

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

JACOB STEVENS
PRESIDENT

NANCY YAP
VICE PRESIDENT

CORISSA HERNANDEZ
JAVIER NUNEZ
MOISES ROSALES

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

June 23, 2026

Council District: # 8

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

JOB ADDRESS: **5752 SOUTH BRYNHURST AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5006-003-014**
Re: Invoice #901359-1

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: **5752 South Brynhurst 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 October 13, 2023 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
Late Charge/Collection fee (250%)	840.00
System Development Surcharge late fee	50.40
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

pm
cho
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. T18772
Dated as of: 01/07/2026

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 5006-003-014

Property Address: 5752 S BRYNHURST AVE City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee: ELAN & AYL A QOZB, LLC

Grantor: MJ PROPERTIES HOLDINGS LLC

Deed Date : 11/20/2019

Recorded : 12/02/2019

Instr No. : 19-1317984

MAILING ADDRESS: ELAN & AYL A QOZB, LLC
350 FORDYCE RD, LOS ANGELES, CA 90049-2010

SCHEDULE B

LEGAL DESCRIPTION

Lot Number: 126 Tract No: 911 Brief Description: TRACT # 911 LOT 126

MORTGAGES/LIENS

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

This page is part of your document - DO NOT DISCARD



20191317984



Pages:
0004

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

12/02/19 AT 08:00AM

FEES :	28.00
TAXES :	12,656.00
OTHER :	0.00
PAID :	12,684.00



LEADSHEET



201912023240029

00017534063



010326832

SEQ:
02

SECURE - 8:00AM



THIS FORM IS NOT TO BE DUPLICATED

131_4830860_1

RECORDING REQUESTED BY
FIRST AMERICAN TITLE INSURANCE CO.
NATIONAL COMMERCIAL SERVICES

RECORDING REQUESTED BY:
First American Title Company

AND WHEN RECORDED MAIL TO:

Hooman Lahijani
350 Fordyce Rd
Los Angeles, CA 90049

THIS SPACE FOR RECORDER'S USE ONLY:

Title Order No.: 985013

Escrow No.: 19-82964-DB

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is \$2,486.00 CITY TRANSFER TAX \$10,170.00

☒ 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,

MJ Property Holdings LLC, a California Limited Liability Company

hereby GRANT(s) to:

Elan & Ayla Qozb, LLC, a Delaware Limited Liability Company

the following described 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: 3475 West Slauson Ave. & 5752 Brynhurst Ave., Los Angeles, CA

APN#: 5006-003-013;014

DATE: November 20, 2019

PLEASE SEE PAGE TWO FOR GRANTOR'S SIGNATURE.

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

GRANT DEED - PAGE TWO

GRANTOR'S SIGNATURE:

MJ Property Holdings LLC, a California Limited Liability Company

By: [Signature]
Name: Jonathan Rocca
Title: _____

By: [Signature]
Name: Menosa Zakorian
Title: _____

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)SS

On November 20, 2019 before me, Evelyn Flores, a
Notary Public personally appeared, Jonathan Rocca and Menosa Zakorian

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 within 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]
Notary Public

Evelyn Flores



Exhibit "A"

Legal Description

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

LOTS 125 AND 126 OF TRACT NO. 911, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 16 PAGE 188 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 5006-003-013 and 5006-003-014

EXHIBIT B

ASSIGNED INSPECTOR: **JAVIER RAMOS**

Date: **June 23, 2026**

JOB ADDRESS: **5752 SOUTH BRYNHURST AVENUE, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **5006-003-014**

Last Full Title: **01/07/2026**

Last Update to Title:

.....

