

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

JAVIER NUNEZ  
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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

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:

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**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](mailto:latitle@in2-res.com)

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## ***Property Title Report***

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

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

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### ***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. 190<sup>TH</sup> STREET 8<sup>TH</sup> FLOOR GARDENA, CA 90248***

THE UNIVERSITY OF CHICAGO

PHYSICS DEPARTMENT

PHYSICS 309

LECTURE 10

STATISTICAL MECHANICS

ENTROPY

THE BOLTZMANN EQUATION

THE HENRI LEBESGUE MEASURE



1649 BUCKINGHAM RD.  
LOS ANGELES, CA 90019  
Phone 310-943-9235 [latitle@in2-res.com](mailto:latitle@in2-res.com)

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## ***Property Title Report***

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

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

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### ***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***

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***Loan Amount: \$80,000***

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***MAILING ADDRESS: NGFCU***

***879 W. 190<sup>TH</sup> STREET 8<sup>TH</sup> 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:	\$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: