

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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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 06, 2026

Council District # 4

Case #: 991357

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

JOB ADDRESS: 1754 N SUNSET PLAZA DR

CONTRACT NO.: C135857-3 C204229 C141028-2 C140959-2 280194130-2 C144906 C142032

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, fencing of the lot and graffiti abatement at the above address in the City of Los Angeles. The cost of cleaning the subject lot was \$22,769.25. The cost of fencing the subject lot was \$49,243.34. The cost of exterior graffiti abatement of the subject building(s) was \$308.00.

It is proposed that a lien for the total amount of **\$73,632.15** 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 August 04, 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 fence the lot,abate the graffiti, on the parcel located at **1754 N SUNSET PLAZA DR** , 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>
CLEAN	C4912	December 01, 2023	\$20,737.50
CLEAN	C4933	December 15, 2023	\$981.75
CLEAN	C4970	July 01, 2024	\$1,050.00
FENCE	F4522	July 01, 2024	\$2,849.72
FENCE	F4523	July 01, 2024	\$46,393.62
GRAFFITI ABATEMENT	G2285	June 28, 2024	\$308.00
			\$72,320.59

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	896602-5	\$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	T17663	\$30.00
FULL	T18817	\$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 \$52,067.01 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 **\$73,632.15**, 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 06, 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: HOLLY WOLCOTT
CITY CLERK

BY
DEPUTY

ASSIGNED INSPECTOR: GLEN RAND
 JOB ADDRESS: 1754 N SUNSET PLAZA DR
 ASSESSORS PARCEL NO.: 5558-016-051

Last Full Title: 04/27/2026

Last Update Title:

LIST OF OWNERS AND INTERESTED PARTIES

- 1 JOHN P MIDDLETON
 C/O D R BEDNAR AND A DOWNING
 90 S 7TH ST #5100
 MINNEAPOLIS, MN 55402-4168
 Capacity: OWNER
- 2 GF CAPITAL
 2922 DAIMLER STREET
 SANTA ANA, CA 92705
 Capacity: INTERESTED PARTY
- 3 John Middleton
 259 Paterson Ave APT 101
 Wallington, NJ 07057-1920
 Capacity: OWNER
- 4 DEAN R. BEDNAR ABBOT DOWNING
 90 S. 7TH STREET
 STE 5100
 MINNEAPOLIS, MN 55402
 Capacity: INTERESTED PARTY
- 5 John P. Middleton
 9829 Yoakum Dr.
 Beverly Hills, CA 90210-1437
 Capacity: OWNER
- 6 John P. Middleton
 416 Morris Ave
 Bryn Mawr, PA 19010-2922
 Capacity: OWNER
- 7 JOHN POWERS MIDDLETON
 2549 EASTBLUFF DR
 STE 721
 NEWPORT BEACH, CA 92660
 Capacity: OWNER
- 8 ANTHONY LANTONIO
 C/O JOHN POWERS MIDDLETON
 2549 EASTBLUFF DR
 STE 721
 NEWPORT BEACH, CA 92660
 Capacity: INTERESTED PARTY
- 9 QUALITY LOAN SERVICE CORP. ATTN: BROOKE BOTTS
 C/O JOHN POWERS MIDDLETON
 2763 CAMINO DEL RIO
 SAN DIEGO, CA 92108
 Capacity: INTERESTED PARTY
- 10 WELLS FARGO BANK N.A.
 C/O QUALITY LOAN SERVICE CORPORATION
 JOHN POWERS MIDDLETON, AGENT FOR SERVICE:
 BOUNLET LOUVAN
 2763 CAMINO DEL RIO
 SAN DIEGO, CA 92108
 Capacity: INTERESTED PARTY
- 11 JOHN POWERS MIDDLETON
 2549 EASTBLUFF DR.
 STE 721
 NEWPORT BEACH, CA 92660
 Capacity: INTERESTED PARTY
- 12 ANTHONY LANTONIO
 C/O JOHN POWERS MIDDLETON
 2549 EASTBLUFF DR.
 STE 721
 Capacity: INTERESTED PARTY

NEWPORT BEACH, CA 92660

- 13 Quinn Emanuel Urquhart & Sullivan, LLP
John Powers Middleton
Steven G. Madison
865 South Figueroa Street, 10th Floor
Los Angeles, CA 90017

Capacity: AGENT FOR SERVICE



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

Property Title Report

Work Order No. T17663
Dated as of: 08/04/2023

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 5558-016-051

Property Address: 1754 N SUNSET PLAZA DR

City: Los Angeles

County: Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : JOHN P. MIDDLETON

Grantor : DENNIS LUDERER TRUSTEE OF THE 1754 SUNSET PLAZA DRIVE TRUST

Deed Date : 03/07/2016

Recorded : 03/16/2016

Instr No. : 16-0285775

MAILING ADDRESS: JOHN P. MIDDLETON

90 S 7TH ST STE 5100, MINNEAPOLIS, MN 55402

SCHEDULE B

LEGAL DESCRIPTION

Lot Number: 58-60 Tract No: 8401 Brief Description: TR=8401 LOT 59,S 6 FT OF LOT 60 AND POR OF LOT 58

