

BOARD OF  
BUILDING AND SAFETY  
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CITY OF LOS ANGELES  
CALIFORNIA



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MAYOR

DEPARTMENT OF  
BUILDING AND SAFETY  
201 NORTH FIGUEROA STREET  
LOS ANGELES, CA 90012

RAYMOND S. CHAN, C.E., S.E.  
GENERAL MANAGER

FRANK BUSH  
EXECUTIVE OFFICER

December 07, 2015

Council District # 3

Case #: 687787

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

JOB ADDRESS: 19730 W PARTHENIA ST

CONTRACT NO.: 280081819-1 B125341 C123679 F122791-2 T123628-1

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 barricading of all openings, cleaning of the lot and fencing of the lot at the above address in the City of Los Angeles. The cost of barricading the subject building(s) was \$3,692.92. The cost of cleaning the subject lot was \$1,933.12. The cost of fencing the subject lot was \$12,983.04. The cost of investigating the violation(s) was \$1,246.56. The cost of title search(es) on the subject lot was \$49.00.

It is proposed that a lien for the total amount of **\$19,904.64** 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.

RAYMOND S. CHAN, C.E., S.E.  
GENERAL MANAGER

J.T. Christian Senior Inspector  
Lien Review

RC:JC: fmr

Attachments

## REPORT OF ABATE OF A PUBLIC NUISANCE

On July 14, 2015 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 secure all openings accessible for entry from the exterior of the building(s) and weatherproof the barricades installed, remove the accumulation of trash, debris, vehicle parts, rubbish, excessive vegetation or other similar conditions, and fence the lot on the parcel located at **19730 W PARTHENIA 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>
BARRICADE	B4022	September 11, 2015	\$3,692.92
CLEAN	C4286	September 10, 2015	\$1,933.12
FENCE	F3812	October 05, 2015	\$12,983.04

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	656125-7	\$356.16	\$890.40	\$1,246.56

Title report costs were as follows:

<u>Title Search</u>	<u>Work Order No.</u>	<u>Amount</u>
FULL	T11999	\$42.00
SUPPLEMENTAL	T12828	\$7.00

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 \$13,697.36 plus an amount equal to forty percent (40%) or a minimum of \$100.00 of such cost, plus the fee for investigating the violation(s) of \$1,246.56, plus the Cost of Title Search(es) on the subject lot was \$49.00. for a total of **\$19,904.64**, be recorded against said property.

It is further requested that the Honorable Council instruct the Financial Services Section of the Department of Building and Safety, that upon receipt of any payment on this lien against this property to deposit the amount to Dept. 08 (Bldg. & Safety Dept.), Fund 346, Revenue Source No. 3191 in the amount of **\$18,609.08**, and to deposit to Fund 48R the amount of **\$1,246.56**, and to deposit to Fund 100 the amount of **\$49.00**.

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: December 07, 2015

RAYMOND S CHAN C.E., S.E.  
Superintendent of Building  
General Manager



Report and lien confirmed by  
City Council on:

J.T. Christian Senior Inspector  
Lien Review

ATTEST: HOLLY WOLCOTT  
CITY CLERK

BY

DEPUTY

December 07, 2015

CASE #: 687787

ASSIGNED INSPECTOR: RICHARD SIMONS  
JOB ADDRESS: 19730 W PARTHENIA ST  
ASSESSORS PARCEL NO.: 2782-021-002

Last Full Title: 07/14/2015

Last Update Title:

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**LIST OF OWNERS AND INTERESTED PARTIES**

- 1 HI INTEGRITY ASSURANCE SERVICES  
c/o DONOVAN FOSTER  
11245 E 183RD ST #140  
CERRITOS, CA 90703  
Capacity: OWNER
- 2 SEASIDE TRUSTEE INC  
PO BOX 752377  
LAS VEGAS, NV 89136  
Capacity: INTERESTED PARTY
- 3 RECONSTRUST COMPANY  
1800 TAPO CANYON RD  
SIMI VALLEY, CA 93063  
Capacity: INTERESTED PARTY



5711 W. SLAUSON AVE., SUITE 170  
CULVER CITY, CA 90230  
Phone 310-649-2020 310-649-0030 Fax

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## ***Property Title Report***