LIST OF OWNERS AND INTERESTED PARTIES

- 1) ELAN & AYL A QOZB, LLC
C/O HOOMAN LAHIJANI
350 FORDYCE ROAD
LOS ANGELES, CA 90049-2010

CAPACITY: OWNER

Property Detail Report**For Property Located At :****5752 BRYNHURST AVE, LOS ANGELES, CA 90043-2420**

RealQuest

Owner Information

Owner Name: **ELAN & AYLA QOZB LLC**
 Mailing Address: **350 FORDYCE RD, LOS ANGELES CA 90049-2010 C043 C/O HOOMAN LAHIJANI**
 Vesting Codes: **//**

Location Information

Legal Description:	TRACT # 911 LOT 126		
County:	LOS ANGELES, CA	APN:	5006-003-014
Census Tract / Block:	2346.00 / 4	Alternate APN:	
Township-Range-Sect:		Subdivision:	911
Legal Book/Page:	16-188	Map Reference:	/
Legal Lot:	126	Tract #:	911
Legal Block:		School District:	LOS ANGELES
Market Area:	PHHT	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:	12/02/2019 / 11/20/2019	1st Mtg Amount/Type:	/
Sale Price:	\$2,260,000	1st Mtg Int. Rate/Type:	/
Sale Type:	FULL	1st Mtg Document #:	
Document #:	1317984	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$1,533.24
New Construction:		Multi/Split Sale:	MULTI
Title Company:	FIRST AMERICAN TITLE INS CO NA		
Lender:			
Seller Name:	MJ PROPERTY HOLDINGS LLC		

Prior Sale Information

Prior Rec/Sale Date:	08/09/2019 / 03/14/2019	Prior Lender:	QUICKEN LNS INC
Prior Sale Price:	\$725,000	Prior 1st Mtg Amt/Type:	\$580,000 / CONV
Prior Doc Number:	796292	Prior 1st Mtg Rate/Type:	/
Prior Deed Type:	GRANT DEED		

Property Characteristics

Gross Area:		Parking Type:		Construction:	
Living Area:	1,474	Garage Area:		Heat Type:	CENTRAL
Tot Adj Area:		Garage Capacity:		Exterior wall:	
Above Grade:		Parking Spaces:		Porch Type:	
Total Rooms:		Basement Area:		Patio Type:	
Bedrooms:	3	Finish Bsmnt Area:		Pool:	
Bath(F/H):	2 /	Basement Type:		Air Cond:	
Year Built / Eff:	1921 / 1948	Roof Type:		Style:	
Fireplace:	/	Foundation:		Quality:	
# of Stories:		Roof Material:		Condition:	
Other Improvements:					

Site Information

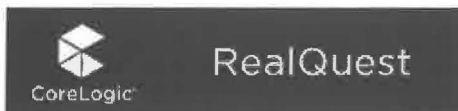
Zoning:	LAC2	Acres:	0.16	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	7,003	Lot Width/Depth:	50 x 140	State Use:	
Land Use:	SFR	Res/Comm Units:	1 /	Water Type:	PUBLIC
Site Influence:				Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$1,235,815	Assessed Year:	2025	Property Tax:	\$14,936.56
Land Value:	\$989,747	Improved %:	20%	Tax Area:	6612
Improvement Value:	\$246,068	Tax Year:	2025	Tax Exemption:	
Total Taxable Value:	\$1,235,815				

Comparable Sales Report

For Property Located At

**5752 BRYNHURST AVE, LOS ANGELES, CA 90043-2420****18 Comparable(s) Selected.**

Report Date: 02/05/2026

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$2,260,000	\$421,500	\$1,800,000	\$898,694
Bldg/Living Area	1,474	1,272	1,611	1,436
Price/Sqft	\$1,533.24	\$276.57	\$1,287.55	\$629.80
Year Built	1921	1912	1949	1925
Lot Area	7,003	4,800	7,627	6,418
Bedrooms	3	1	4	2
Bathrooms/Restrooms	2	1	2	1
Stories	0.00	0.00	0.00	0.00
Total Value	\$1,235,815	\$58,282	\$998,784	\$421,097
Distance From Subject	0.00	0.04	0.49	0.38

*= user supplied for search only

Comp #:1Distance From Subject: **0.04 (miles)**

Address:	5753 BRYNHURST AVE, LOS ANGELES, CA 90043-2419		
Owner Name:	5749 BRYNHURST LP		
Seller Name:	5749 BRYNHURST GROUND OWNER LP		
APN:	5007-021-011	Map Reference:	/
County:	LOS ANGELES, CA	Census Tract:	2346.00
Subdivision:	911	Zoning:	LAC2
Rec Date:	10/17/2025	Prior Rec Date:	10/17/2025
Sale Date:	10/15/2025	Prior Sale Date:	10/16/2025
Sale Price:	\$1,800,000	Prior Sale Price:	\$1,800,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	719966	Acres:	0.16
1st Mtg Amt:		Lot Area:	7,007
Total Value:	\$918,000	# of Stories:	
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	1,398
		Total Rooms:	
		Bedrooms:	2
		Bath(F/H):	1 /
		Yr Built/Eff:	1920 / 1920
		Air Cond:	
		Style:	
		Fireplace:	/
		Pool:	
		Roof Mat:	
		Parking:	

Comp #:2Distance From Subject: **0.20 (miles)**

Address:	5718 HILLCREST DR, LOS ANGELES, CA 90043-2325		
Owner Name:	CRUZ ARTHUR/KING TONYA G		
Seller Name:	HEATH EMILY D TRUST		
APN:	5007-023-021	Map Reference:	/
County:	LOS ANGELES, CA	Census Tract:	2346.00
Subdivision:	911	Zoning:	LAR1
		Living Area:	1,533
		Total Rooms:	
		Bedrooms:	3

Rec Date:	07/02/2025	Prior Rec Date:	07/17/1969	Bath(F/H):	1 /
Sale Date:	06/27/2025	Prior Sale Date:		Yr Built/Eff:	1912 / 1912
Sale Price:	\$675,000	Prior Sale Price:	\$19,500	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	444671	Acres:	0.16	Fireplace:	/
1st Mtg Amt:	\$575,000	Lot Area:	7,002	Pool:	
Total Value:	\$472,715	# of Stories:		Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:3 Distance From Subject:0.30 (miles)

Address: **5414 HILLCREST DR, LOS ANGELES, CA 90043-2323**

Owner Name: **SLA SEVEN PROPERTIES LLC**

Seller Name: **SWEENEY LENE M TRUST**

APN:	5007-018-027	Map Reference:	/	Living Area:	1,329
County:	LOS ANGELES, CA	Census Tract:	2346.00	Total Rooms:	
Subdivision:	911	Zoning:	LAR1	Bedrooms:	2
Rec Date:	06/13/2025	Prior Rec Date:	03/03/1993	Bath(F/H):	1 /
Sale Date:	05/23/2025	Prior Sale Date:		Yr Built/Eff:	1923 / 1923
Sale Price:	\$845,000	Prior Sale Price:		Air Cond:	
Sale Type:	FULL	Prior Sale Type:		Style:	
Document #:	398959	Acres:	0.16	Fireplace:	/
1st Mtg Amt:	\$550,000	Lot Area:	7,007	Pool:	
Total Value:	\$97,666	# of Stories:		Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:4 Distance From Subject:0.34 (miles)

Address: **5325 S VICTORIA AVE, LOS ANGELES, CA 90043-1815**

Owner Name: **ALADI STANLEY/CORTEZ NATALIE**

Seller Name: **DIONICIOS PROPERTIES INC**

APN:	5006-001-006	Map Reference:	/	Living Area:	1,507
County:	LOS ANGELES, CA	Census Tract:	2346.00	Total Rooms:	
Subdivision:	911	Zoning:	LAR1	Bedrooms:	2
Rec Date:	09/02/2025	Prior Rec Date:	11/06/1998	Bath(F/H):	1 /
Sale Date:	08/18/2025	Prior Sale Date:		Yr Built/Eff:	1919 / 1919
Sale Price:	\$1,540,000	Prior Sale Price:	\$106,000	Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	594449	Acres:	0.16	Fireplace:	/
1st Mtg Amt:	\$1,384,460	Lot Area:	7,002	Pool:	
Total Value:	\$998,784	# of Stories:		Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:5 Distance From Subject:0.36 (miles)

