

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
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

November 25, 2020

Council District # 9

Case #: 849306

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

JOB ADDRESS: 824 W 52ND ST

CONTRACT NO.: 280117041-2 C135857 T128934

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 at the above address in the City of Los Angeles. The cost of cleaning the subject lot was \$4,522.00.

It is proposed that a lien for the total amount of \$5,836.56 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

M. Schulzinger (for)

Armond Gregoryona, Principal Inspector
Lien Review

REPORT OF ABATE OF A PUBLIC NUISANCE

On March 14, 2019 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 on the parcel located at **824 W 52ND 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	C4653	August 25, 2020	\$2,128.00
CLEAN	C4655	August 25, 2020	\$1,330.00
CLEAN	C4656	August 25, 2020	\$1,064.00
			<u>\$4,522.00</u>

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	778061-5	\$356.16	\$890.40	\$1,246.56
				<u>\$1,246.56</u>

Title report costs were as follows:

<u>Title Search</u>	<u>Work Order No.</u>	<u>Amount</u>
FULL	T15837	\$38.00
FULL	T16723	\$30.00
		<u>\$68.00</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 \$3,654.16 plus applicable fees and charges, plus the fee for investigating the violation(s) of \$1,246.56, plus the Cost of Title Search(es) on the subject lot was \$68.00 for a total of **\$5,836.56**, 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: November 25, 2020

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

M. Schulzinger (for)
Armond Gregoryona, Principal Inspector
Lien Review

Report and lien confirmed by
City Council on:

ATTEST: HOLLY WOLCOTT
CITY CLERK

BY

DEPUTY

ASSIGNED INSPECTOR: NEVILLE REID

CASE #: 849306

JOB ADDRESS: 824 W 52ND ST

ASSESSORS PARCEL NO.: 5001-003-006

Last Full Title: 11/17/2020

Last Update Title:

LIST OF OWNERS AND INTERESTED PARTIES

- | | | |
|---|--------------------------------------------------------------------------------------|-----------------|
| 1 | INEZ AND LAWRENCE EBOW
PO BOX 8792
LOS ANGELES, CA 90008 | Capacity: OWNER |
| 2 | INEZ EBOW C/O ELIZABETH EBOW
4401 W SLAUSON AVE STE A113
LOS ANGELES, CA 90043 | Capacity: OWNER |
| 3 | LAWRANCE EBOW C/O ELIZABETH EBOW
PO BOX 56875
LOS ANGELES, CA 90056-0148 | Capacity: OWNER |



P.O. BOX 5152
CULVER CITY, CA 90231
Phone 310-943-9235 latitle@in2-res.com

Property Title Report

Work Order No. T16723
Dated as of: 11/17/2020

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 5001-003-006

Property Address: 824 W 52ND ST

City: Los Angeles

County: Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : LAWRENCE EBOW AND INEZ EBOW

Grantor : GERALD M.D. PIDGE

Deed Date : 03/20/1950

Recorded : 04/03/1950

Instr No. : BK 32739 PG 20 DOC# 797

MAILING ADDRESS: LAWRENCE EBOW AND INEZ EBOW
PO BOX 8792 LOS ANGELES CA 90008

SCHEDULE B

LEGAL DESCRIPTION

Lot: 70 Abbreviated Description: LOT:70 BURCKS GOLDEN TRACT LOT 70

MORTGAGES/LIENS

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



P.O. BOX 5152
CULVER CITY, CA 90231
Phone 310-943-9235 latitle@in2-res.com

Property Title Report

Work Order No. T15837
Dated as of: 03/7/2019

Prepared for: City of Los Angeles

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

APN #: 5001-003-006

Property Address: 824 W 52ND ST

City: Los Angeles

County: Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : LAWRENCE EBOW AND INEZ EBOW

Grantor : GERALD M.D. PIDGE

Deed Date : 03/20/1950

Recorded : 04/03/1950

Instr No. : BK 32739 PG 20 DOC# 797

MAILING ADDRESS: LAWRENCE EBOW AND INEZ EBOW
PO BOX 8792 LOS ANGELES CA 90008

SCHEDULE B

LEGAL DESCRIPTION

Lot: 70 Abbreviated Description: LOT:70 BURCKS GOLDEN TRACT LOT 70

MORTGAGES/LIENS

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

Property Detail Report

For Property Located At :

