

BOARD OF
BUILDING AND SAFETY
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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

February 07, 2025

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.: D139992-3 C135857-3 C142032 C141028-1 C141028-2

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 cleaning of the lot, fencing of the lot and demolition of the building(s) at the above address in the City of Los Angeles. The cost of cleaning the subject lot was \$2,310.00. The cost of fencing the subject lot was \$14,322.00. The cost of demolishing the subject building(s) was \$71,251.60.

It is proposed that a lien for the total amount of **\$87,923.60** 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

Shawn Eshbach, 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 remove the accumulation of trash, debris, vehicle parts, rubbish, excessive vegetation or other similar conditions, fence the lot, and demolish and remove or repair the building(s) on the parcel 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>
CLEAN	C4862	August 10, 2023	\$2,310.00
DEMOLITION	D1551		\$7,924.00
DEMOLITION	D1499	May 25, 2024	\$3,654.00
DEMOLITION	D1506	October 16, 2024	\$59,673.60
FENCE	F4542		\$1,266.72
FENCE	F4366	August 08, 2023	\$10,141.82
FENCE	F4387	October 05, 2023	\$380.02
FENCE	F4451	January 16, 2024	\$1,266.72
FENCE	F4532	July 02, 2024	\$1,266.72
			<hr/> <hr/>
			\$87,883.60

Title report costs were as follows:

<u>Title Search</u>	<u>Work Order No.</u>	<u>Amount</u>
SUPPLEMENTAL	T17678	\$5.00
FULL	T18253	\$30.00
SUPPLEMENTAL	T18318	\$5.00
		<hr/> <hr/>
		\$40.00

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 \$62,814.00 plus applicable fees and charges, plus the Cost of Title Search(es) on the subject lot was \$40.00 for a total of **\$87,923.60**, 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: February 07, 2025

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

Report and lien confirmed by
City Council on:

Shawn Eshbach, Principal Inspector
Lien Review

ATTEST: HOLLY WOLCOTT
CITY CLERK

BY

DEPUTY

February 06, 2025

CASE #: 813389

ASSIGNED INSPECTOR: GLEN RAND
JOB ADDRESS: 10927 W OTSEGO ST
ASSESSORS PARCEL NO.: 2419-002-022

Last Full Title: 10/23/2024

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 | NICK J. HALEKAKIS
P.O. BOX 570155
TARZANA, CA | Capacity: OWNER |
| 4 | BANK OF AMERICA
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. T17678
Dated as of: 08/15/2023

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 HALEKAKIS

Grantor : STEVE MITCHELL HALEKAKIS AND RITSA HALEKAKIS

Deed Date : 09/27/1999

Recorded : 01/06/2000

Instr No. : 00-0020235

MAILING ADDRESS: NICHOLAS 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 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. T18253
Dated as of: 10/22/2024

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 UNIT 570155, TARZANA, CA 91357-5012

SCHEDULE B

LEGAL DESCRIPTION

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

MORTGAGES/LIENS

Type of Document: DEED OF TRUST

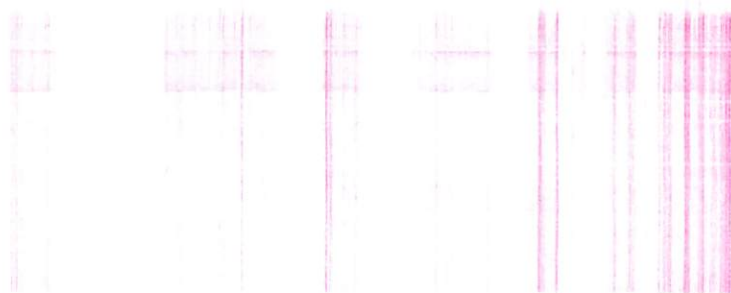
Recording Date: 01/06/2000 Document #: 00-0020236








Loan Amount: \$150,000

Lender Name: METROCITI MORTGAGE CORP.

Borrowers Name: NICHOLAS J. HALEKAKIS

MAILING ADDRESS: METROCITI MORTGAGE CORP.
16030 VENTURA BLVD 4TH FLOOR ENCINO, CA 91436



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

Property Title Report

Work Order No. T18318
Dated as of: 02/04/2025

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 UNIT 570155, TARZANA, CA 91357-5012

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



RealQuest

Owner Information

Owner Name: HALEKAKIS NICHOLAS J
Mailing Address: 5609 YOLANDA AVE UNIT 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:	6,252	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:	\$48,240	Assessed Year:	2024	Property Tax:	\$6,735.75
Land Value:	\$34,580	Improved %:	28%	Tax Area:	13
Improvement Value:	\$13,660	Tax Year:	2024	Tax Exemption:	
Total Taxable Value:	\$48,240				

Comparable Sales Report

For Property Located At



RealQuest

10927 OTSEGO ST, NORTH HOLLYWOOD, CA 91601-3935

5 Comparable(s) Selected.

Report Date: 02/03/2025

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$200,000	\$915,000	\$1,430,000	\$1,164,800
Bldg/Living Area	1,606	1,494	1,563	1,546
Price/Sqft	\$124.53	\$585.79	\$919.61	\$752.49
Year Built	1930	1928	2018	1956
Lot Area	6,252	933	6,751	5,317
Bedrooms	4	2	3	3
Bathrooms/Restrooms	1	1	4	2
Stories	1.00	1.00	1.00	1.00
Total Value	\$48,240	\$496,061	\$1,365,000	\$811,954
Distance From Subject	0.00	0.18	0.39	0.32

*= user supplied for search only

Distance From Subject:0.18 (miles)

