

**BOARD OF
BUILDING AND SAFETY
COMMISSIONERS**

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**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

March 30, 2023

Council District # 4

Case #: 974063

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

JOB ADDRESS: 4020 W CLAYTON AVE

CONTRACT NO.: C141028-1 C142032 T137838

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 fencing of the lot at the above address in the City of Los Angeles. The cost of fencing the subject lot was \$13,039.49.

It is proposed that a lien for the total amount of **\$13,074.49** 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**

Armond Gregoryona, Principal Inspector
Lien Review

REPORT OF ABATE OF A PUBLIC NUISANCE

On November 24, 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 fence the lot, on the parcel located at **4020 W CLAYTON 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>
FENCE	F4283	January 23, 2023	\$13,039.49
			<u>\$13,039.49</u>

Title report costs were as follows:

<u>Title Search</u>	<u>Work Order No.</u>	<u>Amount</u>
FULL	T17325	\$30.00
SUPPLEMENTAL	T17431	\$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 \$9,348.92 plus applicable fees and charges, plus the Cost of Title Search(es) on the subject lot was \$35.00 for a total of **\$13,074.49**, 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: March 30, 2023

OSAMA YOUNAN, P.E.
GENERAL MANAGER
SUPERINTENDENT OF BUILDING

Report and lien confirmed by
City Council on:


Armona Gregoryona, Principal Inspector
Lien Review

ATTEST: HOLLY WOLCOTT
CITY CLERK

BY

DEPUTY

March 30, 2023

CASE #: 974063

ASSIGNED INSPECTOR: DUANE JOHNSON
JOB ADDRESS: 4020 W CLAYTON AVE
ASSESSORS PARCEL NO.: 5430-019-017

Last Full Title: 12/02/2022

Last Update Title:

LIST OF OWNERS AND INTERESTED PARTIES

1 JOHN KRALIK TR 4020 CLAYTON AVENUE TRUST
C/O JKV OPP FUND II LP ATTN: CASSIE VILLA
1201 DOVE ST STE 100
NEWPORT BEACH, CA 92660

Capacity: OWNER

2 4020 CLAYTON AVENUE TRUST DATED 9-4-20
1201 DOVE ST STE 100
NEWPORT BEACH, CA 92660

Capacity: OWNER

3 RESIDENTIAL INVESTMENT TRUST IV, DST
4020 CLAYTON AVENUE TRUST DATED 9-4-20
ONE BAXTER WAY STE 220
THOUSAND OAKS, CA 91362

Capacity: INTERESTED PARTY



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

Property Title Report

Work Order No. T17431
Dated as of: 03/07/2023

Prepared for: City of Los Angeles

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

APN #: 5430-019-017

Property Address: 4020 W CLAYTON AVE

City: Los Angeles

County: Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : 4020 CLAYTON AVENUE TRUST DATED 9-4-20

Grantor : MAUREEN DIANE ANGELINETTA TRUSTEE OF THE MAUREEN DIANE ANGELINETTA

Deed Date : 08/28/2020

Recorded : 09/30/2020

Instr No. : 20-1201694

MAILING ADDRESS: 4020 CLAYTON AVENUE TRUST DATED 9-4-20
1201 DOVE ST STE 100, NEWPORT BEACH, CA 92660

SCHEDULE B

LEGAL DESCRIPTION

Lot Number: 77 Subdivision Name: THE CUMBERLAND TRACT Brief Description: CUMBERLAND TRACT LOT 77

MORTGAGES/LIENS

Type of Document: ASSIGNMENT DEED OF TRUST

Recording Date: 06/01/2022

Document #: 22-0587465

Loan Amount: \$882,000

Lender Name: RESIDENTIAL INVESTMENT TRUST IV DST

Borrowers Name: 4020 CLAYTON AVENUE TRUST DATED 9-4-20

MAILING ADDRESS: RESIDENTIAL INVESTMENT TRUST IV DST
ONE BAXTER WAY STE 220 THOUSAND OAKS, CA 91362



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

Property Title Report

Work Order No. T17325
Dated as of: 12/01/2022

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 5430-019-017

Property Address: 4020 W CLAYTON AVE City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : 4020 CLAYTON AVENUE TRUST DATED 9-4-20

