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BUILDING AND SAFETY
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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 01, 2023

Council District # 7

Case #: 99207

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

JOB ADDRESS: 10465 N LAS LUNITAS AVE AKA 7304 W. SUMMITROSE ST
CONTRACT NO.: C141028-1 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 fencing of the lot at the above address in the City of Los Angeles. The cost of fencing the subject lot was \$9,658.88.

It is proposed that a lien for the total amount of **\$9,688.88** 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 5-1-2023

Armond Gregoryona, Principal Inspector
Lien Review

REPORT OF ABATE OF A PUBLIC NUISANCE

On July 04, 2003 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 **10465 N LAS LUNITAS AVE AKA 7304 W. SUMMITROSE ST**, 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	F4313	March 06, 2023	\$9,658.88
			<u>\$9,658.88</u>

Title report costs were as follows:

<u>Title Search</u>	<u>Work Order No.</u>	<u>Amount</u>
FULL	T17554	\$30.00
		<u>\$30.00</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 \$6,929.20 plus applicable fees and charges, plus the Cost of Title Search(es) on the subject lot was \$30.00 for a total of **\$9,688.88**, 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 01, 2023

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

Report and lien confirmed by
City Council on:

Armond Gregoryona, Principal Inspector
Lien Review

ATTEST: HOLLY WOLCOTT
CITY CLERK


5-1-2023

BY

DEPUTY

May 01, 2023

ASSIGNED INSPECTOR: DUANE JOHNSON

CASE #: 99207

JOB ADDRESS: 10465 N LAS LUNITAS AVE AKA 7304 W. SUMMITROSE ST

ASSESSORS PARCEL NO.: 2565-011-039

Last Full Title: 05/01/2023

Last Update Title:

LIST OF OWNERS AND INTERESTED PARTIES

1 John W. Perkins III
1312 Alameda Ave.
Glendale, CA 91201

Capacity: OWNER

2 John W. Perkins III
7304 Summitrose St.
Tujunga, CA 91042

Capacity: OWNER



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

Property Title Report

Work Order No. T17554
Dated as of: 04/28/2023

Prepared for: City of Los Angeles

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

APN #: 2565-011-039

Property Address: 10465 N LAS LUNITAS AVE ***City: Los Angeles*** ***County: Los Angeles***

VESTING INFORMATION

Type of Document: QUITCLAIM DEED

Grantee : JOHN W. PERKINS III

Grantor : CHERYL L. PERKINS

Deed Date : 05/22/2006

Recorded : 05/23/2006

Instr No. : 06-1133150

MAILING ADDRESS: JOHN W. PERKINS III
1312 ALAMEDA AVE, GLENDALE, CA 91201

SCHEDULE B

LEGAL DESCRIPTION

Lot Number: 146,147 Subdivision Name: ZACHAU Tract No: E Brief Description: ZACHAU TRACT E
70 FT OF LOTS 146 AND LOT

MORTGAGES/LIENS

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

Property Detail Report

For Property Located At :

7304 SUMMITROSE ST, TUJUNGA, CA 91042-1945



RealQuest

Owner Information

Owner Name: PERKINS JOHN W III
 Mailing Address: 1312 ALAMEDA AVE, GLENDALE CA 91201-1120 C013
 Vesting Codes: / /

Location Information

Legal Description: ZACHAU TRACT E 70 FT OF LOTS 146 AND LOT 147
 County: LOS ANGELES, CA APN: 2565-011-039
 Census Tract / Block: 1011.10 / 2 Alternate APN:
 Township-Range-Sect: Subdivision: ZACHAU TR
 Legal Book/Page: Map Reference: 10-F3 /
 Legal Lot: 147 Tract #:
 Legal Block: School District: LOS ANGELES
 Market Area: 659 School District Name: LOS ANGELES
 Neighbor Code: Munic/Township: LOS ANGELES

Owner Transfer Information

Recording/Sale Date: 05/23/2006 / 05/22/2006 Deed Type: QUIT CLAIM DEED
 Sale Price: 1st Mtg Document #:
 Document #: 1133150

Last Market Sale Information

Recording/Sale Date: 04/07/1976 / 1st Mtg Amount/Type: \$17,500 / CONV
 Sale Price: \$16,500 1st Mtg Int. Rate/Type: /
 Sale Type: FULL 1st Mtg Document #: /
 Document #: 2nd Mtg Amount/Type: /
 Deed Type: DEED (REG) 2nd Mtg Int. Rate/Type: /
 Transfer Document #: Price Per SqFt: \$22.60
 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:	730	Garage Area:		Heat Type:	HEATED
Tot Adj Area:		Garage Capacity:		Exterior wall:	SHINGLE SIDING
Above Grade:		Parking Spaces:	2	Porch Type:	
Total Rooms:	4	Basement Area:		Patio Type:	COVERED PATIO
Bedrooms:	2	Finish Bsmnt Area:		Pool:	
Bath(F/H):	1 /	Basement Type:		Air Cond:	
Year Built / Eff:	1938 / 1938	Roof Type:		Style:	CONVENTIONAL
Fireplace:	/	Foundation:	RAISED	Quality:	
# of Stories:	1	Roof Material:	COMPOSITION	Condition:	
			SHINGLE		

