

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

JAVIER NUNEZ  
PRESIDENT

ELVIN W. MOON  
VICE-PRESIDENT

JOSELYN GEAGA-ROSENTHAL

LAUREL GILLETTE

GEORGE HOVAGUIMIAN

CITY OF LOS ANGELES  
CALIFORNIA



ERIC GARCETTI  
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

September 02, 2022

Council District # 5

Case #: 950882

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

JOB ADDRESS: 10610 W VENICE BLVD

CONTRACT NO.: T137838 F134191-3

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 fencing of the lot at the above address in the City of Los Angeles. The cost of fencing the subject lot was \$6,073.65.

It is proposed that a lien for the total amount of **\$6,103.65** 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

Armond Gregoryona, Principal Inspector  
Lien Review

*Armond Gregoryona*  
9-2-2022

## REPORT OF ABATE OF A PUBLIC NUISANCE

On April 08, 2022 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 fence the lot, on the parcel located at **10610 W VENICE BLVD** , 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>
FENCE	F4200	July 28, 2022	\$6,073.65
			<u>\$6,073.65</u>

Title report costs were as follows:

<u>Title Search</u>	<u>Work Order No.</u>	<u>Amount</u>
FULL	T17168	\$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 \$4,368.32 plus applicable fees and charges, plus the Cost of Title Search(es) on the subject lot was \$30.00 for a total of **\$6,103.65**, 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: September 02, 2022

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

Report and lien confirmed by  
City Council on:

Armond Gregoryona, Principal Inspector  
Lien Review

ATTEST: HOLLY WOLCOTT  
CITY CLERK

  
9-2-2022

BY

DEPUTY

September 01, 2022

CASE #: 950882

ASSIGNED INSPECTOR: EDMUND LUM  
JOB ADDRESS: 10610 W VENICE BLVD  
ASSESSORS PARCEL NO.: 4208-009-004

Last Full Title: 08/23/2022

Last Update Title:

**LIST OF OWNERS AND INTERESTED PARTIES**

- |   |   |                 |
|---|---|-----------------|
| 1 | VENICE OVERLAND LP C/O MICHAEL COHANZAD<br>11601 SANTA MONICA BLVD.<br>LOS ANGELES, CA 90025                        | Capacity: OWNER |
|   |   |                 |
| 2 | VENICE OVERLAND LP C/O TROPIC STAR CORP<br>ATTN:ISAAC COHANZAD<br>11601 SANTA MONICA BLVD.<br>LOS ANGELES, CA 90025 | Capacity: OWNER |



1649 BUCKINGHAM RD.  
LOS ANGELES, CA 90019  
Phone 310-943-9235 [latitle@in2-res.com](mailto:latitle@in2-res.com)

---

## ***Property Title Report***

**Work Order No. T17168**  
**Dated as of: 08/22/2022**

**Prepared for: City of Los Angeles**

---

### ***SCHEDULE A*** ***(Reported Property Information)***

**APN #: 4208-009-004**

**Property Address:** 10610 W VENICE BLVD      **City:** Los Angeles      **County:** Los Angeles

### **VESTING INFORMATION**

**Type of Document:** GRANT DEED  
**Grantee :** VENICE OVERLAND LP  
**Grantor :** HAYMARWAY S. BHAM AND ERSHAD A. BHAM  
**Deed Date :** 01/22/2019      **Recorded :** 01/31/2019  
**Instr No. :** 19-0093760

**MAILING ADDRESS:** VENICE OVERLAND LP  
11601 SANTA MONICA BLVD, LOS ANGELES, CA 90025

### ***SCHEDULE B***

### **LEGAL DESCRIPTION**

**Lot Number:** 3-5 **Block:** 3 **Subdivision Name:** REGAL SQUARE TRACT **Brief Description:** REGAL SQUARE EX OF ST LOTS 3 AND 4 AND NE 10 FT MEASURED AT R/A TO NE LINE OF SE 50 FT MEASURED AT R/A TO SE LINE OF LOT 5

### **MORTGAGES/LIENS**

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

# Property Detail Report

For Property Located At :

10610 VENICE BLVD, CULVER CITY, CA 90232-3309



RealQuest

## Owner Information

Owner Name: VENICE OVERLAND  
Mailing Address: 11601 SANTA MONICA BLVD, LOS ANGELES CA 90025-2907 C048  
Vesting Codes: // LP

## Location Information

Legal Description: REGAL SQUARE EX OF ST LOTS 3 AND 4 AND NE 10 FT MEASURED AT R/A TO NE LINE OF SE 50 FT MEASURED AT R/A TO SE LINE OF LOT 5

County:	LOS ANGELES, CA	APN:	4208-009-004
Census Tract / Block:	2699.03 / 2	Alternate APN:	
Township-Range-Sect:		Subdivision:	REGAL SQUARE
Legal Book/Page:		Map Reference:	42-B6 /
Legal Lot:	5	Tract #:	
Legal Block:	3	School District:	LOS ANGELES
Market Area:	C28	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:	01/31/2019 / 01/22/2019	1st Mtg Amount/Type:	/
Sale Price:	\$2,450,000	1st Mtg Int. Rate/Type:	/
Sale Type:	FULL	1st Mtg Document #:	
Document #:	93760	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$926.28
New Construction:		Multi/Split Sale:	
Title Company:	FIDELITY NATIONAL TITLE CO		
Lender:			
Seller Name:	BHAM HAYMARWAY S & ERSHAD A		

## Prior Sale Information

Prior Rec/Sale Date:	11/23/2005 / 11/03/2005	Prior Lender:	AMERICAS WHOLESALE LENDER
Prior Sale Price:	\$960,000	Prior 1st Mtg Amt/Type:	\$720,000 / CONV
Prior Doc Number:	2856755	Prior 1st Mtg Rate/Type:	6.88 / ADJUSTABLE INT RATE LOAN
Prior Deed Type:	GRANT DEED		

## Property Characteristics

Gross Area:	2,645	Parking Type:		Construction:	
Living Area:	2,645	Garage Area:		Heat Type:	
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):	4 /	Basement Type:		Air Cond:	YES
Year Built / Eff:	1950 / 1950	Roof Type:		Style:	
Fireplace:	/	Foundation:		Quality:	
# of Stories:		Roof Material:		Condition:	
Other Improvements:	Building Permit				

## Site Information

Zoning:	LAC2	Acres:	0.13	County Use:	MULTI-FAMILY 4-UNIT (0400)
Lot Area:	5,500	Lot Width/Depth:	x	State Use:	
Land Use:	QUADRUPLEX	Res/Comm Units:	4 /	Water Type:	
Site Influence:				Sewer Type:	

**Tax Information**

Total Value:	\$2,524,889	Assessed Year:	2021	Property Tax:	\$30,224.60
Land Value:	\$2,473,361	Improved %:	2%	Tax Area:	67
Improvement Value:	\$51,528	Tax Year:	2021	Tax Exemption:	
Total Taxable Value:	\$2,524,889				

## Foreclosure Activity Report

For Property Located At

10610 VENICE BLVD, CULVER CITY, CA 90232-3309



RealQuest

### Foreclosure Activity Report is not available

10610 VENICE BLVD CULVER CITY CA 90232

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](#)

› [Disclaimer of Use](#)

