

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

JACOB STEVENS
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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

July 17, 2026

Council District: # 4

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

JOB ADDRESS: 1450 NORTH SUNSET PLAZA DRIVE, LOS ANGELES, CA
ASSESSORS PARCEL NO. (APN): 5559-013-001
Re: Invoice #913705-1

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: **1450 North Sunset Plaza Drive, Los Angeles, CA** ("Property"). A copy of the title report which includes a full legal description of the property is attached as Exhibit A.

Following the Department's investigation an order or orders to comply were issued on February 2, 2024 to the property owner and all interested parties. Pursuant to Section 98.0411(a) the order warned that "a proposed noncompliance fee may be imposed for failure to comply with the order within 15 days after the compliance date specified in the order or unless an appeal or slight modification is filed within 15 days after the compliance date." The owners failed to comply within the time prescribed by ordinance. The Department imposed non-compliance fee as follows:

<u>Description</u>	<u>Amount</u>
Non-Compliance Code Enforcement fee	660.00
Late Charge/Collection fee (250%)	1,650.00
Accumulated Interest (1%/month)	465.87
Title Report fee	35.00
Grand Total	\$ 2,810.87

Pursuant to the authority granted by Section 7.35.3 of the Los Angeles Administrative Code, it is proposed that a lien for a total sum of **\$2,810.87** 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 **\$2,810.87** 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

Property Title Report

Work Order No. T18920
Dated as of: 04/22/2026

Prepared for: City of Los Angeles

SCHEDULE A
(Reported Property Information)

APN #: 5559-013-001

Property Address: 1450 N SUNSET PLAZA DR City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee: ZHIHENG WANG

Grantor: 5AIF SYCAMORE 2, LLC

Deed Date : 07/19/2021

Recorded : 08/05/2021

Instr No. : 21-1201234

MAILING ADDRESS: ZHIHENG WANG

8484 WILSHIRE BLVD STE 260, BEVERLY HILLS, CA 90211-3235

SCHEDULE B

LEGAL DESCRIPTION

Lot Number: 12 Block: 3 Tract No: 10122 Brief Description: TRACT NO 10122 LOT 12 BLK 3

MORTGAGES/LIENS

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

This page is part of your document - DO NOT DISCARD



20211201234



Pages:
0003

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

08/05/21 AT 08:00AM

FEES:	25.00
TAXES:	12,880.00
OTHER:	0.00
PAID:	12,905.00



LEADSHEET



202108050160003

00020962532



012522510

SEQ:
01

SECURE - 8:00AM



THIS FORM IS NOT TO BE DUPLICATED

221254841

**RECORDING REQUESTED BY
Lawyers Title - OC
WHEN RECORDED MAIL THIS DOCUMENT
AND TAX STATEMENTS TO:**

Zhiheng Wang
8383 Wilshire Blvd. #655
Beverly Hills, CA 90211

APN: 5559-013-001
Escrow No: IRL58719-It136-LL
Title No: 221254841

Space above this line for Recorder's use

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

(86)

(44)

DOCUMENTARY TRANSFER TAX IS \$2,530.00, CITY TRANSFER TAX \$ 10,350.00

- ☒ computed on full value of property conveyed
☒ City of Los Angeles, AND

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
SAIF Sycamore 2, LLC, who acquired title as S2: 5AIF SYCAMORE 2, LLC
hereby GRANT(S) to
Zhiheng Wang, a single man

the following described real property in the City of Los Angeles, County of Los Angeles, State of CALIFORNIA:
For legal description of the real property herein, see Exhibit A attached hereto and made a part hereof.
Commonly known as: 1450 Sunset Plaza Drive, Los Angeles, CA

Dated: July 19, 2021

SAIF Sycamore 2, LLC

By: [Signature]
Timothy J. Gannaway, Executive Vice President

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)

COUNTY OF Orange)

SS.

