

BOARD OF
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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

February 12, 2026

Council District # 9

Case #: 989845

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

JOB ADDRESS: 4120 S NORMANDIE AVE A.K.A. 4122 S. NORMANDIE AVE
CONTRACT NO.: C142032 C141028-3

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 \$31,680.60.

It is proposed that a lien for the total amount of **\$31,740.60** 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 July 10, 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 **4120 S NORMANDIE AVE A.K.A. 4122 S. NORMANDIE 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	F4560	October 01, 2024	\$31,680.60
			<u>\$31,680.60</u>

Title report costs were as follows:

<u>Title Search</u>	<u>Work Order No.</u>	<u>Amount</u>
FULL	T17623	\$30.00
FULL	T18785	\$30.00
		<u>\$60.00</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 \$22,689.00 plus applicable fees and charges, plus the Cost of Title Search(es) on the subject lot was \$60.00 for a total of **\$31,740.60**, 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 12, 2026

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



Report and lien confirmed by
City Council on:

Shawn Eshbach, Principal Inspector
Lien Review

ATTEST: HOLLY WOLCOTT
CITY CLERK

BY
DEPUTY

February 12, 2026

CASE #: 989845

ASSIGNED INSPECTOR: LUCIANO GAUNA

JOB ADDRESS: 4120 S NORMANDIE AVE A.K.A. 4122 S. NORMANDIE AVE

ASSESSORS PARCEL NO.: 5020-003-024

Last Full Title: 02/09/2026

Last Update Title:

LIST OF OWNERS AND INTERESTED PARTIES

1 Newshire Investments Inc.
Peter Mojica
11445 Paramount Blvd.
STE H
Downey, CA 90241-4500

Capacity: OWNER



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

Property Title Report

Work Order No. T17623
Dated as of: 07/06/2023

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 5020-003-014

Property Address: 4120 S NORMANDIE AVE

City: Los Angeles

County: Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : ANTALIAH VINNAI, ANTHONY THOMAS, ANTOINETTE THOMAS-LOVE AND ANTACASIA THOMAS

Grantor : ANTALIAH VINNAI, ANTHONY THOMAS, ANTOINETTE THOMAS-LOVE AND ANTACASIA THOMAS TRUSTEE OF THE CARRIE M.S. THOMAS FAMILY TRUST

Deed Date : 08/15/2019

Recorded : 08/29/2019

Instr No. : 19-0879308

***MAILING ADDRESS: ANTALIAH VINNAI, ANTHONY THOMAS, ANTOINETTE THOMAS-LOVE AND ANTACASIA THOMAS
5215 W 120TH ST APT 2, INGLEWOOD, CA 90304***

SCHEDULE B

LEGAL DESCRIPTION

Lot Number: 29 Block: M Subdivision Name: WEST PARK Tract No: 2 Brief Description: WEST PARK TRACT # 2 EX OF ST LOT 29 BLK M

MORTGAGES/LIENS

Type of Document: CORPORATION ASSIGNMENT OF DEED OF TRUST

Recording Date: 08/03/2007

Document #: 07-1838568

Loan Amount: \$438,750

Lender Name: AMB LLC DBA AMERICAN MORTGAGE BANC

Borrowers Name: ANTALIAH VINNAI, ANTHONY THOMAS, ANTOINETTE THOMAS-LOVE AND ANTACASIA THOMAS

***MAILING ADDRESS: AMB LLC DBA AMERICAN MORTGAGE BANC
725 W. TOWN & COUNTRY ROAD STE 330 ORANGE, CA 92868***



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

Property Title Report

Work Order No. T18785
Dated as of: 02/05/2026

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 5020-003-024

Property Address: 4120 S NORMANDIE AVE City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : NEWSHIRE INVESTMENTS, INC.

