

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

May 01, 2023

Council District # 2

Case #: 970110

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

JOB ADDRESS: 10936 W OTSEGO ST

CONTRACT NO.: B138088-3 280087779-0 B138088-2 C141028-1 C142032 T137838 C135857-2

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 \$4,283.10. The cost of cleaning the subject lot was \$1,400.00. The cost of fencing the subject lot was \$13,763.90.

It is proposed that a lien for the total amount of **\$20,219.32** 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 September 20, 2022 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, fence the lot, on the parcel located at **10936 W OTSEGO 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	B4700	November 12, 2022	\$3,383.10
BARRICADE	B4709	November 29, 2022	\$300.00
BARRICADE	B4728	January 02, 2023	\$300.00
BARRICADE	B4783	April 04, 2023	\$300.00
CLEAN	C4809	December 15, 2022	\$1,400.00
FENCE	F4276		\$1,811.04
FENCE	F4250	November 16, 2022	\$11,469.92
FENCE	F4294	February 02, 2023	\$482.94
			\$19,447.00

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	873976-4	\$356.16	\$0.00	\$356.16
CODE VIOLATION INSPECTION FEE	832600-7	\$356.16	\$0.00	\$356.16
				\$712.32

Title report costs were as follows:

<u>Title Search</u>	<u>Work Order No.</u>	<u>Amount</u>
FULL	T17219	\$30.00
FULL	T17555	\$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 \$14,620.18 plus applicable fees and charges, plus the fee for investigating the violation(s) of \$712.32, plus the Cost of Title Search(es) on the subject lot was \$60.00 for a total of **\$20,219.32**, 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: May 01, 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

May 01, 2023

CASE #: 970110

ASSIGNED INSPECTOR: DUANE JOHNSON
JOB ADDRESS: 10936 W OTSEGO ST
ASSESSORS PARCEL NO.: 2419-003-023

Last Full Title: 05/01/2023

Last Update Title:

LIST OF OWNERS AND INTERESTED PARTIES

1 NICO J HALEKAKIS/MEGAN T LORICK
PO BOX 1356
SANTA MONICA, CA 90406

Capacity: OWNER



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

Property Title Report

Work Order No. T17555
Dated as of: 04/28/2023

Prepared for: City of Los Angeles

SCHEDULE A **(Reported Property Information)**

APN #: 2419-003-023

Property Address: 10936 W OTSEGO ST

City: Los Angeles

County: Los Angeles

VESTING INFORMATION

Type of Document: QUITCLAIM DEED

Grantee : NICO JOHN HALEKAKIS AND MEGAN THERESE LORICK

Grantor : NICO JOHN HALEKAKIS

Deed Date : 06/09/2017

Recorded : 06/14/2017

Instr No. : 17-0660092

MAILING ADDRESS: NICO JOHN HALEKAKIS AND MEGAN THERESE LORICK
PO BOX 1356, SANTA MONICA, CA 90406

SCHEDULE B

LEGAL DESCRIPTION

Lot Number: 72 Tract No: 7274 Brief Description: TRACT NO 7274 LOT 72

MORTGAGES/LIENS

Type of Document: ASSIGNMENT OF DEED OF TRUST

Recording Date: 03/20/2019

Document #: 19-0244862

Loan Amount: \$424,000

Lender Name: PNC MORTGAGE

Borrowers Name: NICO JOHN HALEKAKIS AND MEGAN THERESE LORICK

MAILING ADDRESS: PNC MORTGAGE
3232 NEWMARK DRIVE MIAMISBURG, OH 45342



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

Property Title Report

Work Order No. T17219
Dated as of: 09/16/2022

Prepared for: City of Los Angeles

SCHEDULE A **(Reported Property Information)**

APN #: 2419-003-023

Property Address: 10936 W OTSEGO ST

City: Los Angeles

County: Los Angeles

VESTING INFORMATION

Type of Document: QUITCLAIM DEED

Grantee : NICO JOHN HALEKAKIS AND MEGAN THERESE LORICK

Grantor : NICO JOHN HALEKAKIS

Deed Date :06/09/2017

Recorded : 06/14/2017

Instr No. : 17-0660092

**MAILING ADDRESS: NICO JOHN HALEKAKIS AND MEGAN THERESE LORICK
PO BOX 1356, SANTA MONICA, CA 90406**

SCHEDULE B

LEGAL DESCRIPTION

Lot Number: 72 Tract No: 7274 Brief Description: TRACT NO 7274 LOT 72

MORTGAGES/LIENS

Type of Document: ASSIGNMENT OF DEED OF TRUST

Recording Date: 03/20/2019

Document #: 19-0244862

Loan Amount: \$424,000

Lender Name: PNC MORTGAGE, A DIVISION OF PNC BANK, NA

Borrowers Name: NICO JOHN HALEKAKIS AND MEGAN THERESE LORICK

**MAILING ADDRESS: PNC MORTGAGE, A DIVISION OF PNC BANK, NA
3232 NEWMARK DRIVE MIAMISBURG, OH 45342**

Property Detail Report

For Property Located At :

10936 OTSEGO ST, NORTH HOLLYWOOD, CA 91601-3934



Owner Information

Owner Name: HALEKAKIS NICO J/LORICK MEGAN T
 Mailing Address: PO BOX 1356, SANTA MONICA CA 90406-1356 B023
 Vesting Codes: SM //

Location Information

Legal Description: TRACT NO 7274 LOT 72
 County: LOS ANGELES, CA APN: 2419-003-023
 Census Tract / Block: 1255.01 / 1 Alternate APN:
 Township-Range-Sect: Subdivision: 7274
 Legal Book/Page: 90-40 Map Reference: 23-E2 /
 Legal Lot: 72 Tract #: 7274
 Legal Block: School District: LOS ANGELES
 Market Area: NHO School District Name: LOS ANGELES
 Neighbor Code: Munic/Township: LOS ANGELES

Owner Transfer Information

Recording/Sale Date: 06/14/2017 / 06/09/2017 Deed Type: QUIT CLAIM DEED
 Sale Price: 1st Mtg Document #: 660093
 Document #: 660092

Last Market Sale Information

Recording/Sale Date: 02/17/1987 / 12/1986 1st Mtg Amount/Type: \$120,800 / CONV
 Sale Price: \$151,000 1st Mtg Int. Rate/Type: /
 Sale Type: FULL 1st Mtg Document #: 235740
 Document #: 235739 2nd Mtg Amount/Type: \$7,700 / PRIVATE PARTY
 Deed Type: GRANT DEED 2nd Mtg Int. Rate/Type: /
 Transfer Document #: Price Per SqFt: \$106.41
 New Construction: Multi/Split Sale:
 Title Company:
 Lender: SEARS MTG CORP
 Seller Name: JIMENEZ MICHAEL A

Prior Sale Information

Prior Rec/Sale Date: 05/26/1983 / Prior Lender:
 Prior Sale Price: \$118,000 Prior 1st Mtg Amt/Type: \$116,000 / VA
 Prior Doc Number: 594720 Prior 1st Mtg Rate/Type: /
 Prior Deed Type: DEED (REG)

Property Characteristics

Gross Area:		Parking Type:	ATTACHED GARAGE	Construction:	FRAME
Living Area:	1,419	Garage Area:		Heat Type:	HEATED
Tot Adj Area:		Garage Capacity:		Exterior wall:	STUCCO
Above Grade:		Parking Spaces:	2	Porch Type:	
Total Rooms:	6	Basement Area:		Patio Type:	
Bedrooms:	3	Finish Bsmnt Area:		Pool:	
Bath(F/H):	2 /	Basement Type:		Air Cond:	
Year Built / Eff:	1927 / 1927	Roof Type:		Style:	CONVENTIONAL
Fireplace:	Y / 1	Foundation:	RAISED	Quality:	AVERAGE
# of Stories:	1	Roof Material:	ROLL COMPOSITION	Condition:	POOR
Other Improvements:	FENCE;ADDITION				

Site Information

Zoning:	LAR3	Acres:	0.13	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	5,805	Lot Width/Depth:	43 x 135	State Use:	
Land Use:	SFR	Res/Comm Units:	1 /	Water Type:	PUBLIC
Site Influence:				Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$277,771	Assessed Year:	2022	Property Tax:	\$3,509.21
Land Value:	\$119,567	Improved %:	57%	Tax Area:	13
Improvement Value:	\$158,204	Tax Year:	2022	Tax Exemption:	
Total Taxable Value:	\$277,771				

Comparable Sales Report

For Property Located At



10936 OTSEGO ST, NORTH HOLLYWOOD, CA 91601-3934

6 Comparable(s) Selected.

Report Date: 04/28/2023

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$151,000	\$995,000	\$1,315,000	\$1,118,833
Bldg/Living Area	1,419	1,317	1,590	1,514
Price/Sqft	\$106.41	\$625.79	\$911.16	\$743.94
Year Built	1927	1929	2019	1977
Lot Area	5,805	962	8,384	4,411
Bedrooms	3	2	3	3
Bathrooms/Restrooms	2	1	4	3
Stories	1.00	1.00	1.00	1.00
Total Value	\$277,771	\$79,044	\$891,318	\$650,376
Distance From Subject	0.00	0.04	0.39	0.18

*= user supplied for search only

Comp #:1		Distance From Subject:0.04 (miles)	
Address:	10921 OTSEGO ST, NORTH HOLLYWOOD, CA 91601-3935		
Owner Name:	COLLINS JENNIFER/KING JAMES J		
Seller Name:	MARGONIE JAMES & PAULA E		
APN:	2419-002-029	Map Reference:	/
County:	LOS ANGELES, CA	Census Tract:	1255.01
Subdivision:		Zoning:	LAR3
Rec Date:	03/17/2023	Prior Rec Date:	07/22/2020
Sale Date:	02/21/2023	Prior Sale Date:	07/17/2020
Sale Price:	\$1,033,000	Prior Sale Price:	\$827,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	173961	Acres:	0.04
1st Mtg Amt:	\$981,350	Lot Area:	1,631
Total Value:	\$843,540	# of Stories:	
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	1,487
		Total Rooms:	
		Bedrooms:	3
		Bath(F/H):	3 /
		Yr Built/Eff:	2019 / 2019
		Air Cond:	CENTRAL
		Style:	
		Fireplace:	/
		Pool:	
		Roof Mat:	
		Parking:	

Comp #:2		Distance From Subject:0.05 (miles)	
Address:	10917 1/2 OTSEGO ST, NORTH HOLLYWOOD, CA 91601-3935		
Owner Name:	KIM JU M/JO KAHYUN		
Seller Name:	SIMON RAHBI-DIJON & CHRISTOPHER		
APN:	2419-002-034	Map Reference:	/
County:	LOS ANGELES, CA	Census Tract:	1255.01
Subdivision:		Zoning:	LAR3
		Living Area:	1,590
		Total Rooms:	
		Bedrooms:	3

Rec Date:	08/31/2022	Prior Rec Date:	08/28/2020	Bath(F/H):	4 /
Sale Date:	08/26/2022	Prior Sale Date:	08/26/2020	Yr Built/Eff:	2019 / 2019
Sale Price:	\$1,000,000	Prior Sale Price:	\$826,000	Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	865390	Acres:	0.02	Fireplace:	/
1st Mtg Amt:	\$500,000	Lot Area:	981	Pool:	
Total Value:	\$842,418	# of Stories:		Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:	3	Distance From Subject:	0.06 (miles)
Address:	10913 1/2 OTSEGO ST, NORTH HOLLYWOOD, CA 91601-3935		
Owner Name:	MEISEL JASON		
Seller Name:	CHENETTE DAWN		
APN:	2419-002-045	Map Reference:	/
County:	LOS ANGELES, CA	Census Tract:	1255.01
Subdivision:		Zoning:	LAR3
Rec Date:	12/01/2022	Prior Rec Date:	
Sale Date:	11/08/2022	Prior Sale Date:	
Sale Price:	\$995,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	1124054	Acres:	0.02
1st Mtg Amt:	\$796,000	Lot Area:	962
Total Value:	\$846,498	# of Stories:	
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	1,590
		Total Rooms:	
		Bedrooms:	3
		Bath(F/H):	4 /
		Yr Built/Eff:	2019 / 2019
		Air Cond:	CENTRAL
		Style:	
		Fireplace:	/
		Pool:	
		Roof Mat:	
		Parking:	

Comp #:	4	Distance From Subject:	0.18 (miles)
Address:	10819 MORRISON ST, NORTH HOLLYWOOD, CA 91601-4621		
Owner Name:	ONWARD CAPITAL LLC		
Seller Name:	NERCESSIAN LYDIA TRUST		
APN:	2419-005-021	Map Reference:	23-E2 /
County:	LOS ANGELES, CA	Census Tract:	1255.01
Subdivision:	6	Zoning:	LARD1.5
Rec Date:	04/10/2023	Prior Rec Date:	01/02/1975
Sale Date:	01/25/2023	Prior Sale Date:	
Sale Price:	\$1,200,000	Prior Sale Price:	\$31,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	225078	Acres:	0.19
1st Mtg Amt:	\$960,000	Lot Area:	8,384
Total Value:	\$79,044	# of Stories:	1
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	1,317
		Total Rooms:	6
		Bedrooms:	2
		Bath(F/H):	1 /
		Yr Built/Eff:	1940 / 1941
		Air Cond:	
		Style:	CONVENTIONAL
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	COMPOSITION SHINGLE
		Parking:	PARKING AVAIL

Comp #:	5	Distance From Subject:	0.34 (miles)
Address:	5048 CARTWRIGHT AVE, NORTH HOLLYWOOD, CA 91601-4013		
Owner Name:	ROGERS JAMAAL A		
Seller Name:	MCALEAR HEIDI LIVING TRUST		
APN:	2419-014-003	Map Reference:	23-F2 /
County:	LOS ANGELES, CA	Census Tract:	1255.01
Subdivision:	1	Zoning:	LAR1
Rec Date:	03/01/2023	Prior Rec Date:	08/30/1991
Sale Date:	01/11/2023	Prior Sale Date:	07/1991
Sale Price:	\$1,170,000	Prior Sale Price:	\$230,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	130238	Acres:	0.14
1st Mtg Amt:	\$970,000	Lot Area:	6,250
Total Value:	\$399,435	# of Stories:	1
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	1,564
		Total Rooms:	6
		Bedrooms:	3
		Bath(F/H):	2 /
		Yr Built/Eff:	1939 / 1951
		Air Cond:	
		Style:	CONVENTIONAL
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	COMPOSITION SHINGLE
		Parking:	PARKING AVAIL

Comp #:	6		Distance From Subject:	0.39 (miles)	
Address:	11015 BLIX ST, NORTH HOLLYWOOD, CA 91602-1202				
Owner Name:	JOHNSON DAVID P/SHAW KELSEY N				
Seller Name:	PAONESSA CHRISTOPHER				
APN:	2353-026-026	Map Reference:	23-E3 /	Living Area:	1,538
County:	LOS ANGELES, CA	Census Tract:	1254.02	Total Rooms:	6
Subdivision:	46	Zoning:	LAR1	Bedrooms:	3
Rec Date:	08/31/2022	Prior Rec Date:	09/13/2016	Bath(F/H):	2 /
Sale Date:	08/04/2022	Prior Sale Date:	08/29/2016	Yr Built/Eff:	1929 / 1929
Sale Price:	\$1,315,000	Prior Sale Price:	\$815,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	864280	Acres:	0.19	Fireplace:	Y / 1
1st Mtg Amt:	\$1,052,000	Lot Area:	8,258	Pool:	
Total Value:	\$891,318	# of Stories:	1	Roof Mat:	TILE
Land Use:	SFR	Park Area/Cap#:	/	Parking:	ATTACHED GARAGE