

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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CITY OF LOS ANGELES
CALIFORNIA



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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 31, 2023

Council District # 4

Case #: 763500

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

JOB ADDRESS: **2200 N NICHOLS CANYON ROAD**

CONTRACT NO.: **B138088 B138088-2 T137838 C142032 C135857-1**

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 and cleaning of the lot at the above address in the City of Los Angeles. The cost of barricading the subject building(s) was \$3,488.38. The cost of cleaning the subject lot was \$4,095.00.

It is proposed that a lien for the total amount of **\$7,679.38** 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 3-31-2023

Armond Gregoryona, Principal Inspector
Lien Review

REPORT OF ABATE OF A PUBLIC NUISANCE

On April 19, 2017 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, on the parcel located at **2200 N NICHOLS CANYON ROAD** , 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	B4639	May 26, 2022	\$2,869.37
BARRICADE	B4730	December 30, 2022	\$619.01
CLEAN	C4730	March 09, 2022	\$819.00
CLEAN	C4729	March 14, 2022	\$3,276.00
			<u>\$7,583.38</u>

Title report costs were as follows:

<u>Title Search</u>	<u>Work Order No.</u>	<u>Amount</u>
FULL	T16771	\$30.00
SUPPLEMENTAL	T16826	\$6.00
FULL	T17088	\$30.00
FULL	T17430	\$30.00
		<u>\$96.00</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 \$5,512.70 plus applicable fees and charges, plus the Cost of Title Search(es) on the subject lot was \$96.00 for a total of **\$7,679.38**, 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 31, 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


3-31-2023

BY
DEPUTY

March 30, 2023

CASE #: 763500

ASSIGNED INSPECTOR: DUANE JOHNSON
JOB ADDRESS: 2200 N NICHOLS CANYON ROAD
ASSESSORS PARCEL NO.: 5571-008-003

Last Full Title: 03/08/2023

Last Update Title:

LIST OF OWNERS AND INTERESTED PARTIES

- 1 HOME ADOPTERS DEVELOPMENT LLC
C/O JOSUE VALDEZ
2575 UNIVERSITY AVE
SAN DIEGO, CA 92104-2844
Capacity: OWNER
- 2 4261-4271 33RD STREET SAN DIEGO LLC
2881 B ST
SAN DIEGO, CA 91202
Capacity: OWNER
- 3 4261-4271 33RD STREET SAN DIEGO LLC
C/O JUSTIN THOMAS
1267 WILLIS ST STE 200
REDDING, CA 96001
Capacity: AGENT FOR SERVICE
- 4 WESTCOR LAND TITLE INSURANCE CO
C/O 4261-4271 33RD STREET SAN DIEGO, LLC
401 PLYMOUTH ROAD, STE 500
PLYMOUTH MEETING, PA 19462
Capacity: INTERESTED PARTY
- 5 HOME ADOPTERS DEVELOPMENT LLC c/o ROCKET
CORPORATE SERVICES INC
JESSICA SIERRAS - AGENT FOR SERVICE
2804 GATEWAY OAKS DRIVE #100
SACRAMENTO, CA 95833
Capacity: AGENT FOR SERVICE
- 6 HOME ADOPTERS DEVELOPMENT LLC
C/O SONAR CAPITAL LLC
5401 FAIRVIEW PLACE
AGOURA HILLS, CA 91301
Capacity: INTERESTED PARTY
- 7 HOME ADOPTERS DEVELOPMENT LLC
C/O ROCKET LAWYER CORPORATE SERVICES LLC
ATTEN: PAUL HOLLERBACH
182 HOWARD ST
SAN FRANCISCO, CA 94105-1611
Capacity: INTERESTED PARTY
- 8 HOME ADOPTERS DEVELOPMENT LLC
C/O ROCKET LAWYER CORPORATE SERVICES LLC
ATTEN: CHARLES MOORE
102 2ND FL 4TH ST
SAN FRANCISCO, CA 94105-3602
Capacity: INTERESTED PARTY
- 9 HOME ADOPTERS DEVELOPMENT LLC
C/O ROCKET LAWYER CORPORATE SERVICES LLC
ATTEN: ALAN ROTEM
182 HOWARD ST
SAN FRANCISCO, CA 94105-1611
Capacity: INTERESTED PARTY



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

Property Title Report

Work Order No. T17430
Dated as of: 03/07/2023

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 5571-008-003

Property Address: 2200 N NICHOLS CANYON ROAD City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : 4261-4271 33RD STREET SAN DIEGO, LLC