824 W 52ND ST, LOS ANGELES, CA 90037-3608



Owner Information

Owner Name: **EBOW LAWRENCE**
 Mailing Address: **PO BOX 56875, LOS ANGELES CA 90056-0148 B015 C/O ELIZABETH EBOW**
 Vesting Codes: **DC / / ES**

Location Information

Legal Description: **BURCKS GOLDEN TRACT LOT 70**
 County: **LOS ANGELES, CA** APN: **5001-003-006**
 Census Tract / Block: **2327.00 / 2** Alternate APN:
 Township-Range-Sect: Subdivision: **BURCKS GOLDEN TR**
 Legal Book/Page: Map Reference: **52-A3 /**
 Legal Lot: **70** Tract #:
 Legal Block: School District: **LOS ANGELES**
 Market Area: **C34** School District Name: **LOS ANGELES**
 Neighbor Code: Munic/Township:

Owner Transfer Information

Recording/Sale Date: **04/03/1950 /** Deed Type: **DEED (REG)**
 Sale Price: 1st Mtg Document #:
 Document #:

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: **1,400** Garage Area: Heat Type: **HEATED**
 Tot Adj Area: Garage Capacity:
 Above Grade: Parking Spaces:
 Total Rooms: Basement Area:
 Bedrooms: **2** Finish Bsmnt Area:
 Bath(F/H): **1 /** Basement Type:
 Year Built / Eff: **1911 / 1911** Roof Type:
 Fireplace: **Y / 1** Foundation:
 # of Stories: **1** Roof Material:
 Other Improvements: **Building Permit** Condition:

Site Information

Zoning: **LAR2** Acres: **0.16** County Use: **SINGLE FAMILY RESID (0100)**
 Lot Area: **6,800** Lot Width/Depth: **40 x 170** State Use:
 Land Use: **SFR** Res/Comm Units: **1 /** Water Type:
 Site Influence: Sewer Type: **TYPE UNKNOWN**

Tax Information

Total Value: **\$354,257** Assessed Year: **2020** Property Tax: **\$487.62**
 Land Value: **\$185,248** Improved %: **48%** Tax Area: **212**
 Improvement Value: **\$169,009** Tax Year: **2019** Tax Exemption:
 Total Taxable Value: **\$354,257**

Comparable Sales Report

For Property Located At



824 W 52ND ST, LOS ANGELES, CA 90037-3608

9 Comparable(s) Selected.

Report Date: 10/27/2020

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$0	\$400,000	\$650,000	\$493,111
Bldg/Living Area	1,400	1,272	1,478	1,354
Price/Sqft	\$0.00	\$290.93	\$463.84	\$365.45
Year Built	1911	1907	1920	1911
Lot Area	6,800	4,195	7,444	5,497
Bedrooms	2	2	4	3
Bathrooms/Restrooms	1	1	2	1
Stories	1.00	1.00	2.00	1.12
Total Value	\$354,257	\$33,793	\$454,653	\$258,578
Distance From Subject	0.00	0.22	0.48	0.33

*= user supplied for search only

Comp #1

Distance From Subject:0.22 (miles)

Address:	716 W 49TH PL, LOS ANGELES, CA 90037-3330		
Owner Name:	MORGAN CHAMPAGNE		
Seller Name:	DEL MAR HOUSING LLC		
APN:	5018-022-006	Map Reference:	52-A3 /
County:	LOS ANGELES, CA	Census Tract:	2321.20
Subdivision:	LEWIS FIGUEROA ST TR	Zoning:	LARD2
Rec Date:	03/02/2020	Prior Rec Date:	12/19/2018
Sale Date:	01/23/2020	Prior Sale Date:	12/07/2018
Sale Price:	\$535,000	Prior Sale Price:	\$367,500
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	246606	Acres:	0.10
1st Mtg Amt:	\$608,260	Lot Area:	4,195
Total Value:	\$384,030	# of Stories:	1
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	1,280
		Total Rooms:	
		Bedrooms:	2
		Bath(F/H):	1 /
		Yr Built/Eff:	1912 / 1912
		Air Cond:	YES
		Style:	
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	
		Parking:	

Comp #2

Distance From Subject:0.28 (miles)

