

CITY OF LOS ANGELES

CALIFORNIA

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

JACOB STEVENS
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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

November 6, 2025

Council District: # 3

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

JOB ADDRESS: 18340 WEST VENTURA BOULEVARD, UNIT #231, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 2161-022-035

Re: Invoice #851174-6

Case No: 729099

Pursuant to Section 98.0402(e) of the Los Angeles Municipal Code ("L.A.M.C"), the Los Angeles Department of Building and Safety (LADBS) performed annual inspections on vehicle repair facilities located at: **18340 West Ventura Boulevard, Unit #231, Los Angeles, CA** ("Property"). The property owner was given notice of the unpaid annual inspection fees on the property as follows:

<u>Description</u>	<u>Amount</u>
Annual Inspection Fee	457.00
System Development Surcharge	27.42
Title Report fee	30.00
Grand Total	\$ 514.42

Pursuant to the authority granted by Section 7.35.3 of the Los Angeles Administrative Code, it is proposed that a lien for a total sum of **\$514.42** be recorded against the property. It is requested that the Honorable City Council of the City of Los Angeles (the "Council") designate the time and place protest can be heard concerning this matter, as set forth in Sections 7.35.3 and 7.35.5 of the Los Angeles Administrative Code.

It is further requested that Council instruct LADBS to deposit to Dept 08, Fund 48R, Balance Sheet Account 2200, any payment received against this lien in the amount of **\$514.42** on the referenced property. A copy of the title report which includes a full legal description of the property is attached as Exhibit A. A list of all the names and addresses of owners and all interested parties entitled to notice is included (Exhibit B). Also attached is a report which includes the current fair market value of the property including all encumbrances of record on the property as of the date of the report (Exhibit C).

DEPARTMENT OF BUILDING AND SAFETY


Ana Mae Yutan
Chief, LADBS Resource Management Bureau



ATTEST: PATRICE LATTIMORE, CITY CLERK

Lien confirmed by
City Council on:

BY: _____
DEPUTY



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

Property Title Report

Work Order No. T18484
Dated as of: 07/29/2025

Prepared for: City of Los Angeles

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

APN #: 2161-022-035

Property Address: 18340 W VENTURA BLVD City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : PLAZA ORIENTE LLC

Grantor : PLAZA INTERNATIONAL

Deed Date : 05/10/2024 Recorded : 05/24/2024

Instr No. : 24-0342797

MAILING ADDRESS: PLAZA ORIENTE LLC
18340 VENTURA BLVD STE 218, TARZANA, CA 91356-4268

SCHEDULE B

LEGAL DESCRIPTION

Lot Number: 56-57 Tract No: 5475 Brief Description: TRACT NO 5475 LOTS 56, 57, 58, 59, 60, 61, 62 AND LOT 63

MORTGAGES/LIENS

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

This page is part of your document - DO NOT DISCARD



20240342797



Pages:
0008

Recorded/Filed in Official Records
Recorder's Office, Los Angeles County,
California

05/24/24 AT 03:52PM

FEES :	42.00
TAXES :	0.00
OTHER :	0.00
SB2 :	75.00
PAID :	117.00



LEADSHEET



202405240120037

00024483684



014702627

SEQ:
01

SECURE - Daily



THIS FORM IS NOT TO BE DUPLICATED

E13-20240524012003756

**RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:**

Jonathan S. Forster, Esq.
Weinstock Manion
A Law Corporation
1875 Century Park East, Suite 2000
Los Angeles, CA 90067

MAIL TAX STATEMENTS TO:

Plaza Oriente LLC
18340 Ventura Blvd., Suite 218
Tarzana, CA 91356

Space above this line for Recorder's Use Only

GRANT DEED

(Excluded from Reappraisal Under Proposition 13, i.e., Calif. Const. Art 13A §1 et. seq.)

ASSESSOR'S PARCEL NUMBER: 2161-022-035

The undersigned Grantor declares under penalty of perjury that the following is true and correct:
Documentary Transfer tax is \$ -0-

The grantor and grantee in this conveyance are comprised of the same parties who continue to hold the same proportionate interest in the property, R & T 11925(d).

GRANTOR: PLAZA INTERNATIONAL, a general partnership,

hereby GRANTS TO: PLAZA ORIENTE LLC, a California limited liability company, its entire interest in and to the following described real property in the City of Los Angeles, County of Los Angeles, State of California:

**LOTS 56 TO 63, INCLUSIVE, AND LOT 130, ALL OF TRACT 5475 PER MAP
RECORDED IN BOOK 64, PAGE 35, OF MAPS IN THE OFFICE OF THE LOS
ANGELES COUNTY RECORDER.**

Subject to all liens, encumbrances, conditions, covenants, restrictions, reservations, easements, and rights of way of record.

**Situs Address: 18330 Ventura Boulevard, Los Angeles, CA 91356
Commonly Known As: 18330 Ventura Boulevard, Tarzana, CA 91356**

Dated: 05/10/24

[Signatures commence on following page.]