Address: **3663 W 60TH ST, LOS ANGELES, CA 90043-2905**

Owner Name: **MCDONOUGH STEPHEN/DYNES KATHRYN**

Seller Name: **GOOD NEIGHBOR HOMES LLC**

APN:	4004-017-020	Map Reference:	/	Living Area:	1,308
County:	LOS ANGELES, CA	Census Tract:	2347.00	Total Rooms:	
Subdivision:	5279	Zoning:	LAR1	Bedrooms:	3
Rec Date:	11/18/2025	Prior Rec Date:		Bath(F/H):	1 /
Sale Date:	10/24/2025	Prior Sale Date:		Yr Built/Eff:	1924 / 1926
Sale Price:	\$750,000	Prior Sale Price:		Air Cond:	
Sale Type:	FULL	Prior Sale Type:		Style:	
Document #:	816075	Acres:	0.13	Fireplace:	/
1st Mtg Amt:	\$727,500	Lot Area:	5,866	Pool:	
Total Value:	\$142,326	# of Stories:		Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:6 Distance From Subject:0.37 (miles)

Address: 3741 W 58TH PL, LOS ANGELES, CA 90043-2909

Owner Name: GOODMAN KENNETH

Seller Name: CAMKAY INVESTMENTS INC

APN:	4004-003-017	Map Reference:	/	Living Area:	1,371
County:	LOS ANGELES, CA	Census Tract:	2351.00	Total Rooms:	
Subdivision:	5279	Zoning:	LAR1	Bedrooms:	3
Rec Date:	12/10/2025	Prior Rec Date:	05/21/2025	Bath(F/H):	2 /
Sale Date:	11/24/2025	Prior Sale Date:	04/24/2025	Yr Built/Eff:	1925 / 1925
Sale Price:	\$893,500	Prior Sale Price:	\$775,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	895758	Acres:	0.12	Fireplace:	/
1st Mtg Amt:	\$500,210	Lot Area:	5,375	Pool:	
Total Value:	\$522,699	# of Stories:		Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:7 Distance From Subject:0.39 (miles)

Address: 5339 HILLCREST DR, LOS ANGELES, CA 90043-2320

Owner Name: HILLEPRANDT JENNIFER E/HILLEPRANDT EVER G

Seller Name: LOWE E G & A F/TR

APN:	5007-004-019	Map Reference:	/	Living Area:	1,490
County:	LOS ANGELES, CA	Census Tract:	2346.00	Total Rooms:	
Subdivision:	911	Zoning:	LAR1	Bedrooms:	2
Rec Date:	11/24/2025	Prior Rec Date:		Bath(F/H):	1 /
Sale Date:	11/17/2025	Prior Sale Date:		Yr Built/Eff:	1923 / 1923
Sale Price:	\$850,000	Prior Sale Price:		Air Cond:	
Sale Type:	FULL	Prior Sale Type:		Style:	
Document #:	839708	Acres:	0.18	Fireplace:	/
1st Mtg Amt:	\$680,000	Lot Area:	7,627	Pool:	
Total Value:	\$58,282	# of Stories:		Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:8 Distance From Subject:0.40 (miles)

Address: 3655 W 61ST ST, LOS ANGELES, CA 90043-3701

Owner Name: MENDOZA LUZ E/VILLANUEVA CHARLANNY A

Seller Name: NGUYEN BREE L

APN:	4004-031-029	Map Reference:	/	Living Area:	1,537
County:	LOS ANGELES, CA	Census Tract:	2349.02	Total Rooms:	
Subdivision:	7532	Zoning:	LAR1	Bedrooms:	3
Rec Date:	07/23/2025	Prior Rec Date:	03/22/2017	Bath(F/H):	2 /
Sale Date:	07/03/2025	Prior Sale Date:	03/07/2017	Yr Built/Eff:	1932 / 1932
Sale Price:	\$1,024,500	Prior Sale Price:	\$655,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	494810	Acres:	0.14	Fireplace:	/
1st Mtg Amt:	\$793,500	Lot Area:	6,172	Pool:	
Total Value:	\$760,177	# of Stories:		Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:9 Distance From Subject:0.40 (miles)

Address: 3749 W 59TH ST, LOS ANGELES, CA 90043-2915

Owner Name: PUTNEY MANAGEMENT LTD

Seller Name: CUNNINGHAM SYLVIA M L/TR

APN:	4004-008-015	Map Reference:	/	Living Area:	1,548
County:	LOS ANGELES, CA	Census Tract:	2351.00	Total Rooms:	
Subdivision:	5279	Zoning:	LAR1	Bedrooms:	3
Rec Date:	10/29/2025	Prior Rec Date:	12/18/1970	Bath(F/H):	2 /
Sale Date:	09/26/2025	Prior Sale Date:		Yr Built/Eff:	1928 / 1934
Sale Price:	\$815,000	Prior Sale Price:	\$26,000	Air Cond:	

Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	750964	Acres:	0.13	Fireplace:	/
1st Mtg Amt:	\$1,023,404	Lot Area:	5,751	Pool:	
Total Value:	\$66,366	# of Stories:		Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:10 Distance From Subject:0.40 (miles)

Address: **5612 S RIMPAU BLVD, LOS ANGELES, CA 90043-2341**

Owner Name: **CO INVESTMENTS LLC**

Seller Name: **MCLAMORE CAROL**

APN:	5007-015-022	Map Reference:	/	Living Area:	1,272
County:	LOS ANGELES, CA	Census Tract:	7032.00	Total Rooms:	
Subdivision:	5535	Zoning:	LCR2YY	Bedrooms:	4
Rec Date:	01/21/2026	Prior Rec Date:	04/26/1996	Bath(F/H):	2 /
Sale Date:	01/06/2026	Prior Sale Date:		Yr Built/Eff:	1923 / 1943
Sale Price:	\$755,000	Prior Sale Price:	\$148,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	49199	Acres:	0.15	Fireplace:	/
1st Mtg Amt:	\$769,500	Lot Area:	6,402	Pool:	
Total Value:	\$316,941	# of Stories:		Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:11 Distance From Subject:0.43 (miles)

Address: **5140 CHESLEY AVE, LOS ANGELES, CA 90043-2404**

Owner Name: **SANDOVAL SOFIA/MARISCAL LEO**

Seller Name: **PREVITI REALTY FUND LP**

APN:	5013-006-018	Map Reference:	/	Living Area:	1,319
County:	LOS ANGELES, CA	Census Tract:	2346.00	Total Rooms:	
Subdivision:	911	Zoning:	LAR1	Bedrooms:	2
Rec Date:	11/26/2025	Prior Rec Date:	03/11/2025	Bath(F/H):	1 /
Sale Date:	11/20/2025	Prior Sale Date:	03/10/2025	Yr Built/Eff:	1926 / 1926
Sale Price:	\$1,160,000	Prior Sale Price:	\$700,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	851003	Acres:	0.16	Fireplace:	/
1st Mtg Amt:	\$1,138,989	Lot Area:	6,997	Pool:	
Total Value:	\$78,166	# of Stories:		Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:12 Distance From Subject: (miles)

Address: **5151 WEST BLVD, LOS ANGELES, CA 90043-2349**

Owner Name: **SHOUHED FAMILY TRUST**

Seller Name:

APN:	5013-003-008	Map Reference:	/	Living Area:	
County:		Census Tract:		Total Rooms:	
Subdivision:		Zoning:		Bedrooms:	
Rec Date:		Prior Rec Date:		Bath(F/H):	/
Sale Date:		Prior Sale Date:		Yr Built/Eff:	/
Sale Price:		Prior Sale Price:		Air Cond:	
Sale Type:		Prior Sale Type:		Style:	
Document #:		Acres:		Fireplace:	/
1st Mtg Amt:		Lot Area:		Pool:	
Total Value:		# of Stories:		Roof Mat:	
Land Use:		Park Area/Cap#:	/	Parking:	