Address:	702 W 49TH ST, LOS ANGELES, CA 90037-3324		
Owner Name:	OCEAN DEV INC		
Seller Name:	SCHULBROSS PROPERTIES LLC		
APN:	5018-023-043	Map Reference:	52-A3 /
County:	LOS ANGELES, CA	Census Tract:	2321.20
Subdivision:	WARE VILLA	Zoning:	LARD2
Rec Date:	08/12/2020	Prior Rec Date:	07/21/2015
Sale Date:	03/31/2020	Prior Sale Date:	07/20/2015
Sale Price:	\$460,000	Prior Sale Price:	\$200,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	932754	Acres:	0.16
1st Mtg Amt:		Lot Area:	6,797
Total Value:	\$243,546	# of Stories:	2
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	1,416
		Total Rooms:	
		Bedrooms:	2
		Bath(F/H):	1 /
		Yr Built/Eff:	1912 / 1914
		Air Cond:	YES
		Style:	
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	
		Parking:	

Comp #: 3		Distance From Subject: 0.29 (miles)	
Address: 1020 W 54TH ST, LOS ANGELES, CA 90037-3522			
Owner Name: GLOBAL AZ INVESTING INC			
Seller Name: GOMEZ JUANITA TRUST			
APN: 5002-023-020	Map Reference: 51-F3 /	Living Area: 1,312	
County: LOS ANGELES, CA	Census Tract: 2326.00	Total Rooms:	
Subdivision: VERMONT AVE VILL	Zoning: LAR2	Bedrooms: 2	
Rec Date: 08/27/2020	Prior Rec Date: 03/22/1985	Bath(F/H): 2 /	
Sale Date: 08/18/2020	Prior Sale Date:	Yr Built/Eff: 1911 / 1911	
Sale Price: \$400,000	Prior Sale Price: \$28,000	Air Cond: YES	
Sale Type: FULL	Prior Sale Type: FULL	Style:	
Document #: 1013570	Acres: 0.12	Fireplace: Y / 1	
1st Mtg Amt: \$404,000	Lot Area: 5,228	Pool:	
Total Value: \$33,793	# of Stories: 1	Roof Mat:	
Land Use: SFR	Park Area/Cap#: /	Parking:	

Comp #: 4		Distance From Subject: 0.29 (miles)	
Address: 837 W 57TH ST, LOS ANGELES, CA 90037-3627			
Owner Name: AGUILAR NELLY E/GARCIA LIONELL			
Seller Name: RAIN GARDEN LLC			
APN: 5001-011-022	Map Reference: 51-F4 /	Living Area: 1,272	
County: LOS ANGELES, CA	Census Tract: 2327.00	Total Rooms: 6	
Subdivision: BURCKS GOLDEN TR	Zoning: LAR2	Bedrooms: 2	
Rec Date: 03/25/2020	Prior Rec Date: 08/21/2019	Bath(F/H): 1 /	
Sale Date: 03/19/2020	Prior Sale Date: 07/26/2019	Yr Built/Eff: 1909 / 1910	
Sale Price: \$590,000	Prior Sale Price: \$415,000	Air Cond: YES	
Sale Type: FULL	Prior Sale Type: FULL	Style:	
Document #: 346674	Acres: 0.12	Fireplace: Y / 1	
1st Mtg Amt: \$579,313	Lot Area: 5,121	Pool:	
Total Value: \$415,000	# of Stories: 1	Roof Mat: COMPOSITION SHINGLE	
Land Use: SFR	Park Area/Cap#: /	Parking: GARAGE	

Comp #: 5		Distance From Subject: 0.35 (miles)	
Address: 817 W 58TH ST, LOS ANGELES, CA 90037-3631			
Owner Name: ST JOHNS WELL CHILD & FAM CTR			
Seller Name: HOLLEY FAMILY TRUST			
APN: 5001-014-027	Map Reference: 52-A4 /	Living Area: 1,478	
County: LOS ANGELES, CA	Census Tract: 2327.00	Total Rooms:	
Subdivision: BURCKS GOLDEN TR	Zoning: LAR2	Bedrooms: 3	
Rec Date: 04/03/2020	Prior Rec Date: 10/06/1971	Bath(F/H): 2 /	
Sale Date: 03/30/2020	Prior Sale Date:	Yr Built/Eff: 1920 / 1920	
Sale Price: \$430,000	Prior Sale Price: \$19,500	Air Cond:	
Sale Type: FULL	Prior Sale Type: FULL	Style:	
Document #: 380718	Acres: 0.10	Fireplace: Y / 1	
1st Mtg Amt:	Lot Area: 4,531	Pool:	
Total Value: \$36,259	# of Stories: 1	Roof Mat:	
Land Use: SFR	Park Area/Cap#: /	Parking:	

