

# CITY OF LOS ANGELES

CALIFORNIA

**BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS**

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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

October 6, 2025

Council District: # 1

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

**JOB ADDRESS: 362 SOUTH COMMONWEALTH AVENUE, LOS ANGELES, CA**

**ASSESSORS PARCEL NO. (APN): 5501-022-020**

Re: Invoice #867871-7, #880626-0

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: **362 South 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.

Following the Department's investigation an order or orders to comply were issued 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.

In addition, pursuant to Section 98.0421, the property owner was issued an order on July 25, 2022 to pay a code violation inspection fee after violations were identified and verified upon inspection. The non-compliance and code violation inspection fees imposed by the Department are as follows:

<u>Description</u>	<u>Amount</u>
Code Violation Investigation fee	336.00
System Development Surcharge	20.16
Late Charge/Collection fee (250%)	840.00
System Development Surcharge Late Fee	50.40
Non-Compliance Code Enforcement fee	660.00
Late Charge/Collection fee (250%)	1,650.00
Accumulated Interest (1%/month)	312.43
Title Report fee	30.00
<b>Grand Total</b>	<b>\$ 3,898.99</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 **\$3,898.99** 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 **\$3,898.99** 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

ATTEST: PATRICE LATTIMORE, CITY CLERK

Lien confirmed by  
City Council on:

BY: \_\_\_\_\_  
DEPUTY



1649 BUCKINGHAM RD.  
LOS ANGELES, CA 90019  
Phone 310-943-9235 [latitle@in2-res.com](mailto:latitle@in2-res.com)

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***Property Title Report***

***Work Order No. T18264***  
***Dated as of: 11/08/2024***

***Prepared for: City of Los Angeles***

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***SCHEDULE A***

***(Reported Property Information)***

***APN #: 5501-022-020***

***Property Address: 362 S COMMONWEALTH AVE    City: Los Angeles    County: Los Angeles***

***VESTING INFORMATION***

***Type of Document: GRANT DEED***

***Grantee: 2500 TEMPLE SCNS, LLC AND ASIA CAPITAL INVESTMENT, LLC***

***Grantor: NIMO INVESTMENT LLC***

***Deed Date : 05/18/2018***

***Recorded : 05/29/2018***

***Instr No. : 18-0530373***

***MAILING ADDRESS: 2500 TEMPLE SCNS, LLC AND ASIA CAPITAL INVESTMENT, LLC  
633 W 5TH ST # 28THFL, LOS ANGELES, CA 90071-2005***

***SCHEDULE B***

***LEGAL DESCRIPTION***

***Lot Number: 24 Subdivision Name: GENEVA TRACT Brief Description: GENEVA TRACT LOT 24***

***MORTGAGES/LIENS***

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

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20180530373

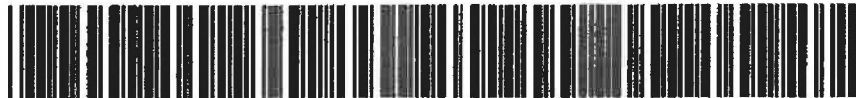


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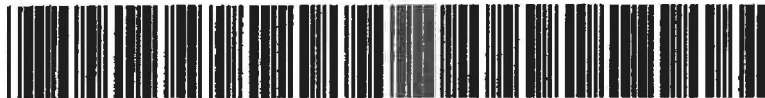
Recorded/Filed in Official Records  
Recorder's Office, Los Angeles County,  
California

05/29/18 AT 11:44AM

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

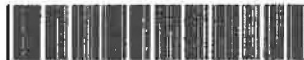


LEADSHEET



201805293350056

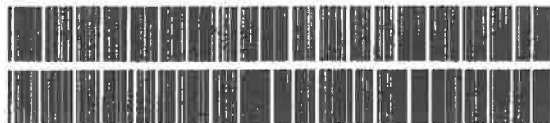
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SEQ:  
01

DAR - Courier (Hard Copy)



THIS FORM IS NOT TO BE DUPLICATED

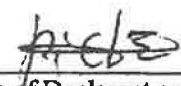
RECORDING REQUESTED BY  
Mark Waecker



AND WHEN RECORDED MAIL TO  
Mark Waecker  
Law Offices of Mark Waecker  
633 W. 5th Fl 28  
Los Angeles, CA 90071

APN: 5501-022-020

Space above line for Recorder's Use  
NO TAX DUE.

  
\_\_\_\_\_  
Signature of Declarant or Agent Determining Tax

**GRANT DEED**

The undersigned Grantor declare under the penalty of perjury that the following is true and correct:

Documentary transfer tax is NONE. The grantors and the grantees in this conveyance are comprised of the same parties who continue to hold the same proportionate interest in the property, R & T 11925(d)

\_\_\_\_\_ Unincorporated area      X   City of Los Angeles, CA.

Mail tax Statements to: Byung Yel Cho, c/o Law Offices of Mark Waecker, 633 W. 5<sup>th</sup> Street, Floor 28, Los Angeles, CA 90071.

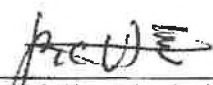
The real property that is the subject of this deed is currently owned by Nimo Investment, LLC, a California limited liability company, holding an undivided 50% interest, and 2500 TEMPLE SCNS, LLC, a California limited liability company, an undivided 50% interest, as tenants-in-common.

FOR NO CONSIDERATION, **GRANTOR** Nimo Investment, LLC, a California Limited Liability Company, hereby **GRANTS** its undivided 50% interest **TO** Asia Capital Investment, LLC, a California Limited Liability Company, in that real property in the City of Los Angeles, County of Los Angeles, State of California, described as follows:

Lot 24 of Geneva Tract, as per Map recorded in Book 16, Page 63 of Maps, in the Office of the County Recorder of said County.

Commonly known as 362 S. Commonwealth Avenue, Los Angeles, CA 90020.

Dated: 5/18/18

  
\_\_\_\_\_  
Byung Yel Cho, Member/Manager of  
Nimo Investment, LLC

ACKNOWLEDGMENT

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 )

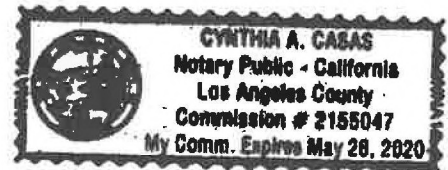
On May 18, 2018, before me, Cynthia A. Casas, notary public, personally appeared Byung Yel Cho, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person 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.

Cynthia A. Casas  
Notary's Signature

(Seal)



Mail tax statements to: Byung Yel Cho, c/o Law Offices of Mark Waecker, 633 W. 5<sup>th</sup> Street, Floor 28, Los Angeles, CA 90071.

# EXHIBIT B

ASSIGNED INSPECTOR: **ROBERT MINASSIANS**  
JOB ADDRESS: **362 SOUTH COMMONWEALTH AVENUE, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **5501-022-020**

Date: **October 6, 2025**

Last Full Title: **11/08/2024**

Last Update to Title:

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## LIST OF OWNERS AND INTERESTED PARTIES

- 1) 2500 TEMPLE SCNS, LLC AND  
ASIA CAPITAL INVESTMENT, LLC  
C/O LAW OFFICES OF MARK WAECKER  
633 W. 5<sup>TH</sup> STREET, 28<sup>TH</sup> FLOOR  
LOS ANGELES, CA 90071

CAPACITY: OWNERS

**Property Detail Report**

For Property Located At :

**362 S COMMONWEALTH AVE, LOS ANGELES, CA  
90020-1153****EXHIBIT C****Owner Information**

Owner Name: **ASIA CAPITAL INVESTMENTS LLC &/2500 TEMPLE SCNS LLC**  
 Mailing Address: **633 W 5TH ST, LOS ANGELES CA 90071 C017 C/O LAW OFFICES OF MARK WAECKER**  
 Vesting Codes: **//**

