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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

March 21, 2023

Updated March 21, 2023

Council District # 2

Case #: 872100

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

JOB ADDRESS: 6142 N HAZELHURST PL AKA 6144 N HAZELHURST PL (FRONT HOUSE)

CONTRACT NO.: C135857-1 C141028-1 T137838 C135857-2 C142032 F134191-3 T128934

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 cleaning of the lot and fencing of the lot at the above address in the City of Los Angeles. The cost of cleaning the subject lot was \$6,649.00. The cost of fencing the subject lot was \$9,564.80.

It is proposed that a lien for the total amount of **\$16,311.80** 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 July 31, 2019 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 **6142 N HAZELHURST PL AKA 6144 N HAZELHURST PL (FRONT HOUSE)**, 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>
CLEAN	C4703	August 06, 2021	\$655.20
CLEAN	C4710	August 09, 2021	\$819.00
CLEAN	C4705	August 25, 2021	\$709.80
CLEAN	C4737	April 14, 2022	\$1,365.00
CLEAN	C4733	April 22, 2022	\$300.00
CLEAN	C4756	August 15, 2022	\$1,400.00
CLEAN	C4810	December 21, 2022	\$1,400.00
FENCE	F4196	April 21, 2022	\$8,961.12
FENCE	F4277	December 30, 2022	\$603.68
			\$16,213.80

Title report costs were as follows:

<u>Title Search</u>	<u>Work Order No.</u>	<u>Amount</u>
FULL	T16070	\$38.00
FULL	T17078	\$30.00
FULL	T17429	\$30.00
		\$98.00

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 \$11,665.00 plus applicable fees and charges, plus the Cost of Title Search(es) on the subject lot was \$98.00 for a total of **\$16,311.80**, 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: March 21, 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

March 21, 2023

CASE #: 872100

ASSIGNED INSPECTOR: DUANE JOHNSON

JOB ADDRESS: 6142 N HAZELHURST PL AKA 6144 N HAZELHURST PL (FRONT HOUSE)

ASSESSORS PARCEL NO.: 2338-006-014

Last Full Title: 03/08/2023

Last Update Title:

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**LIST OF OWNERS AND INTERESTED PARTIES**

1 HAZELHURST PLACE PROPERTIES LP  
C/O GREGORY A.MOGAB  
19637 FRIAR ST.  
TARZANA, CA 91335

Capacity: OWNER

2 HAZELHURST PLACE PROPERTIES LP  
C/O IRA J BOREN  
1507 7TH ST #344  
SANTA MONICA, CA 90401

Capacity: INTERESTED PARTY

3 HAZELHURST PLACE PROPERTIES LP  
C/O GREGORY A. MOGAB  
5700 CANOGA AVE. STE 300  
WOODLAND HILLS, CA 91367

Capacity: OWNER



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. T17429**  
**Dated as of: 03/07/2023**

**Prepared for: City of Los Angeles**

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### **SCHEDULE A**

*(Reported Property Information)*

**APN #: 2338-006-014**

**Property Address:** 6142 N HAZELHURST PL      **City:** Los Angeles      **County:** Los Angeles

### **VESTING INFORMATION**

**Type of Document:** GRANT DEED

**Grantee :** HAZELHURST PLACE PROPERTIES, LP

**Grantor :** HANA'LE LLC

**Deed Date :** 07/20/2018

**Recorded :** 08/07/2018

**Instr No. :** 18-0790917

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

### **SCHEDULE B**

### **LEGAL DESCRIPTION**

**Lot Number:** 34 **Tract No:** 6516 **Brief Description:** TRACT # 6516 LOT 34

### **MORTGAGES/LIENS**

**Type of Document:** DEED OF TRUST ASSIGNMENT OF LEASES AND RENTS FIXTURE FILING  
AND SECURITY AGREEMENT REQUEST FOR NOTICE

**Recording Date:** 08/07/2018

**Document #:** 18-0790918

**Loan Amount:** \$850,000

**Lender Name:** IRA J. BOREN

**Borrowers Name:** HAZELHURST PLACE PROPERTIES, LP

**MAILING ADDRESS:** IRA J. BOREN  
1507 7<sup>TH</sup> ST #344 SANTA MONICA, CA 90401



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. T17078*  
*Dated as of: 06/29/2022*

*Prepared for: City of Los Angeles*

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### *SCHEDULE A*

*(Reported Property Information)*

*APN #: 2338-006-014*

*Property Address: 6142 N HAZELHURST PL      City: Los Angeles      County: Los Angeles*

### *VESTING INFORMATION*

*Type of Document: GRANT DEED*

*Grantee : HAZELHURST PLACE PROPERTIES, LP*

*Grantor : HANA'LE LLC*

*Deed Date : 07/20/2018*

*Recorded : 08/07/2018*

*Instr No. : 18-0790917*

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

### *SCHEDULE B*

### *LEGAL DESCRIPTION*

*Lot Number: 34 Tract No: 6516 Brief Description: TRACT # 6516 LOT 34*

### *MORTGAGES/LIENS*

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

*Recording Date: 08/07/2018*

*Document #: 18-0790918*

*Loan Amount: \$850,000*

*Lender Name: IRA J. BOREN*

*Borrowers Name: HAZELHURST PLACE PROPERTIES, LP*

*MAILING ADDRESS: IRA J. BOREN*  
*1507 7<sup>TH</sup> ST. # 344 SANTA MONICA, CA 90401*



P.O. BOX 5152  
CULVER CITY, CA 90231  
Phone 310-943-9235 [latitle@in2-res.com](mailto:latitle@in2-res.com)

