

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

JAVIER NUNEZ  
PRESIDENT

JACOB STEVENS  
VICE-PRESIDENT

CORISSA HERNANDEZ

MOISES ROSALES

NANCY YAP

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 09, 2024

Council District # 4

Case #: 991138

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

JOB ADDRESS: 3999 N FREDONIA DR

CONTRACT NO.: C141028-2 C135857-3 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 and fencing of the lot at the above address in the City of Los Angeles. The cost of cleaning the subject lot was \$5,775.00. The cost of fencing the subject lot was \$16,467.36.

It is proposed that a lien for the total amount of **\$22,277.36** 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 03, 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, on the parcel located at **3999 N FREDONIA 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	C4900	November 17, 2023	\$5,775.00
FENCE	F4396	November 17, 2023	\$16,467.36
			<u>\$22,242.36</u>

Title report costs were as follows:

<u>Title Search</u>	<u>Work Order No.</u>	<u>Amount</u>
FULL	T17662	\$30.00
SUPPLEMENTAL	T17811	\$5.00
		<u>\$35.00</u>

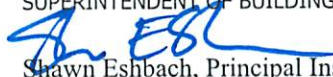
Pursuant to the authority granted by Section 91.8906 of the Los Angeles Municipal Code and Section 7.35.3 of the Los Angeles Administrative Code, it is proposed that a lien for the sum of \$15,922.40 plus applicable fees and charges, plus the Cost of Title Search(es) on the subject lot was \$35.00 for a total of **\$22,277.36**, 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 09, 2024

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: RICHARD SIMONS

CASE #: 991138

JOB ADDRESS: 3999 N FREDONIA DR

ASSESSORS PARCEL NO.: 2380-002-034

Last Full Title: 08/07/2023

Last Update Title:

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**LIST OF OWNERS AND INTERESTED PARTIES**

- |   |  |                            |
|---|--|----------------------------|
| 1 | DAVID O'NEAL<br>3999 FREDONIA DR.<br>LOS ANGELES, CA 90068                               | Capacity: OWNER            |
| 2 | E. GRANT PROPPER & HARACRE, INC.<br>12100 WILSHIRE BLVD., # 905<br>LOS ANGELES, CA 90025 | Capacity: INTERESTED PARTY |
| 3 | QUALITY LOAN SERVICE CORPORATION<br>2763 CAMINO DEL RIO SOUTH<br>SAN DIEGO, CA 92108     | Capacity: INTERESTED PARTY |



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. T17662**  
**Dated as of: 08/04/2023**

**Prepared for: City of Los Angeles**

### ***SCHEDULE A***

**(Reported Property Information)**

**APN #: 2380-002-034**

**Property Address: 3999 N FREDONIA DR**

**City: Los Angeles**

**County: Los Angeles**

### **VESTING INFORMATION**

**Type of Document: QUITCLAIM DEED**

**Grantee : DAVID O'NEAL**

**Grantor : JULIE D. MONROE**

**Deed Date : 05/15/2009**

**Recorded : 05/20/2009**

**Instr No. : 09-0744324**

**MAILING ADDRESS: DAVID O'NEAL**

**3999 FREDONIA DR, HOLLYWOOD, CA 90068**

### ***NESCHEDULE B***

### **LEGAL DESCRIPTION**

**Lot Number: 88,135 Tract No: 5593 Brief Description: TRACT NO 5593 LOT COM AT MOST N COR OF LOT 88 TH SE ON NE LINE OF SD LOT 135 FTTH S 40 33'30 W 62.86 FT TH N 61 00'04W 15.36**

### **MORTGAGES/LIENS**

**Type of Document: DEED OF TRUST**

**Recording Date: 06/07/2019**

**Document #: 19-0533905**

**Loan Amount: \$585,000**

**Lender Name: BANK OF AMERICA**

**Borrowers Name: DAVID O'NEAL**

**MAILING ADDRESS: BANK OF AMERICA**

**4500 AMON CARTER BLVD FT. WORTH, TX 76155**





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. T17811**  
**Dated as of: 01/12/2024**

**Prepared for: City of Los Angeles**

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### ***SCHEDULE A***

**(Reported Property Information)**

**APN #: 2380-002-034**

**Property Address: 3999 N FREDONIA DR      City: Los Angeles      County: Los Angeles**

### **VESTING INFORMATION**

**Type of Document: QUITCLAIM DEED**

**Grantee : DAVID O'NEAL**

**Grantor : JULIE D. MONROE**

**Deed Date : 05/15/2009      Recorded : 05/20/2009**

**Instr No. : 09-0744324**

**MAILING ADDRESS: DAVID O'NEAL**  
**3999 FREDONIA DR, LOS ANGELES, CA 90068**

### ***SCHEDULE B***

### **LEGAL DESCRIPTION**

**Lot Number: 88,135 Tract No: 5593 Brief Description: TRACT NO 5593 LOT COM AT MOST N COR OF LOT 88 TH SE ON NE LINE OF SD LOT 135 FTTH S 40 33'30 W 62.86 FT TH N 61 00'04W 15.36**

### **MORTGAGES/LIENS**

**Type of Document: ASSIGNMENT OF DEED OF TRUST**

**Recording Date: 06/19/2020      Document #: 20-0675618**

**Loan Amount: \$585,000**

**Lender Name: E. GRANT PROPPER & HARACRE, INC.**

**Borrowers Name: DAVID O'NEAL**

**MAILING ADDRESS: E. GRANT PROPPER & HARACRE, INC.**  
**12100 WILSHIRE BLVD., #905 LOS ANGELES, CA 90025**

**Type of Document: NOTICE OF DEFAULT AND ELECTION TO SELL**

**Recording Date: 11/01/2023      Document #: 23-0747168**

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

THE UNITED STATES OF AMERICA

DEPARTMENT OF JUSTICE  
FEDERAL BUREAU OF INVESTIGATION  
WASHINGTON, D. C. 20535

MEMORANDUM FOR THE DIRECTOR

SUBJECT: [Illegible]  
[Illegible]  
[Illegible]  
[Illegible]

1. [Illegible]

[Illegible]  
[Illegible]  
[Illegible]  
[Illegible]  
[Illegible]

2. [Illegible]

[Illegible]

3. [Illegible]

[Illegible]  
[Illegible]  
[Illegible]  
[Illegible]  
[Illegible]

4. [Illegible]

5. [Illegible]

6. [Illegible]

## Property Detail Report

For Property Located At :

**3999 FREDONIA DR, LOS ANGELES, CA 90068-1213**



RealQuest

**Owner Information**

Owner Name: O NEAL DAVID  
 Mailing Address: 3999 FREDONIA DR, LOS ANGELES CA 90068-1213 C050  
 Vesting Codes: / /

**Location Information**

Legal Description: TRACT NO 5593 LOT COM AT MOST N COR OF LOT 88 TH SE ON NE LINE OF SD LOT 135 FT TH S 40 33'30" W 62.86 FT TH N 61 00'04" W 15.36 FT TH S 66 06'40" W TO SW LINE OF SD LOT TH NW THEREON TO SE LINE OF LOT 88

County:	LOS ANGELES, CA	APN:	2380-002-034
Census Tract / Block:	1437.00 / 2	Alternate APN:	
Township-Range-Sect:		Subdivision:	5593
Legal Book/Page:	63-62	Map Reference:	23-F5 /
Legal Lot:	88	Tract #:	5593
Legal Block:		School District:	LOS ANGELES
Market Area:	STUD	School District Name:	LOS ANGELES
Neighbor Code:		Munic/Township:	LOS ANGELES

**Owner Transfer Information**

Recording/Sale Date:	05/20/2009 / 05/15/2009	Deed Type:	QUIT CLAIM DEED
Sale Price:		1st Mtg Document #:	759672
Document #:	744324		

**Last Market Sale Information**

Recording/Sale Date:	04/07/1961 /	1st Mtg Amount/Type:	/
Sale Price:	\$100,000	1st Mtg Int. Rate/Type:	/
Sale Type:	FULL	1st Mtg Document #:	
Document #:	1268680	2nd Mtg Amount/Type:	/
Deed Type:	DEED (REG)	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$63.94
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**

Gross Area:		Parking Type:	PARKING AVAIL	Construction:	
Living Area:	1,564	Garage Area:		Heat Type:	HEATED
Tot Adj Area:		Garage Capacity:		Exterior wall:	SHINGLE SIDING
Above Grade:		Parking Spaces:	2	Porch Type:	
Total Rooms:	6	Basement Area:		Patio Type:	
Bedrooms:	2	Finish Bsmnt Area:		Pool:	
Bath(F/H):	2 /	Basement Type:		Air Cond:	
Year Built / Eff:	1949 / 1949	Roof Type:		Style:	CONVENTIONAL
Fireplace:	Y / 1	Foundation:	PIER	Quality:	
# of Stories:	1	Roof Material:	WOOD SHAKE	Condition:	
Other Improvements:	SHED				

**Site Information**

Zoning:	LAR1	Acres:	0.27	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	11,599	Lot Width/Depth:	95 x 135	State Use:	
Land Use:	SFR	Res/Comm Units:	1 /	Water Type:	
Site Influence:				Sewer Type:	TYPE UNKNOWN

**Tax Information**

Total Value:	\$586,364	Assessed Year:	2023	Property Tax:	\$7,088.56
Land Value:	\$351,824	Improved %:	40%	Tax Area:	13
Improvement Value:	\$234,540	Tax Year:	2022	Tax Exemption:	HOMEOWNER
Total Taxable Value:	\$579,364				

**Comparable Sales Report**

For Property Located At

**3999 FREDONIA DR, LOS ANGELES, CA 90068-1213****RealQuest**



**5 Comparable(s) Selected.**

Report Date: 01/12/2024

**Summary Statistics:**

	Subject	Low	High	Average
Sale Price	\$100,000	\$1,400,000	\$1,799,000	\$1,533,100
Bldg/Living Area	1,564	1,501	1,762	1,660
Price/Sqft	\$63.94	\$815.85	\$1,116.00	\$927.32
Year Built	1949	1938	1955	1949
Lot Area	11,599	8,052	13,570	11,605
Bedrooms	2	2	3	2
Bathrooms/Restrooms	2	1	2	2
Stories	1.00	1.00	2.00	1.20
Total Value	\$586,364	\$112,580	\$1,165,248	\$602,814
Distance From Subject	0.00	0.16	0.27	0.21

\* = user supplied for search only

Comp #:	1			Distance From Subject:	0.16 (miles)
Address:	3710 WILLOWCREST AVE, STUDIO CITY, CA 91604-3923				
Owner Name:	VUKSICH DINKA/VASILJ IVAN				
Seller Name:	TURNER TOBY				
APN:	2378-002-006	Map Reference:	23-E5 /	Living Area:	1,501
County:	LOS ANGELES, CA	Census Tract:	1438.02	Total Rooms:	5
Subdivision:	1541	Zoning:	LAR1	Bedrooms:	2
Rec Date:	04/24/2023	Prior Rec Date:	11/20/2012	Bath(F/H):	2 /
Sale Date:	04/12/2023	Prior Sale Date:	07/02/2012	Yr Built/Eff:	1949 / 1985
Sale Price:	\$1,450,000	Prior Sale Price:	\$650,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	260453	Acres:	0.18	Fireplace:	Y / 1
1st Mtg Amt:		Lot Area:	8,052	Pool:	
Total Value:	\$769,336	# of Stories:	1	Roof Mat:	WOOD SHAKE
Land Use:	SFR	Park Area/Cap#:	/	Parking:	PARKING AVAIL

Comp #:	2			Distance From Subject:	0.16 (miles)
Address:	3825 FREDONIA DR, LOS ANGELES, CA 90068-1211				
Owner Name:	GOSS RACHEL E/GOSS DAVID E				
Seller Name:	JEFFERIES LIVING TRUST				
APN:	2380-003-007	Map Reference:	23-F5 /	Living Area:	1,708
County:	LOS ANGELES, CA	Census Tract:	1437.00	Total Rooms:	6
Subdivision:	5593	Zoning:	LAR1	Bedrooms:	2
Rec Date:	12/01/2023	Prior Rec Date:		Bath(F/H):	1 /
Sale Date:	11/28/2023	Prior Sale Date:		Yr Built/Eff:	1938 / 1939
Sale Price:	\$1,491,500	Prior Sale Price:		Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:		Style:	CONVENTIONAL
Document #:	833066	Acres:	0.29	Fireplace:	Y / 1
1st Mtg Amt:	\$1,193,200	Lot Area:	12,437	Pool:	
Total Value:	\$112,580	# of Stories:	2	Roof Mat:	WOOD SHAKE
Land Use:	SFR	Park Area/Cap#:	/	Parking:	PARKING AVAIL

