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CITY OF LOS ANGELES  
CALIFORNIA



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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

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

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](mailto:latitle@in2-res.com)

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## ***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 33<sup>RD</sup> 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 33<sup>RD</sup> 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 33<sup>RD</sup> 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](mailto:latitle@in2-res.com)

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## ***Property Title Report***

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

**Prepared for: City of Los Angeles**

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### ***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 33<sup>RD</sup> 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 33<sup>RD</sup> 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**

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**Lender Name: WESTCOR LAND TITLE INSURANCE CO**

**Borrowers Name: 4261-4271 33<sup>RD</sup> 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. T16826**  
**Dated as of: 07/15/2021**

**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**

**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***

**Lot Number: 43 Tract No: 11665 Brief 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: 01/22/2021**

**Document #: 21-0119892**

**Loan Amount: \$1,075,000**

**Lender Name: SONAR CAPITAL LLC**

**Borrowers Name: HOME ADOPTERS DEVELOPMENT LLC**

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



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. T16771  
Dated as of: 05/03/2021

Prepared for: City of Los Angeles

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### **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

C/c 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**



RealQuest

## 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:	<b>TRACT # 11665 LOT 43</b>		
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

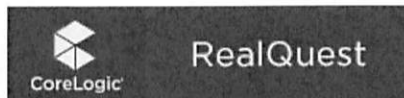
## Tax Information

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 /
County:	LOS ANGELES, CA	Census Tract:	1941.01
Subdivision:	14423	Zoning:	LARE15
Rec Date:	03/23/2023	Prior Rec Date:	07/06/2018
Sale Date:	12/29/2022	Prior Sale Date:	05/30/2018
Sale Price:	\$3,400,000	Prior Sale Price:	\$2,276,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	185264	Acre:	0.41
1st Mtg Amt:		Lot Area:	17,723
Total Value:	\$2,392,271	# of Stories:	1
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	1,868
		Total Rooms:	4
		Bedrooms:	1
		Bath(F/H):	2 /
		Yr Built/Eff:	1955 / 1956
		Air Cond:	
		Style:	MODERN
		Fireplace:	Y / 1
		Pool:	POOL
		Roof Mat:	GRAVEL & ROCK
		Parking:	ATTACHED GARAGE

**Foreclosure Activity Report**

For Property Located At

**2200 NICHOLS CANYON RD, LOS ANGELES, CA 90046-1731****RealQuest****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](#)[› Disclaimer of Use](#)