Grantor : NOWAK HOLDS II, LLC

Deed Date : 05/30/2024 Recorded : 08/27/2024

Instr No. : 24- 0576119

MAILING ADDRESS: NEWSHIRE INVESTMENTS, INC.
11445 PARAMOUNT BLVD STE H, DOWNEY, CA 90241-4500

SCHEDULE B

LEGAL DESCRIPTION

Lot Number: 29 Block: M Subdivision Name: WEST PARK Tract No: 2 Brief Description: WEST PARK TRACT # 2 EX OF ST LOT 29 BLK M

MORTGAGES/LIENS

Type of Document: CONSTRUCTION DEED OF TRUST

Recording Date: 08/27/2024 Document #: 24-0576121

Loan Amount: \$1,885,000

Lender Name: GENESIS CAPITAL, LLC

Borrowers Name: NEWSHIRE INVESTMENTS, INC.

MAILING ADDRESS: GENESIS CAPITAL, LLC
15303 VENTURA BOULEVARD STE. 700 SHERMAN OAKS, CA 91403

Property Detail Report

For Property Located At :

4120 S NORMANDIE AVE, LOS ANGELES, CA 90037-1718



RealQuest

Owner Information

Owner Name: **NEWSHIRE INVESTMENTS INC**
 Mailing Address: **11445 PARAMOUNT BLVD STE H, DOWNEY CA 90241-4500 C015**
 Vesting Codes: **// CO**

Location Information

Legal Description: **WEST PARK TRACT # 2 EX OF ST LOT 29**
 County: **LOS ANGELES, CA** APN: **5020-003-014**
 Census Tract / Block: **2316.02 / 2** Alternate APN:
 Township-Range-Sect: Subdivision: **2**
 Legal Book/Page: Map Reference: **/**
 Legal Lot: **29** Tract #: **2**
 Legal Block: **M** School District: **LOS ANGELES**
 Market Area: **C34** 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: **08/27/2024 / 05/30/2024** 1st Mtg Amount/Type: **\$1,885,000 /**
 Sale Price: **\$735,000** 1st Mtg Int. Rate/Type: **/**
 Sale Type: **FULL** 1st Mtg Document #: **576120**
 Document #: **576119** 2nd Mtg Amount/Type: **/**
 Deed Type: **GRANT DEED** 2nd Mtg Int. Rate/Type: **/**
 Transfer Document #: Price Per SqFt: **\$226.78**
 New Construction: Multi/Split Sale:
 Title Company: **CHICAGO TITLE CO**
 Lender: **144830**
 Seller Name: **NOWAK HOLDS II LLC**

Prior Sale Information

Prior Rec/Sale Date: **04/15/2024 / 04/01/2024** Prior Lender: **ZEPHYR INVS LLC**
 Prior Sale Price: **\$450,000** Prior 1st Mtg Amt/Type: **\$300,000 / CONV**
 Prior Doc Number: **245252** Prior 1st Mtg Rate/Type: **/**
 Prior Deed Type: **GRANT DEED**

Property Characteristics

Gross Area: 3,241	Parking Type:	Construction:
Living Area: 3,241	Garage Area:	Heat Type:
Tot Adj Area:	Garage Capacity:	Exterior wall:
Above Grade:	Parking Spaces:	Porch Type:
Total Rooms:	Basement Area:	Patio Type:
Bedrooms: 5	Finish Bsmnt Area:	Pool:
Bath(F/H): 4 /	Basement Type:	Air Cond: YES
Year Built / Eff: 1911 / 1973	Roof Type:	Style:
Fireplace: /	Foundation:	Quality:
# of Stories:	Roof Material:	Condition:
Other Improvements:		

Site Information

Zoning: LARD1.5	Acres: 0.14	County Use: MULTI-FAMILY 3-UNIT (0300)
Lot Area: 6,143	Lot Width/Depth: x	State Use:
Land Use: TRIPLEX	Res/Comm Units: 3 /	Water Type:
Site Influence:		Sewer Type:

Tax Information

Total Value: \$735,000	Assessed Year: 2025	Property Tax: \$9,274.68
Land Value: \$660,000	Improved %: 10%	Tax Area: 212
Improvement Value: \$75,000	Tax Year: 2025	Tax Exemption:
Total Taxable Value: \$735,000		

Foreclosure Activity Report

For Property Located At

4120 S NORMANDIE AVE, LOS ANGELES, CA 90037-1718



RealQuest

Foreclosure Activity Report is not available

4120 S NORMANDIE AVE LOS ANGELES CA 90037

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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