Plaza International, a general partnership

By: 
Scott B. Weiss, Trustee of the Scott Weiss
Living Trust dated November 4, 2020, its
partner

By: _____
Stacey R. Weiss, Trustee of the Stacey R.
Weiss Living Trust dated May 16, 2018, its
partner

By: _____
Shelby M. Anderson, Trustee of the Shelby
M. Anderson Trust Agreement dated March
2, 2012, its partner

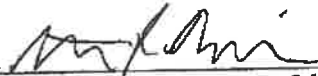
APN: 2161-022-035

Situs Address: 18330 Ventura Boulevard, Los Angeles, CA 91356

Commonly Known As: 18330 Ventura Boulevard, Tarzana, CA 91356

Plaza International, a general partnership

By: _____
Scott B. Weiss, Trustee of the Scott Weiss
Living Trust dated November 4, 2020, its
partner

By:  _____
Stacey R. Weiss, Trustee of the Stacey R.
Weiss Living Trust dated May 16, 2018, its
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By: _____
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By:

_____

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**NOTARY ACKNOWLEDGMENT FOR
GRANT DEED**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles

On May 15th 2024, before me, Devin Effertz, Notary Public, personally appeared **SCOTT B. WEISS**, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature



APN: 2161-022-035

Situs Address: 18330 Ventura Boulevard, Los Angeles, CA 91356

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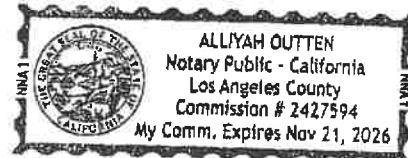
State of California)
County of Los Angeles)

On May 13, 2024, before me, Alliyah Outten, Notary Public, personally appeared **STACEY R. WEISS**, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature



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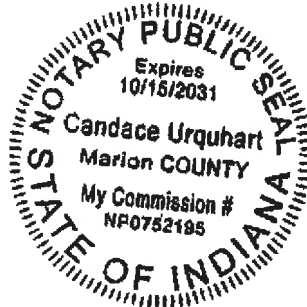
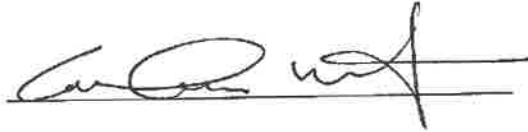
State of California)
County of Los Angeles)

On May 8th 2024, before me, Candace Urquhart, Notary Public, personally appeared **SHELBY M. ANDERSON**, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature



APN: 2161-022-035

Situs Address: 18330 Ventura Boulevard, Los Angeles, CA 91356

Commonly Known As: 18330 Ventura Boulevard, Tarzana, CA 91356

EXHIBIT B

ASSIGNED INSPECTOR: **JEFFREY DIFIORE**

Date: **November 6, 2025**

JOB ADDRESS: **18340 WEST VENTURA BOULEVARD, UNIT #231, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **2161-022-035**

Last Full Title: **07/29/2025**

Last Update to Title:

.....

LIST OF OWNERS AND INTERESTED PARTIES

- 1) PLAZA ORIENTE, LLC
18340 VENTURA BOULEVARD, SUITE 218
TARZANA, CA 91356-4268 CAPACITY: OWNER

- 2) MD AUTO SALES
C/O DAVID JOHN MOUSSIGHI
18340 W VENTURA BOULEVARD, UNIT #231
TARZANA, CA 91356 CAPACITY: INTERESTED PARTY

Property Detail Report**For Property Located At :****18330 VENTURA BLVD 218, TARZANA, CA 91356-4219**

CoreLogic

RealQuest

Owner Information

Owner Name: **PLAZA ORIENTE LLC**
 Mailing Address: **18330 VENTURA BLVD # 218, LOS ANGELES CA 91356-4219**
 Vesting Codes: **// CO**

Location Information

Legal Description:	TRACT NO 5475 LOTS 56, 57, 58, 59, 60, 61, 62 AND LOT 63		
County:	LOS ANGELES, CA	APN:	2161-022-035
Census Tract / Block:	1394.01 / 1	Alternate APN:	
Township-Range-Sect:		Subdivision:	5475
Legal Book/Page:	64-35	Map Reference:	21-C2 /
Legal Lot:	63	Tract #:	5475
Legal Block:	13	School District:	LOS ANGELES
Market Area:	TAR	School District Name:	LOS ANGELES
Neighbor Code:		Munic/Township:	LOS ANGELES

Owner Transfer Information

Recording/Sale Date:	05/24/2024 / 05/10/2024	Deed Type:	GRANT DEED
Sale Price:		1st Mtg Document #:	
Document #:	342797		

Last Market Sale Information

Recording/Sale Date:	/	1st Mtg Amount/Type:	/
Sale Price:		1st Mtg Int. Rate/Type:	/
Sale Type:		1st Mtg Document #:	
Document #:		2nd Mtg Amount/Type:	/
Deed Type:		2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	
New Construction:		Multi/Split Sale:	
Title Company:			
Lender:			
Seller Name:			

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

Year Built / Eff:	1972 / 1972	Total Rooms/Offices		Garage Area:	
Gross Area:	31,159	Total Restrooms:		Garage Capacity:	
Building Area:	31,159	Roof Type:		Parking Spaces:	
Tot Adj Area:		Roof Material:		Heat Type:	
Above Grade:		Construction:		Air Cond:	YES
# of Stories:		Foundation:		Pool:	
Other Improvements:		Exterior wall:		Quality:	
		Basement Area:		Condition:	

Site Information

Zoning:	LAC2	Acres:	0.48	County Use:	STORE & OFFICE (1200)
Lot Area:	20,866	Lot Width/Depth:	x	State Use:	
Land Use:	STORES & OFFICES	Res/Comm Units:	/	Water Type:	
Site Influence:				Sewer Type:	

Tax Information

Total Value:	\$2,362,719	Assessed Year:	2024	Property Tax:	\$32,049.39
Land Value:	\$398,975	Improved %:	83%	Tax Area:	37
Improvement Value:	\$1,963,744	Tax Year:	2024	Tax Exemption:	
Total Taxable Value:	\$2,362,719				