Comp #:13 Distance From Subject: (miles)

Address: **5934 8TH AVE, LOS ANGELES, CA 90043-3104**

Owner Name: **MARTINEZ VIDAL J/LOPEZ CORINA**

Seller Name:

APN: **4005-011-009**Map Reference: **/**

Living Area:

County:

Census Tract:

Total Rooms:

Subdivision:

Zoning:

Bedrooms:

Rec Date:

Prior Rec Date:

Bath(F/H): **/**

Sale Date:

Prior Sale Date:

Yr Built/Eff: **/**

Sale Price:

Prior Sale Price:

Air Cond:

Sale Type:

Prior Sale Type:

Style:

Document #:

Acres:

Fireplace: **/**

1st Mtg Amt:

Lot Area:

Pool:

Total Value:

of Stories:

Roof Mat:

Land Use:

Park Area/Cap#: **/**

Parking:

Comp #: **14**

Distance From Subject: (miles)

Address: **3807 W 59TH PL, LOS ANGELES, CA 90043-2923**Owner Name: **JOHNSON C & HWANG LIVING TRUST**

Seller Name:

APN: **4004-012-027**Map Reference: **/**

Living Area:

County:

Census Tract:

Total Rooms:

Subdivision:

Zoning:

Bedrooms:

Rec Date:

Prior Rec Date:

Bath(F/H): **/**

Sale Date:

Prior Sale Date:

Yr Built/Eff: **/**

Sale Price:

Prior Sale Price:

Air Cond:

Sale Type:

Prior Sale Type:

Style:

Document #:

Acres:

Fireplace: **/**

1st Mtg Amt:

Lot Area:

Pool:

Total Value:

of Stories:

Roof Mat:

Land Use:

Park Area/Cap#: **/**

Parking:

Comp #: **15**

Distance From Subject: (miles)

Address: **5407 8TH AVE, LOS ANGELES, CA 90043-2517**Owner Name: **DIONICIO JUAN A A/CISNEROS SARAY L**

Seller Name:

APN: **5006-017-015**Map Reference: **/**

Living Area:

County:

Census Tract:

Total Rooms:

Subdivision:

Zoning:

Bedrooms:

Rec Date:

Prior Rec Date:

Bath(F/H): **/**

Sale Date:

Prior Sale Date:

Yr Built/Eff: **/**

Sale Price:

Prior Sale Price:

Air Cond:

Sale Type:

Prior Sale Type:

Style:

Document #:

Acres:

Fireplace: **/**

1st Mtg Amt:

Lot Area:

Pool:

Total Value:

of Stories:

Roof Mat:

Land Use:

Park Area/Cap#: **/**

Parking:

Comp #: **16**

Distance From Subject: (miles)

Address: **5419 S RIMPAU BLVD, LOS ANGELES, CA 90043-2330**Owner Name: **FOTS INVESTMENTS LLC**

Seller Name:

APN: **5007-014-007**Map Reference: **/**

Living Area:

County:

Census Tract:

Total Rooms:

Subdivision:

Zoning:

Bedrooms:

Rec Date:

Prior Rec Date:

Bath(F/H): **/**

Sale Date:

Prior Sale Date:

Yr Built/Eff: **/**

Sale Price:

Prior Sale Price:

Air Cond:

Sale Type:

Prior Sale Type:

Style:

Document #:

Acres:

Fireplace: **/**

1st Mtg Amt:	Lot Area:	Pool:
Total Value:	# of Stories:	Roof Mat:
Land Use:	Park Area/Cap#: /	Parking:

