

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

JAVIER NUNEZ
PRESIDENT

JACOB STEVENS
VICE-PRESIDENT

MOISES ROSALES
NANCY YAP

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

December 28, 2023

Council District # 9

Case #: 963230

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

JOB ADDRESS: 854 E 87TH ST

CONTRACT NO.: C135857-3 C142032 C141028-1 D139992-2 C141028-2

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 cleaning of the lot, fencing of the lot and demolition of the building(s) at the above address in the City of Los Angeles. The cost of cleaning the subject lot was \$11,550.00. The cost of fencing the subject lot was \$10,137.79. The cost of demolishing the subject building(s) was \$93,168.60.

It is proposed that a lien for the total amount of **\$114,866.39** 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 June 30, 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 remove the accumulation of trash, debris, vehicle parts, rubbish, excessive vegetation or other similar conditions, fence the lot, and demolish and remove or repair the building(s) on the parcel on the parcel located at **854 E 87TH 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>
CLEAN	C4872	August 18, 2023	\$11,550.00
DEMOLITION	D1485	September 25, 2023	\$525.00
DEMOLITION	D1486	September 25, 2023	\$6,594.00
DEMOLITION	D1487	September 25, 2023	\$12,600.00
DEMOLITION/ASBESTOS REPORT	D1478	September 25, 2023	\$73,449.60
FENCE	F4373	August 30, 2023	\$5,070.91
FENCE	F4397	October 27, 2023	\$5,066.88
			\$114,856.39

Title report costs were as follows:

<u>Title Search</u>	<u>Work Order No.</u>	<u>Amount</u>
SUPPLEMENTAL	T17683	\$5.00
SUPPLEMENTAL	T17774	\$5.00
		\$10.00

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 \$82,050.28 plus applicable fees and charges, plus the Cost of Title Search(es) on the subject lot was \$10.00 for a total of **\$114,866.39**, 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: December 28, 2023

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

December 22, 2023

CASE #: 963230

ASSIGNED INSPECTOR: NEVILLE REID

JOB ADDRESS: 854 E 87TH ST

ASSESSORS PARCEL NO.: 6042-021-029

Last Full Title: 07/01/2022

Last Update Title:

LIST OF OWNERS AND INTERESTED PARTIES

1 ASHTON CLARK KITCHENS JR
854 E 87TH ST.
LOS ANGELES, CA 90002

Capacity: OWNER

2 PUBLIC ADMINISTRATOR'S OFFICE C/O DENISE
HENDERSON
320 W TEMPLE ST. 9TH FLOOR
LOS ANGELES, CA 90012

Capacity: INTERESTED PARTY

3 NGFCU
879 W 190TH ST, 8TH FL
GARDENA, CA 90248

Capacity: INTERESTED PARTY



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

Property Title Report

Work Order No. T17774
Dated as of: 12/04/2023

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 6042-021-029

Property Address: 854 E 87TH ST **City:** Los Angeles **County:** Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : ASHTON CLARK KITCHENS JR.

Grantor : ASHTON CLARK KITCHENS JR.

Deed Date : 02/01/2018

Recorded : 02/14/2018

Instr No. : 18-0151315

MAILING ADDRESS: ASHTON CLARK KITCHENS JR.
854 E 87TH ST, LOS ANGELES, CA 90002

SCHEDULE B

LEGAL DESCRIPTION

Lot Number: 403 **Tract No:** 6631 **Brief Description:** TRACT NO. 6631 LOT 403

MORTGAGES/LIENS

Type of Document: REVOLVING CREDIT DEED OF TRUST

Recording Date: 02/14/2018

Document #: 18-0151316

Loan Amount: \$80,000

Lender Name: NGFCU

Borrowers Name: ASHTON CLARK KITCHENS JR.

MAILING ADDRESS: NGFCU
879 W. 190TH STREET 8TH FLOOR GARDENA, CA 90248

THE UNIVERSITY OF CHICAGO

PHYSICS DEPARTMENT

PHYSICS 435

LECTURE 1

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

Property Title Report

Work Order No. T17683
Dated as of: 08/15/2023

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 6042-021-029

Property Address: 854 E 87TH ST

City: Los Angeles

County: Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : ASHTON CLARK KITCHENS JR.

Grantor : ASHTON CLARK KITCHENS JR.

Deed Date : 02/01/2018

Recorded : 02/14/2018

Instr No. : 18-0151315

MAILING ADDRESS: ASHTON CLARK KITCHENS JR.

854 E 87TH ST, LOS ANGELES, CA 90002

SCHEDULE B

LEGAL DESCRIPTION

Lot Number: 403 Tract No: 6631 Brief Description: TRACT NO. 6631 LOT 403

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Lender Name: NGFCU

Borrowers Name: ASHTON CLARK KITCHENS JR.