***Work Order No. T12876***  
***Dated as of: 11/03/2015***

***Prepared for: City of Los Angeles***

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### ***SCHEDULE A***

***(Reported Property Information)***

***APN #: 5217-003-003***

***Property Address: 2862 N PHELPS AVE***

***City: Los Angeles***

***County: Los Angeles***

### **VESTING INFORMATION**

***Type of Document: QUITCLAIM DEED***

***Grantee : JOHN D CANZONERI,***

***Grantor : LYDIA M MATYAS,***

***Deed Date : 07/16/2008***

***Recorded : 07/23/2008***

***Instr No. : 08-1315430***

***MAILING ADDRESS: JOHN D CANZONERI,***  
***320 W TEMPLE ST # 9THFL LOS ANGELES CA 90012***

### ***SCHEDULE B***

### **LEGAL DESCRIPTION**

***Lot: 184 Tract No: 7477 Abbreviated Description: LOT:184 CITY:REGION/CLUSTER:  
04/04103 TR#:7477 TRACT # 7477 LOT 184 City/Muni/Twp: REGION/CLUSTER: 04/04103***

### **MORTGAGES/LIENS**

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



5711 W. SLAUSON AVE., SUITE 170  
CULVER CITY, CA 90230  
Phone 310-649-2020 310-649-0030 Fax

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## ***Property Title Report***

***Work Order No. T11999***  
***Dated as of: 07/08/2015***

***Prepared for: City of Los Angeles***

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

***APN #:***

***Property Address: 19730 W PARTHENIA ST***      ***City: Los Angeles***      ***County: Los Angeles***

### **VESTING INFORMATION**

***Type of Document: Grant Deed***

***Grantee : HI Integrity Assurance Services***

***Grantor : Donovan Foster***

***Deed Date : 4/23/2009***

***Recorded : 7/28/2009***

***Instr No. : 20091149561***

***MAILING ADDRESS: HI Integrity Assurance Services,***  
***11245 E. 183RD Street No.140, Cerritos, CA 90703***

### ***SCHEDULE B***

### **LEGAL DESCRIPTION**

***The following described property:***

***Lot 2, of Tract No. 18919, in the City of Los Angeles, County of Los Angeles, State of California, as per map Recorded in Book 592 Page(s) 2 to 4 inclusive of maps, in the office of the County Recorder of said County.***

***Assessor's Parcel No: 2782-021-002***

### **MORTGAGES/LIENS**

***Type of Document: A deed of trust to secure an indebtedness in the amount shown below, and any other obligations secured thereby***

***Amount : \$422,000.00***

***Dated : 1/26/2005***

***Trustor : Donovan Foster***

***Trustee : CTC Real Estate Services***

***Beneficiary : MERS, Inc., as nominee for America's Wholesale Lender***

**INTUITIVE REAL ESTATE SOLUTIONS**  
5711 W. SLAUSON AVE., SUITE 170  
CULVER CITY, CA 90230  
Phone 310-649-2020 310-649-0030 Fax

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**Work Order No. T11999**

**SCHEDULE B (Continued)**

**Loan No. : MIN 1000157-0004674440-1**

**Recorded : 2/2/2005**

**Instr No. : 05 0248480**

**Maturity Date is: 2/1/2035**

**MAILING ADDRESS: CTC Real Estate Services, 155 North Lake Ave., Pasadena, CA 91109**

**MAILING ADDRESS: America's Wholesale Lender, P.O. Box 10219, Van Nuys, CA 91410-0219**

**MAILING ADDRESS: Mortgage Electronic Registration Systems, Inc.,  
P.O. Box 2026, Flint, MI 48501-2026.**

*A Substitution of Trustee under said deed of trust which names as the substituted trustee, the following:*

**Trustee : Recontrust Company, N.A.**

**Recorded : 12/31/2009**

**Instr No. : 20091992647**

**Mailing Address: Recontrust Company, N.A. 1800 Tapo Canyon Rd., CA6-914-01-94**

*Assignment of the above referenced security instrument is as follows:*

**Assignee : The Bank of New York Mellon fka The Bank of New York as Trustee for the  
Certificateholders Cwalt, Inc. alternative Loan Trust 2005-14, Mortgage Pass-Through  
Certificates, series 2005-14**

**Recorded : 12/31/2009**

**Instr No. : 20091992647**

**Mailing Address: The Bank of New York Mellon fka The Bank of New York as Trustee for the  
Certificateholders Cwalt, Inc. alternative Loan Trust 2005-14, Mortgage Pass-Through Certificates,  
series 2005-14 none shown**

*A Substitution of Trustee under said deed of trust which names as the substituted trustee, the following:*

