

**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  
—

June 02, 2023

Council District # 2

Case #: 813389

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

JOB ADDRESS: **10927 W OTSEGO ST**  
CONTRACT NO.: **C141028-1 B138088 C142032**

Pursuant to the provisions of Section 91.8903 and Section 91.8904, Los Angeles Municipal Code the Department of Building and Safety has caused the barricading of all openings and fencing of the lot at the above address in the City of Los Angeles. The cost of barricading the subject building(s) was \$970.42. The cost of fencing the subject lot was \$4,829.44.

It is proposed that a lien for the total amount of **\$5,809.86** be recorded against the real property upon which the services were rendered. The official report, in duplicate, as required in connection with this matter is submitted for your consideration.

It is requested that the Honorable Council designate the time and place, when and where protest can be heard concerning this matter, as set forth in Section 91.8906 of the Los Angeles Municipal Code and Section 7.35.3, Los Angeles Administrative Code.

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

*David James*

David James, Principal Inspector  
Lien Review

## REPORT OF ABATE OF A PUBLIC NUISANCE

On April 27, 2018 pursuant to the authority granted by Section 91.8903 and 91.8904 of the Los Angeles Municipal Code, the Department of Building and Safety ordered the owners or other parties in interest within thirty days(30) days to secure all openings accessible for entry from the exterior of the building(s) and weatherproof the barricades installed, fence the lot, on the parcel located at **10927 W OTSEGO ST** , within the limits of the City of Los Angeles, State of California, being more particularly described as follows: *See Attached Title Report for Legal Description*

The owners or other parties in interest of the above described property having failed to comply with the time prescribed by Ordinance, the Department solicited bids, awarded a contract and caused said abatement of nuisance as follows:

<u>Work Description</u>	<u>Work Order No.</u>	<u>Date Completed</u>	<u>Cost</u>
BARRICADE	B4624	November 01, 2021	\$970.42
FENCE	F4325	April 13, 2023	\$4,829.44
			<u>\$5,799.86</u>

Title report costs were as follows:

<u>Title Search</u>	<u>Work Order No.</u>	<u>Amount</u>
SUPPLEMENTAL	T17459	\$5.00
SUPPLEMENTAL	T17586	\$5.00
		<u>\$10.00</u>

Pursuant to the authority granted by Section 91.8906 of the Los Angeles Municipal Code and Section 7.35.3 of the Los Angeles Administrative Code, it is proposed that a lien for the sum of \$4,152.76 plus applicable fees and charges, plus the Cost of Title Search(es) on the subject lot was \$10.00 for a total of **\$5,809.86**, be recorded against said property.

Please see attached for the names and addresses of owners entitled to notice. Also attached is a statement of the fair market value of this property including all encumbrances of record on the property as of the date of this report.

This official report, in duplicate, as set forth in Section 91.8906 of the Los Angeles Municipal Code and Section 7.35.3 of the Los Angeles Administrative Code is submitted for your consideration.

DATED: June 02, 2023

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

*David James*

Report and lien confirmed by  
City Council on:

David James, Principal Inspector  
Lien Review

ATTEST: HOLLY WOLCOTT  
CITY CLERK

BY

DEPUTY

ASSIGNED INSPECTOR: DUANE JOHNSON

CASE #: 813389

JOB ADDRESS: 10927 W OTSEGO ST

ASSESSORS PARCEL NO.: 2419-002-022

Last Full Title: 11/15/2022

Last Update Title:

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**LIST OF OWNERS AND INTERESTED PARTIES**

- |   |   |                            |
|---|---|----------------------------|
| 1 | NICHOLAS J HALEKAKIS<br>5609 YOLANDA AVE #570155<br>TARZANA, CA 91357                         | Capacity: OWNER            |
| 2 | NICHOLAS J. HALEKAKIS<br>P.O. BOX 1356<br>SANTA MONICA, CA 90406                              | Capacity: OWNER            |
| 3 | BANK OF AMERICA<br>C/O NICHOLAS J HALEKAKIS<br>1800 TAPO CANYON ROAD<br>SIMI VALLEY, CA 93063 | Capacity: INTERESTED PARTY |



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. T17586***  
***Dated as of: 05/30/2023***

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

### ***SCHEDULE A***

***(Reported Property Information)***

***APN #: 2419-002-022***

***Property Address: 10927 W OTSEGO ST***

***City: Los Angeles***

***County: Los Angeles***

### **VESTING INFORMATION**

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

***Grantee : NICHOLAS J. HALEKAKIS***

***Grantor : STEVE MITCHELL HALEKAKIS AND RITSA HALEKAKIS***

***Deed Date : 09/27/1999***

***Recorded : 01/06/2000***

***Instr No. : 00-0020235***

***MAILING ADDRESS: NICHOLAS J. HALEKAKIS***  
***5609 YOLANDA AVE # 57015, TARZANA, CA 91357***

### ***SCHEDULE B***

### **LEGAL DESCRIPTION**

***Lot Number: 113 Tract No: 7274 Brief Description: TRACT NO 7274 LOT 113***

### **MORTGAGES/LIENS**

***Type of Document: ASSIGNMENT OF DEED OF TRUST***

***Recording Date: 05/08/2012***

***Document #: 12-0687758***

***Loan Amount: \$303,000***

***Lender Name: BANK OF AMERICA***

***Borrowers Name: NICHOLAS J. HALEKAKIS***

***MAILING ADDRESS: BANK OF AMERICA***  
***1800 TAPO CANYON ROAD SIMI VALLEY, CA 93063***



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. T17459**  
**Dated as of: 03/10/2023**

**Prepared for:** City of Los Angeles

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***SCHEDULE A***  
***(Reported Property Information)***  
***APN #: 2419-002-022***

**Property Address:** 10927 W OTSEGO ST

**City:** Los Angeles

**County:** Los Angeles

**VESTING INFORMATION**

**Type of Document:** GRANT DEED

**Grantee :** NICHOLAS J. HALEKAKIS

**Grantor :** STEVE MITCHELL HALEKAKIS AND RITSA HALEKAKIS

**Deed Date :** 09/27/1999

**Recorded :** 01/06/2000

**Instr No. :** 00-0020235

**MAILING ADDRESS:** NICHOLAS J. HALEKAKIS  
5609 YOLANDA AVE # 57015, TARZANA, CA 91357

***SCHEDULE B***

**LEGAL DESCRIPTION**

**Lot Number:** 113 **Tract No:** 7274 **Brief Description:** TRACT NO 7274 LOT 113

**MORTGAGES/LIENS**

**Type of Document:** ASSIGNMENT OF DEED OF TRUST

**Recording Date:** 05/08/2012

**Document #:** 12-0687758

**Loan Amount:** \$303,000

**Lender Name:** BANK OF AMERICA

**Borrowers Name:** NICHOLAS J. HALEKAKIS

**MAILING ADDRESS:** BANK OF AMERICA  
1800 TAPO CANYON ROAD SIMI VALLEY, CA 93063

**Property Detail Report****For Property Located At :****10927 OTSEGO ST, NORTH HOLLYWOOD, CA  
91601-3935****Owner Information**

Owner Name: HALEKAKIS NICHOLAS J  
 Mailing Address: 5609 YOLANDA AVE #570155, TARZANA CA 91357-5012 C770  
 Vesting Codes: SI / /

**Location Information**

Legal Description: TRACT NO 7274 LOT 113  
 County: LOS ANGELES, CA APN: 2419-002-022  
 Census Tract / Block: 1255.01 / 1 Alternate APN:  
 Township-Range-Sect: Subdivision: 7274  
 Legal Book/Page: 90-40 Map Reference: 23-E2 /  
 Legal Lot: 113 Tract #: 7274  
 Legal Block: School District: LOS ANGELES  
 Market Area: NHO 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: 01/06/2000 / 09/27/1999 1st Mtg Amount/Type: \$150,000 / CONV  
 Sale Price: \$200,000 1st Mtg Int. Rate/Type: / FIXED  
 Sale Type: FULL 1st Mtg Document #: 20236  
 Document #: 20235 2nd Mtg Amount/Type: /  
 Deed Type: GRANT DEED 2nd Mtg Int. Rate/Type: /  
 Transfer Document #: Price Per SqFt: \$124.53  
 New Construction: Multi/Split Sale:  
 Title Company: PROGRESSIVE TITLE COMPANY  
 Lender: FIRST ADVANTAGE MTG CORP  
 Seller Name: HALEKAKIS STEVE M;RITSA

**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**

Gross Area:		Parking Type: PARKING AVAIL	Construction:
Living Area:	1,606	Garage Area:	Heat Type: CENTRAL
Tot Adj Area:		Garage Capacity:	Exterior wall: STUCCO
Above Grade:		Parking Spaces: 2	Porch Type:
Total Rooms:	7	Basement Area:	Patio Type:
Bedrooms:	4	Finish Bsmnt Area:	Pool:
Bath(F/H):	1 /	Basement Type:	Air Cond: CENTRAL
Year Built / Eff:	1930 / 1930	Roof Type:	Style: CONVENTIONAL
Fireplace:	/	Foundation: RAISED	Quality:
# of Stories:	1	Roof Material: ROLL COMPOSITION	Condition:

Other Improvements:FENCE;ADDITION

**Site Information**

Zoning:	LAR3	Acres:	0.14	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	6,250	Lot Width/Depth:	46 x 135	State Use:	
Land Use:	SFR	Res/Comm Units:	1 /	Water Type:	
Site Influence:				Sewer Type:	TYPE UNKNOWN

