

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

JACOB STEVENS
PRESIDENT
NANCY YAP
VICE-PRESIDENT
CORISSA HERNANDEZ
JAVIER NUNEZ
MOISES ROSALES

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

February 12, 2026

Council District # 2

Case #: 955377

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

JOB ADDRESS: 5036 N VINELAND AVE

CONTRACT NO.: C135857-3 C141028-2 D139992-2 C138088-2 B138088-2 C144906 C140959-2 C142032
T137838 C141028-1 280169969-2

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, graffiti abatement 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 \$2,375.66. The cost of cleaning the subject lot was \$1,035.00. The cost of fencing the subject lot was \$8,243.62. The cost of exterior graffiti abatement of the subject building(s) was \$618.80. The cost of demolishing the subject building(s) was \$2,380.00.

It is proposed that a lien for the total amount of **\$15,959.64** 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 May 11, 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, abate the graffiti, and demolish and remove or repair the building(s) on the parcel on the parcel located at **5036 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	B4947		\$1,706.46
BARRICADE	B4735	March 17, 2023	\$669.20
CLEAN	C4968		\$735.00
CLEAN	C4898	October 18, 2023	\$300.00
DEMOLITION/ASBESTOS REPORT	D1491		\$2,380.00
FENCE	F4516		\$633.36
FENCE	F4537		\$1,266.72
FENCE	F4287	January 23, 2023	\$3,018.40
FENCE	F4431	January 05, 2024	\$554.19
FENCE	F4445	January 05, 2024	\$2,770.95
GRAFFITI ABATEMENT	G2273	September 21, 2023	\$618.80
			\$14,653.08

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	863726-0	\$356.16	\$890.40	\$1,246.56
				\$1,246.56

Title report costs were as follows:

<u>Title Search</u>	<u>Work Order No.</u>	<u>Amount</u>
FULL	T17026	\$30.00
FULL	T18783	\$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 \$10,868.36 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 **\$15,959.64**, 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: February 12, 2026

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: 5036 N VINELAND AVE
ASSESSORS PARCEL NO.: 2419-003-004

Last Full Title: 02/09/2026

Last Update Title:

LIST OF OWNERS AND INTERESTED PARTIES

- | | |
|--|-----------------|
| 1 CROWN ASSOCIATES I LLC
15165 VENTURA BLVD #140
SHERMAN OAKS, CA 91403 | Capacity: OWNER |
| 2 CROWN ASSOCIATES I LLC C/O ROBIN IGNICO
15233 VENTURA BLVD. STE 500
SHERMAN OAKS, CA 91403 | Capacity: OWNER |
| 3 CROWN ASSOCIATES I LLC C/O
REGISTERED AGENT SOLUTIONS ATTN RICARDO OROZCO
187 E. WARM SPRINGS RD. STE B
LAS VEGAS, NV 89119 | Capacity: OWNER |



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

Property Title Report

Work Order No. T17026
Dated as of: 06/01/2022

Prepared for: City of Los Angeles

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

APN #: 2419-003-004

Property Address: 5036 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
Instr No. : 99-1769220

Recorded : 09/17/1999

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

SCHEDULE B

LEGAL DESCRIPTION

Lot Number: 10 Tract No: 7274 Brief Description: TRACT NO 7274 LOT 10

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

Property Title Report

Work Order No. T18783
Dated as of: 02/05/2026

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 2419-003-004

Property Address: 5036 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: 10 Tract No: 7274 Brief Description: TRACT NO 7274 LOT 10

MORTGAGES/LIENS

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

Property Detail Report

For Property Located At :

5036 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 LOT 10
 County: LOS ANGELES, CA APN: 2419-003-004
 Census Tract / Block: 1255.01 / 1 Alternate APN:
 Township-Range-Sect: Subdivision: 7274
 Legal Book/Page: 90-40 Map Reference: /
 Legal Lot: 10 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: \$695.53
 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: Parking Type: Construction:
 Living Area: 1,028 Garage Area: Heat Type:
 Tot Adj Area: Garage Capacity: Exterior wall:
 Above Grade: Parking Spaces: Porch Type:
 Total Rooms: Basement Area: Patio Type:
 Bedrooms: 2 Finish Bsmnt Area: Pool:
 Bath(F/H): 2 / Basement Type: Air Cond: YES
 Year Built / Eff: 1951 / 1951 Roof Type: Style:
 Fireplace: / Foundation: Quality:
 # of Stories: Roof Material: Condition:
 Other Improvements:

Site Information

Zoning: LAC4 Acres: 0.06 County Use: DUPLEX (0200)
 Lot Area: 2,501 Lot Width/Depth: x State Use:
 Land Use: DUPLEX Res/Comm Units: 2 / Water Type:
 Site Influence: Sewer Type:

Tax Information

Total Value: \$122,929 Assessed Year: 2025 Property Tax: \$1,665.03
 Land Value: \$115,258 Improved %: 6% Tax Area: 42
 Improvement Value: \$7,671 Tax Year: 2025 Tax Exemption:
 Total Taxable Value: \$122,929

Foreclosure Activity Report

For Property Located At



RealQuest

5036 VINELAND AVE, NORTH HOLLYWOOD, CA 91601-3816

Foreclosure Activity Report is not available

5036 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](#)

> [Disclaimer of Use](#)