MORTGAGES/LIENS

Type of Document: DEED OF TRUST

Recording Date: 01/31/2019

Document #: 19-0095526

Loan Amount: \$1,500,000

Lender Name: GF CAPITAL

Borrowers Name: JOHN P. MIDDLETON

MAILING ADDRESS: GF CAPITAL

2922 DAIMLER STREET SANTA ANA, CA 92705



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

Property Title Report

Work Order No. T18817
Dated as of: 04/22/2026

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 5558-016-051

Property Address: 1754 N SUNSET PLAZA DR City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : JOHN P. MIDDLETON

Grantor : DENNIS LUDERER TRUSTEE OF THE 1754 SUNSET PLAZA DRIVE TRUST

Deed Date : 03/07/2016 Recorded : 03/16/2016

Instr No. : 16-0285775

MAILING ADDRESS: JOHN P. MIDDLETON
90 S 7TH ST STE 5100, MINNEAPOLIS, MN 55402-4168

SCHEDULE B

LEGAL DESCRIPTION

Lot Number: 58-60 Tract No: 8401 Brief Description: TR=8401 LOT 59,S 6 FT OF LOT 60 AND POR OF LOT 58

MORTGAGES/LIENS

Type of Document: DEED OF TRUST

Recording Date: 03/22/2013 Document #: 13-0431730

Loan Amount: \$4,140,000

Lender Name: WELLS FARGO BANK NA

Borrowers Name: JOHN P. MIDDLETON

MAILING ADDRESS: WELLS FARGO BANK NA
4101 WISEMAN BLVD BLDG 108 SAN ANTONIO, TX 78251

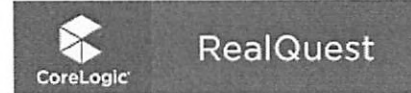
Type of Document: NOTICE OF TRUSTEE'S SALE

Recording Date: 01/27/2026 Document #: 26-0062779

MAILING ADDRESS: QUALITY LOAN SERVICE CORPORATION
2763 CAMINO DEL RIO SOUTH SAN DIEGO, CA 92108

Property Detail Report

For Property Located At :
,, CA



Owner Information

Owner Name: MIDDLETON JOHN P
Mailing Address: 90 S 7TH ST STE 5100, MINNEAPOLIS MN 55402-4168 C017 C/O D R BEDNAR & A DOWNING
Vesting Codes: //

Location Information

Legal Description: TR=8401 LOT 59,S 6 FT OF LOT 60 AND POR OF LOT 58
County: LOS ANGELES, CA APN: 5558-016-051
Census Tract / Block: / Alternate APN:
Township-Range-Sect: Subdivision: 8401
Legal Book/Page: 117-94 Map Reference: /
Legal Lot: 59 Tract #: 8401
Legal Block: School District: LOS ANGELES
Market Area: C03 School District Name: LOS ANGELES
Neighbor Code: Munic/Township: LOS ANGELES

Owner Transfer Information

Recording/Sale Date: 03/16/2016 / 03/07/2016 Deed Type: GRANT DEED
Sale Price: 1st Mtg Document #:
Document #: 285775

Last Market Sale Information

Recording/Sale Date: 03/22/2013 / 02/25/2013 1st Mtg Amount/Type: \$4,140,000 / CONV
Sale Price: \$6,900,000 1st Mtg Int. Rate/Type: /
Sale Type: FULL 1st Mtg Document #: 431730
Document #: 431729 2nd Mtg Amount/Type: /
Deed Type: GRANT DEED 2nd Mtg Int. Rate/Type: /
Transfer Document #: Price Per SqFt: \$618.72
New Construction: Multi/Split Sale:
Title Company: FIRST AMERICAN TITLE/LOS ANGEL
Lender: WELLS FARGO BK NA
Seller Name: EAST WEST BK

Prior Sale Information

Prior Rec/Sale Date: 09/06/1991 / 08/1991 Prior Lender: FIRST LOS ANGELES BK
Prior Sale Price: \$750,000 Prior 1st Mtg Amt/Type: \$450,000 / CONV
Prior Doc Number: 1406132 Prior 1st Mtg Rate/Type: / ADJUSTABLE INT RATE LOAN
Prior Deed Type: GRANT DEED