**Location Information**

Legal Description: **GENEVA TRACT LOT 24**  
 County: **LOS ANGELES, CA** APN: **5501-022-020**  
 Census Tract / Block: **2111.24 / 1** Alternate APN:  
 Township-Range-Sect:  Subdivision: **GENEVA**  
 Legal Book/Page:  Map Reference: **44-A1 /**  
 Legal Lot: **24** Tract #:   
 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: **05/29/2018 / 05/18/2018** Deed Type: **GRANT DEED**  
 Sale Price:  1st Mtg Document #:  
 Document #: **530373**

**Last Market Sale Information**

Recording/Sale Date: **08/31/2015 / 04/21/2015** 1st Mtg Amount/Type: **/**  
 Sale Price: **\$1,575,000** 1st Mtg Int. Rate/Type: **/**  
 Sale Type: **FULL** 1st Mtg Document #:   
 Document #: **1072861** 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: **CHICAGO TITLE CO**  
 Lender:   
 Seller Name: **YOON CHARLIE C**

**Prior Sale Information**

Prior Rec/Sale Date: **07/28/1999 / 07/06/1999** Prior Lender: **WASHINGTON MUTUAL**  
 Prior Sale Price: **\$260,000** Prior 1st Mtg Amt/Type: **\$208,000 / CONV**  
 Prior Doc Number: **1404320** Prior 1st Mtg Rate/Type: **/ ADJUSTABLE INT RATE LOAN**  
 Prior Deed Type: **GRANT DEED**

**Property Characteristics**

Year Built / Eff: <b>/</b>	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: <b>LAR4</b>	Acres: <b>0.21</b>	County Use: <b>VACANT RESIDENTIAL (010V)</b>
Lot Area: <b>9,341</b>	Lot Width/Depth: <b>x</b>	State Use:
Land Use: <b>RESIDENTIAL LOT</b>	Res/Comm Units: <b>/</b>	Water Type:
Site Influence:		Sewer Type:

**Tax Information**

Total Value:	\$1,874,421	Assessed Year:	2024	Property Tax:	\$22,789.60
Land Value:	\$1,874,421	Improved %:		Tax Area:	67
Improvement Value:		Tax Year:	2024	Tax Exemption:	
Total Taxable Value:	\$1,874,421				

# EXHIBIT D

ASSIGNED INSPECTOR: **ROBERT MINASSIANS**

Date: **October 6, 2025**

JOB ADDRESS: **362 SOUTH COMMONWEALTH AVENUE, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **5501-022-020**

CASE NO.: **957892**

ORDER NO.: **A-5769739**

EFFECTIVE DATE OF ORDER TO COMPLY: **July 25, 2022**

COMPLIANCE EXPECTED DATE: **August 24, 2022**

DATE COMPLIANCE OBTAINED: **June 25, 2024**

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

**VIOLATIONS:**

SEE ATTACHED ORDER # A-5769739

1011101202225515723

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/LAW OFFICES OF MARK WAECKER ASIA CAPITAL  
INVESTMENTS LLC/2500 TEMPLE SCNS LLC  
633 W 5TH ST 28TH FL  
LOS ANGELES, CA 90071

CASE #: 957892

ORDER #: A-5769739  
EFFECTIVE DATE: July 25, 2022  
COMPLIANCE DATE: August 24, 2022

OWNER OF  
SITE ADDRESS: 362, S COMMONWEALTH AVE  
ASSESSORS PARCEL NO.:5501-022-020  
ZONE: R4; Multiple Dwelling Zone

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

2. Rubbish, garbage, trash and debris on the premises.

You are therefore ordered to: 1) Remove the rubbish, garbage, trash and debris from the premises.  
2) Maintain the premises in a clean and sanitary condition.

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