MAILING ADDRESS: NGFCU

879 W. 190TH STREET 8TH FL GARDENA, CA 90248

Property Detail Report

For Property Located At :
854 E 87TH ST, LOS ANGELES, CA 90002-1019



Owner Information

Owner Name: **KITCHENS ASHTON C JR**
 Mailing Address: **854 E 87TH ST, LOS ANGELES CA 90002-1019 C001**
 Vesting Codes: **//**

Location Information

Legal Description:	TRACT NO. 6631 LOT 403	APN:	6042-021-029
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	2400.10 / 1	Subdivision:	6631
Township-Range-Sect:		Map Reference:	58-C2 /
Legal Book/Page:	71-50	Tract #:	6631
Legal Lot:	403	School District:	LOS ANGELES
Legal Block:		School District Name:	LOS ANGELES
Market Area:	C37	Munic/Township:	LOS ANGELES
Neighbor Code:			

Owner Transfer Information

Recording/Sale Date:	02/14/2018 / 02/01/2018	Deed Type:	GRANT DEED
Sale Price:		1st Mtg Document #:	151316
Document #:	151315		

Last Market Sale Information

Recording/Sale Date:	/	1st Mtg Amount/Type:	/
Sale Price:		1st Mtg Int. Rate/Type:	/
Sale Type:		1st Mtg Document #:	
Document #:		2nd Mtg Amount/Type:	/
Deed Type:		2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	
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:		Construction:	
Living Area:	1,777	Garage Area:		Heat Type:	HEATED
Tot Adj Area:		Garage Capacity:		Exterior wall:	
Above Grade:		Parking Spaces:		Porch Type:	
Total Rooms:		Basement Area:		Patio Type:	
Bedrooms:	3	Finish Bsmnt Area:		Pool:	
Bath(F/H):	2 /	Basement Type:		Air Cond:	
Year Built / Eff:	1950 / 1952	Roof Type:		Style:	
Fireplace:	Y / 1	Foundation:		Quality:	
# of Stories:	1	Roof Material:		Condition:	
Other Improvements:	ADDITION				

Site Information

Zoning:	LAR2	Acres:	0.12	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	5,102	Lot Width/Depth:	40 x 127	State Use:	
Land Use:	SFR	Res/Comm Units:	1 /	Water Type:	
Site Influence:	CORNER			Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$52,255	Assessed Year:	2023	Property Tax:	\$1,016.58
Land Value:	\$14,347	Improved %:	73%	Tax Area:	460
Improvement Value:	\$37,908	Tax Year:	2022	Tax Exemption:	HOMEOWNER
Total Taxable Value:	\$45,255				

Comparable Sales Report

For Property Located At

**854 E 87TH ST, LOS ANGELES, CA 90002-1019**

1 Comparable(s) Selected.

Report Date: 12/22/2023

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$0	\$480,000	\$480,000	\$480,000
Bldg/Living Area	1,777	1,566	1,566	1,566
Price/Sqft	\$0.00	\$306.51	\$306.51	\$306.51
Year Built	1950	1938	1938	1938
Lot Area	5,102	4,614	4,614	4,614
Bedrooms	3	3	3	3
Bathrooms/Restrooms	2	1	1	1
Stories	1.00	1.00	1.00	1.00
Total Value	\$52,255	\$62,980	\$62,980	\$62,980
Distance From Subject	0.00	0.43	0.43	0.43

* = user supplied for search only

Comp #:1				Distance From Subject:0.43 (miles)
Address:	710 E 91ST ST, LOS ANGELES, CA 90002-1622			
Owner Name:	JMP INVESTMENTS INC			
Seller Name:	WILLIAMS RUBY M			
APN:	6042-014-003	Map Reference:	58-C2 /	Living Area: 1,566
County:	LOS ANGELES, CA	Census Tract:	2400.20	Total Rooms:
Subdivision:	668	Zoning:	LAR1	Bedrooms: 3
Rec Date:	06/15/2023	Prior Rec Date:	04/05/1968	Bath(F/H): 1 /
Sale Date:	05/09/2023	Prior Sale Date:		Yr Built/Eff: 1938 / 1953
Sale Price:	\$480,000	Prior Sale Price:	\$10,500	Air Cond:
Sale Type:	FULL	Prior Sale Type:	FULL	Style:
Document #:	393206	Acres:	0.11	Fireplace: /
1st Mtg Amt:	\$408,000	Lot Area:	4,614	Pool:
Total Value:	\$62,980	# of Stories:	1	Roof Mat:
Land Use:	SFR	Park Area/Cap#:	/	Parking: