

**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
—

July 07, 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.: C141028-1 B138088-2 C142032 C135857-2

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 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 \$3,909.36. The cost of cleaning the subject lot was \$4,480.00. The cost of fencing the subject lot was \$9,793.73.

It is proposed that a lien for the total amount of **\$18,193.09** 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**

David James

David James, 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 secure all openings accessible for entry from the exterior of the building(s) and weatherproof the barricades installed, fence the lot, 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>
BARRICADE	B4761	March 20, 2023	\$3,909.36
CLEAN	C4830	February 21, 2023	\$4,480.00
FENCE	F4301	March 02, 2023	\$5,070.91
FENCE	F4332	May 15, 2023	\$4,722.82
			<hr/> <hr/>
			\$18,183.09

Title report costs were as follows:

<u>Title Search</u>	<u>Work Order No.</u>	<u>Amount</u>
SUPPLEMENTAL	T17460	\$5.00
SUPPLEMENTAL	T17614	\$5.00
		<hr/> <hr/>
		\$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 \$12,997.92 plus applicable fees and charges, plus the Cost of Title Search(es) on the subject lot was \$10.00 for a total of **\$18,193.09**, 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: July 07, 2023

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

Report and lien confirmed by
City Council on:

David James
David James, Principal Inspector
Lien Review

ATTEST: HOLLY WOLCOTT
CITY CLERK

BY
DEPUTY

July 06, 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



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

Property Title Report

Work Order No. T17614
Dated as of: 06/27/2023

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 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

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



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

Property Title Report

Work Order No. T17460
Dated as of: 03/10/2023

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: FIRST AMERICAN TITLE

Borrowers Name: ASHTON CLARK KITCHENS JR.

MAILING ADDRESS: FIRST AMERICAN TITLE
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



RealQuest

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
 County: LOS ANGELES, CA APN: 6042-021-029
 Census Tract / Block: 2400.10 / 1 Alternate APN:
 Township-Range-Sect: Subdivision: 6631
 Legal Book/Page: 71-50 Map Reference: 58-C2 /
 Legal Lot: 403 Tract #: 6631
 Legal Block: School District: LOS ANGELES
 Market Area: C37 School District Name: LOS ANGELES
 Neighbor Code: Munic/Township: LOS ANGELES

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

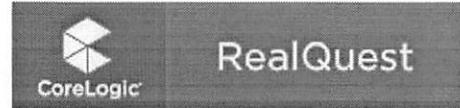
Zoning: LAR2 Acres: 0.12 County Use: SINGLE FAMILY RESID (0100)
 Lot Area: 5,102 Lot Width/Depth: 40 x 127 State Use:
 Land Use: SFR Res/Comm Units: 1 / Water Type:
 Site Influence: CORNER Sewer Type: TYPE UNKNOWN

Tax Information

Total Value:	\$51,231	Assessed Year:	2022	Property Tax:	\$1,016.58
Land Value:	\$14,066	Improved %:	73%	Tax Area:	460
Improvement Value:	\$37,165	Tax Year:	2022	Tax Exemption:	HOMEOWNER
Total Taxable Value:	\$44,231				

Comparable Sales Report

For Property Located At

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

2 Comparable(s) Selected.

Report Date: 07/06/2023

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$0	\$480,000	\$600,000	\$540,000
Bldg/Living Area	1,777	1,566	1,834	1,700
Price/Sqft	\$0.00	\$306.51	\$327.15	\$316.83
Year Built	1950	1928	1938	1933
Lot Area	5,102	4,614	5,100	4,857
Bedrooms	3	3	3	3
Bathrooms/Restrooms	2	1	2	2
Stories	1.00	1.00	2.00	1.50
Total Value	\$51,231	\$61,746	\$249,898	\$155,822
Distance From Subject	0.00	0.30	0.43	0.36

* = user supplied for search only

Comp #:1				Distance From Subject:0.30 (miles)
Address:	730 E 84TH ST, LOS ANGELES, CA 90001-3611			
Owner Name:	MEHDIAN SHAHNUM J			
Seller Name:	DIAZ MARIA D			
APN:	6029-023-021	Map Reference:	58-C1 /	Living Area: 1,834
County:	LOS ANGELES, CA	Census Tract:	2398.02	Total Rooms:
Subdivision:	6	Zoning:	LAR2	Bedrooms: 3
Rec Date:	03/21/2023	Prior Rec Date:	06/06/2011	Bath(F/H): 2 /
Sale Date:	03/14/2023	Prior Sale Date:	03/25/2011	Yr Built/Eff: 1928 / 1942
Sale Price:	\$600,000	Prior Sale Price:	\$207,000	Air Cond:
Sale Type:	FULL	Prior Sale Type:	FULL	Style:
Document #:	178310	Acres:	0.12	Fireplace: Y / 1
1st Mtg Amt:	\$300,000	Lot Area:	5,100	Pool:
Total Value:	\$249,898	# of Stories:	2	Roof Mat:
Land Use:	SFR	Park Area/Cap#:	/	Parking:

Comp #:2				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:	\$61,746	# of Stories:	1	Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	