BOARD OF
BUILDING AND SAFETY
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DEPARTMENT OF
BUILDING AND SAFETY
201 NORTH FIGUEROA STREET
LOS ANGELES, CA 90012

JOHN WEIGHT
INTERIM GENERAL MANAGER
SUPERINTENDENT OF BUILDING

October 14, 2026

Council District # 4
Case #: 997941

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

JOB ADDRESS: **5031 N GREENBUSH AVE**
CONTRACT NO.: **C141028-2 C204229 C142032 C144906 280199638-6**

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 cleaning of the lot and fencing of the lot at the above address in the City of Los Angeles. The cost of cleaning the subject lot was $4,200.00. The cost of fencing the subject lot was $6,586.94.

It is proposed that a lien for the total amount of **$12,098.50** 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.

JOHN WEIGHT
INTERIM GENERAL MANAGER
SUPERINTENDENT OF BUILDING

Shawn Eshbach, Principal Inspector
Lien Review

REPORT OF ABATE OF A PUBLIC NUISANCE

On February 19, 2024 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 fence the lot, on the parcel located at **5031 N GREENBUSH 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:

Work Description	Work Order No.	Date Completed	Cost
CLEAN	C4972	July 09, 2024	$4,200.00
FENCE	F4529	July 18, 2024	$6,586.94
			$10,786.94

Additionaly, there are unpaid invoices for fees assessed to recover Deparmental costs in pursuit of compliance as follows:

Fee	Invoice No.	Amount	Late Fees	Total
CODE VIOLATION INSPECTION FEE	922220-5	$356.16	$890.40	$1,246.56
				$1.246.56

Title report costs were as follows:

Title Search	Work Order No.	Amount
FULL	T17834	$30.00
FULL	T19249	$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 $8,126.12 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 $65.00 for a total of **$12,098.50**, 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: October 14, 2026

JOHN WEIGHT
INTERIM 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

997941

October 14, 2026

ASSIGNED INSPECTOR: GABRIEL HERRERA
JOB ADDRESS: **5031 N GREENBUSH AVE**
ASSESSORS PARCEL NO.: 2359-007-006

CASE #: 997941

Last Full Title: 10/05/2026 Last Update Title:

LIST OF OWNERS AND INTERESTED PARTIES

1 5031 GREENBUSH LLC
5031 GREENBUSH AVENUE
SHERMAN OAKS, CA 91423
Capacity: OWNER

2 5031 GREENBUSH LLC. C/O LARRY SLADE
14146 Killion St, Suite 100
Sherman Oaks, CA 91401
Capacity: OWNER

3 5031 GREENBUSH LLC. C/O ARAS RAIANI
601 S. FIGUEROA STREET
LOS ANGELES, CA 90017
Capacity: OWNER

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

Property Title Report

Work Order No. T17834 ***Prepared for:*** *City of Los Angeles*
Dated as of: 02/15/2024

SCHEDULE A

(Reported Property Information)

APN #: 2359-007-006

Property Address**: 5031 N GREENBUSH AVE* ***City: *Los Angeles* ***County:*** *Los Angeles*

VESTING INFORMATION
Type of Document: *QUITCLAIM DEED*
Grantee: *5031 GREENBUSH LLC*
Grantor: *ARAS RAIANI*
Deed Date : *03/28/2022* ***Recorded :*** *03/29/2022*
Instr No. : *22-0349010*

MAILING ADDRESS: *5031 GREENBUSH LLC*
5031 GREENBUSH AVE, SHERMAN OAKS, CA 91423

SCHEDULE B

LEGAL DESCRIPTION

Lot Number: 138 Tract No: 9555 Brief Description: TRACT # 9555 LOT 138

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. T19249 ***Prepared for:*** *City of Los Angeles*
Dated as of: 10/02/2026

SCHEDULE A

(Reported Property Information)

APN #: 2359-007-006

Property Address*: 5031 N GREENBUSH AVE* ***City:*** *Los Angeles* ***County:*** *Los Angeles*

VESTING INFORMATION
Type of Document: *QUITCLAIM DEED*
Grantee: *5031 GREENBUSH, LLC*
Grantor: *ARAS RAIANI*
Deed Date : *03/28/2022* ***Recorded :*** *03/29/2022*
Instr No. : *22-0349010*

MAILING ADDRESS: *5031 GREENBUSH, LLC*
5031 GREENBUSH AVE, SHERMAN OAKS, CA 91423-1505

SCHEDULE B

LEGAL DESCRIPTION

Lot Number: 138 Tract No: 9555 Brief Description: TRACT # 9555 LOT 138

MORTGAGES/LIENS

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

Property Detail Report

For Property Located At :
5031 GREENBUSH AVE, SHERMAN OAKS, CA 91423-1505

CoreLogic RealQuest Professional

Owner Information

Owner Name:	**5031 GREENBUSH LLC**
Mailing Address:	**5031 GREENBUSH AVE, SHERMAN OAKS CA 91423-1505 C033**
Vesting Codes:	/ /

Location Information

Legal Description:	**TRACT # 9555 LOT 138**		
County:	LOS ANGELES, CA	APN:	2359-007-006
Census Tract / Block:	1246.00 / 2	Alternate APN:	
Township-Range-Sect:		Subdivision:	9555
Legal Book/Page:	133-85	Map Reference:	/
Legal Lot:	138	Tract #:	9555
Legal Block:		School District:	LOS ANGELES
Market Area:	SO	School District Name:	LOS ANGELES
Neighbor Code:		Munic/Township:	LOS ANGELES

Owner Transfer Information

Recording/Sale Date:	03/29/2022 / 03/28/2022	Deed Type:	QUIT CLAIM DEED
Sale Price:		1st Mtg Document #:	
Document #:	349010		

Last Market Sale Information

Recording/Sale Date:	11/30/2021 / 11/04/2021	1st Mtg Amount/Type:	$975,000 / CONV
Sale Price:	$1,420,000	1st Mtg Int. Rate/Type:	2.75 / ADJ
Sale Type:	FULL	1st Mtg Document #:	1769237
Document #:	1769236	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	$1,069.28
New Construction:		Multi/Split Sale:	
Title Company:	FIRST AMERICAN TITLE		
Lender:	JPMORGAN CHASE BK NA		
Seller Name:	ZIMRING LIZA LIVING TRUST		

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:	1,328	Garage Area:		Heat Type:	HEATED
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):	1 /	Basement Type:		Air Cond:	
Year Built / Eff:	1947 / 1950	Roof Type:		Style:	
Fireplace:	/	Foundation:		Quality:	
# of Stories:		Roof Material:		Condition:	
Other Improvements:					

Site Information

Zoning:	LAR1	Acres:	0.17	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	7,212	Lot Width/Depth:	53 x 134	State Use:	
Land Use:	SFR	Res/Comm Units:	1 /	Water Type:	PUBLIC
Site Influence:				Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	$1,537,051	Assessed Year:	2026	Property Tax:	$18,130.91
Land Value:	$1,535,970	Improved %:		Tax Area:	13
Improvement Value:	$1,081	Tax Year:	2025	Tax Exemption:	
Total Taxable Value:	$1,537,051				

Comparable Sales Report

For Property Located At

CoreLogic RealQuest Professional

5031 GREENBUSH AVE, SHERMAN OAKS, CA 91423-1505

8 Comparable(s) Selected. Report Date: 10/14/2026

Summary Statistics:

	Subject	Low	High	Average
Sale Price	$1,420,000	$810,000	$3,490,000	$1,504,375
Bldg/Living Area	1,328	1,154	1,506	1,364
Price/Sqft	$1,069.28	$549.53	$2,505.38	$1,104.40
Year Built	1947	1941	1950	1947
Lot Area	7,212	5,958	10,252	7,331
Bedrooms	2	2	3	2
Bathrooms/Restrooms	1	1	2	2
Stories	0.00	0.00	0.00	0.00
Total Value	$1,537,051	$111,855	$3,192,600	$825,073
Distance From Subject	0.00	0.03	0.48	0.31

*= user supplied for search only

Comp #:1 Distance From Subject:**0.03 (miles)**

Address:	5018 SUNNYSLOPE AVE, SHERMAN OAKS, CA 91423-1419				
Owner Name:	KNAFO ASHER P				
Seller Name:	CHIU DANNY K L				
APN:	2359-007-015	Map Reference:	/	Living Area:	1,154
County:	LOS ANGELES, CA	Census Tract:	1246.00	Total Rooms:	
Subdivision:	9555	Zoning:	LAR1	Bedrooms:	2
Rec Date:	06/30/2026	Prior Rec Date:	02/26/1999	Bath(F/H):	1 /
Sale Date:	06/09/2026	Prior Sale Date:	01/25/1999	Yr Built/Eff:	1941 / 1941
Sale Price:	$1,200,000	Prior Sale Price:	$245,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	477328	Acres:	0.17	Fireplace:	/
1st Mtg Amt:	$840,000	Lot Area:	7,208	Pool:	
Total Value:	$391,743	# of Stories:		Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:2 Distance From Subject:**0.18 (miles)**

Address:	13536 MORRISON ST, SHERMAN OAKS, CA 91423-1444				
Owner Name:	LOEWY DAN/LOEWY GAEL				
Seller Name:	MORRISION 13536 LLC				
APN:	2359-015-016	Map Reference:	/	Living Area:	1,393
County:	LOS ANGELES, CA	Census Tract:	1246.00	Total Rooms:	
Subdivision:	14726	Zoning:	LAR1	Bedrooms:	3
Rec Date:	02/06/2026	Prior Rec Date:	03/20/2024	Bath(F/H):	2 /
Sale Date:	01/26/2026	Prior Sale Date:	02/25/2024	Yr Built/Eff:	1949 / 1949
Sale Price:	$3,490,000	Prior Sale Price:	$1,420,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	88536	Acres:	0.17	Fireplace:	/
1st Mtg Amt:		Lot Area:	7,592	Pool:	
Total Value:	$3,192,600	# of Stories:		Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:3 Distance From Subject:**0.22 (miles)**

Address: 13621 ADDISON ST, SHERMAN OAKS, CA 91423-1411

Owner Name:	HOVHANNISYAN NORAYR				
Seller Name:	SCHUMACK MAXINE L				
APN:	2359-006-008	Map Reference:	/	Living Area:	1,190
County:	LOS ANGELES, CA	Census Tract:	1246.00	Total Rooms:	
Subdivision:	10907	Zoning:	LAR1	Bedrooms:	3
Rec Date:	04/08/2026	Prior Rec Date:		Bath(F/H):	2 /
Sale Date:	03/26/2026	Prior Sale Date:		Yr Built/Eff:	1948 / 1948
Sale Price:	$1,200,000	Prior Sale Price:		Air Cond:	
Sale Type:	FULL	Prior Sale Type:		Style:	
Document #:	245844	Acres:	0.14	Fireplace:	/
1st Mtg Amt:	$960,000	Lot Area:	5,958	Pool:	
Total Value:	$111,855	# of Stories:		Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:4 — Distance From Subject:0.26 (miles)

Address:	13319 MAGNOLIA BLVD, SHERMAN OAKS, CA 91423-1532				
Owner Name:	MAGNOLIA 33 LLC				
Seller Name:	BEAR FLAG HOMES LLC				
APN:	2344-021-022	Map Reference:	/	Living Area:	1,395
County:	LOS ANGELES, CA	Census Tract:	1246.00	Total Rooms:	
Subdivision:	1000	Zoning:	LAR1	Bedrooms:	2
Rec Date:	07/27/2026	Prior Rec Date:	07/24/2026	Bath(F/H):	2 /
Sale Date:	07/15/2026	Prior Sale Date:	07/07/2026	Yr Built/Eff:	1949 / 1950
Sale Price:	$1,200,000	Prior Sale Price:	$1,185,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	550089	Acres:	0.24	Fireplace:	/
1st Mtg Amt:		Lot Area:	10,252	Pool:	POOL
Total Value:	$617,333	# of Stories:		Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:5 — Distance From Subject:0.35 (miles)

