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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

September 09, 2025

Council District # 2

Case #: 962362

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

**JOB ADDRESS: 5038 N VINELAND AVE**

**CONTRACT NO.: B138088-3 C142032 B138088-2 C141028-1 C135857-3 C141028-2 280172454-7 T137838  
D139992-2**

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, fencing of the lot and demolition of the building(s) at the above address in the City of Los Angeles. The cost of barricading the subject building(s) was \$5,336.87. The cost of cleaning the subject lot was \$866.25. The cost of fencing the subject lot was \$14,789.15. The cost of demolishing the subject building(s) was \$2,380.00.

It is proposed that a lien for the total amount of **\$24,678.83** 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 July 05, 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 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 on the parcel located at **5038 N VINELAND AVE** , 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	B4781		\$2,141.44
BARRICADE	B4736	March 17, 2023	\$535.36
BARRICADE	B4842	August 03, 2023	\$2,660.07
CLEAN	C4884	August 31, 2023	\$866.25
DEMOLITION/ASBESTOS REPORT	D1492		\$2,380.00
FENCE	F4288	January 23, 2023	\$6,278.27
FENCE	F4369	August 14, 2023	\$7,244.16
FENCE	F4495	May 01, 2024	\$1,266.72
			<u>\$23,372.27</u>

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	866409-1	\$356.16	\$890.40	\$1,246.56
				<u>\$1,246.56</u>

Title report costs were as follows:

<u>Title Search</u>	<u>Work Order No.</u>	<u>Amount</u>
FULL	T17060	\$30.00
FULL	T18539	\$30.00
		<u>\$60.00</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 \$17,110.64 plus applicable fees and charges, plus the fee for investigating the violation(s) of \$1,246.56, plus the Cost of Title Search(es) on the subject lot was \$60.00 for a total of **\$24,678.83**, 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: September 09, 2025

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

Report and lien confirmed by  
City Council on:

Shawn Eshbach, Principal Inspector  
Lien Review

ATTEST: HOLLY WOLCOTT  
CITY CLERK

BY

DEPUTY

ASSIGNED INSPECTOR: GLEN RAND  
JOB ADDRESS: 5038 N VINELAND AVE  
ASSESSORS PARCEL NO.: 2419-003-003

Last Full Title: 08/26/2025

Last Update Title:

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**LIST OF OWNERS AND INTERESTED PARTIES**

- |   |   |                 |
|---|---|-----------------|
| 1 | CROWN ASSOCIATES I LLC, KEYSTONE MNGMNT INC &<br>ALBERT H ELFNER<br>15165 VENTURA BLVD STE 140<br>SHERMAN OAKS, CA 91403      | Capacity: OWNER |
| 2 | CROWN ASSOCIATES I LLC<br>C/O REGISTERED AGENT SOLUTIONS RICARDO OROZCO<br>187 E WARM SPRINGS RD STE B<br>LAS VEGAS, NV 89119 | Capacity: OWNER |
| 3 | CROWN ASSOCIATES I LLC<br>C/O ROBIN IGNICO<br>15233 VENTURA #500<br>SHERMAN OAKS, CA 91403                                    | 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. T17060**  
**Dated as of: 07/12/2022**

**Prepared for: City of Los Angeles**

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

**APN #: 2419-003-003**

**Property Address: 5038 N VINELAND AVE      City: Los Angeles      County: Los Angeles**

### **VESTING INFORMATION**

**Type of Document: GRANT DEED**

**Grantee : CROWN ASSOCIATES I, LLC**

**Grantor : GROUP B, LLC**

**Deed Date : 08/26/1999**

**Recorded : 09/17/1999**

**Instr No. : 99-1769220**

**MAILING ADDRESS: CROWN ASSOCIATES I, LLC**  
**15165 VENTURA BLVD STE 140, SHERMAN OAKS, CA 91403**

### ***SCHEDULE B***

### **LEGAL DESCRIPTION**

**Lot Number: 8,9 Tract No: 7274 Brief Description: TRACT NO 7274 LOTS 8 AND LOT 9**

### **MORTGAGES/LIENS**

**We find no Open Mortgages/Deeds of Trust of Record.**





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. T18539***  
***Dated as of: 08/22/2025***

***Prepared for: City of Los Angeles***

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### ***SCHEDULE A***

***(Reported Property Information)***

***APN #: 2419-003-003***

***Property Address: 5038 N VINELAND AVE      City: Los Angeles      County: Los Angeles***

### **VESTING INFORMATION**

***Type of Document: GRANT DEED***

***Grantee : CROWN ASSOCIATES I, LLC***

***Grantor : GROUP B. LLC***

***Deed Date : 08/01/1999***

***Recorded : 09/17/1999***

***Instr No. : 99-1769220***

***MAILING ADDRESS: CROWN ASSOCIATES I, LLC***

***15165 VENTURA BLVD STE 140, SHERMAN OAKS, CA 91403-3390***

### ***SCHEDULE B***

### **LEGAL DESCRIPTION**

***Lot Number: 8,9 Tract No: 7274 Brief Description: TRACT NO 7274 LOTS 8 AND LOT 9***

### **MORTGAGES/LIENS**

***We find no Open Mortgages/Deeds of Trust of Record.***

# Property Detail Report

For Property Located At :

5038 VINELAND AVE, NORTH HOLLYWOOD, CA 91601-3816



RealQuest

## Owner Information

Owner Name: CROWN ASSOCIATES I LLC  
 Mailing Address: 15165 VENTURA BLVD STE 140, SHERMAN OAKS CA 91403-3390 C052  
 Vesting Codes: // CO

## Location Information

Legal Description: TRACT NO 7274 LOTS 8 AND LOT 9  
 County: LOS ANGELES, CA APN: 2419-003-003  
 Census Tract / Block: 1255.01 / 1 Alternate APN:  
 Township-Range-Sect: Subdivision: 7274  
 Legal Book/Page: 90-40 Map Reference: 23-E2 /  
 Legal Lot: 9 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: 09/17/1999 / 08/01/1999 Deed Type: GRANT DEED  
 Sale Price: 1st Mtg Document #:  
 Document #: 1769220

## Last Market Sale Information

Recording/Sale Date: 04/09/1997 / 1st Mtg Amount/Type: \$715,000 / CONV  
 Sale Price: \$715,000 1st Mtg Int. Rate/Type: / FIXED  
 Sale Type: FULL 1st Mtg Document #:  
 Document #: 534609 2nd Mtg Amount/Type: /  
 Deed Type: GRANT DEED 2nd Mtg Int. Rate/Type: /  
 Transfer Document #: Price Per SqFt: \$475.40  
 New Construction: Multi/Split Sale: MULTIPLE  
 Title Company: CHICAGO TITLE INS CO  
 Lender: UNITED PACIFIC BK  
 Seller Name: HAMILTON HAYDEN D & PATRI

## Prior Sale Information

Prior Rec/Sale Date: 09/29/1992 / Prior Lender:  
 Prior Sale Price: Prior 1st Mtg Amt/Type: /  
 Prior Doc Number: 1821118 Prior 1st Mtg Rate/Type: /  
 Prior Deed Type: GRANT DEED

## Property Characteristics

Gross Area: 1,504	Parking Type:	Construction:
Living Area: 1,504	Garage Area:	Heat Type:
Tot Adj Area:	Garage Capacity:	Exterior wall:
Above Grade:	Parking Spaces:	Porch Type:
Total Rooms:	Basement Area:	Patio Type:
Bedrooms:	Finish Bsmnt Area:	Pool:
Bath(F/H): /	Basement Type:	Air Cond: YES
Year Built / Eff: 1917 / 1927	Roof Type:	Style:
Fireplace: /	Foundation:	Quality:
# of Stories:	Roof Material:	Condition:
Other Improvements:		

## Site Information

Zoning: LAC4	Acres: 0.11	County Use: STORE & RESID (1210)
Lot Area: 5,004	Lot Width/Depth: x	State Use:
Land Use: STORES & RESIDENTIAL	Res/Comm Units: /	Water Type:
Site Influence:		Sewer Type:

## Tax Information

Total Value: \$233,534	Assessed Year: 2024	Property Tax: \$3,110.53
Land Value: \$226,013	Improved %: 3%	Tax Area: 42
Improvement Value: \$7,521	Tax Year: 2024	Tax Exemption:
Total Taxable Value: \$233,534		

## Foreclosure Activity Report

For Property Located At

5038 VINELAND AVE, NORTH HOLLYWOOD, CA 91601-3816



RealQuest

### Foreclosure Activity Report is not available

5038 VINELAND AVE NORTH HOLLYWOOD CA 91601

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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