Other Improvements: FENCE;FENCED YARD

Site Information

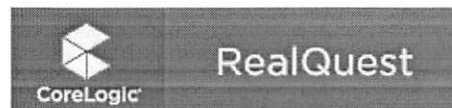
Zoning:	LAR1	Acres:	0.13	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	5,599	Lot Width/Depth:	70 x 80	State Use:	
Land Use:	SFR	Res/Comm Units:	1 /	Water Type:	
Site Influence:	CORNER			Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$61,005	Assessed Year:	2022	Property Tax:	\$885.84
Land Value:	\$23,951	Improved %:	61%	Tax Area:	13
Improvement Value:	\$37,054	Tax Year:	2022	Tax Exemption:	
Total Taxable Value:	\$61,005				

Comparable Sales Report

For Property Located At

**7304 SUMMITROSE ST, TUJUNGA, CA 91042-1945**

6 Comparable(s) Selected.

Report Date: 04/28/2023

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$16,500	\$526,000	\$800,000	\$672,667
Bldg/Living Area	730	644	832	786
Price/Sqft	\$22.60	\$763.22	\$1,006.29	\$855.91
Year Built	1938	1923	1956	1940
Lot Area	5,599	4,171	6,790	5,481
Bedrooms	2	2	2	2
Bathrooms/Restrooms	1	1	2	1
Stories	1.00	1.00	1.00	1.00
Total Value	\$61,005	\$48,219	\$612,000	\$301,716
Distance From Subject	0.00	0.21	0.49	0.34

*= user supplied for search only

Comp #1

Distance From Subject:0.21 (miles)

Address: **10402 COMMERCE AVE, TUJUNGA, CA 91042-1937**Owner Name: **TARIGHAT ALI**Seller Name: **DECKER JAMES & DENA**APN: **2565-008-042**Map Reference: **11-A3 /**Living Area: **644**County: **LOS ANGELES, CA**Census Tract: **1011.10**Total Rooms: **5**Subdivision: **LOS TERRENITOS TR**Zoning: **LARD1.5**Bedrooms: **2**Rec Date: **10/18/2022**Prior Rec Date: **07/28/1978**Bath(F/H): **1 /**Sale Date: **09/23/2022**

Prior Sale Date:

Yr Built/Eff: **1928 / 1928**Sale Price: **\$526,000**Prior Sale Price: **\$32,500**

Air Cond:

Sale Type: **FULL**Prior Sale Type: **FULL**Style: **CONVENTIONAL**Document #: **996461**Acres: **0.12**Fireplace: **Y / 1**1st Mtg Amt: **\$473,000**Lot Area: **5,444**

Pool:

Total Value: **\$155,745**# of Stories: **1**Roof Mat: **COMPOSITION SHINGLE**Land Use: **SFR**Park Area/Cap#: **/**Parking: **PARKING AVAIL**

Comp #:2 Distance From Subject:0.27 (miles)

Address: 10602 FITZROY AVE, TUJUNGA, CA 91042-1503

Owner Name: FRIEDMAN AMANDA E/STEVENS-TALMAGE BRIAN

Seller Name: PEAKS JOHN & LYNN L/TR

APN: 2566-005-014	Map Reference: 11-A2 /	Living Area: 832
County: LOS ANGELES, CA	Census Tract: 1011.10	Total Rooms: 4
Subdivision: 3464	Zoning: LAR1	Bedrooms: 2
Rec Date: 03/28/2023	Prior Rec Date: 09/21/1983	Bath(F/H): 1 /
Sale Date: 03/21/2023	Prior Sale Date:	Yr Built/Eff: 1956 / 1956
Sale Price: \$635,000	Prior Sale Price:	Air Cond:
Sale Type: FULL	Prior Sale Type:	Style: CONVENTIONAL
Document #: 193768	Acres: 0.10	Fireplace: Y / 1
1st Mtg Amt: \$150,000	Lot Area: 4,171	Pool:
Total Value: \$48,219	# of Stories: 1	Roof Mat: GRAVEL & ROCK
Land Use: SFR	Park Area/Cap#: /	Parking: PARKING AVAIL

Comp #:3 Distance From Subject:0.27 (miles)

