

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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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
—

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

David James, Principal Inspector
Lien Review

Report and lien confirmed by
City Council on:

ATTEST: HOLLY WOLCOTT
CITY CLERK

BY

DEPUTY

ASSIGNED INSPECTOR: DUANE JOHNSON
JOB ADDRESS: **10927 W OTSEGO ST**
ASSESSORS PARCEL NO.: 2419-002-022

CASE #: 813389

Last Full Title: 11/15/2022

Last Update Title:

LIST OF OWNERS AND INTERESTED PARTIES

- 1 NICHOLAS J HALEKAKIS
5609 YOLANDA AVE #570155
TARZANA, CA 91357
Capacity: OWNER

- 2 NICHOLAS J. HALEKAKIS
P.O. BOX 1356
SANTA MONICA, CA 90406
Capacity: OWNER

- 3 BANK OF AMERICA
C/O NICHOLAS J HALEKAKIS
1800 TAPO CANYON ROAD
SIMI VALLEY, CA 93063
Capacity: INTERESTED PARTY



1649 BUCKINGHAM RD.
LOS ANGELES, CA 90019
Phone 310-943-9235 latitle@in2-res.com

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

Property Title Report

Work Order No. T17459
Dated as of: 03/10/2023

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

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 J		
Seller Name:	MARGONIE JAMES & PAULA E		
APN:	2419-002-029	Map Reference:	/ Living Area: 1,487
County:	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 / 2019
Sale Price:	\$1,033,000	Prior Sale Price:	\$827,000 Air Cond: CENTRAL
Sale 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