

BOARD OF  
BUILDING AND SAFETY  
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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

November 18, 2022

Council District # 4

Case #: 907493

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

JOB ADDRESS: 1839 N KENMORE AVE

CONTRACT NO.: F134191-3 C135857-2 T137838 B138088-2

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 barricading of all openings, cleaning of the lot and fencing of the lot at the above address in the City of Los Angeles. The cost of barricading the subject building(s) was \$1,854.42. The cost of cleaning the subject lot was \$5,600.00. The cost of fencing the subject lot was \$995.68.

It is proposed that a lien for the total amount of **\$8,510.10** 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

## REPORT OF ABATE OF A PUBLIC NUISANCE

On May 17, 2021 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 **1839 N KENMORE 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>
BARRICADE	B4663	July 13, 2022	\$1,052.52
BARRICADE	B4670	September 09, 2022	\$300.00
BARRICADE	B4676	September 09, 2022	\$501.90
CLEAN	C4763	August 14, 2022	\$3,360.00
CLEAN	C4755	August 24, 2022	\$2,240.00
FENCE	F4212	September 08, 2022	\$995.68
			<u>\$8,450.10</u>

Title report costs were as follows:

<u>Title Search</u>	<u>Work Order No.</u>	<u>Amount</u>
FULL	T16797	\$30.00
FULL	T17320	\$30.00
		<u>\$60.00</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 \$6,081.50 plus applicable fees and charges, plus the Cost of Title Search(es) on the subject lot was \$60.00 for a total of **\$8,510.10**, 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: November 18, 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

BY

DEPUTY

ASSIGNED INSPECTOR: DUANE JOHNSON  
JOB ADDRESS: 1839 N KENMORE AVE  
ASSESSORS PARCEL NO.: 5589-033-033

CASE #: 907493

Last Full Title: 11/15/2022

Last Update Title:

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**LIST OF OWNERS AND INTERESTED PARTIES**

- 1 1839 N KENMORE LLC  
8265 W SUNSET BLVD UNIT #100  
WEST HOLLYWOOD, CA 90046  
Capacity: OWNER
  
- 2 1839 N KENMORE LLC  
C/O DANNY ATAR  
1550 N EL CENTRO AVE #1902  
LOS ANGELES, CA 90028  
Capacity: OWNER
  
- 3 LBC CAPITAL INCOME FUND, LLC  
C/O OLGA VINOGRAY  
4605 LANKERSHIM BLVD, #340  
NORTH HOLLYWOOD, CA 91602  
Capacity: AGENT FOR SERVICE



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. T17320***  
***Dated as of: 11/14/2022***

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

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

***APN #: 5589-033-033***

***Property Address: 1839 N KENMORE AVE    City: Los Angeles    County: Los Angeles***

### **VESTING INFORMATION**

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

***Grantee : 1839 N KENMORE LLC***

***Grantor : KRISTI KATCH***

***Deed Date : 02/03/2020***

***Recorded : 07/28/2020***

***Instr No. : 20-0849582***

***MAILING ADDRESS: 1839 N KENMORE LLC***  
***8265 W SUNSET BLVD STE 100, WEST HOLLYWOOD, CA 90046***

### ***SCHEDULE B***

### **LEGAL DESCRIPTION**

***Lot Number: 50,51 Block: E Tract No: 3 Brief Description: HOLMBY AVE TRACT NO 3 LOT 50 AND N 26.67 FT OF LOT 51 BLK E***

### **MORTGAGES/LIENS**

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



5711 W. SLAUSON AVE., SUITE 170  
CULVER CITY, CA 90230  
Phone 310-649-2020 310-649-0030 Fax

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## Property Title Report

Work Order No. T16797  
Dated as of: 06/15/2021

Prepared for: City of Los Angeles

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### SCHEDULE A (Reported Property Information)

APN #: 5589-033-033

Property Address: 1839 N KENMORE AVE

City: Los Angeles

County: Los Angeles

#### VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : 1839 N KENMORE LLC

Grantor : KRISTI KATCH

Deed Date : 02/03/2020

Recorded : 07/28/2020

Instr No. : 20-0849582

MAILING ADDRESS: 1839 N KENMORE LLC c/o Danny Atar  
1550 N EL CENTRO AVE APT 1902, LOS ANGELES, CA 90028

#### SCHEDULE B

##### LEGAL DESCRIPTION

Lot Number: 50,51 Block: E Tract No: 3 Brief Description: HOLMBY AVE TRACT NO 3 LOT 50 AND N  
26.67 FT OF LOT 51 BLK E

