

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

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PRESIDENT

JAVIER NUNEZ  
VICE-PRESIDENT

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ELVIN W MOON

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 18, 2020

Council District # 15

Case #: 899189

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

JOB ADDRESS: 803 W 133RD ST

CONTRACT NO.: F134191-1 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 fencing of the lot at the above address in the City of Los Angeles. The cost of fencing the subject lot was \$12,959.52.

It is proposed that a lien for the total amount of **\$12,996.52** 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

 11-18-2020

Armond Gregoryona, Principal Inspector  
Lien Review

## REPORT OF ABATE OF A PUBLIC NUISANCE

On June 09, 2020 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 **803 W 133RD 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>
FENCE	F4122	July 22, 2020	\$12,959.52
			<u>\$12,959.52</u>

Title report costs were as follows:

<u>Title Search</u>	<u>Work Order No.</u>	<u>Amount</u>
SUPPLEMENTAL	T16718	\$7.00
FULL	T16657	\$30.00
		<u>\$37.00</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 \$9,293.80 plus applicable fees and charges, plus the Cost of Title Search(es) on the subject lot was \$37.00 for a total of **\$12,996.52**, 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 18, 2020

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

Report and lien confirmed by  
City Council on:

Armond Gregoryona, Principal Inspector  
Lien Review

*Armond Gregoryona*  
11-18-2020

ATTEST: HOLLY WOLCOTT  
CITY CLERK

BY

DEPUTY

ASSIGNED INSPECTOR: NEVILLE REID

CASE #: 899189

JOB ADDRESS: 803 W 133RD ST

ASSESSORS PARCEL NO.: 6117-030-016

Last Full Title: 06/15/2020

Last Update Title:

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**LIST OF OWNERS AND INTERESTED PARTIES**

1 CENTURION CAPITAL, LLC C/O JOSEPH DIBARTOLOMEO 6850 LINCOLN AVE. #200 BUENA PARK, CA 90620	Capacity: OWNER
CENTURION CAPITAL, LLC C/O MARK JENSEN 6850 LINCOLN AVE. #200 BUENA PARK, CA 90620	Capacity: OWNER
CENTURION CAPITAL, LLC C/O DARYL OWEN 6850 LINCOLN AVE. #200 BUENA PARK, CA 90620	Capacity: OWNER



5711 W. SLAUSON AVE., SUITE 170  
CULVER CITY, CA 90230  
Phone 310-649-2020 310-649-0030 Fax

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## ***Property Title Report***

***Work Order No. T16718***  
***Dated as of: 10/30/2020***

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

### ***SCHEDULE A***

***(Reported Property Information)***

***APN #: 6117-030-016***

***Property Address: 803 W 133RD ST***

***City: Los Angeles***

***County: Los Angeles***

### **VESTING INFORMATION**

***Type of Document: GRANT DEED***

***Grantee : CENTURION CAPITAL LLC***

***Grantor : ROBERT L. COHEN ESQ. ADMINISTRATOR OF THE ESTATE OF DOROTHY DELORIS BELL***

***Deed Date : 07/18/2018***

***Recorded : 08/23/2018***

***Instr No. : 18-0852005***

***MAILING ADDRESS: CENTURION CAPITAL LLC***

***6850 LINCOLN AVE STE 200, BUENA PARK, CA 90620-4183***

### ***SCHEDULE B***

### **LEGAL DESCRIPTION**

***ATHENS SUB NO 5 LOT 16 BLK 45***

### **MORTGAGES/LIENS**

***Type of Document: DEED OF TRUST***

***Recording Date: 11/13/2019***

***Document #: 19-1228366***

***Loan Amount: \$260,000***

***Lender Name: AEGIS FUNDING***

***Borrowers Name: CENTURION CAPITAL LLC***

***MAILING ADDRESS: AEGIS FUNDING***

***2100 MAIN STREET #265 HUNTINGTON BEACH, CA 92648***





5711 W. SLAUSON AVE., SUITE 170  
CULVER CITY, CA 90230  
Phone 310-649-2020 310-649-0030 Fax

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## ***Property Title Report***

***Work Order No. T16657***  
***Dated as of: 06/11/2020***

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

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

***APN #: 6117-030-016***

***Property Address: 803 W 133RD ST***

***City: Los Angeles***

***County: Los Angeles***

### **VESTING INFORMATION**

***Type of Document: GRANT DEED***

***Grantee : CENTURION CAPITAL LLC***

***Grantor : ROBERT L. COHEN, ESQ, ADMINISTRATOR OF THE ESTATE OF DOROTHY DELORIS***

***Deed Date : 07/18/2018***

***Recorded : 08/23/2018***

***Instr No. : 18-0852005***

***MAILING ADDRESS: CENTURION CAPITAL LLC***

***6850 LINCOLN AVE STE 200, BUENA PARK, CA 90620***

### ***SCHEDULE B***

### **LEGAL DESCRIPTION**

***ATHENS SUB NO 5 LOT 16 BLK 45***

### **MORTGAGES/LIENS**

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***Document #: 19-1228366***

***Loan Amount: \$260,000***

***Lender Name: AEGIS FUNDING***

***Borrowers Name: CENTURION CAPITAL LLC***

***MAILING ADDRESS: AEGIS FUNDING***

***2100 MAIN STREET #265 HUNTINGTON BEACH, CA 92648***

## Property Detail Report

For Property Located At :