Address: 10627 FITZROY AVE, TUJUNGA, CA 91042-1502

Owner Name: WEBB JUSTIN/WILLIAMS MARY M

Seller Name: BECKINGHAM MOLLY G

APN: 2566-005-045	Map Reference: 11-A2 /	Living Area: 824
County: LOS ANGELES, CA	Census Tract: 1011.10	Total Rooms: 4
Subdivision: 3464	Zoning: LAR1	Bedrooms: 2
Rec Date: 09/01/2022	Prior Rec Date: 06/29/1999	Bath(F/H): 1 /
Sale Date: 08/17/2022	Prior Sale Date:	Yr Built/Eff: 1953 / 1953
Sale Price: \$680,000	Prior Sale Price: \$165,000	Air Cond:
Sale Type: FULL	Prior Sale Type: FULL	Style: CONVENTIONAL
Document #: 869603	Acres: 0.14	Fireplace: Y / 1
1st Mtg Amt: \$646,000	Lot Area: 6,257	Pool:
Total Value: \$243,729	# of Stories: 1	Roof Mat: ROLL COMPOSITION
Land Use: SFR	Park Area/Cap#: /	Parking: PARKING AVAIL

Comp #:4 Distance From Subject:0.35 (miles)

Address: 10267 1/2 TUJUNGA CANYON BLVD, TUJUNGA, CA 91042-2227

Owner Name: SAFARLOO ANNI

Seller Name: MTR INVESTOR LLC

APN: 2558-021-013	Map Reference: 10-F3 /	Living Area: 818
County: LOS ANGELES, CA	Census Tract: 1012.21	Total Rooms: 4
Subdivision: LOS TERRENITOS TR	Zoning: LARD2	Bedrooms: 2
Rec Date: 09/09/2022	Prior Rec Date: 03/10/2022	Bath(F/H): 1 /
Sale Date: 09/07/2022	Prior Sale Date: 03/03/2022	Yr Built/Eff: 1936 / 1937
Sale Price: \$635,000	Prior Sale Price: \$525,000	Air Cond:
Sale Type: FULL	Prior Sale Type: FULL	Style: CONVENTIONAL
Document #: 887609	Acres: 0.16	Fireplace: Y / 1
1st Mtg Amt: \$508,000	Lot Area: 6,790	Pool:
Total Value: \$450,000	# of Stories: 1	Roof Mat: COMPOSITION SHINGLE
Land Use: SFR	Park Area/Cap#: /	Parking: PARKING AVAIL

Comp #:5 Distance From Subject:0.47 (miles)

Address: 10112 MOUNTAIR AVE, TUJUNGA, CA 91042-2224

Owner Name: HADDADE RAFAK/HADDADE ERVIN

Seller Name: MEGRABIAN VIKEN

APN: 2558-022-023	Map Reference: 10-F3 /	Living Area: 802
County: LOS ANGELES, CA	Census Tract: 1012.21	Total Rooms: 3
Subdivision: 5833	Zoning: LARD2	Bedrooms: 2
Rec Date: 10/04/2022	Prior Rec Date: 07/11/1989	Bath(F/H): 2 /

Sale Date:	09/09/2022	Prior Sale Date:	05/1989	Yr Built/Eff:	1923 / 1948
Sale Price:	\$760,000	Prior Sale Price:	\$149,500	Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	959650	Acres:	0.11	Fireplace:	/
1st Mtg Amt:	\$549,997	Lot Area:	4,923	Pool:	
Total Value:	\$300,604	# of Stories:	1	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/	Parking:	PARKING AVAIL

Comp #:	6	Distance From Subject: 0.49 (miles)			
Address:	7543 KYLE ST, TUJUNGA, CA 91042-1623				
Owner Name:	MCDONALD PHILLIP W/MCDONALD CATHERINE J				
Seller Name:	GOLDMAN JESSE B & BRIENNA H				
APN:	2557-009-016	Map Reference:	10-F2 /	Living Area:	795
County:	LOS ANGELES, CA	Census Tract:	1011.22	Total Rooms:	4
Subdivision:	8137	Zoning:	LAR1	Bedrooms:	2
Rec Date:	04/06/2023	Prior Rec Date:	10/14/2020	Bath(F/H):	1 /
Sale Date:	03/31/2023	Prior Sale Date:	10/07/2020	Yr Built/Eff:	1947 / 1947
Sale Price:	\$800,000	Prior Sale Price:	\$600,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	218756	Acres:	0.12	Fireplace:	/
1st Mtg Amt:	\$695,000	Lot Area:	5,299	Pool:	
Total Value:	\$612,000	# of Stories:	1	Roof Mat:	GRAVEL & ROCK
Land Use:	SFR	Park Area/Cap#:	/	Parking:	ATTACHED GARAGE