##### MORTGAGES/LIENS

Type of Document: DEED OF TRUST

Recording Date: 07/28/2020

Document #: 20-0849583

Loan Amount: \$1,137,500

Lender Name: LBC CAPITAL INCOME FUND, LLC

Borrowers Name: 1839 N KENMORE LLC

c/o MAILING ADDRESS: LBC CAPITAL INCOME FUND, LLC Attn: Boris Dorfman  
4605 LANDERSHIM BLVD STE 419 NORTH HOLLYWOOD, CA 91602

# Property Detail Report

For Property Located At :  
**1839 N KENMORE AVE, LOS ANGELES, CA 90027-4007**



Bldg Card: 000 of 002

**Owner Information**

Owner Name: **1839 N KENMORE LLC**  
 Mailing Address: **8265 W SUNSET BLVD #100, WEST HOLLYWOOD CA 90046-2433 C024**  
 Vesting Codes: **//**

**Location Information**

Legal Description: **HOLMBY AVE TRACT NO 3 LOT 50 AND N 26.67 FT OF LOT 51**  
 County: **LOS ANGELES, CA** APN: **5589-033-033**  
 Census Tract / Block: **1892.01 / 1** Alternate APN:  
 Township-Range-Sect: Subdivision: **3**  
 Legal Book/Page: Map Reference: **34-F3 /**  
 Legal Lot: **51** Tract #: **3**  
 Legal Block: **E** School District: **LOS ANGELES**  
 Market Area: **C20** School District Name: **LOS ANGELES**  
 Neighbor Code: Munic/Township: **LOMITA**

**Owner Transfer Information**

Recording/Sale Date: **/** Deed Type:  
 Sale Price: 1st Mtg Document #:  
 Document #:

**Last Market Sale Information**

Recording/Sale Date: **07/28/2020 / 02/03/2020** 1st Mtg Amount/Type: **\$1,137,500 / CONV**  
 Sale Price: **\$1,725,000** 1st Mtg Int. Rate/Type: **/**  
 Sale Type: **FULL** 1st Mtg Document #: **849583**  
 Document #: **849582** 2nd Mtg Amount/Type: **/**  
 Deed Type: **GRANT DEED** 2nd Mtg Int. Rate/Type: **/**  
 Transfer Document #: Price Per SqFt: **\$439.27**  
 New Construction: Multi/Split Sale:  
 Title Company: **CHICAGO TITLE CO**  
 Lender: **LBC CAP INCOME FUND LLC**  
 Seller Name: **KATCH KRISTI**

**Prior Sale Information**

Prior Rec/Sale Date: **03/05/1979 /** Prior Lender:  
 Prior Sale Price: **\$31,000** Prior 1st Mtg Amt/Type: **/**  
 Prior Doc Number: Prior 1st Mtg Rate/Type: **/**  
 Prior Deed Type: **DEED (REG)**

**Property Characteristics**

Year Built / Eff:	1954 /	Total Rooms/Offices		Garage Area:	
Gross Area:	3,927	Total Restrooms:	3	Garage Capacity:	
Building Area:	3,927	Roof Type:		Parking Spaces:	
Tot Adj Area:		Roof Material:		Heat Type:	HEATED
Above Grade:		Construction:		Air Cond:	YES
# of Stories:		Foundation:		Pool:	
Other Improvements:	Building Permit	Exterior wall:		Quality:	
		Basement Area:		Condition:	

**Site Information**

Zoning:	LARD1.5	Acres:	0.25	County Use:	SCHOOL-PRIVATE (7200)
Lot Area:	10,972	Lot Width/Depth:	x	State Use:	
Land Use:	PRIVATE SCHOOL	Res/Comm Units:	2 / 1	Water Type:	
Site Influence:				Sewer Type:	

**Tax Information**

Total Value:	\$1,759,500	Assessed Year:	2022	Property Tax:	\$20,959.45
Land Value:	\$1,326,000	Improved %:	25%	Tax Area:	8827
Improvement Value:	\$433,500	Tax Year:	2021	Tax Exemption:	
Total Taxable Value:	\$1,759,500				

**Foreclosure Activity Report**

For Property Located At

**1839 N KENMORE AVE, LOS ANGELES, CA 90027-4007****i Foreclosure Activity Report is not available**

1839 N KENMORE AVE LOS ANGELES CA 90027

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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