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## Property Title Report

Work Order No. T16070  
Dated as of: 07/29/2019

Prepared for: City of Los Angeles

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### SCHEDULE A (Reported Property Information)

APN #: 2338-006-014

Property Address: 6142 N HAZELHURST PL      City: Los Angeles      County: Los Angeles

#### VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : HAZELHURST PLACE PROPERTIES LP

Grantor : HANA LE LLC

Deed Date : 07/20/2018

Recorded : 08/07/2018

Instr No. : 18-0790917

1 ) MAILING ADDRESS: HAZELHURST PLACE PROPERTIES LP c/o GREVILLE A. MOGAS  
19637 FRIAR ST TARZANA CA 91335

### SCHEDULE B

#### LEGAL DESCRIPTION

Lot: 34 Tract No: 6516 Abbreviated Description: LOT:34 TR#:6516 TRACT # 6516 LOT 34 IMP1=DUP,  
1 UNIT,2340SF,YB:1933.04BD/03BA;IMP2=DUP, 1 UNIT,958SF,YB:1952.02BD/01BA.

#### MORTGAGES/LIENS

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

Recording Date: 08/07/2018

Document #: 18-0790918

Loan Amount: \$850,000

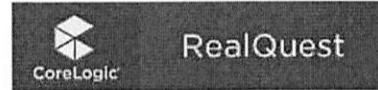
Lender Name: IRA J BOREN

Borrowers Name: HAZELHURST PLACE PROPERTIES LP

2 ) MAILING ADDRESS: IRA J BOREN  
1507 7<sup>TH</sup> ST #344 SANTA MONICA, CA 90401

# Property Detail Report

For Property Located At :  
**6142 HAZELHURST PL, NORTH HOLLYWOOD, CA  
 91606-4816**



Bldg Card: 000 of 002

**Owner Information**

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

**Location Information**

Legal Description:	<b>TRACT # 6516 LOT 34</b>	APN:	<b>2338-006-014</b>
County:	<b>LOS ANGELES, CA</b>	Alternate APN:	<b>6516</b>
Census Tract / Block:	<b>1241.05 / 2</b>	Subdivision:	<b>6516</b>
Township-Range-Sect:	<b>70-79</b>	Map Reference:	<b>16-D5 /</b>
Legal Book/Page:	<b>34</b>	Tract #:	<b>6516</b>
Legal Lot:	<b>34</b>	School District:	<b>LOS ANGELES</b>
Legal Block:	<b>NHO</b>	School District Name:	<b>LOS ANGELES</b>
Market Area:	<b>NHO</b>	Munic/Township:	<b>LOS ANGELES</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>08/07/2018 / 07/20/2018</b>	1st Mtg Amount/Type:	<b>\$850,000 /</b>
Sale Price:	<b>\$1,415,000</b>	1st Mtg Int. Rate/Type:	<b>/</b>
Sale Type:	<b>FULL</b>	1st Mtg Document #:	<b>790918</b>
Document #:	<b>790917</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>\$429.05</b>
New Construction:		Multi/Split Sale:	
Title Company:	<b>NORTH AMERICAN TITLE</b>		
Lender:			
Seller Name:	<b>HANALE LLC</b>		

**Prior Sale Information**

Prior Rec/Sale Date:	<b>06/16/1976 /</b>	Prior Lender:	
Prior Sale Price:	<b>\$74,500</b>	Prior 1st Mtg Amt/Type:	<b>\$64,500 / CONV</b>
Prior Doc Number:	<b>3977</b>	Prior 1st Mtg Rate/Type:	<b>/</b>
Prior Deed Type:	<b>DEED (REG)</b>		

**Property Characteristics**

Gross Area:		Parking Type:		Construction:	
Living Area:	<b>3,298</b>	Garage Area:		Heat Type:	<b>HEATED</b>
Tot Adj Area:		Garage Capacity:		Exterior wall:	
Above Grade:		Parking Spaces:		Porch Type:	
Total Rooms:		Basement Area:		Patio Type:	
Bedrooms:	<b>6</b>	Finish Bsmnt Area:		Pool:	
Bath(F/H):	<b>4 /</b>	Basement Type:		Air Cond:	
Year Built / Eff:	<b>1952 /</b>	Roof Type:		Style:	
Fireplace:	<b>/</b>	Foundation:		Quality:	
# of Stories:		Roof Material:		Condition:	
Other Improvements:					

**Site Information**

Zoning:	<b>LAR3</b>	Acres:	<b>0.37</b>	County Use:	<b>DUPLEX (0200)</b>
Lot Area:	<b>16,315</b>	Lot Width/Depth:	<b>x</b>	State Use:	
Land Use:	<b>DUPLEX</b>	Res/Comm Units:	<b>2 /</b>	Water Type:	
Site Influence:				Sewer Type:	

**Tax Information**

Total Value:	<b>\$1,487,415</b>	Assessed Year:	<b>2022</b>	Property Tax:	<b>\$17,909.84</b>
Land Value:	<b>\$1,156,295</b>	Improved %:	<b>22%</b>	Tax Area:	<b>13</b>
Improvement Value:	<b>\$331,120</b>	Tax Year:	<b>2022</b>	Tax Exemption:	
Total Taxable Value:	<b>\$1,487,415</b>				

# Foreclosure Activity Report

For Property Located At



6142 HAZELHURST PL, NORTH HOLLYWOOD, CA 91606-4816

## Foreclosure Activity Report is not available

6142 HAZELHURST PL NORTH HOLLYWOOD CA 91606

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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