Property Characteristics

Gross Area:		Parking Type:		Construction:	
Living Area:	11,152	Garage Area:		Heat Type:	CENTRAL
Tot Adj Area:		Garage Capacity:		Exterior wall:	
Above Grade:		Parking Spaces:		Porch Type:	
Total Rooms:		Basement Area:		Patio Type:	
Bedrooms:	6	Finish Bsmnt Area:		Pool:	POOL
Bath(F/H):	12 /	Basement Type:		Air Cond:	CENTRAL
Year Built / Eff:	1949 / 2008	Roof Type:		Style:	
Fireplace:	/	Foundation:		Quality:	
# of Stories:		Roof Material:		Condition:	
Other Improvements:					

Site Information

Zoning: LAR1 Acres: 0.23 County Use: SINGLE FAMILY RESID (0101)
Lot Area: 10,201 Lot Width/Depth: 112 x 49 State Use:
Land Use: SFR Res/Comm Units: 1 / Water Type:
Site Influence: Sewer Type:

Tax Information

Total Value:	\$10,220,848	Assessed Year:	2025	Property Tax:	\$122,931.61
Land Value:	\$8,619,997	Improved %:	16%	Tax Area:	67
Improvement Value:	\$1,600,851	Tax Year:	2025	Tax Exemption:	
Total Taxable Value:	\$10,220,848				

Foreclosure Activity Report

For Property Located At

,, CA



Most Recent Foreclosure Transaction:

Foreclosure Doc Type: **NOTICE OF TRUSTEE'S SALE** Foreclosure Stage: **AUCTION**
 Recording Date: **01/27/2026** Filing Date: **01/27/2026**
 Foreclosure Doc #: **62779** Recording Book/Page: **/**

Borrower 1: **MIDDLETON JOHN P**
 Borrower 2:
 Borrower 3:
 Borrower 4:

Trustee Name: **QUALITY LOAN SERVICE CORP** Trustee Phone #: **(916) 939-0772**
 Trustee Address: **2763 CAMINO DEL RIO S** Trustee Sale Order #: **CA-25-1020761**
 City: **SAN DIEGO** Trustee Sale Order Ext: **BF**
 State: **CA**
 Zip: **92108**

Auction Date: **02/26/2026** Judgement Amount: **\$3,204,334**
 Auction Time: **10:00**
 Auction Address: **400 CIVIC CENTER PLZ**
 City: **POMONA**

Default Mortgage Information:

Mtg Amt/Type: **\$4,140,000 /**
 Mtg Recording Date: **03/22/2013** Default Amt:
 Mtg Doc #: **431730** Default Date:
 Mtg Book/Page:
 Lender: **NO LENDER ON DOCUMENT** 1st Missed Pymt Date:
 Lender Address:
 City: Lender Phone #:
 State: **SI / /** Vesting Codes:
 Zip: Title Company:

Location Information:

Legal Description: **TR=8401 LOT 59,S 6 FT OF LOT 60 AND POR OF LOT 58**
 County: **LOS ANGELES, CA** APN: **5558-016-051**
 Subdivision: **8401** Map Reference: **/**
 Legal Lot: **59** Township-Range-Sect:
 Legal Block: Munic/Township: **LOS ANGELES**

Last Market Sale Information:

Sale Date: **02/25/2013** 1st Mtg Amount/Type: **\$4,140,000 / CONV**
 Recording Date: **03/22/2013** 1st Mtg Int. Rate/Type: **/**
 Sale Price: **\$6,900,000** 2nd Mtg Amount/Type: **/**
 Sale Type: **FULL** 2nd Mtg Int. Rate/Type: **/**
 Deed Type: **GRANT DEED** Seller: **EAST WEST BK**
 Deed Doc #: **431729**

Owner Information:

Owner Name: **MIDDLETON JOHN P**
 Mailing Address: **90 S 7TH ST STE 5100**
 City: **MINNEAPOLIS**
 State: **MN** Carrier Route: **C017**
 Zip: **55402-4168**

Owner Transfer Information:

Sale Date: **03/07/2016** Deed Type: **GRANT DEED**
 Recording Date: **03/16/2016** Deed Doc #: **285775**
 Sale Price: Vesting Codes: **/ /**

Property Characteristics:

Living Area: **11,152** Parking Type:
 Total Rooms: Garage Area:
 Bedrooms: **6** Garage Capacity:
 Bath (F/H): **12 /** Parking Spaces:
 Year Built / Eff: **1949 / 2008** Pool: **POOL**
 Fireplace: Pool Area:
 # of Stories: Style:
 Quality:

Site Information:

Land Use: **SFR** Acres: **0.23**
 Zoning: **LAR1** Lot Area: **10,201**
 Site Influence: Res/Comm Units: **1 /**

Tax Information:

Assessed Value: **\$10,220,848** Property Tax: **\$122,931.61**
 Land Value: **\$8,619,997** Tax Area: **67**
 Improvement Value: **\$1,600,851** Tax Exemption:
 Total Taxable Value: **\$10,220,848** Improvement %: **16%**