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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

October 18, 2024

Council District # 5

Case #: 817761

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

JOB ADDRESS: 800 N LA JOLLA AVE A.K.A. 8163, 8165 WARING AVE

CONTRACT NO.: C142032 D139992-2

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 demolition of the building(s) at the above address in the City of Los Angeles. The cost of demolishing the subject building(s) was \$116,435.20.

It is proposed that a lien for the total amount of **\$116,465.20** 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 June 14, 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, and demolish and remove or repair the building(s) on the parcel on the parcel located at **800 N LA JOLLA AVE A.K.A. 8163, 8165 WARING AVE**, 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>
DEMOLITION	D1489		\$116,435.20
			<u>\$116,435.20</u>

Title report costs were as follows:

<u>Title Search</u>	<u>Work Order No.</u>	<u>Amount</u>
FULL	T18249	\$30.00
		<u>\$30.00</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 \$83,198.00 plus applicable fees and charges, plus the Cost of Title Search(es) on the subject lot was \$30.00 for a total of **\$116,465.20**, 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: October 18, 2024

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



Shawn Eshbach, Principal Inspector
Lien Review

Report and lien confirmed by
City Council on:

ATTEST: HOLLY WOLCOTT
CITY CLERK

BY

DEPUTY

October 17, 2024

CASE #: 817761

ASSIGNED INSPECTOR: JAIME RIOS

JOB ADDRESS: 800 N LA JOLLA AVE A.K.A. 8163, 8165 WARING AVE

ASSESSORS PARCEL NO.: 5529-016-012

Last Full Title: 10/14/2024

Last Update Title:

LIST OF OWNERS AND INTERESTED PARTIES

1 TG INVESTMENTS & CONSULTING INC.
C/O TAL GORODEZKY
16974 STRAWBERRY DR
ENCINO, CA 91436

Capacity: OWNER



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

Property Title Report

Work Order No. T18249
Dated as of: 10/10/2024

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 5529-016-012

Property Address: 800 N LA JOLLA AVE City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee: TG INVESTMENTS & CONSULTING INC.

Grantor: BARBARA L. ANDERSON

Deed Date : 06/13/2024

Recorded : 07/09/2024

Instr No. : 24-0445860

MAILING ADDRESS: TG INVESTMENTS & CONSULTING INC.
16974 STRAWBERRY DR, ENCINO, CA 91436-3857

SCHEDULE B

LEGAL DESCRIPTION

Lot Number: 11 Block: C Tract No: 5763 Brief Description: TRACT NO 5763 LOT 11 BLK C

MORTGAGES/LIENS

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

Property Detail Report

For Property Located At :
800 N LA JOLLA AVE, LOS ANGELES, CA 90046-6810



RealQuest

Bldg Card: 000 of 003

Owner Information

Owner Name: TG INVS & CONSULTING INC
Mailing Address: 16974 STRAWBERRY DR, ENCINO CA 91436-3857 C044
Vesting Codes: // CO

Location Information

Legal Description:	TRACT NO 5763 LOT 11	APN:	5529-016-012
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	1944.02 / 3	Subdivision:	5763
Township-Range-Sect:		Map Reference:	33-E5 /
Legal Book/Page:	62-17	Tract #:	5763
Legal Lot:	11	School District:	LOS ANGELES
Legal Block:	C	School District Name:	LOS ANGELES
Market Area:	C10	Munic/Township:	LOS ANGELES
Neighbor Code:			

Owner Transfer Information

Recording/Sale Date:	07/09/2024 / 06/13/2024	Deed Type:	GRANT DEED
Sale Price:	\$1,750,000	1st Mtg Document #:	445861
Document #:	445860		

Last Market Sale Information

Recording/Sale Date:	01/03/2001 / 11/15/2000	1st Mtg Amount/Type:	\$446,000 / CONV
Sale Price:	\$638,000	1st Mtg Int. Rate/Type:	/ ADJ
Sale Type:	FULL	1st Mtg Document #:	12630
Document #:	12629	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$239.67
New Construction:		Multi/Split Sale:	
Title Company:	INVESTORS TITLE CO.		
Lender:	DOWNEY S&L ASSN FA		
Seller Name:	HOVSEPIAN MARY		

Prior Sale Information

Prior Rec/Sale Date:	08/02/1990 / 07/1990	Prior Lender:	FIRST FRANKLIN FIN'L
Prior Sale Price:	\$615,000	Prior 1st Mtg Amt/Type:	\$250,000 / CONV
Prior Doc Number:	1343478	Prior 1st Mtg Rate/Type:	/
Prior Deed Type:	GRANT DEED		

Property Characteristics

Gross Area:	2,662	Parking Type:		Construction:	
Living Area:	2,662	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:	5	Finish Bsmnt Area:		Pool:	
Bath(F/H):	3 /	Basement Type:		Air Cond:	CENTRAL
Year Built / Eff:	1924 /	Roof Type:		Style:	
Fireplace:	/	Foundation:		Quality:	
# of Stories:		Roof Material:		Condition:	
Other Improvements:					

Site Information

Zoning:	LAR2	Acres:	0.17	County Use:	MULTI-FAMILY 3-UNIT (0300)
Lot Area:	7,425	Lot Width/Depth:	x	State Use:	
Land Use:	TRIPLEX	Res/Comm Units:	3 /	Water Type:	
Site Influence:				Sewer Type:	

Tax Information

Total Value:	\$924,021	Assessed Year:	2023	Property Tax:	\$11,580.87
Land Value:	\$579,327	Improved %:	37%	Tax Area:	67
Improvement Value:	\$344,694	Tax Year:	2023	Tax Exemption:	
Total Taxable Value:	\$924,021				

Foreclosure Activity Report

For Property Located At



RealQuest

800 N LA JOLLA AVE, LOS ANGELES, CA 90046-6810

Foreclosure Activity Report is not available

800 N LA JOLLA AVE LOS ANGELES CA 90046

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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