On July 21, 2021 before me, Melissa Vu, Notary Public, Notary Public, personally appeared Timothy J. Gannaway

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 [Signature]



MAIL TAX STATEMENTS AS DIRECTED ABOVE

Exhibit A

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

LOT 12, IN BLOCK 3 OF TRACT NO. 10122, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 144, PAGES 51 THROUGH 54, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

ASSESSOR'S PARCEL NUMBER: 5559-013-001

EXHIBIT B

ASSIGNED INSPECTOR: **PTOLEMY HILL**
JOB ADDRESS: **1450 NORTH SUNSET PLAZA DRIVE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5559-013-001**

Date: July 17, 2026

Last Full Title: **04/22/2026**

Last Update to Title:

.....

LIST OF OWNERS AND INTERESTED PARTIES

- 1) ZHIHENG WANG
8484 WILSHIRE BOULEVARD, SUITE 260
BEVERLY HILLS, CA 90211-3235

CAPACITY: OWNER

Property Detail Report

For Property Located At :

**1450 SUNSET PLAZA DR, LOS ANGELES, CA
90069-1342**

CoreLogic

RealQuest Professional

Owner Information

Owner Name: **WANG ZHIHENG**
 Mailing Address: **8484 WILSHIRE BLVD STE 260, BEVERLY HILLS CA 90211-3235 C051**
 Vesting Codes: **//**

Location Information

Legal Description:	TRACT NO 10122 LOT 12		
County:	LOS ANGELES, CA	APN:	5559-013-001
Census Tract / Block:	1942.00 / 1	Alternate APN:	
Township-Range-Sect:		Subdivision:	1
Legal Book/Page:	12-187	Map Reference:	/
Legal Lot:	12	Tract #:	1
Legal Block:	3	School District:	LOS ANGELES
Market Area:	C03	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:	08/05/2021 / 07/19/2021	1st Mtg Amount/Type:	/
Sale Price:	\$2,300,000	1st Mtg Int. Rate/Type:	/
Sale Type:	FULL	1st Mtg Document #:	
Document #:	1201234	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$684.93
New Construction:		Multi/Split Sale:	
Title Company:	LAWYERS TITLE-OC		
Lender:			
Seller Name:	S2 5AIF SYCAMORE 2 LLC		

Prior Sale Information

Prior Rec/Sale Date:	02/16/2017 / 01/17/2017	Prior Lender:	
Prior Sale Price:	\$2,775,000	Prior 1st Mtg Amt/Type:	/
Prior Doc Number:	190542	Prior 1st Mtg Rate/Type:	/
Prior Deed Type:	GRANT DEED		

Property Characteristics

Gross Area:		Parking Type:		Construction:	
Living Area:	3,358	Garage Area:		Heat Type:	HEATED
Tot Adj Area:		Garage Capacity:		Exterior wall:	
Above Grade:		Parking Spaces:		Porch Type:	
Total Rooms:		Basement Area:		Patio Type:	
Bedrooms:	4	Finish Bsmnt Area:		Pool:	
Bath(F/H):	3 /	Basement Type:		Air Cond:	
Year Built / Eff:	1954 / 1956	Roof Type:		Style:	
Fireplace:	/	Foundation:		Quality:	
# of Stories:		Roof Material:		Condition:	
Other Improvements:					

Site Information

Zoning:	LAR1	Acres:	0.18	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	7,840	Lot Width/Depth:	58 x 134	State Use:	
Land Use:	SFR	Res/Comm Units:	1 /	Water Type:	
Site Influence:				Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$2,440,777	Assessed Year:	2025	Property Tax:	\$29,721.49
Land Value:	\$1,708,544	Improved %:	30%	Tax Area:	67
Improvement Value:	\$732,233	Tax Year:	2025	Tax Exemption:	
Total Taxable Value:	\$2,440,777				