Grantor : MAUREEN DIANEANGELINETTA TRUSTEE OF THE MAUREEN DIANE ANGELINETTA FAMILY TRUST

Deed Date : 08/28/2020

Recorded : 09/30/2020

Instr No. : 20-1201694

MAILING ADDRESS: 4020 CLAYTON AVENUE TRUST DATED 9-4-20
1201 DOVE ST STE 100, NEWPORT BEACH, CA 92660

SCHEDULE B

LEGAL DESCRIPTION

Lot Number: 77 Subdivision Name: THE CUMBERLAND TRACT Brief Description: CUMBERLAND TRACT LOT 77

MORTGAGES/LIENS

Type of Document: ASSIGNMENT DEED OF TRUST

Recording Date: 06/01/2022

Document #: 22-0587465

Loan Amount: \$882,000

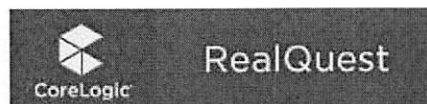
Lender Name: RESIDENTIAL INVESTMENT TRUST IV, DST

Borrowers Name: 4020 CLAYTON AVENUE TRUST DATED 9-4-20

MAILING ADDRESS: RESIDENTIAL INVESTMENT TRUST IV, DST
ONE BAXTER WAY STE. 220 THOUSAND OAKS, CA 91362

Property Detail Report

For Property Located At :
4020 CLAYTON AVE, LOS ANGELES, CA 90027-1504



Owner Information

Owner Name: **KRALIK JOHN/4020 CLAYTON AVENUE**
 Mailing Address: **1201 DOVE ST #100, NEWPORT BEACH CA 92660-2841 C012 C/O JKV OPP FUND II LP**
 Vesting Codes: **// TR**

Location Information

Legal Description: **CUMBERLAND TRACT LOT 77**
 County: **LOS ANGELES, CA** APN: **5430-019-017**
 Census Tract / Block: **1953.00 / 1** Alternate APN:
 Township-Range-Sect: Subdivision: **CUMBERLAND TR**
 Legal Book/Page: **132-8** Map Reference: **35-A3 /**
 Legal Lot: **77** Tract #: **LOS ANGELES**
 Legal Block: School District: **LOS ANGELES**
 Market Area: **C22** School District Name: **LOS ANGELES**
 Neighbor Code: Munic/Township: **LOS ANGELES**

Owner Transfer Information

Recording/Sale Date: **/** Deed Type:
 Sale Price: 1st Mtg Document #:
 Document #:

Last Market Sale Information

Recording/Sale Date: **09/30/2020 / 08/28/2020** 1st Mtg Amount/Type: **\$882,000 / CONV**
 Sale Price: **\$735,000** 1st Mtg Int. Rate/Type: **/**
 Sale Type: **FULL** 1st Mtg Document #: **1201695**
 Document #: **1201694** 2nd Mtg Amount/Type: **/**
 Deed Type: **GRANT DEED** 2nd Mtg Int. Rate/Type: **/**
 Transfer Document #: Price Per SqFt: **\$1,009.62**
 New Construction: Multi/Split Sale:
 Title Company: **FIRST AMERICAN TITLE**
 Lender: **ANCHOR LOANS LP**
 Seller Name: **ANGELINETTA M D F/TR**

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:	FRAME
Living Area:	728	Garage Area:		Heat Type:	HEATED
Tot Adj Area:		Garage Capacity:		Exterior wall:	SHINGLE SIDING
Above Grade:		Parking Spaces:	1	Porch Type:	
Total Rooms:	4	Basement Area:		Patio Type:	
Bedrooms:	1	Finish Bsmnt Area:		Pool:	
Bath(F/H):	1 /	Basement Type:		Air Cond:	
Year Built / Eff:	1922 / 1922	Roof Type:		Style:	CONVENTIONAL
Fireplace:	Y / 1	Foundation:	PIER	Quality:	FAIR
# of Stories:	1	Roof Material:	ROLL COMPOSITION	Condition:	AVERAGE
Other Improvements:	FENCE				

Site Information

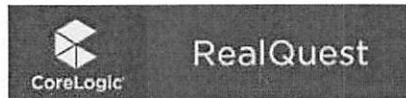
Zoning:	LAR1	Acres:	0.15	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	6,572	Lot Width/Depth:	x	State Use:	
Land Use:	SFR	Res/Comm Units:	1 /	Water Type:	PUBLIC
Site Influence:				Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$749,700	Assessed Year:	2022	Property Tax:	\$8,898.88
Land Value:	\$683,400	Improved %:	9%	Tax Area:	13
Improvement Value:	\$66,300	Tax Year:	2022	Tax Exemption:	
Total Taxable Value:	\$749,700				

Comparable Sales Report

For Property Located At


4020 CLAYTON AVE, LOS ANGELES, CA 90027-1504

2 Comparable(s) Selected.

Report Date: 03/02/2023

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$735,000	\$965,000	\$1,860,000	\$1,412,500
Bldg/Living Area	728	764	790	777
Price/Sqft	\$1,009.62	\$1,263.09	\$2,354.43	\$1,808.76
Year Built	1922	1919	1923	1921
Lot Area	6,572	4,690	6,569	5,630
Bedrooms	1	2	2	2
Bathrooms/Restrooms	1	1	1	1
Stories	1.00	1.00	1.00	1.00
Total Value	\$749,700	\$65,623	\$790,500	\$428,062
Distance From Subject	0.00	0.12	0.18	0.15

* = user supplied for search only

Comp #:1

Distance From Subject:0.12 (miles)

Address:4126 CLAYTON AVE, LOS ANGELES, CA 90027-1506

Owner Name:4126 CLAYTON PROPERTY LLC

Seller Name:HAYNES VIRGINIA R

APN:5430-020-021

Map Reference:35-A3 /

Living Area:764

County:LOS ANGELES, CA

Census Tract:1953.00

Total Rooms:4

Subdivision:CUMBERLAND TR

Zoning:LAR1

Bedrooms:2

Rec Date:11/02/2022

Prior Rec Date:01/27/1992

Bath(F/H):1 /

Sale Date:10/07/2022

Prior Sale Date:01/1992

Yr Built/Eff:1923 / 1924

Sale Price:\$965,000

Prior Sale Price:

Air Cond:

Sale Type:FULL

Prior Sale Type:

Style:CONVENTIONAL

Document #:1040256

Acres:0.15

Fireplace:/

1st Mtg Amt:\$772,000

Lot Area:6,569

Pool:

Total Value:\$65,623

of Stories:1

Roof Mat:COMPOSITION SHINGLE

Land Use:SFR

Park Area/Cap#:/

Parking:

Comp #:	2	Distance From Subject:0.18 (miles)			
Address:	1409 SANBORN AVE, LOS ANGELES, CA 90027-1511				
Owner Name:	BARROW JULIA/ARMITAGE THOMAS				
Seller Name:	NEW LANDINGS LLC				
APN:	5430-028-006	Map Reference:	35-A3 /	Living Area:	790
County:	LOS ANGELES, CA	Census Tract:	1953.00	Total Rooms:	5
Subdivision:	CONNELLS SUB	Zoning:	LAR1	Bedrooms:	2
Rec Date:	02/17/2023	Prior Rec Date:	03/26/2021	Bath(F/H):	1 /
Sale Date:	02/09/2023	Prior Sale Date:	03/01/2021	Yr Built/Eff:	1919 / 1919
Sale Price:	\$1,860,000	Prior Sale Price:	\$775,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	103318	Acres:	0.11	Fireplace:	/
1st Mtg Amt:	\$1,488,000	Lot Area:	4,690	Pool:	
Total Value:	\$790,500	# of Stories:	1	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/	Parking:	PARKING AVAIL

Foreclosure Activity Report

For Property Located At

4020 CLAYTON AVE, LOS ANGELES, CA 90027-1504



Foreclosure Activity Report is not available

4020 CLAYTON AVE LOS ANGELES CA 90027

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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