Comp #:	3			Distance From Subject:	0.18 (miles)
Address:	3617 WILLOWCREST AVE, STUDIO CITY, CA 91604-3921				
Owner Name:	MILLARD MICHAEL G/MILLARD PAIGE G				
Seller Name:	GOMEZ MERCLE A & WILSON E				
APN:	2380-007-040	Map Reference:	23-E5 /	Living Area:	1,612
County:	LOS ANGELES, CA	Census Tract:	1437.00	Total Rooms:	6
Subdivision:	15143	Zoning:	LAR1	Bedrooms:	2

Rec Date:	12/19/2023	Prior Rec Date:	07/21/2023	Bath(F/H):	2 /
Sale Date:	11/21/2023	Prior Sale Date:	06/27/2023	Yr Built/Eff:	1952 / 1952
Sale Price:	\$1,799,000	Prior Sale Price:	\$1,350,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONTEMPORARY
Document #:	889318	Acres:	0.26	Fireplace:	Y / 1
1st Mtg Amt:	\$1,050,000	Lot Area:	11,186	Pool:	
Total Value:	\$300,586	# of Stories:	1	Roof Mat:	WOOD SHAKE
Land Use:	SFR	Park Area/Cap#:	/	Parking:	PARKING AVAIL

Comp #4 Distance From Subject:0.26 (miles)

Address: 3709 WRIGHTWOOD DR, STUDIO CITY, CA 91604-3949

Owner Name: REUVEN BEN/REUVEN YEVGENIA

Seller Name: GILB DENICE R

APN:	2378-014-044	Map Reference:	23-E5 /	Living Area:	1,762
County:	LOS ANGELES, CA	Census Tract:	1438.02	Total Rooms:	6
Subdivision:	15143	Zoning:	LAR1	Bedrooms:	3
Rec Date:	06/08/2023	Prior Rec Date:	05/28/1991	Bath(F/H):	2 /
Sale Date:	05/10/2023	Prior Sale Date:	04/1991	Yr Built/Eff:	1955 / 1957
Sale Price:	\$1,525,000	Prior Sale Price:	\$610,000	Air Cond:	WALL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	374514	Acres:	0.31	Fireplace:	Y / 1
1st Mtg Amt:	\$1,067,500	Lot Area:	13,570	Pool:	POOL
Total Value:	\$666,319	# of Stories:	1	Roof Mat:	WOOD SHAKE
Land Use:	SFR	Park Area/Cap#:	/	Parking:	ATTACHED GARAGE

Comp #5 Distance From Subject:0.27 (miles)

Address: 3843 VINELAND AVE, STUDIO CITY, CA 91604-3913

Owner Name: KEO KHEMUNI R

Seller Name: MILLER CYNTHIA D

APN:	2378-014-002	Map Reference:	23-E5 /	Living Area:	1,716
County:	LOS ANGELES, CA	Census Tract:	1438.02	Total Rooms:	6
Subdivision:	15143	Zoning:	LAR1	Bedrooms:	2
Rec Date:	11/21/2023	Prior Rec Date:	09/10/1998	Bath(F/H):	2 /
Sale Date:	11/17/2023	Prior Sale Date:	08/04/1998	Yr Built/Eff:	1955 / 1955
Sale Price:	\$1,400,000	Prior Sale Price:	\$372,500	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	807892	Acres:	0.29	Fireplace:	Y / 1
1st Mtg Amt:		Lot Area:	12,779	Pool:	
Total Value:	\$1,165,248	# of Stories:	1	Roof Mat:	WOOD SHAKE
Land Use:	SFR	Park Area/Cap#:	/	Parking:	PARKING AVAIL