Comparable Sales Report

For Property Located At

**1450 SUNSET PLAZA DR, LOS ANGELES, CA 90069-1342**

11 Comparable(s) Selected.

Report Date: 04/29/2026

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$2,300,000	\$482,500	\$6,400,000	\$4,007,500
Bldg/Living Area	3,358	2,928	3,838	3,341
Price/Sqft	\$684.93	\$164.79	\$1,838.02	\$1,179.80
Year Built	1954	1931	1996	1948
Lot Area	7,840	5,375	21,436	9,785
Bedrooms	4	3	5	4
Bathrooms/Restrooms	3	3	5	4
Stories	0.00	0.00	0.00	0.00
Total Value	\$2,440,777	\$493,647	\$8,878,475	\$3,504,947
Distance From Subject	0.00	0.07	0.48	0.22

*= user supplied for search only

Comp #:1

Distance From Subject:0.07 (miles)

Address: **1437 BELFAST DR, WEST HOLLYWOOD, CA 90069-1327**Owner Name: **1437 BELFAST DRIVE LLC**Seller Name: **JBG BELFAST LLC**APN: **5559-013-011**Map Reference: **/**Living Area: **3,626**County: **LOS ANGELES, CA**Census Tract: **1942.00**

Total Rooms:

Subdivision: **1**Zoning: **LAR1**Bedrooms: **4**Rec Date: **04/07/2026**Prior Rec Date: **05/17/2022**Bath(F/H): **5 /**Sale Date: **03/31/2026**Prior Sale Date: **05/09/2022**Yr Built/Eff: **1947 / 1978**Sale Price: **\$4,525,000**Prior Sale Price: **\$6,500,000**

Air Cond:

Sale Type: **FULL**Prior Sale Type: **FULL**

Style:

Document #: **242494**Acres: **0.20**Fireplace: **/**1st Mtg Amt: **\$3,000,000**Lot Area: **8,618**Pool: **POOL**Total Value: **\$6,897,851**

of Stories:

Roof Mat:

Land Use: **SFR**Park Area/Cap#: **/**

Parking:

Comp #:2 Distance From Subject:0.09 (miles)
 Address: 1489 STEBBINS TER, LOS ANGELES, CA 90069-1340
 Owner Name: BEHAVIORAL HEALTH PROGRAMS INC
 Seller Name: SPENCER CHRISTOPHER C
 APN: 5559-012-002 Map Reference: / Living Area: 3,564
 County: LOS ANGELES, CA Census Tract: 1943.00 Total Rooms:
 Subdivision: 13222 Zoning: LARE11 Bedrooms: 3
 Rec Date: 12/03/2025 Prior Rec Date: 03/04/2016 Bath(F/H): 4 /
 Sale Date: 12/01/2025 Prior Sale Date: 02/22/2016 Yr Built/Eff: 1947 / 2016
 Sale Price: \$4,500,000 Prior Sale Price: \$7,500,000 Air Cond: CENTRAL
 Sale Type: FULL Prior Sale Type: FULL Style:
 Document #: 868467 Acres: 0.16 Fireplace: /
 1st Mtg Amt: \$4,500,000 Lot Area: 6,977 Pool: POOL
 Total Value: \$8,878,475 # of Stories: Roof Mat:
 Land Use: SFR Park Area/Cap#: / Parking:

Comp #:3 Distance From Subject:0.10 (miles)
 Address: 1408 RISING GLEN RD, LOS ANGELES, CA 90069-1224
 Owner Name: BH RISING GLEN LLC
 Seller Name: CARMAN CREST LLC
 APN: 5561-001-013 Map Reference: / Living Area: 3,136
 County: LOS ANGELES, CA Census Tract: 1943.00 Total Rooms:
 Subdivision: 17290 Zoning: LARE15 Bedrooms: 4
 Rec Date: 11/26/2025 Prior Rec Date: 10/03/2025 Bath(F/H): 3 /
 Sale Date: 11/04/2025 Prior Sale Date: 09/16/2025 Yr Built/Eff: 1957 / 1960
 Sale Price: \$3,425,000 Prior Sale Price: \$2,550,000 Air Cond:
 Sale Type: FULL Prior Sale Type: FULL Style:
 Document #: 851356 Acres: 0.30 Fireplace: /
 1st Mtg Amt: Total Value: \$493,647 Lot Area: 13,052 Pool: POOL
 Land Use: SFR # of Stories: Roof Mat:
 Park Area/Cap#: / Parking:

Comp #:4 Distance From Subject:0.12 (miles)
 Address: 1364 LONDONDERRY PL, WEST HOLLYWOOD, CA 90069-1335
 Owner Name: VANUNU ADAM/VANUNU MEGAN P
 Seller Name: LONDON DAIRY CO LLC
 APN: 5559-018-005 Map Reference: / Living Area: 3,838
 County: LOS ANGELES, CA Census Tract: 1942.00 Total Rooms:
 Subdivision: 1236 Zoning: LAR1 Bedrooms: 4
 Rec Date: 02/18/2026 Prior Rec Date: 11/20/2024 Bath(F/H): 4 /
 Sale Date: 01/06/2026 Prior Sale Date: 11/15/2024 Yr Built/Eff: 1946 / 1949
 Sale Price: \$5,250,000 Prior Sale Price: \$2,900,000 Air Cond: CENTRAL
 Sale Type: FULL Prior Sale Type: FULL Style:
 Document #: 114635 Acres: 0.23 Fireplace: /
 1st Mtg Amt: Total Value: \$2,900,000 Lot Area: 9,991 Pool: POOL
 Land Use: SFR # of Stories: Roof Mat:
 Park Area/Cap#: / Parking:

Comp #:5 Distance From Subject:0.16 (miles)
 Address: 1524 SUNSET PLAZA DR, WEST HOLLYWOOD, CA 90069-1344
 Owner Name: WILTSHIRE PAUL/WILTSHIRE VICTORIA
 Seller Name: HOUSE OF ROLISON LLC
 APN: 5558-009-022 Map Reference: / Living Area: 3,546
 County: LOS ANGELES, CA Census Tract: 1942.00 Total Rooms:
 Subdivision: 8286 Zoning: LAR1 Bedrooms: 4
 Rec Date: 11/12/2025 Prior Rec Date: 08/08/2024 Bath(F/H): 5 /
 Sale Date: 09/17/2025 Prior Sale Date: 07/23/2024 Yr Built/Eff: 1938 / 1958
 Sale Price: \$4,825,000 Prior Sale Price: \$2,850,000 Air Cond: CENTRAL
 Sale Type: FULL Prior Sale Type: FULL Style:

Document #:	792433	Acres:	0.17	Fireplace:	/
1st Mtg Amt:	\$3,136,250	Lot Area:	7,606	Pool:	POOL
Total Value:	\$2,850,000	# of Stories:		Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #: **6** Distance From Subject: **0.21 (miles)**

Address: **1325 LONDONDERRY PL, WEST HOLLYWOOD, CA 90069-1352**

Owner Name: **HERNAN EMMA**

Seller Name: **WILDWOOD TRUST**

APN:	5559-009-003	Map Reference:	/	Living Area:	2,928
County:	LOS ANGELES, CA	Census Tract:	1942.00	Total Rooms:	
Subdivision:	12118	Zoning:	LAR1	Bedrooms:	3
Rec Date:	12/18/2025	Prior Rec Date:	12/21/2017	Bath(F/H):	4 /
Sale Date:	10/30/2025	Prior Sale Date:	11/20/2017	Yr Built/Eff:	1940 / 1948
Sale Price:	\$482,500	Prior Sale Price:	\$2,700,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	921422	Acres:	0.15	Fireplace:	/
1st Mtg Amt:		Lot Area:	6,528	Pool:	POOL
Total Value:	\$3,072,134	# of Stories:		Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #: **7** Distance From Subject: **0.22 (miles)**

Address: **8855 ST IVES DR, LOS ANGELES, CA 90069-2053**

Owner Name: **LA PIANA JOSEPH S**

Seller Name: **DEBEVOISE ALLEN & RENEE**

APN:	5560-021-007	Map Reference:	/	Living Area:	2,944
County:	LOS ANGELES, CA	Census Tract:	1943.00	Total Rooms:	
Subdivision:	7025	Zoning:	LAR1	Bedrooms:	3
Rec Date:	12/04/2025	Prior Rec Date:	04/22/2009	Bath(F/H):	3 /
Sale Date:	11/06/2025	Prior Sale Date:	03/17/2009	Yr Built/Eff:	1931 / 1934
Sale Price:	\$3,275,000	Prior Sale Price:	\$2,200,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	871961	Acres:	0.20	Fireplace:	/
1st Mtg Amt:	\$2,292,500	Lot Area:	8,839	Pool:	POOL
Total Value:	\$2,833,070	# of Stories:		Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #: **8** Distance From Subject: **0.25 (miles)**

Address: **1348 MILLER DR, WEST HOLLYWOOD, CA 90069-1420**

Owner Name: **COSTA LUNA TRUST**

Seller Name: **FLANNERY TERRANCE**

APN:	5555-007-001	Map Reference:	/	Living Area:	3,078
County:	LOS ANGELES, CA	Census Tract:	1942.00	Total Rooms:	
Subdivision:	8037	Zoning:	LAR1	Bedrooms:	4
Rec Date:	11/25/2025	Prior Rec Date:	11/25/2025	Bath(F/H):	3 /
Sale Date:	11/20/2025	Prior Sale Date:	11/20/2025	Yr Built/Eff:	1936 / 1955
Sale Price:	\$3,700,000	Prior Sale Price:	\$3,700,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	846732	Acres:	0.12	Fireplace:	/
1st Mtg Amt:		Lot Area:	5,375	Pool:	
Total Value:	\$2,725,000	# of Stories:		Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #: **9** Distance From Subject: **0.26 (miles)**

Address: **8654 HOLLYWOOD BLVD, WEST HOLLYWOOD, CA 90069-1416**

Owner Name: **MILLER KIP M & DARSI A**

Seller Name: **SP6 FUND LLC**

APN:	5559-023-016	Map Reference:	/	Living Area:	3,218
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County:	LOS ANGELES, CA	Census Tract:	1942.00	Total Rooms:	
Subdivision:	10653	Zoning:	LAR1	Bedrooms:	4
Rec Date:	03/25/2026	Prior Rec Date:	04/08/2024	Bath(F/H):	4 /
Sale Date:	03/19/2026	Prior Sale Date:	02/27/2024	Yr Built/Eff:	1996 / 1996
Sale Price:	\$3,600,000	Prior Sale Price:	\$2,100,000	Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	206869	Acres:	0.15	Fireplace:	/
1st Mtg Amt:	\$2,000,000	Lot Area:	6,640	Pool:	
Total Value:	\$2,142,000	# of Stories:		Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:10 Distance From Subject:0.41 (miles)

Address: **1515 BLUE JAY WAY, LOS ANGELES, CA 90069-1214**

Owner Name: **SUNSET PALMS HOLDINGS LLC**

Seller Name: **HOFFMAN R & CHARLOTTE TRUST**

APN:	5561-011-003	Map Reference:	/	Living Area:	3,482
County:	LOS ANGELES, CA	Census Tract:	1943.00	Total Rooms:	
Subdivision:	19229	Zoning:	LARE15	Bedrooms:	4
Rec Date:	02/23/2026	Prior Rec Date:	11/12/1999	Bath(F/H):	4 /
Sale Date:	01/30/2026	Prior Sale Date:	11/01/1999	Yr Built/Eff:	1961 / 1962
Sale Price:	\$6,400,000	Prior Sale Price:	\$1,725,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	125726	Acres:	0.49	Fireplace:	/
1st Mtg Amt:		Lot Area:	21,436	Pool:	POOL
Total Value:	\$2,664,275	# of Stories:		Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:11 Distance From Subject:0.48 (miles)

Address: **1277 ST IVES PL, WEST HOLLYWOOD, CA 90069-1703**

Owner Name: **SAINT IVES TRUST**

Seller Name: **COLOMBO LUCA**

APN:	5560-015-007	Map Reference:	/	Living Area:	3,387
County:	LOS ANGELES, CA	Census Tract:	1943.00	Total Rooms:	
Subdivision:	10932	Zoning:	LARE11	Bedrooms:	5
Rec Date:	10/30/2025	Prior Rec Date:	08/11/2009	Bath(F/H):	4 /
Sale Date:	10/22/2025	Prior Sale Date:	08/04/2009	Yr Built/Eff:	1939 / 1980
Sale Price:	\$4,100,000	Prior Sale Price:	\$2,400,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	UNKNOWN	Style:	
Document #:	755721	Acres:	0.29	Fireplace:	/
1st Mtg Amt:		Lot Area:	12,572	Pool:	POOL
Total Value:	\$3,097,965	# of Stories:		Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

EXHIBIT D

ASSIGNED INSPECTOR: **PTOLEMY HILL**
JOB ADDRESS: **1450 NORTH SUNSET PLAZA DRIVE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5559-013-001**

Date: July 17, 2026

CASE NO.: 997292
ORDER NO.: A-6156695

EFFECTIVE DATE OF ORDER TO COMPLY: **February 2, 2024**
COMPLIANCE EXPECTED DATE: **March 3, 2024**
DATE COMPLIANCE OBTAINED: **No Compliance to Date**

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

VIOLATIONS:

SEE ATTACHED ORDER # A-6156695

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

JAVIER NUNEZ
PRESIDENT
JACOB STEVENS
VICE-PRESIDENT
MOISES ROSALES
NANCY YAP

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

ORDER TO COMPLY AND NOTICE OF FEE

WANG,ZHIHENG
8484 WILSHIRE BLVD STE 260
BEVERLY HILLS, CA 90211

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

JAN 23 2023

CASE #: 997292
ORDER #: A-6156695
EFFECTIVE DATE: February 02, 2024
COMPLIANCE DATE: March 03, 2024

OWNER OF
SITE ADDRESS: 1450 N SUNSET PLAZA DR
ASSESSORS PARCEL NO.: 5559-013-001
ZONE: R1; One-Family Zone

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

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. A permit is required for the construction of approximate 7'high x 70' long CMU wall in front yard.

You are therefore ordered to: Demolish and remove all construction work performed without the required permit(s), AND Obtain the required permit(s) to restore the existing approved/permitted structure to its original condition if it was altered in any way, OR Submit plans, obtain the required permits, expose the work for proper inspections and obtain approvals.

Code Section(s) in Violation: 91.5R106.1.1, 91.5R103.1, 12.21A.1(a) of the L.A.M.C.

Location: Required front yard

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.

INVESTIGATION FEE REQUIRED:

Whenever any work has been commenced without authorization by a permit or application for inspection, and which violates provisions of Articles 1 through 8 of Chapter IX of the Los Angeles Municipal Code (L.A.M.C.) , and if no order has been issued by the department or a court of law requiring said work to proceed, a special investigation fee which shall be double the amount charged for an application for inspection, license or permit fee, but not less than \$400.00 , shall be collected on each permit, license or application for inspection. Section 98.0402 (a) L.A.M.C.

APPEAL PROCEDURES:

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

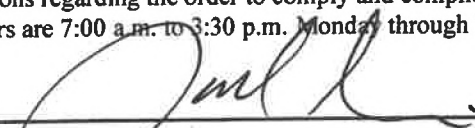
Any questions regarding invoices or how to pay fees should be directed to financial services at (213) 482-6890.

Any questions regarding the order to comply and compliance matters contact the inspector noted below at (213)252-3965.

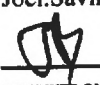
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector:

Date: January 18, 2024


JOEL ORDÁZ
221 N. FIGUEROA ST. SUITE 1100
LOS ANGELES, CA 90012
(213)252-3965

Joel.Savin.Ordaz@lacity.org


REVIEWED BY

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