

BOARD OF
BUILDING AND SAFETY
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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 #: 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
			\$27,790.44

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
				\$356.16

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
		\$60.00

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 \$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

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

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 LEGALZOOM.COM, INC ATTN: JOYCE YI
101 N BRAND BLVD 11TH FL
GLENDALE, CA 91203
Capacity: OWNER

- 3 CCF NEVADA INVESTMENTS LLC
P O BOX 291698
LOS ANGELES, CA 90029
Capacity: INTERESTED PARTY

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

- 5 HEPHAESTUS PROPERTY DEVELOPMENT LLC
ATTN: AGUSTIN GONZALEZ ET AL
19637 FRIAR ST
TARZANA, CA 91335
Capacity: INTERESTED PARTY



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

Property Title Report

Work Order No. T16803
Dated as of: 06/15/2021

Prepared for: City of Los Angeles

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

Property Title Report

Work Order No. T17381
Dated as of: 1/19/2023

Prepared for: City of Los Angeles

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:	TRACT NO 7249 LOT 20	APN:	2423-016-018
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:	20	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:	\$2,136.75
New Construction:		Multi/Split Sale:	MULTI
Title Company:	FIDELITY-SHERMAN OAKS		
Lender:	* OTHER INSTITUTIONAL LENDERS		
Seller Name:	LIFECYCLE PROPERTIES INC		

Prior Sale Information

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

Property Characteristics

Gross Area:		Parking Type:	PARKING AVAIL	Construction:	
Living Area:	936	Garage Area:		Heat Type:	HEATED
Tot Adj Area:		Garage Capacity:		Exterior wall:	STUCCO
Above Grade:		Parking Spaces:	3	Porch Type:	
Total Rooms:	3	Basement Area:		Patio Type:	COVERED PATIO
Bedrooms:	1	Finish Bsmnt Area:		Pool:	
Bath(F/H):	1 /	Basement Type:		Air Cond:	
Year Built / Eff:	1938 / 1938	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:	0.11	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	4,617	Lot Width/Depth:	37 x 113	State Use:	
Land Use:	SFR	Res/Comm Units:	1 /	Water Type:	
Site Influence:				Sewer Type:	TYPE UNKNOWN

Tax Information

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

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.

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