Comp #: 6		Distance From Subject: 0.35 (miles)	
Address: 642 W 57TH ST, LOS ANGELES, CA 90037-4024			
Owner Name: CHOI EUN S			
Seller Name: RAMIREZ CARLOS A			
APN: 5001-018-016	Map Reference: 52-A4 /	Living Area: 1,326	
County: LOS ANGELES, CA	Census Tract: 2327.00	Total Rooms: 3	
Subdivision: WIESENDANGERS ADD	Zoning: LAR2	Bedrooms: 4	
Rec Date: 02/27/2020	Prior Rec Date: 10/20/2017	Bath(F/H): 2 /	
Sale Date: 01/22/2020	Prior Sale Date: 10/16/2017	Yr Built/Eff: 1907 / 1921	

Sale Price:	\$520,000	Prior Sale Price:	\$437,000	Air Cond:	YES
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	232878	Acres:	0.11	Fireplace:	Y / 1
1st Mtg Amt:	\$390,000	Lot Area:	4,995	Pool:	
Total Value:	\$454,653	# of Stories:	1	Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:7 Distance From Subject:0.37 (miles)

Address: **914 W 47TH ST, LOS ANGELES, CA 90037-2912**

Owner Name: **LEGEND PROPERTIES INC**

Seller Name: **LOPEZ GABRIEL & ROSA M**

APN:	5018-011-044	Map Reference:	51-F3 /	Living Area:	1,432
County:	LOS ANGELES, CA	Census Tract:	2321.10	Total Rooms:	
Subdivision:	KENDALLS BERRYLAND	Zoning:	LARD2	Bedrooms:	3
Rec Date:	04/09/2020	Prior Rec Date:	12/04/2009	Bath(F/H):	2 /
Sale Date:	02/28/2020	Prior Sale Date:	10/20/2009	Yr Built/Eff:	1912 / 1915
Sale Price:	\$650,000	Prior Sale Price:	\$240,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	400525	Acres:	0.17	Fireplace:	/
1st Mtg Amt:	\$448,000	Lot Area:	7,444	Pool:	
Total Value:	\$283,141	# of Stories:		Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:8 Distance From Subject:0.38 (miles)

Address: **432 W 51ST ST, LOS ANGELES, CA 90037-3340**

Owner Name: **JO HONG S**

Seller Name: **DIAZ CRESCENCIO & ROSE H**

APN:	5001-033-007	Map Reference:	52-A3 /	Living Area:	1,304
County:	LOS ANGELES, CA	Census Tract:	2321.20	Total Rooms:	
Subdivision:	WALTERS MONETA AVE & FIGUEROA ST TR	Zoning:	LARD2	Bedrooms:	2
Rec Date:	03/10/2020	Prior Rec Date:	05/26/1983	Bath(F/H):	1 /
Sale Date:	12/30/2019	Prior Sale Date:		Yr Built/Eff:	1908 / 1910
Sale Price:	\$448,000	Prior Sale Price:	\$50,000	Air Cond:	YES
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	281219	Acres:	0.13	Fireplace:	Y / 1
1st Mtg Amt:	\$358,400	Lot Area:	5,505	Pool:	
Total Value:	\$101,778	# of Stories:	1	Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:9 Distance From Subject:0.48 (miles)

Address: **343 W 54TH ST, LOS ANGELES, CA 90037-3805**

Owner Name: **BENNETT TENIQUA S**

Seller Name: **SECRETARY OF HSNG & URBAN DEV**

APN:	5101-035-012	Map Reference:	52-A3 /	Living Area:	1,364
County:	LOS ANGELES, CA	Census Tract:	2328.00	Total Rooms:	
Subdivision:	2	Zoning:	LARD2	Bedrooms:	3
Rec Date:	04/24/2020	Prior Rec Date:	08/27/1998	Bath(F/H):	1 /
Sale Date:	04/17/2020	Prior Sale Date:	08/20/1998	Yr Built/Eff:	1909 / 1915
Sale Price:	\$405,000	Prior Sale Price:	\$135,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	453121	Acres:	0.13	Fireplace:	Y / 1
1st Mtg Amt:	\$260,629	Lot Area:	5,655	Pool:	
Total Value:	\$375,000	# of Stories:	1	Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Foreclosure Activity Report

For Property Located At



RealQuest

824 W 52ND ST, LOS ANGELES, CA 90037-3608

The selected property does not contain active foreclosure information.