:	<b>7</b>			Distance From Subject:	<b>1.65 (miles)</b>
Address:	<b>3627 LANDA ST, LOS ANGELES, CA 90039</b>				
Owner Name:	<b>LULA TRUST</b>				
Seller Name:	<b>JSV INC</b>				
APN:	<b>5431-012-003</b>	Map Reference:	<b>35-B4 /</b>	Building Area:	
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>1951-00</b>	Total Rooms/Offices:	
Subdivision:	<b>572</b>	Zoning:	<b>LAR1</b>	Total Restrooms:	
Rec Date:	<b>09/22/2023</b>	Prior Rec Date:	<b>09/19/2022</b>	Yr Built/Eff:	/
Sale Date:	<b>09/19/2023</b>	Prior Sale Date:	<b>08/26/2022</b>	Air Cond:	
Sale Price:	<b>\$450,000</b>	Prior Sale Price:	<b>\$525,000</b>	Pool:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Roof Mat:	
Document #:	<b>638974</b>	Aces:	<b>0.11</b>		
1st Mtg Amt:		Lot Area:	<b>5,000</b>		
Total Value:	<b>\$525,000</b>	# of Stories:			
Land Use:	<b>RESIDENTIAL LOT</b>	Park Area/Cap#:	/		

Comp #:	<b>8</b>			Distance From Subject:	<b>1.83 (miles)</b>
Address:	<b>1935 ROCKFORD RD, LOS ANGELES, CA 90039</b>				
Owner Name:	<b>KAYVON ROBERT</b>				
Seller Name:	<b>PASSALACQUA SAM A</b>				
APN:	<b>5422-004-001</b>	Map Reference:	<b>35-C4 /</b>	Building Area:	
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>1955-00</b>	Total Rooms/Offices:	
Subdivision:	<b>903</b>	Zoning:	<b>LAR1</b>	Total Restrooms:	
Rec Date:	<b>09/14/2023</b>	Prior Rec Date:	<b>04/30/1993</b>	Yr Built/Eff:	/
Sale Date:	<b>08/14/2023</b>	Prior Sale Date:		Air Cond:	
Sale Price:	<b>\$512,500</b>	Prior Sale Price:		Pool:	
Sale Type:	<b>FULL</b>	Prior Sale Type:		Roof Mat:	
Document #:	<b>612841</b>	Aces:	<b>0.12</b>		
1st Mtg Amt:		Lot Area:	<b>5,240</b>		
Total Value:	<b>\$165,564</b>	# of Stories:			
Land Use:	<b>RESIDENTIAL LOT</b>	Park Area/Cap#:	/		

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

# 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**

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

**VIOLATIONS:**

SEE ATTACHED ORDER # A-5768526

101110120222535733

BOARD OF BUILDING AND SAFETY COMMISSIONERS

JAVIER NUNEZ PRESIDENT

ELVIN W. MOON VICE-PRESIDENT

JOSELYN GEAGA-ROSENTHAL LAUREL GILLETTE GEORGE HOVAGUIMIAN

CITY OF LOS ANGELES CALIFORNIA



ERIC GARCETTI MAYOR

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

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

JOHN WEIGHT EXECUTIVE OFFICER

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

