

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	<u>\$13,039.49</u>
			<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	<u>\$5.00</u>
		<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



Armond Gregoryona, Principal Inspector  
Lien Review

Report and lien confirmed by  
City Council on:

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:

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**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](mailto:latitle@in2-res.com)

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## ***Property Title Report***

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

**Prepared for: City of Los Angeles**

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### **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](mailto:latitle@in2-res.com)

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## ***Property Title Report***

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

**Prepared for: City of Los Angeles**

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### ***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***

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

**Site Information**

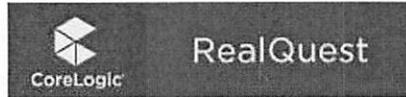
Zoning:	<b>LAR1</b>	Acres:	<b>0.15</b>	County Use:	<b>SINGLE FAMILY RESID (0100)</b>
Lot Area:	<b>6,572</b>	Lot Width/Depth:	<b>x</b>	State Use:	
Land Use:	<b>SFR</b>	Res/Comm Units:	<b>1 /</b>	Water Type:	<b>PUBLIC</b>
Site Influence:				Sewer Type:	<b>TYPE UNKNOWN</b>

**Tax Information**

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

# 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 /
County:	LOS ANGELES, CA	Census Tract:	1953.00
Subdivision:	CUMBERLAND TR	Zoning:	LAR1
Rec Date:	11/02/2022	Prior Rec Date:	01/27/1992
Sale Date:	10/07/2022	Prior Sale Date:	01/1992
Sale Price:	\$965,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	1040256	Acres:	0.15
1st Mtg Amt:	\$772,000	Lot Area:	6,569
Total Value:	\$65,623	# of Stories:	1
Land Use:	SFR	Park Area/Cap#:	/
		Parking:	
		Living Area:	764
		Total Rooms:	4
		Bedrooms:	2
		Bath(F/H):	1 /
		Yr Built/Eff:	1923 / 1924
		Air Cond:	
		Style:	CONVENTIONAL
		Fireplace:	/
		Pool:	
		Roof Mat:	COMPOSITION SHINGLE

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 /
County:	LOS ANGELES, CA	Census Tract:	1953.00
Subdivision:	CONNELLS SUB	Zoning:	LAR1
Rec Date:	02/17/2023	Prior Rec Date:	03/26/2021
Sale Date:	02/09/2023	Prior Sale Date:	03/01/2021
Sale Price:	\$1,860,000	Prior Sale Price:	\$775,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	103318	Acres:	0.11
1st Mtg Amt:	\$1,488,000	Lot Area:	4,690
Total Value:	\$790,500	# of Stories:	1
Land Use:	SFR	Park Area/Cap#:	/
		Parking:	PARKING AVAIL
		Living Area:	790
		Total Rooms:	5
		Bedrooms:	2
		Bath(F/H):	1 /
		Yr Built/Eff:	1919 / 1919
		Air Cond:	
		Style:	CONVENTIONAL
		Fireplace:	/
		Pool:	
		Roof Mat:	COMPOSITION SHINGLE

## 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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