Comp #:	1				
Address:	10810 HESBY ST, NORTH HOLLYWOOD, CA 91601-4605				
Owner Name:	POINT VIEW CO LLC				
Seller Name:	HAZZARD FAMILY TRUST				
APN:	2419-005-013	Map Reference:	23-E2 /	Living Area:	1,494
County:	LOS ANGELES, CA	Census Tract:	1255.01	Total Rooms:	5
Subdivision:	7274	Zoning:	LARD1.5	Bedrooms:	2
Rec Date:	10/08/2024	Prior Rec Date:	06/30/1989	Bath(F/H):	1 /
Sale Date:	09/30/2024	Prior Sale Date:	06/1989	Yr Built/Eff:	1928 / 1928
Sale Price:	\$929,000	Prior Sale Price:	\$285,000	Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	686247	Acres:	0.12	Fireplace:	/
1st Mtg Amt:		Lot Area:	5,397	Pool:	
Total Value:	\$524,310	# of Stories:	1	Roof Mat:	ROLL
					COMPOSITION
Land Use:	SFR	Park Area/Cap#:	/	Parking:	PARKING AVAIL

Comp #:**2**

Address:**4825 CRANER AVE, NORTH HOLLYWOOD, CA 91601-4649**

Owner Name:**LAM TRUNG/LAU RACHAEL**

Seller Name:**AGAN MARY**

APN:**2421-014-046**

Map Reference:**/**

Living Area:**1,562**

County:**LOS ANGELES, CA**

Census Tract:**1255.02**

Total Rooms:

Subdivision:

Zoning:**LAR3**

Bedrooms:**3**

Rec Date:**09/27/2024**

Prior Rec Date:**02/16/2022**

Bath(F/H):**4 /**

Sale Date:**08/19/2024**

Prior Sale Date:**01/20/2022**

Yr Built/Eff:**2018 / 2018**

Sale Price:**\$915,000**

Prior Sale Price:**\$1,125,000**

Air Cond:**CENTRAL**

Sale Type:**FULL**

Prior Sale Type:**FULL**

Style:

Document #:**661385**

Acres:**0.02**

Fireplace:**/**

1st Mtg Amt:**\$766,500**

Lot Area:**933**

Pool:

Total Value:**\$1,170,449**

of Stories:

Roof Mat:

Land Use:**SFR**

Park Area/Cap#:**/**

Parking:

Distance From Subject:**0.32 (miles)**

Comp #:	3	Distance From Subject:0.33 (miles)
Address:	4912 DENNY AVE, NORTH HOLLYWOOD, CA 91601-4737	
Owner Name:	YAP ALLISON L/LONDON RYAN	

Seller Name: OLEARY KARLA J FAMILY TRUST			
APN:	2421-003-016	Map Reference:	23-F2 /
County:	LOS ANGELES, CA	Census Tract:	1255.01
Subdivision:	8	Zoning:	LAR1
Rec Date:	07/19/2024	Prior Rec Date:	11/20/1990
Sale Date:	06/25/2024	Prior Sale Date:	10/1990
Sale Price:	\$1,300,000	Prior Sale Price:	\$285,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	480266	Acres:	0.15
1st Mtg Amt:	\$1,040,000	Lot Area:	6,751
Total Value:	\$503,949	# of Stories:	1
Land Use:	SFR	Park Area/Cap#:	/
		Parking:	ATTACHED GARAGE

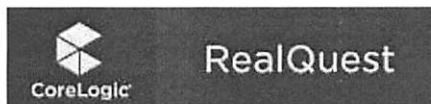
Comp #:	4	Distance From Subject:	0.38 (miles)
Address:	4912 CARTWRIGHT AVE, NORTH HOLLYWOOD, CA 91601-4727		
Owner Name:	FESTEKJIAN ARTOUN		
Seller Name:	TELENKO AUSTIN & MARIDETH		
APN:	2421-002-015	Map Reference:	23-F2 /
County:	LOS ANGELES, CA	Census Tract:	1255.01
Subdivision:	8	Zoning:	LAR1
Rec Date:	01/06/2025	Prior Rec Date:	10/31/2023
Sale Date:	11/15/2024	Prior Sale Date:	10/10/2023
Sale Price:	\$1,430,000	Prior Sale Price:	\$1,365,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	7259	Acres:	0.15
1st Mtg Amt:		Lot Area:	6,751
Total Value:	\$1,365,000	# of Stories:	1
Land Use:	SFR	Park Area/Cap#:	/
		Parking:	PARKING AVAIL

Comp #:	5	Distance From Subject:	0.39 (miles)
Address:	4908 CARTWRIGHT AVE, NORTH HOLLYWOOD, CA 91601-4727		
Owner Name:	CYRUS MICAH		
Seller Name:	LEON MONICA		
APN:	2421-002-016	Map Reference:	23-F2 /
County:	LOS ANGELES, CA	Census Tract:	1255.01
Subdivision:	8	Zoning:	LAR1
Rec Date:	12/06/2024	Prior Rec Date:	08/06/1997
Sale Date:	11/26/2024	Prior Sale Date:	
Sale Price:	\$1,250,000	Prior Sale Price:	\$181,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	860660	Acres:	0.15
1st Mtg Amt:	\$1,062,500	Lot Area:	6,751
Total Value:	\$496,061	# of Stories:	1
Land Use:	SFR	Park Area/Cap#:	/
		Parking:	PARKING AVAIL

Foreclosure Activity Report

For Property Located At

10927 OTSEGO ST, NORTH HOLLYWOOD, CA 91601-3935



Foreclosure Activity Report is not available

10927 OTSEGO ST NORTH HOLLYWOOD CA 91601

The selected property does not contain active foreclosure information. This could mean the data is not available or an activity that needs to occur for this report to capture, has not occurred.

[Back to report selection](#)

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