Grantor : HOME ADOPTERS DEVELOPMENT, LLC

Deed Date : 03/03/2022

Recorded : 03/15/2022

Instr No. : 22-0295132

**MAILING ADDRESS: 4261-4271 33RD STREET SAN DIEGO, LLC
2881 B ST, SAN DIEGO, CA 92102**

SCHEDULE B

LEGAL DESCRIPTION

Lot Number: 43 Tract No: 11665 Brief Description: TRACT # 11665 LOT 43

MORTGAGES/LIENS

Type of Document: ASSIGNMENT OF SECURITY INSTRUMENTS

Recording Date: 06/08/2022

Document #: 22-0613077

Loan Amount: \$1,126,533

Lender Name: WESTCOR LAND TITLE INSURANCE CO

Borrowers Name: 4261-4271 33RD STREET SAN DIEGO, LLC

**MAILING ADDRESS: WESTCOR LAND TITLE INSURANCE CO
401 PLYMOUTH ROAD STE 500 PLYMOUTH MEETING, PA 19462**



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

Property Title Report

Work Order No. T17088
Dated as of: 07/12/2022

Prepared for: City of Los Angeles

SCHEDULE A (Reported Property Information)

APN #: 5571-008-003

Property Address: 2200 N NICHOLS CANYON ROAD City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : 4261-4271 33RD STREET SAN DIEGO LLC

Grantor : HOME ADOPTERS DEVELOPMENT, LLC

Deed Date : 03/03/2022

Recorded : 03/15/2022

Instr No. : 22-0295132

MAILING ADDRESS: 4261-4271 33RD STREET SAN DIEGO LLC
2881 B ST, SAN DIEGO, CA 92102 ✓

SCHEDULE B

LEGAL DESCRIPTION

Lot Number: 43 Tract No: 11665 Brief Description: TRACT # 11665 LOT 43

MORTGAGES/LIENS

Type of Document: ASSIGNMENT OF SECURITY INSTRUMENTS

Recording Date: 06/08/2022

Document #: 22-0613077

Loan Amount: \$1,126,533

Lender Name: WESTCOR LAND TITLE INSURANCE CO

Borrowers Name: 4261-4271 33RD STREET SAN DIEGO LLC

MAILING ADDRESS: WESTCOR LAND TITLE INSURANCE CO
401 PLYMOUTH ROAD STE 500 PLYMOUTH MEETING, PA 19462



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

Property Title Report

Work Order No. T16771
Dated as of: 05/03/2021

Prepared for: City of Los Angeles

SCHEDULE A **(Reported Property Information)**

APN #: 5571-008-003

Property Address: 2200 N NICHOLS CANYON ROAD City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED
Grantee : HOME ADOPTERS DEVELOPMENT LLC
Grantor : NICHOLS EXECUTIVE ENTERPRISES, INC.
Deed Date : 01/05/2021 Recorded : 01/22/2021
Instr No. : 21-0119891

MAILING ADDRESS: HOME ADOPTERS DEVELOPMENT LLC
2575 UNIVERSITY AVE, SAN DIEGO, CA 92104

SCHEDULE B

LEGAL DESCRIPTION
TRACT # 11665 LOT 43

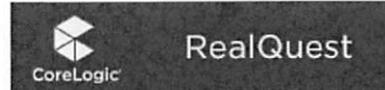
MORTGAGES/LIENS

Type of Document: DEED OF TRUST ASSIGNMENT OF LEASES AND RENTS FIXTURE FILING
AND SECURITY AGREEMENT
Recording Date: 21-0119892 Document #: 21-0119892
Loan Amount: \$1,075,000
Lender Name: SONAR CAPITAL LLC
Borrowers Name: HOME ADOPTERS DEVELOPMENT LLC

Clc MAILING ADDRESS: SONAR CAPITAL LLC
5401 FAIRVIEW PLACE AGOURA HILLS, CA 91301

Property Detail Report

For Property Located At :
**2200 NICHOLS CANYON RD, LOS ANGELES, CA
 90046-1731**



Owner Information

Owner Name: 4261-4271 33RD STREET SAN DIEG
 Mailing Address: 2881B ST, SAN DIEGO CA 92102
 Vesting Codes: // CO

Location Information

Legal Description: **TRACT # 11665 LOT 43**
 County: LOS ANGELES, CA APN: 5571-008-003
 Census Tract / Block: 1941.01 / 2 Alternate APN:
 Township-Range-Sect: Subdivision: 11665
 Legal Book/Page: 238-3 Map Reference: 33-F2 /
 Legal Lot: 43 Tract #: 11665
 Legal Block: School District: LOS ANGELES
 Market Area: C03 School District Name: LOS ANGELES
 Neighbor Code: Munic/Township: LOS ANGELES

Owner Transfer Information

Recording/Sale Date: 03/15/2022 / 03/03/2022 Deed Type: GRANT DEED
 Sale Price: 1st Mtg Document #: 295733
 Document #: 295132