**Tax Information**

Total Value:	\$46,369	Assessed Year:	2022	Property Tax:	\$881.55
Land Value:	\$33,238	Improved %:	28%	Tax Area:	13
Improvement Value:	\$13,131	Tax Year:	2022	Tax Exemption:	
Total Taxable Value:	\$46,369				

**Comparable Sales Report**

For Property Located At

**10927 OTSEGO ST, NORTH HOLLYWOOD, CA 91601-3935****4 Comparable(s) Selected.**

Report Date: 06/01/2023

Comp #:1 Distance From Subject:0.01 (miles)

Address: **10921 OTSEGO ST, NORTH HOLLYWOOD, CA 91601-3935**Owner  
Name: COLLINS JENNIFER/KING JAMES JSeller  
Name: MARGONIE JAMES & PAULA EAPN: 2419-002-029 Map  
Reference: / Living Area: 1,487County: LOS  
ANGELES,  
CA Census  
Tract: 1255.01 Total Rooms:

Subdivision: Zoning: LAR3 Bedrooms: 3

Rec Date: 03/17/2023 Prior Rec  
Date: 07/22/2020 Bath(F/H): 3 /Sale Date: 02/21/2023 Prior Sale  
Date: 07/17/2020 Yr Built/Eff: 2019 / 2019Sale Price: \$1,033,000 Prior Sale  
Price: \$827,000 Air Cond: CENTRALSale Type: FULL Prior Sale  
Type: FULL Style:Document  
#: 173961 Acres: 0.04 Fireplace: /1st Mtg  
Amt: \$981,350 Lot Area: 1,631 Pool:

Total Value: \$843,540 # of Stories: Roof Mat:

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

Comp #:2 Distance From Subject:0.03 (miles)

Address: **10913 1/2 OTSEGO ST, NORTH HOLLYWOOD, CA 91601-3935**Owner  
Name: MEISEL JASON

Seller Name: CHENETTE DAWN

APN:	2419-002-045	Map Reference:	/	Living Area:	1,590
County:	LOS ANGELES, CA	Census Tract:	1255.01	Total Rooms:	
Subdivision:		Zoning:	LAR3	Bedrooms:	3
Rec Date:	12/01/2022	Prior Rec Date:		Bath(F/H):	4 /
Sale Date:	11/08/2022	Prior Sale Date:		Yr Built/Eff:	2019 / 2019
Sale Price:	\$995,000	Prior Sale Price:		Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:		Style:	
Document #:	1124054	Acres:	0.02	Fireplace:	/
1st Mtg Amt:	\$796,000	Lot Area:	962	Pool:	
Total Value:	\$846,498	# of Stories:		Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:3 Distance From Subject:0.04 (miles)

Address: **10916 1/2 OTSEGO ST, NORTH HOLLYWOOD, CA 91601-4091**

Owner Name: MENG JIE/CHEN XIN

Seller Name: YARVITZ MICHAEL

APN:	2419-003-036	Map Reference:	/	Living Area:	1,712
County:	LOS ANGELES, CA	Census Tract:	1255.01	Total Rooms:	
Subdivision:		Zoning:	LAR3	Bedrooms:	3
Rec Date:	05/09/2023	Prior Rec Date:	02/04/2020	Bath(F/H):	4 /
Sale Date:	05/01/2023	Prior Sale Date:	01/02/2020	Yr Built/Eff:	2018 / 2018
Sale Price:	\$985,000	Prior Sale Price:	\$800,000	Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	300278	Acres:	0.04	Fireplace:	/
1st Mtg Amt:	\$665,000	Lot Area:	1,698	Pool:	
Total Value:	\$824,452	# of Stories:		Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:4 Distance From Subject:0.32 (miles)

Address: **5048 CARTWRIGHT AVE, NORTH HOLLYWOOD, CA 91601-4013**



Owner Name:	ROGERS JAMAAL A		
Seller Name:	MCALEAR HEIDI LIVING TRUST		
APN:	2419-014-003	Map Reference:	23-F2 / Living Area: 1,564
County:	LOS ANGELES, CA	Census Tract:	1255.01 Total Rooms: 6
Subdivision:	1	Zoning:	LAR1 Bedrooms: 3
Rec Date:	03/01/2023	Prior Rec Date:	08/30/1991 Bath(F/H): 2 /
Sale Date:	01/11/2023	Prior Sale Date:	07/1991 Yr Built/Eff: 1939 / 1951
Sale Price:	\$1,170,000	Prior Sale Price:	\$230,000 Air Cond:
Sale Type:	FULL	Prior Sale Type:	FULL Style: CONVENTIONAL
Document #:	130238	Acres:	0.14 Fireplace: Y / 1
1st Mtg Amt:	\$970,000	Lot Area:	6,250 Pool:
Total Value:	\$399,435	# of Stories:	1 Roof Mat: COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/ Parking: PARKING AVAIL