

BOARD OF  
BUILDING AND SAFETY  
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CITY OF LOS ANGELES  
CALIFORNIA



KAREN BASS  
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

January 27, 2023

Council District # 2

Case #: 912473

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

JOB ADDRESS: 10724 W MOORPARK ST

CONTRACT NO.: C141028-1 280158168-1 F134191-3 C135857-2 C135857-1 B138088-2 B138088 T137838

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 \$15,759.06. The cost of cleaning the subject lot was \$4,976.00. The cost of fencing the subject lot was \$9,505.21.

It is proposed that a lien for the total amount of **\$30,656.43** 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 25, 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 **10724 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	B4619	December 07, 2021	\$2,743.72
BARRICADE	B4635	February 23, 2022	\$3,831.83
BARRICADE	B4632	May 25, 2022	\$2,930.30
BARRICADE	B4667	August 27, 2022	\$1,873.76
BARRICADE	B4715	November 27, 2022	\$1,929.62
CLEAN	C4808		\$300.00
CLEAN	C4727	February 03, 2022	\$3,276.00
CLEAN	C4761	August 21, 2022	\$1,400.00
FENCE	F4188	February 15, 2022	\$2,352.00
FENCE	F4193	April 19, 2022	\$5,774.94
FENCE	F4198	June 27, 2022	\$398.27
FENCE	F4252	December 09, 2022	\$980.00
			<u>\$27,790.44</u>

Additionally, there are unpaid invoices for fees assessed to recover Departmental costs in pursuit of compliance as follows:

<u>Fee</u>	<u>Invoice No.</u>	<u>Amount</u>	<u>Late Fees</u>	<u>Total</u>
CODE VIOLATION INSPECTION FEE	839206-0	\$356.16	\$0.00	\$356.16
				<u>\$356.16</u>

Title report costs were as follows:

<u>Title Search</u>	<u>Work Order No.</u>	<u>Amount</u>
FULL	T17381	\$30.00
FULL	T16803	\$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 \$22,002.07 plus applicable fees and charges, plus the fee for investigating the violation(s) of \$356.16, plus the Cost of Title Search(es) on the subject lot was \$60.00 for a total of **\$30,656.43**, be recorded against said property.

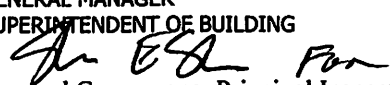
Please see attached for the names and addresses of owners entitled to notice. Also attached is a statement of the fair market value of this property including all encumbrances of record on the property as of the date of this report.

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

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: 10724 W MOORPARK ST  
ASSESSORS PARCEL NO.: 2423-016-018

Last Full Title: 01/23/2023

Last Update Title:

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**LIST OF OWNERS AND INTERESTED PARTIES**

- |   |  |                            |
|---|--|----------------------------|
| 1 | MOORPARK PLACE LP<br>19637 FRIAR ST<br>TARZANA, CA 91335   | Capacity: OWNER            |
| 2 | MOORPARK PLACE LP<br>C/O LEGALZOOM.COM, INC ATTN: JOYCE YI<br>101 N BRAND BLVD 11TH FL<br>GLENDALE, CA 91203   | Capacity: OWNER            |
| 3 | CCF NEVADA INVESTMENTS LLC<br>P O BOX 291698<br>LOS ANGELES, CA 90029  | Capacity: INTERESTED PARTY |
| 4 | CCF NEVADA INVESTMENTS LLC<br>ATTN: CARMINE FRANCO CANZONA<br>372 BOTANIC GARDENS DRIVB<br>LAS VEGAS, NV 89148 | Capacity: INTERESTED PARTY |
| 5 | HEPHAESTUS PROPERTY DEVELOPMENT LLC<br>ATTN: AGUSTIN GONZALEZ ET AL<br>19637 FRIAR ST<br>TARZANA, CA 91335     | Capacity: INTERESTED PARTY |



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. T16803**  
**Dated as of: 06/15/2021**

**Prepared for: City of Los Angeles**

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

**APN #: 2423-016-018**

**Property Address: 10724 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**

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

### ***SCHEDULE B***

#### **LEGAL DESCRIPTION**

**Lot Number: 20 Block: A Tract No: 7249 Brief Description: TRACT NO 7249 LOT 20 BLK A**

#### **MORTGAGES/LIENS**

**Type of Document: DEED OF TRUST ASSIGNMENT OF LEASES AND RENTS**

**Recording Date: 08/29/2018**

**Document #: 18-0873879**

**Loan Amount: \$1,350,000**

**Lender Name: CCF NEVADA INVESTMENTS LLC**

**Borrowers Name: MOORPARK PLACE LP**

**MAILING ADDRESS: CCF NEVADA INVESTMENTS LLC**  
**PO BOX 291698 LOS ANGELES, CA 90029**



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. T17381**  
**Dated as of: 1/19/2023**