**Foreclosure Activity Report**

For Property Located At

**RealQuest****3999 FREDONIA DR, LOS ANGELES, CA 90068-1213****Most Recent Foreclosure Transaction:**

Foreclosure Doc Type: **NOTICE OF DEFAULT**  
 Recording Date: **11/01/2023**  
 Foreclosure Doc #: **747168**

Foreclosure Stage: **PRE-FORECLOSURE**  
 Filing Date: **10/27/2023**  
 Recording Book/Page: **/**

Borrower 1: **ONEAL DAVID**  
 Borrower 2:  
 Borrower 3:  
 Borrower 4:

Trustee Name: **QUALITY LOAN SERVICE CORP** Trustee Phone #:  
 Trustee Address: **2763 CAMINO DEL RIO S** Trustee Sale Order #: **CA-23-966653**  
 City: **SAN DIEGO** Trustee Sale Order Ext: **CL**  
 State: **CA**  
 Zip: **92108**

**Default Mortgage Information:**

Mtg Amt/Type: **\$585,000 /**  
 Mtg Recording Date: **06/07/2019**  
 Mtg Doc #: **533905**  
 Mtg Book/Page:  
 Lender: **BANK OF AMERICA NA**  
 Lender Address: **2763 CAMINO DEL RIO S**  
 City: **SAN DIEGO**  
 State: **CA**  
 Zip: **92108**

Default Amt: **\$17,939**  
 Default Date: **10/27/2023**  
 1<sup>st</sup> Missed Pymt Date: **05/01/2023**  
 Lender Phone #: **(619) 645-7711**  
 Vesting Codes: **SM / /**  
 Title Company:

**Location Information:**

Legal Description: **TRACT NO 5593 LOT COM AT MOST N COR OF LOT 88 TH SE ON NE LINE OF SD LOT 135 FT TH S 40 33'30" W 62.86 FT TH N 61 00'04" W 15.36 FT TH S 66 06'40" W TO SW LINE OF SD LOT TH NW THEREON TO SE LINE OF LOT 88**  
 County: **LOS ANGELES, CA** APN: **2380-002-034**  
 Subdivision: **5593** Map Reference: **23-F5 /**  
 Legal Lot: **88** Township-Range-Sect:  
 Legal Block: Munic/Township: **LOS ANGELES**

**Last Market Sale Information:**

Sale Date:  
 Recording Date: **04/07/1961** 1<sup>st</sup> Mtg Amount/Type: **/**  
 Sale Price: **\$100,000** 1<sup>st</sup> Mtg Int. Rate/Type: **/**  
 Sale Type: **FULL** 2<sup>nd</sup> Mtg Amount/Type: **/**  
 Deed Type: **DEED (REG)** 2<sup>nd</sup> Mtg Int. Rate/Type: **/**  
 Deed Doc #: **1268680** Seller:

**Owner Information:**

Owner Name: **O NEAL DAVID**  
 Mailing Address: **3999 FREDONIA DR**  
 City: **LOS ANGELES**  
 State: **CA** Carrier Route: **C050**  
 Zip: **90068-1213**

**Owner Transfer Information:**

Sale Date: **05/15/2009** Deed Type: **QUIT CLAIM DEED**  
 Recording Date: **05/20/2009** Deed Doc #: **744324**  
 Sale Price: Vesting Codes: **/ /**

**Property Characteristics:**

Living Area: **1,564** Parking Type: **PARKING AVAIL**  
 Total Rooms: **6** Garage Area:  
 Bedrooms: **2** Garage Capacity:  
 Bath (F/H): **2 /** Parking Spaces: **2**  
 Year Built / Eff: **1949 / 1949** Pool:  
 Fireplace: **1** Pool Area:  
 # of Stories: **1** Style: **CONVENTIONAL**

Quality:

**Site Information:**

Land Use: SFR  
Zoning: LAR1  
Site Influence:

Acres: 0.27  
Lot Area: 11,599  
Res/Comm Units: 1 /

**Tax Information:**

Assessed Value: \$586,364  
Land Value: \$351,824  
Improvement Value: \$234,540  
Total Taxable Value: \$579,364

Property Tax: \$7,088.56  
Tax Area: 13  
Tax Exemption: HOMEOWNER  
Improvement %: 40%