Address:	5227 BUFFALO AVE, VAN NUYS, CA 91401-5930				
Owner Name:	PEACOCK DAVIS/CHILDRESS CHRISTINA				
Seller Name:	WHITE & LANDON FAMILY TRUST				
APN:	2344-016-015	Map Reference:	/	Living Area:	1,420
County:	LOS ANGELES, CA	Census Tract:	1246.00	Total Rooms:	
Subdivision:	13776	Zoning:	LAR1	Bedrooms:	3
Rec Date:	02/24/2026	Prior Rec Date:	12/15/1998	Bath(F/H):	2 /
Sale Date:	02/10/2026	Prior Sale Date:	11/19/1998	Yr Built/Eff:	1950 / 1951
Sale Price:	$1,300,000	Prior Sale Price:	$215,500	Air Cond:	
Sale Type:	FULL	Prior Sale Type:		Style:	
Document #:	127943	Acres:	0.15	Fireplace:	/
1st Mtg Amt:	$850,000	Lot Area:	6,450	Pool:	
Total Value:	$343,932	# of Stories:		Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:6 — Distance From Subject:0.46 (miles)

Address:	5337 BUFFALO AVE, VAN NUYS, CA 91401-5932				
Owner Name:	ECHAMBADI FAMILY TRUST				
Seller Name:	NICKELS MATTHEW G & LAUREN K				
APN:	2344-029-018	Map Reference:	/	Living Area:	1,506
County:	LOS ANGELES, CA	Census Tract:	1246.00	Total Rooms:	
Subdivision:	13776	Zoning:	LAR1	Bedrooms:	3
Rec Date:	05/27/2026	Prior Rec Date:	10/05/2020	Bath(F/H):	2 /
Sale Date:	05/19/2026	Prior Sale Date:	08/27/2020	Yr Built/Eff:	1950 / 1951
Sale Price:	$1,585,000	Prior Sale Price:	$1,032,000	Air Cond:	EVAP COOLER
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	384840	Acres:	0.15	Fireplace:	/
1st Mtg Amt:	$1,085,000	Lot Area:	6,472	Pool:	POOL
Total Value:	$1,214,960	# of Stories:		Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:7					Distance From Subject:0.48 (miles)
Address:	4709 BUFFALO AVE, SHERMAN OAKS, CA 91423-2404				
Owner Name:	GRIGORYAN DIANA				
Seller Name:	CHANTIAN H 2000 F/TR				
APN:	2359-020-037	Map Reference:	/	Living Area:	1,474
County:	LOS ANGELES, CA	Census Tract:	1246.00	Total Rooms:	
Subdivision:	13075	Zoning:	LAR1	Bedrooms:	2
Rec Date:	03/25/2026	Prior Rec Date:	01/12/1994	Bath(F/H):	2 /
Sale Date:	03/05/2026	Prior Sale Date:		Yr Built/Eff:	1946 / 1946
Sale Price:	$810,000	Prior Sale Price:	$220,000	Air Cond:	EVAP COOLER
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	207018	Acres:	0.16	Fireplace:	/
1st Mtg Amt:	$650,000	Lot Area:	7,154	Pool:	
Total Value:	$338,212	# of Stories:		Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:8					Distance From Subject:0.48 (miles)
Address:	4638 SUNNYSLOPE AVE, SHERMAN OAKS, CA 91423-3121				
Owner Name:	KEESLER CHRISTOPHER/KEESLER MORGAN L				
Seller Name:	LOGUERCIO RICHARD F F/TR				
APN:	2360-016-014	Map Reference:	/	Living Area:	1,383
County:	LOS ANGELES, CA	Census Tract:	1411.01	Total Rooms:	
Subdivision:	13564	Zoning:	LAR1	Bedrooms:	2
Rec Date:	09/25/2026	Prior Rec Date:	04/25/1986	Bath(F/H):	2 /
Sale Date:	09/21/2026	Prior Sale Date:	02/1986	Yr Built/Eff:	1947 / 1960
Sale Price:	$1,250,000	Prior Sale Price:	$192,000	Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	719995	Acres:	0.17	Fireplace:	/
1st Mtg Amt:	$1,000,000	Lot Area:	7,564	Pool:	POOL
Total Value:	$389,952	# of Stories:		Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Foreclosure Activity Report

For Property Located At

CoreLogic RealQuest Professional

5031 GREENBUSH AVE, SHERMAN OAKS, CA 91423-1505

Foreclosure Activity Report is not available

5031 GREENBUSH AVE SHERMAN OAKS CA 91423

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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