**Prepared for: City of Los Angeles**

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

**APN #: 2423-016-018**

**Property Address: 10724 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**

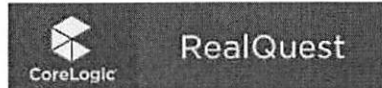
**Lender Name: CCF NEVADA INVESTMENTS LLC**

**Borrowers Name: MOORPARK PLACE L.P**

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

# Property Detail Report

For Property Located At :  
**10724 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:	<b>TRACT NO 7249 LOT 20</b>	APN:	<b>2423-016-018</b>
County:	<b>LOS ANGELES, CA</b>	Alternate APN:	
Census Tract / Block:	<b>1431.02 / 1</b>	Subdivision:	<b>7249</b>
Township-Range-Sect:		Map Reference:	<b>23-F3 /</b>
Legal Book/Page:	<b>79-44</b>	Tract #:	<b>7249</b>
Legal Lot:	<b>20</b>	School District:	<b>LOS ANGELES</b>
Legal Block:	<b>A</b>	School District Name:	<b>LOS ANGELES</b>
Market Area:	<b>TUL</b>	Munic/Township:	<b>LOMITA</b>
Neighbor Code:			

## Owner Transfer Information

Recording/Sale Date:	<b>/</b>	Deed Type:	
Sale Price:		1st Mtg Document #:	
Document #:			

## Last Market Sale Information

Recording/Sale Date:	<b>08/29/2018 / 08/16/2018</b>	1st Mtg Amount/Type:	<b>\$1,350,000 /</b>
Sale Price:	<b>\$2,000,000</b>	1st Mtg Int. Rate/Type:	<b>/</b>
Sale Type:	<b>FULL</b>	1st Mtg Document #:	<b>873879</b>
Document #:	<b>873878</b>	2nd Mtg Amount/Type:	<b>/</b>
Deed Type:	<b>GRANT DEED</b>	2nd Mtg Int. Rate/Type:	<b>/</b>
Transfer Document #:		Price Per SqFt:	<b>\$2,136.75</b>
New Construction:		Multi/Split Sale:	<b>MULTI</b>
Title Company:	<b>FIDELITY-SHERMAN OAKS</b>		
Lender:	<b>* OTHER INSTITUTIONAL LENDERS</b>		
Seller Name:	<b>LIFECYCLE PROPERTIES INC</b>		

## Prior Sale Information

Prior Rec/Sale Date:	<b>10/23/2015 / 08/10/2015</b>	Prior Lender:	<b>ARCH LOANS SPE LLC</b>
Prior Sale Price:	<b>\$580,500</b>	Prior 1st Mtg Amt/Type:	<b>\$406,191 / CONV</b>
Prior Doc Number:	<b>1301119</b>	Prior 1st Mtg Rate/Type:	<b>/</b>
Prior Deed Type:	<b>GRANT DEED</b>		

## Property Characteristics

Gross Area:		Parking Type:	<b>PARKING AVAIL</b>	Construction:	
Living Area:	<b>936</b>	Garage Area:		Heat Type:	<b>HEATED</b>
Tot Adj Area:		Garage Capacity:		Exterior wall:	<b>STUCCO</b>
Above Grade:		Parking Spaces:	<b>3</b>	Porch Type:	
Total Rooms:	<b>3</b>	Basement Area:		Patio Type:	<b>COVERED PATIO</b>
Bedrooms:	<b>1</b>	Finish Bsmnt Area:		Pool:	
Bath(F/H):	<b>1 /</b>	Basement Type:		Air Cond:	
Year Built / Eff:	<b>1938 / 1938</b>	Roof Type:		Style:	<b>CONVENTIONAL</b>
Fireplace:	<b>Y / 1</b>	Foundation:	<b>RAISED</b>	Quality:	
# of Stories:	<b>1</b>	Roof Material:	<b>COMPOSITION SHINGLE</b>	Condition:	

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

## Site Information

Zoning:	<b>LAR3</b>	Acres:	<b>0.11</b>	County Use:	<b>SINGLE FAMILY RESID (0100)</b>
Lot Area:	<b>4,617</b>	Lot Width/Depth:	<b>37 x 113</b>	State Use:	
Land Use:	<b>SFR</b>	Res/Comm Units:	<b>1 /</b>	Water Type:	
Site Influence:				Sewer Type:	<b>TYPE UNKNOWN</b>

## Tax Information

Total Value:	<b>\$946,059</b>	Assessed Year:	<b>2022</b>	Property Tax:	<b>\$11,091.33</b>
Land Value:	<b>\$919,780</b>	Improved %:	<b>3%</b>	Tax Area:	<b>13</b>
Improvement Value:	<b>\$26,279</b>	Tax Year:	<b>2021</b>	Tax Exemption:	
Total Taxable Value:	<b>\$946,059</b>				

## Foreclosure Activity Report

For Property Located At



RealQuest

10724 MOORPARK ST, NORTH HOLLYWOOD, CA 91602-2723

### Foreclosure Activity Report is not available

10724 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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