

BOARD OF
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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

January 27, 2023

Council District # 2

Case #: 810359

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

JOB ADDRESS: 10720 W MOORPARK ST

CONTRACT NO.: C135857-1 C141028-1 T128934 T137838 B138088-2 C135857-2 B138088 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 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 \$12,127.12. The cost of cleaning the subject lot was \$4,416.00. The cost of fencing the subject lot was \$8,929.76.

It is proposed that a lien for the total amount of **\$25,578.88** 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 April 04, 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 **10720 W MOORPARK 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	B4634	December 06, 2021	\$5,336.87
BARRICADE	B4620	December 07, 2021	\$3,111.78
BARRICADE	B4633	May 26, 2022	\$300.00
BARRICADE	B4666	August 27, 2022	\$300.00
BARRICADE	B4702	November 12, 2022	\$300.00
CLEAN	C4807		\$300.00
CLEAN	C4728	February 03, 2022	\$3,276.00
CLEAN	C4760	August 21, 2022	\$840.00
FENCE	F4189	February 15, 2022	\$2,352.00
FENCE	F4192	April 21, 2022	\$5,974.08
FENCE	F4270	December 09, 2022	\$603.68
			\$22,694.41

Title report costs were as follows:

<u>Title Search</u>	<u>Work Order No.</u>	<u>Amount</u>
FULL	T16751	\$38.00
FULL	T15225	\$38.00
FULL	T17380	\$30.00
		\$106.00

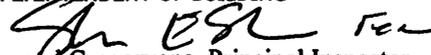
Pursuant to the authority granted by Section 91.8906 of the Los Angeles Municipal Code and Section 7.35.3 of the Los Angeles Administrative Code, it is proposed that a lien for the sum of \$18,243.77 plus applicable fees and charges, plus the Cost of Title Search(es) on the subject lot was \$106.00 for a total of **\$25,578.88**, 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: January 27, 2023

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



Armond Gregoryona, 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: 10720 W MOORPARK ST
ASSESSORS PARCEL NO.: 2423-016-017

Last Full Title: 01/23/2023

Last Update Title:

LIST OF OWNERS AND INTERESTED PARTIES

- 1 MOORPARK PLACE LP
19637 FRIAR ST
TARZANA, CA 91335
Capacity: OWNER

- 2 MOORPARK PLACE LP
c/o CCF NEVADA INVESTMENTS LLC
P.O. BOX 291698
LOS ANGELES, CA 90029
Capacity: OWNER

- 3 MOORPARK PLACE LP
C/O HEPHAESTUS PROPERTY DEVELOPMENT, LLC
ATTN: AGUSTIN GONZALEZ
19637 FRIAR STREET
TARZANA, CA 91335
Capacity: OWNER

- 4 CCF NEVADA INVESTMENTS LLC
ATTN: CARMINE FRANCO CANZONA
372 BOTANIC GARDENS DRIVE
LAS VEGAS, NV 89148
Capacity: INTERESTED PARTY



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

Property Title Report

Work Order No. T17380
Dated as of: 1/19/2023

Prepared for: City of Los Angeles

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

APN #: 2423-016-017

Property Address: 10720 W MOORPARK ST

City: Los Angeles

County: Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : MOORPARK PLACE L.P

Grantor : LIFECYCLE PROPERTIES INC.

Deed Date : 08/16/2018

Recorded : 08/29/2018

Instr No. : 18-0873878

MAILING ADDRESS: MOORPARK PLACE L.P
19637 FRIAR ST, TARZANA, CA 91335

SCHEDULE B

LEGAL DESCRIPTION

Lot Number: 19 Block: A Tract No: 7249 Brief Description: TRACT NO 7249 LOT 19 BLK A

MORTGAGES/LIENS

Type of Document: DEED OF TRUST

Recording Date: 08/29/2018

Document #: 18-0873879

Loan Amount: \$1,350,000

Lender Name: CCF NEVADA INVESTMENTS LLC

Borrowers Name: MOORPARK PLACE L.P

MAILING ADDRESS: CCF NEVADA INVESTMENTS LLC
P.O. BOX 291698 LOS ANGELES, CA 90029



P.O. BOX 5152
CULVER CITY, CA 90231
Phone 310-943-9235 latitle@in2-res.com

Property Title Report

Work Order No. T15225
Dated as of: 04/03/2018

Prepared for: City of Los Angeles

SCHEDULE A (Reported Property Information)

APN #: 2423-016-017

Property Address: 10720 W MOORPARK ST

City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : LIFECYCLE PROPERTIES INC

Grantor : ALMA ALEXIE OFFERMAN

Deed Date : 10/27/2015

Recorded : 04/29/2016

Instr No. : 16-0490820

MAILING ADDRESS: LIFECYCLE PROPERTIES INC
23371 MULHOLLAND DR # 374 WOODLAND HILLS CA 91364

SCHEDULE B

LEGAL DESCRIPTION

Lot: 19 Block: A Tract No: 7249 Abbreviated Description: LOT:19 BLK:A TR#:7249 TRACT NO 7249
LOT 19 BLK A

MORTGAGES/LIENS

Type of Document: DEED OF TRUST SECURITY AGREEMENT ASSIGNMENT OF LEASES AND
RENTS AND FIXTURE FINANCING STATEMENT

Recording Date: 01/23/2017

Document #: 17-0086548

Loan Amount: \$2,000,000

Lender Name: NPI DEBT FUND I LP

Borrowers Name: LIFECYCLE PROPERTIES INC

MAILING ADDRESS: NPI DEBT FUND I LP
567 SAN NICOLAS DR. STE 230 NEWPORT BEACH, CA 92660

③



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

Property Title Report

Work Order No. T16751
Dated as of: 02/10/2021

Prepared for: City of Los Angeles

SCHEDULE A (Reported Property Information)

APN #: 2423-016-017

Property Address: 10720 W MOORPARK ST

City: Los Angeles

County: Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : MOORPARK PLACE LP

Grantor : LIFECYCLE PROPERTIES INC

Deed Date : 08/16/2018

Recorded : 08/29/2018

Instr No. : 18-0873878

1) MAILING ADDRESS: MOORPARK PLACE LP
19637 FRIAR ST, TARZANA, CA 91335

c/o

SCHEDULE B

LEGAL DESCRIPTION

TRACT NO 7249 LOT 19 BLK A

MORTGAGES/LIENS

Type of Document: DEED OF TRUST ASSIGNMENT OF LEASES AND RENTS, FIXTURES

Recording Date: 08/29/2018

Document #: 18-0873879

Loan Amount: \$1,350,000

Lender Name: CCF NEVADA INVESTMENTS LLC

Borrowers Name: MOORPARK PLACE LP

2) c/o MAILING ADDRESS: CCF NEVADA INVESTMENTS LLC
P.O. BOX 291698 LOS ANGELES, CA 90029

Property Detail Report

For Property Located At :
**10720 MOORPARK ST, NORTH HOLLYWOOD, CA
 91602-2723**



Owner Information

Owner Name: **MOORPARK PLACE**
 Mailing Address: **19637 FRIAR ST, TARZANA CA 91335-6541 C024**
 Vesting Codes: **// LP**

Location Information

Legal Description:	TRACT NO 7249 LOT 19	APN:	2423-016-017
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	1431.02 / 1	Subdivision:	7249
Township-Range-Sect:		Map Reference:	23-F3 /
Legal Book/Page:	79-44	Tract #:	7249
Legal Lot:	19	School District:	LOS ANGELES
Legal Block:	A	School District Name:	LOS ANGELES
Market Area:	TUL	Munic/Township:	LOMITA
Neighbor Code:			

Owner Transfer Information

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

Last Market Sale Information

Recording/Sale Date:	08/29/2018 / 08/16/2018	1st Mtg Amount/Type:	\$1,350,000 /
Sale Price:	\$2,000,000	1st Mtg Int. Rate/Type:	/
Sale Type:	FULL	1st Mtg Document #:	873879
Document #:	873878	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$909.09
New Construction:		Multi/Split Sale:	MULTIPLE
Title Company:	FIDELITY-SHERMAN OAKS		
Lender:	* OTHER INSTITUTIONAL LENDERS		
Seller Name:	LIFECYCLE PROPERTIES INC		

Prior Sale Information

Prior Rec/Sale Date:	04/29/2016 / 10/16/2015	Prior Lender:	PRIVATE INDIVIDUAL
Prior Sale Price:	\$750,000	Prior 1st Mtg Amt/Type:	\$525,000 / PRIVATE PARTY
Prior Doc Number:	490820	Prior 1st Mtg Rate/Type:	/
Prior Deed Type:	GRANT DEED		

Property Characteristics

Gross Area:		Parking Type:	PARKING AVAIL	Construction:	
Living Area:	2,200	Garage Area:		Heat Type:	CENTRAL
Tot Adj Area:		Garage Capacity:		Exterior wall:	STUCCO
Above Grade:		Parking Spaces:	2	Porch Type:	
Total Rooms:	5	Basement Area:		Patio Type:	COVERED PATIO
Bedrooms:	2	Finish Bsmnt Area:		Pool:	
Bath(F/H):	2 /	Basement Type:		Air Cond:	CENTRAL
Year Built / Eff:	1939 / 1948	Roof Type:		Style:	CONVENTIONAL
Fireplace:	Y / 1	Foundation:	RAISED	Quality:	
# of Stories:	1	Roof Material:	COMPOSITION SHINGLE	Condition:	