**Trustee : Seaside Trustee Inc.**

**Recorded : 6/25/2013**

**Instr No. : 20130937926**

**Mailing Address: Seaside Trustee Inc., P.O. Box 752377, Las Vegas, Nevada 89136**

*A Notice of Default under the terms of said Deed of Trust*

**Executed by : Recontrust Company, N.A.**

**Recorded : 5/30/2012**

**Instr No. : 20120803361**

**MAILING ADDRESS: Recontrust Company, N.A.,  
1800 Tapo Canyon Rd., CA6-914-01-94, Simi Valley, CA 93063**

*A Notice of Trustee's Sale under said Deed of Trust*

**Executed by : Seaside Trustee Inc**

**Time of Sale : 9:00 AM**

**Place of Sale : Behind the Fountain Located in Civic Center Plaza, 400 Civic Center Plaza, Pomona, CA**

**Recorded : 3/3/2015**

**Instr No. : 20150228975**

**MAILING ADDRESS: Seaside Trustee Inc., P.O. Box 752377, Las Vegas, Nevada 89136**

**INTUITIVE REAL ESTATE SOLUTIONS**  
5711 W. SLAUSON AVE., SUITE 170  
CULVER CITY, CA 90230  
Phone 310-649-2020 310-649-0030 Fax

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**Work Order No. T11999**

**SCHEDULE B (Continued)**

**Type of Document:** An abstract of judgment for the amount shown below and other amounts due:

**Debtor :** HI Integrity Assurance Services

**Creditor :** Department of Building and Safety Code Enforcement Bureau

**Date Entered :** 10/4/2013

**County :** Los Angeles

**Returned To Recorded :** 10/4/2013

**Instr No. :** 20131437901

**MAILING ADDRESS:** HI Integrity Assurance Services, 11245 E 183RD ST NO 140, Cerritos, CA 90703

**MAILING ADDRESS:** Department of Building and Safety Code Enforcement Bureau,  
3550 Wilshire Blvd., Suite 1800, Los Angeles, CA 90010

# Property Detail Report

For Property Located At :  
**19730 PARTHENIA ST, NORTHRIDGE, CA 91324-3332**



## Owner Information

Owner Name: **HI INTEGRITY ASSURANCE SERVICES**  
 Mailing Address: **11245 183RD ST #140, CERRITOS CA 90703-5417 C/O DONOVAN FOSTER**  
 Vesting Codes: **// CO**

## Location Information

Legal Description:	<b>TRACT # 18919 LOT 2</b>	APN:	<b>2782-021-002</b>
County:	<b>LOS ANGELES, CA</b>	Alternate APN:	
Census Tract / Block:	<b>1134.01 / 2</b>	Subdivision:	<b>18919</b>
Township-Range-Sect:		Map Reference:	<b>6-F6 /</b>
Legal Book/Page:	<b>592-2</b>	Tract #:	<b>18919</b>
Legal Lot:	<b>2</b>	School District:	<b>LOS ANGELES</b>
Legal Block:		School District Name:	
Market Area:	<b>WIN</b>	Munic/Township:	
Neighbor Code:			

## Owner Transfer Information

Recording/Sale Date:	<b>07/28/2009 / 04/23/2009</b>	Deed Type:	<b>GRANT DEED</b>
Sale Price:		1st Mtg Document #:	
Document #:	<b>1149561</b>		

## Last Market Sale Information

Recording/Sale Date:	<b>11/18/2003 / 09/30/2003</b>	1st Mtg Amount/Type:	<b>\$320,000 / CONV</b>
Sale Price:	<b>\$400,000</b>	1st Mtg Int. Rate/Type:	<b>6.25 / ADJ</b>
Sale Type:	<b>FULL</b>	1st Mtg Document #:	<b>3471127</b>
Document #:	<b>3471126</b>	2nd Mtg Amount/Type:	<b>\$80,000 / CONV</b>
Deed Type:	<b>GRANT DEED</b>	2nd Mtg Int. Rate/Type:	<b>/ FIXED</b>
Transfer Document #:		Price Per SqFt:	<b>\$184.67</b>
New Construction:		Multi/Split Sale:	
Title Company:	<b>FIDELITY TITLE</b>		
Lender:	<b>OAKMONT MTG CO INC</b>		
Seller Name:	<b>VOSHALL RICHARD</b>		

## Prior Sale Information

Prior Rec/Sale Date:	<b>11/09/2000 / 10/16/2000</b>	Prior Lender:	<b>FIRST FRANKLIN FIN'L CORP</b>
Prior Sale Price:	<b>\$180,000</b>	Prior 1st Mtg Amt/Type:	<b>\$144,000 / CONV</b>
Prior Doc Number:	<b>1758006</b>	Prior 1st Mtg Rate/Type:	<b>9.99 / ADJ</b>
Prior Deed Type:	<b>GRANT DEED</b>		

## Property Characteristics

Gross Area:		Parking Type:	<b>ATTACHED GARAGE</b>	Construction:	
Living Area:	<b>2,166</b>	Garage Area:		Heat Type:	<b>CENTRAL</b>
Tot Adj Area:		Garage Capacity:	<b>2</b>	Exterior wall:	<b>STUCCO</b>
Above Grade:		Parking Spaces:	<b>2</b>	Porch Type:	
Total Rooms:	<b>7</b>	Basement Area:		Patio Type:	<b>COVERED PATIO</b>
Bedrooms:	<b>4</b>	Finish Bsmnt Area:		Pool:	
Bath(F/H):	<b>2 /</b>	Basement Type:		Air Cond:	<b>EVAP COOLER</b>
Year Built / Eff:	<b>1956 / 1962</b>	Roof Type:		Style:	<b>CONVENTIONAL</b>
Fireplace:	<b>Y / 1</b>	Foundation:	<b>RAISED</b>	Quality:	<b>AVERAGE</b>
# of Stories:	<b>1.00</b>	Roof Material:	<b>WOOD SHAKE</b>	Condition:	<b>GOOD</b>
Other Improvements:	<b>FENCE; ADDITION; FENCED YARD; SHED</b>				

## Site Information

Zoning:	<b>LARS</b>	Acres:	<b>0.17</b>	County Use:	<b>SINGLE FAMILY RESID (0100)</b>
Lot Area:	<b>7,198</b>	Lot Width/Depth:	<b>60 x 120</b>	State Use:	
Land Use:	<b>SFR</b>	Res/Comm Units:	<b>/</b>	Water Type:	
Site Influence:				Sewer Type:	<b>TYPE UNKNOWN</b>

## Tax Information

Total Value:	<b>\$358,722</b>	Assessed Year:	<b>2015</b>	Property Tax:	<b>\$4,480.31</b>
Land Value:	<b>\$179,361</b>	Improved %:	<b>50%</b>	Tax Area:	<b>16</b>
Improvement Value:	<b>\$179,361</b>	Tax Year:	<b>2014</b>	Tax Exemption:	
Total Taxable Value:	<b>\$358,722</b>				

# Comparable Summary

For Property Located At



CoreLogic

RealQuest Professional

**19730 PARTHENIA ST, NORTHRIDGE, CA 91324-3332**

**8 Comparable(s) found.** (Click on the address to view more property information)

▶ View Report

▶ Configure Display Fields

▶ Modify Comparable Search Criteria

## Summary Statistics For Selected Properties: 8

	Subject Property	Low	High	Average
Sale Price	\$400,000	\$470,000	\$2,764,364	\$844,670
Bldg/Living Area	2,166	1,879	2,185	1,998
Price/Sqft	\$184.67	\$250.13	\$1,297.21	\$414.58
Year Built	1956	1954	1962	1957
Lot Area	7,198	7,099	14,878	9,061
Bedrooms	4	2	4	3
Bathrooms/Restrooms	2	2	3	2
Stories	1.00	1.00	1.00	1.00
Total Value	\$358,722	\$87,470	\$510,000	\$287,038
Distance From Subject	0.00	0.06	0.48	0.25

\*= user supplied for search only

<input checked="" type="checkbox"/>	#	F	Address	Sale Price	Yr Blt	Bed	Baths/Restrooms(Full)	Last Recording	Bld/Liv	Lot Area	Dist
<b>Subject Property</b>											
<input type="checkbox"/>			19730 PARTHENIA ST	\$400,000	1956	4	2	11/18/2003	2,166	7,198	0.0
<b>Comparables</b>											
<input checked="" type="checkbox"/>	1		19746 LONDELIUS ST	\$585,000	1958	4	3	08/26/2015	1,901	7,099	0.06
<input checked="" type="checkbox"/>	2		8610 HATILLO AVE	\$576,000	1954	2	2	09/16/2015	2,185	14,878	0.14
<input checked="" type="checkbox"/>	3		8627 BOTHWELL RD	\$580,000	1957	4	2	06/01/2015	1,955	10,226	0.18
<input checked="" type="checkbox"/>	4		8618 MELVIN AVE	\$622,000	1959	3	3	08/04/2015	2,004	7,500	0.25
<input checked="" type="checkbox"/>	5		19831 GRESHAM ST	\$470,000	1958	3	3	03/20/2015	1,879	7,413	0.25
<input checked="" type="checkbox"/>	6		19924 ACRE ST	\$600,000	1956	3	2	08/26/2015	1,953	7,499	0.25
<input checked="" type="checkbox"/>	7		8516 SHIRLEY AVE	\$560,000	1962	3	2	07/10/2015	1,974	9,750	0.39
<input checked="" type="checkbox"/>	8		8517 CALVIN AVE	\$2,764,364	1957	4	3	06/18/2015	2,131	8,122	0.48