Last Market Sale Information

Recording/Sale Date: 01/22/2021 / 01/05/2021 1st Mtg Amount/Type: \$1,075,000 /
 Sale Price: \$1,400,000 1st Mtg Int. Rate/Type: /
 Sale Type: FULL 1st Mtg Document #: 119892
 Document #: 119891 2nd Mtg Amount/Type: /
 Deed Type: GRANT DEED 2nd Mtg Int. Rate/Type: /
 Transfer Document #: Price Per SqFt: \$756.76
 New Construction: Multi/Split Sale:
 Title Company: PROVIDENT TITLE
 Lender: * OTHER INSTITUTIONAL LENDERS
 Seller Name: NICHOLS EXECUTIVE ENTS INC

Prior Sale Information

Prior Rec/Sale Date: 10/02/1973 / Prior Lender:
 Prior Sale Price: \$60,000 Prior 1st Mtg Amt/Type: \$46,000 / CONV
 Prior Doc Number: Prior 1st Mtg Rate/Type: /
 Prior Deed Type: DEED (REG)

Property Characteristics

Gross Area:		Parking Type:	PARKING AVAIL	Construction:	
Living Area:	1,850	Garage Area:		Heat Type:	HEATED
Tot Adj Area:		Garage Capacity:		Exterior wall:	STUCCO
Above Grade:		Parking Spaces:	2	Porch Type:	
Total Rooms:	5	Basement Area:		Patio Type:	
Bedrooms:	2	Finish Bsmnt Area:		Pool:	POOL
Bath(F/H):	1 /	Basement Type:		Air Cond:	
Year Built / Eff:	1942 / 1944	Roof Type:		Style:	UNKNOWN
Fireplace:	Y / 1	Foundation:	RAISED	Quality:	
# of Stories:	1	Roof Material:	WOOD SHAKE	Condition:	
Other Improvements:	FENCE;ADDITION				

Site Information

Zoning:	LARE15	Acres:	0.49	County Use:	SINGLE FAMILY RESID (0101)
Lot Area:	21,475	Lot Width/Depth:	205 x 105	State Use:	
Land Use:	SFR	Res/Comm Units:	1 /	Water Type:	
Site Influence:				Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$1,428,000	Assessed Year:	2022	Property Tax:	\$18,022.17
Land Value:	\$1,122,000	Improved %:	21%	Tax Area:	67
Improvement Value:	\$306,000	Tax Year:	2022	Tax Exemption:	
Total Taxable Value:	\$1,428,000				

Comparable Sales Report

For Property Located At



2200 NICHOLS CANYON RD, LOS ANGELES, CA 90046-1731

1 Comparable(s) Selected.

Report Date: 03/31/2023

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$1,400,000	\$3,400,000	\$3,400,000	\$3,400,000
Bldg/Living Area	1,850	1,868	1,868	1,868
Price/Sqft	\$756.76	\$1,820.13	\$1,820.13	\$1,820.13
Year Built	1942	1955	1955	1955
Lot Area	21,475	17,723	17,723	17,723
Bedrooms	2	1	1	1
Bathrooms/Restrooms	1	2	2	2
Stories	1.00	1.00	1.00	1.00
Total Value	\$1,428,000	\$2,392,271	\$2,392,271	\$2,392,271
Distance From Subject	0.00	0.48	0.48	0.48

*= user supplied for search only

Comp #:1		Distance From Subject:0.48 (miles)	
Address:	2551 ASTRAL DR, LOS ANGELES, CA 90046-1705		
Owner Name:	23 REALTY TRUST		
Seller Name:	PANEPINTO STACEY		
APN:	5571-020-008	Map Reference:	33-F1 / Living Area: 1,868
County:	LOS ANGELES, CA	Census Tract:	1941.01 Total Rooms: 4
Subdivision:	14423	Zoning:	LARE15 Bedrooms: 1
Rec Date:	03/23/2023	Prior Rec Date:	07/06/2018 Bath(F/H): 2 /
Sale Date:	12/29/2022	Prior Sale Date:	05/30/2018 Yr Built/Eff: 1955 / 1956
Sale Price:	\$3,400,000	Prior Sale Price:	\$2,276,000 Air Cond:
Sale Type:	FULL	Prior Sale Type:	FULL Style: MODERN
Document #:	185264	Acres:	0.41 Fireplace: Y / 1
1st Mtg Amt:		Lot Area:	17,723 Pool: POOL
Total Value:	\$2,392,271	# of Stories:	1 Roof Mat: GRAVEL & ROCK
Land Use:	SFR	Park Area/Cap#:	/ Parking: ATTACHED GARAGE

Foreclosure Activity Report

For Property Located At

2200 NICHOLS CANYON RD, LOS ANGELES, CA 90046-1731



Foreclosure Activity Report is not available

2200 NICHOLS CANYON RD LOS ANGELES CA 90046

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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