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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 12, 2026

Council District # 8

Case #: 993890

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

JOB ADDRESS: 701 W 80TH ST

CONTRACT NO.: C141028-2 C204229 C144906 C138088-2 C141028-3 C-145906 D24DEMO- C142032

1

C-145962 D139992-3

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, fencing of the lot, demolition of the building(s), asbestos removal from the building(s) and monitoring of the asbestos removal at the above address in the City of Los Angeles. The cost of barricading the subject building(s) was \$15,659.28. The cost of cleaning the subject lot was \$15,120.00. The cost of fencing the subject lot was \$37,545.52. The cost of demolishing the subject building(s) was \$129,346.00. The cost of asbestos removal of the subject building(s) was \$12,600.00. The cost of asbestos monitoring was \$2,016.00.

It is proposed that a lien for the total amount of **\$212,351.80** 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

Shawn Eshbach, Principal Inspector
Lien Review

REPORT OF ABATE OF A PUBLIC NUISANCE

On October 05, 2023 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 remove the accumulation of trash, debris, vehicle parts, rubbish, excessive vegetation or other similar conditions, fence the lot, and demolish and remove or repair the building(s) on the parcel remove the asbestos from the building(s) in conjunction with an asbestos inspection report, on the parcel located at **701 W 80TH 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>
ASBESTOS MONITORING	W1089	May 13, 2025	\$2,016.00
ASBESTOS REMOVAL	A1090	May 13, 2025	\$12,600.00
BARRICADE	B5041		\$1,204.56
BARRICADE	B4977	September 18, 2024	\$1,405.32
BARRICADE	B5024	December 19, 2024	\$2,409.12
BARRICADE	B5026	December 19, 2024	\$6,273.75
BARRICADE	B5027	January 23, 2025	\$4,366.53
CLEAN	C4992	September 11, 2024	\$4,200.00
CLEAN	C5015	December 06, 2024	\$6,300.00
CLEAN	C5016	December 10, 2024	\$4,620.00
DEMOLITION	D1576	March 04, 2025	\$546.00
DEMOLITION	D1589	March 23, 2026	\$126,420.00
DEMOLITION/ASBESTOS REPORT	D1559	March 04, 2025	\$2,380.00
FENCE	F4469	March 21, 2024	\$1,013.38
FENCE	F4572	October 03, 2024	\$24,344.04
FENCE	F4595	December 19, 2024	\$1,050.00
FENCE	F4596	December 19, 2024	\$10,838.10
FENCE	F4608	March 27, 2025	\$300.00
			\$212,286.80

Title report costs were as follows:

<u>Title Search</u>	<u>Work Order No.</u>	<u>Amount</u>
FULL	T18816	\$30.00
FULL	T18959	\$35.00
		\$65.00

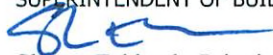
Pursuant to the authority granted by Section 91.8906 of the Los Angeles Municipal Code and Section 7.35.3 of the Los Angeles Administrative Code, it is proposed that a lien for the sum of \$151,619.14 plus applicable fees and charges, plus the Cost of Title Search(es) on the subject lot was \$65.00 for a total of **\$212,351.80**, 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: May 12, 2026

OSAMA YOUNAN, P.E.
GENERAL MANAGER
SUPERINTENDENT OF BUILDING



Shawn Eshbach, Principal Inspector
Lien Review

Report and lien confirmed by
City Council on:

ATTEST: PATRICE LATTIMORE
CITY CLERK

BY

DEPUTY

ASSIGNED INSPECTOR: ANDEY CHAPARRO

JOB ADDRESS: 701 W 80TH ST

ASSESSORS PARCEL NO.: 6032-027-009

Last Full Title: 04/27/2026

Last Update Title:

LIST OF OWNERS AND INTERESTED PARTIES

- 1 MARGARET L THOMPSON
701 WEST 80TH ST.
LOS ANGELES, CA 90044
Capacity: OWNER

- 2 MARGARET L THOMPSON, TTEE
MARGARET L THOMPSON R.L.T.
701 W 80TH ST
LOS ANGELES, CA 90044
Capacity: OWNER

- 3 CHAMPION MORTGAGE COMPANY
8950 CYPRESS WATERS BOULEVARD
COPPELL, TX 75019
Capacity: OWNER

- 4 CHASE C/O
M.THOMPSON, DECD
MAIL CODE LA4-6911
700 KANSAS LN
MONROE, LA 71203-4774
Capacity: INTERESTED PARTY



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

Property Title Report

Work Order No. T18816
Dated as of: 02/27/2026

Prepared for: City of Los Angeles

SCHEDULE A *(Reported Property Information)*

APN #: 6032-027-009

Property Address: 701 W 80TH ST **City:** Los Angeles **County:** Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : MARGARET L. THOMPSON TRUSTEE OF THE MARGARET L. THOMPSON LIVING TRUST

Grantor : MARGARET THOMPSON

Deed Date : 03/22/2007 **Recorded :** 03/23/2007

Instr No. : 07-0670140

MAILING ADDRESS: MARGARET L. THOMPSON TRUSTEE OF THE MARGARET L. THOMPSON LIVING TRUST
701 W 80TH ST, LOS ANGELES, CA 90044-5905

SCHEDULE B

LEGAL DESCRIPTION

Lot Number: 37 **Subdivision Name:** SUNNYSIDE PARK ADDITION **Brief Description:** SUNNY SIDE PARK ADDITION LOT 37

MORTGAGES/LIENS

Type of Document: CORPORATE ASSIGNMENT OF DEED OF TRUST

Recording Date: 05/15/2018 **Document #:** 18-0477905

Loan Amount: \$544,185

Lender Name: CHAMPION MORTGAGE COMPANY

Borrowers Name: MARGARET L. THOMPSON

MAILING ADDRESS: CHAMPION MORTGAGE COMPANY
8950 CYPRESS WATERS BOULEVARD COPPELL, TX 75019



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

Property Title Report

Work Order No. T18959
Dated as of: 04/22/2026

Prepared for: City of Los Angeles

SCHEDULE A ***(Reported Property Information)***

APN #: 6032-027-009

Property Address: 701 W 80TH ST ***City: Los Angeles*** ***County: Los Angeles***

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : MARGARET L. THOMPSON TRUSTEE OF THE MARGARET L. THOMPSON LIVING TRUST

Grantor : MARGARET L. THOMPSON

Deed Date : 03/22/2007 ***Recorded : 03/23/2007***

Instr No. : 07-0670140

MAILING ADDRESS: MARGARET L. THOMPSON TRUSTEE OF THE MARGARET L. THOMPSON LIVING TRUST
701 W 80TH ST, LOS ANGELES, CA 90044-5905

SCHEDULE B

LEGAL DESCRIPTION

Lot Number: 37 ***Subdivision Name: SUNNYSIDE PARK ADDITION*** ***Brief Description: SUNNY SIDE PARK ADDITION LOT 37***

MORTGAGES/LIENS

Type of Document: CORPORATE ASSIGNMENT OF DEED OF TRUST

Recording Date: 05/15/2018 ***Document #: 18-0477905***

Loan Amount: \$544,185

Lender Name: CHAMPION MORTGAGE COMPANY

Borrowers Name: MARGARET L. THOMPSON TRUSTEE OF THE MARGARET L. THOMPSON LIVING TRUST

MAILING ADDRESS: CHAMPION MORTGAGE COMPANY
8950 CYPRESS WATERS BOULEVARD COPPELL, TX 75019

Property Detail Report

For Property Located At :
701 W 80TH ST, LOS ANGELES, CA 90044-5905



CoreLogic
RealQuest Professional

Owner Information

Owner Name: THOMPSON MARGARET L
 Mailing Address: 701 W 80TH ST, LOS ANGELES CA 90044-5905 C034
 Vesting Codes: // TR

Location Information

Legal Description: SUNNY SIDE PARK ADDITION LOT 37
 County: LOS ANGELES, CA APN: 6032-027-009
 Census Tract / Block: 2383.10 / 2 Alternate APN:
 Township-Range-Sect: Subdivision: SUNNY SIDE PARK ADD
 Legal Book/Page: Map Reference: /
 Legal Lot: 37 Tract #:
 Legal Block: School District: LOS ANGELES
 Market Area: C36 School District Name: LOS ANGELES
 Neighbor Code: Munic/Township: LOS ANGELES

Owner Transfer Information

Recording/Sale Date: 03/23/2007 / 03/22/2007 Deed Type: GRANT DEED
 Sale Price: 1st Mtg Document #:
 Document #: 670140

Last Market Sale Information

Recording/Sale Date: 01/10/1977 / 1st Mtg Amount/Type: /
 Sale Price: \$26,500 1st Mtg Int. Rate/Type: /
 Sale Type: FULL 1st Mtg Document #: /
 Document #: 29782 2nd Mtg Amount/Type: /
 Deed Type: DEED (REG) 2nd Mtg Int. Rate/Type: /
 Transfer Document #: Price Per SqFt: \$16.29
 New Construction: Multi/Split Sale:
 Title Company:
 Lender:
 Seller Name: OWNER RECORD

Prior Sale Information

Prior Rec/Sale Date: / Prior Lender:
 Prior Sale Price: Prior 1st Mtg Amt/Type: /
 Prior Doc Number: Prior 1st Mtg Rate/Type: /
 Prior Deed Type:

Property Characteristics

Gross Area: Parking Type: Construction:
 Living Area: 1,627 Garage Area: Heat Type:
 Tot Adj Area: Garage Capacity: Exterior wall:
 Above Grade: Parking Spaces: Porch Type:
 Total Rooms: Basement Area: Patio Type:
 Bedrooms: 3 Finish Bsmnt Area: Pool:
 Bath(F/H): 2 / Basement Type: Air Cond: YES
 Year Built / Eff: 1932 / Roof Type: Style:
 Fireplace: / Foundation: Quality:
 # of Stories: Roof Material: Condition:
 Other Improvements:

Site Information

Zoning: LAR4 Acres: 0.21 County Use: DUPLEX (0200)
 Lot Area: 9,304 Lot Width/Depth: x State Use:
 Land Use: DUPLEX Res/Comm Units: 2 / Water Type:
 Site Influence: Sewer Type:

Tax Information

Total Value: \$62,384 Assessed Year: 2025 Property Tax: \$1,025.70
 Land Value: \$40,735 Improved %: 35% Tax Area: 212
 Improvement Value: \$21,649 Tax Year: 2025 Tax Exemption: HOMEOWNER
 Total Taxable Value: \$55,384

Foreclosure Activity Report
For Property Located At



701 W 80TH ST, LOS ANGELES, CA 90044-5905

 Foreclosure Activity Report is not available

701 W 80TH ST LOS ANGELES CA 90044

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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