Other Improvements: **FENCE;FENCED YARD Building Permit**

Site Information

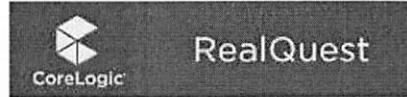
Zoning:	LAR3	Acres:	0.12	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	5,067	Lot Width/Depth:	45 x 113	State Use:	
Land Use:	SFR	Res/Comm Units:	1 /	Water Type:	
Site Influence:				Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$1,156,294	Assessed Year:	2022	Property Tax:	\$13,606.40
Land Value:	\$1,103,736	Improved %:	5%	Tax Area:	13
Improvement Value:	\$52,558	Tax Year:	2021	Tax Exemption:	
Total Taxable Value:	\$1,156,294				

Comparable Sales Report

For Property Located At



10720 MOORPARK ST, NORTH HOLLYWOOD, CA 91602-2723

6 Comparable(s) Selected.

Report Date: 01/18/2023

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$2,000,000	\$1,520,000	\$4,700,000	\$2,470,500
Bldg/Living Area	2,200	2,006	2,480	2,278
Price/Sqft	\$909.09	\$661.44	\$2,067.75	\$1,090.63
Year Built	1939	1927	1960	1940
Lot Area	5,067	7,032	9,628	7,931
Bedrooms	2	2	3	3
Bathrooms/Restrooms	2	2	4	2
Stories	1.00	1.00	1.00	1.00
Total Value	\$1,156,294	\$137,298	\$1,628,294	\$938,512
Distance From Subject	0.00	0.23	0.43	0.35

*= user supplied for search only

Comp #:1		Distance From Subject:0.23 (miles)	
Address:	10753 VALLEY SPRING LN, NORTH HOLLYWOOD, CA 91602-3254		
Owner Name:	LAVIN LINDA/BAKUNAS STEVE		
Seller Name:	MOYLAN FAMILY TRUST		
APN:	2423-022-013	Map Reference:	23-E4 /
County:	LOS ANGELES, CA	Census Tract:	1432.00
Subdivision:	9134	Zoning:	LAR1
Rec Date:	05/16/2022	Prior Rec Date:	09/01/2017
Sale Date:	05/10/2022	Prior Sale Date:	07/26/2017
Sale Price:	\$2,200,000	Prior Sale Price:	\$1,232,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	528760	Acres:	0.18
1st Mtg Amt:		Lot Area:	7,648
Total Value:	\$1,336,404	# of Stories:	1
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	2,006
		Total Rooms:	6
		Bedrooms:	3
		Bath(F/H):	2 /
		Yr Built/Eff:	1927 / 1975
		Air Cond:	CENTRAL
		Style:	SPANISH
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	TILE
		Parking:	PARKING AVAIL

Comp #:2		Distance From Subject:0.26 (miles)	
Address:	4426 AUCKLAND AVE, TOLUCA LAKE, CA 91602-2403		
Owner Name:	SOBRINHO ROBERTO S/DONOVAN KILEY		
Seller Name:	ROBINSON MATTHEW B & KIMBERLEY L		
APN:	2424-002-011	Map Reference:	23-F3 /
County:	LOS ANGELES, CA	Census Tract:	1431.02
Subdivision:	111	Zoning:	LAR1
Rec Date:	07/19/2022	Prior Rec Date:	04/13/2000
Sale Date:	06/21/2022	Prior Sale Date:	04/04/2000
Sale Price:	\$1,750,000	Prior Sale Price:	\$480,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	737471	Acres:	0.16
1st Mtg Amt:	\$1,225,000	Lot Area:	7,032
Total Value:	\$756,694	# of Stories:	1
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	2,307
		Total Rooms:	6
		Bedrooms:	3
		Bath(F/H):	2 /
		Yr Built/Eff:	1939 / 1962
		Air Cond:	CENTRAL
		Style:	CONVENTIONAL
		Fireplace:	Y / 1
		Pool:	POOL
		Roof Mat:	COMPOSITION SHINGLE
		Parking:	PARKING AVAIL

Comp #:3		Distance From Subject:0.34 (miles)	
Address:	10453 WHIPPLE ST, TOLUCA LAKE, CA 91602-2808		
Owner Name:	LYTHGOE FAMILY TRUST		

Foreclosure Activity Report

For Property Located At



10720 MOORPARK ST, NORTH HOLLYWOOD, CA 91602-2723

Foreclosure Activity Report is not available

10720 MOORPARK ST NORTH HOLLYWOOD CA 91602

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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