Comp #:17	Distance From Subject: (miles)	
Address:	5738 7TH AVE, LOS ANGELES, CA 90043-2516	
Owner Name:	LEUNG YOLANDA	
Seller Name:		
APN:	5006-022-020	Map Reference: /
County:	Census Tract:	Living Area:
Subdivision:	Zoning:	Total Rooms:
Rec Date:	Prior Rec Date:	Bedrooms:
Sale Date:	Prior Sale Date:	Bath(F/H): /
Sale Price:	Prior Sale Price:	Yr Built/Eff: /
Sale Type:	Prior Sale Type:	Air Cond:
Document #:	Acres:	Style:
1st Mtg Amt:	Lot Area:	Fireplace: /
Total Value:	# of Stories:	Pool:
Land Use:	Park Area/Cap#: /	Roof Mat:
		Parking:

Comp #:18	Distance From Subject: (miles)	
Address:	5124 HILLCREST DR, LOS ANGELES, CA 90043-2355	
Owner Name:	RHB INVESTMENT GROUP INC	
Seller Name:		
APN:	5013-003-016	Map Reference: /
County:	Census Tract:	Living Area:
Subdivision:	Zoning:	Total Rooms:
Rec Date:	Prior Rec Date:	Bedrooms:
Sale Date:	Prior Sale Date:	Bath(F/H): /
Sale Price:	Prior Sale Price:	Yr Built/Eff: /
Sale Type:	Prior Sale Type:	Air Cond:
Document #:	Acres:	Style:
1st Mtg Amt:	Lot Area:	Fireplace: /
Total Value:	# of Stories:	Pool:
Land Use:	Park Area/Cap#: /	Roof Mat:
		Parking:

EXHIBIT D

ASSIGNED INSPECTOR: JAVIER RAMOS

Date: June 23, 2026

JOB ADDRESS: 5752 SOUTH BRYNHURST AVENUE, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 5006-003-014

CASE NO.: 900335

ORDER NO.: A-6077284

EFFECTIVE DATE OF ORDER TO COMPLY: October 13, 2023

COMPLIANCE EXPECTED DATE: November 12, 2023

DATE COMPLIANCE OBTAINED: January 3, 2025

.....

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-6077284

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

JAVIER NUNEZ
PRESIDENT
JOSELYN GEAGA-ROSENTHAL
VICE-PRESIDENT
JACOB STEVENS
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-SUPPLEMENTAL AND NOTICE OF FEE

C/O HOOMAN LAHIJANI ELAN & AYLA QOZB LLC
2930 WESTWOOD BLVD #100
LOS ANGELES, CA 90064

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

OCT 02 2023

CASE #: 900335
ORDER #: A-6077284
EFFECTIVE DATE: October 13, 2023
COMPLIANCE DATE: November 12, 2023

APPL OF

SITE ADDRESS: 5752 S BRYNHURST AVE

ASSESSORS PARCEL NO.: 5006-003-014

ZONE: C2; Commercial Zone

To the address as shown on the
last equalized assessment roll
Initiated by TB

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:

This order is a supplement to any and all preceding orders issued by the Department of Building and Safety relative to the case number noted above. You are hereby required to comply with the terms of this and all preceding orders.

Further investigation of the property (Site Address) listed above has revealed that there are additional violations of the Los Angeles Municipal Code (L.A.M.C.). Following is a current list of violations:

VIOLATION(S):

1. Building premises are not maintained.

You are therefore ordered to: Maintain premises clean and free of debris, rubbish, garbage, trash, overgrown vegetation and other similar materials.

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

2. Fence around lot in need of repair. Lot needs to be secured.

You are therefore ordered to: Fence (or repair the existing fence) the entire lot in accordance with the enclosed fence specifications.

Code Section(s) in Violation: 91.8904.1 of the L.A.M.C.

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

3. An inspection is required for the demo work performed.

You are therefore ordered to: Obtain all required inspections including a final inspection for the demo work performed.

Code Section(s) in Violation: 91.108.1, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

Comments: Need to locate and expose sewer cap.

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 (323)218-7167.

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

Inspector: _____

Date: September 28, 2023

JOHN PARKER
8475 S VERMONT
LOS ANGELES, CA 90044
(323)218-7167

John.Parker@lacity.org



REVIEWED BY

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