803 W 133RD ST, GARDENA, CA 90247-1719



**Owner Information**

Owner Name: CENTURION CAP  
 Mailing Address: 6850 LINCOLN AVE #200, BUENA PARK CA 90620-4183 C075  
 Vesting Codes: // CO

**Location Information**

Legal Description:	ATHENS SUB NO 5 LOT 16	APN:	6117-030-016
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	2911.20 / 1	Subdivision:	ATHENS SUB 5
Township-Range-Sect:		Map Reference:	63-F1 /
Legal Book/Page:	8-146	Tract #:	
Legal Lot:	16	School District:	LOS ANGELES
Legal Block:	45	School District Name:	LOS ANGELES
Market Area:	116	Munic/Township:	
Neighbor Code:			

**Owner Transfer Information**

Recording/Sale Date:	/	Deed Type:	
Sale Price:		1st Mtg Document #:	
Document #:			

**Last Market Sale Information**

Recording/Sale Date:	08/23/2018 / 07/18/2018	1st Mtg Amount/Type:	\$440,000 / CONV
Sale Price:	\$440,000	1st Mtg Int. Rate/Type:	/
Sale Type:	FULL	1st Mtg Document #:	852006
Document #:	852005	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$402.19
New Construction:		Multi/Split Sale:	
Title Company:	FIDELITY NAT'L TITLE ORANGE CN		
Lender:	AEGIS ASSET BACKED SECURITIES		
Seller Name:	BELL DOROTHY D		

**Prior Sale Information**

Prior Rec/Sale Date:	08/22/1973 /	Prior Lender:	
Prior Sale Price:	\$22,500	Prior 1st Mtg Amt/Type:	/
Prior Doc Number:		Prior 1st Mtg Rate/Type:	/
Prior Deed Type:	DEED (REG)		

**Property Characteristics**

Gross Area:		Parking Type:	PARKING AVAIL	Construction:	
Living Area:	1,094	Garage Area:		Heat Type:	HEATED
Tot Adj Area:		Garage Capacity:		Exterior wall:	SHINGLE SIDING
Above Grade:		Parking Spaces:	2	Porch Type:	
Total Rooms:	5	Basement Area:		Patio Type:	COVERED PATIO
Bedrooms:	3	Finish Bsmnt Area:		Pool:	
Bath(F/H):	2 /	Basement Type:		Air Cond:	
Year Built / Eff:	1947 / 1948	Roof Type:		Style:	CONVENTIONAL
Fireplace:	/	Foundation:	RAISED	Quality:	
# of Stories:	1	Roof Material:	COMPOSITION SHINGLE	Condition:	

Other Improvements: FENCE;ADDITION;FENCED  
YARD Building Permit

**Site Information**

Zoning:	LAR1	Acres:	0.17	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	7,502	Lot Width/Depth:	50 x 150	State Use:	
Land Use:	SFR	Res/Comm Units:	1 /	Water Type:	
Site Influence:	CORNER			Sewer Type:	TYPE UNKNOWN

**Tax Information**

Total Value:	\$448,800	Assessed Year:	2020	Property Tax:	\$5,678.03
Land Value:	\$359,040	Improved %:	20%	Tax Area:	19
Improvement Value:	\$89,760	Tax Year:	2019	Tax Exemption:	
Total Taxable Value:	\$448,800				

# Comparable Sales Report

For Property Located At

803 W 133RD ST, GARDENA, CA 90247-1719



RealQuest

8 Comparable(s) Selected.

Report Date: 10/27/2020

## Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$440,000	\$382,000	\$610,000	\$472,188
Bldg/Living Area	1,094	956	1,251	1,093
Price/Sqft	\$402.19	\$353.70	\$504.13	\$430.88
Year Built	1947	1947	1952	1948
Lot Area	7,502	5,151	6,031	5,800
Bedrooms	3	2	3	3
Bathrooms/Restrooms	2	1	1	1
Stories	1.00	1.00	1.00	1.00
Total Value	\$448,800	\$48,812	\$571,200	\$292,795
Distance From Subject	0.00	0.20	0.44	0.33

\*= user supplied for search only

## Comp #:1

Distance From Subject:0.20 (miles)

Address:	726 W 135TH ST, GARDENA, CA 90247-2149	Map Reference:	63-F1 /	Living Area:	1,251
Owner Name:	VALLE MERLIN D/VALLE FRANCISCO A	Census Tract:	2911.30	Total Rooms:	6
Seller Name:	HERNANDEZ CESAR	Zoning:	LAR1	Bedrooms:	3
APN:	6119-005-006	Prior Rec Date:	02/05/2018	Bath(F/H):	1 /
County:	LOS ANGELES, CA	Prior Sale Date:	01/29/2018	Yr Built/Eff:	1947 / 1950
Subdivision:	14692	Prior Sale Price:	\$505,000	Air Cond:	
Rec Date:	04/08/2020	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Sale Date:	04/02/2020	Acres:	0.14	Fireplace:	Y / 1
Sale Price:	\$555,000	Lot Area:	6,000	Pool:	
Sale Type:	FULL	# of Stories:	1	Roof Mat:	COMPOSITION SHINGLE
Document #:	393954			Parking:	PARKING AVAIL
1st Mtg Amt:	\$444,000				
Total Value:	\$525,401				
Land Use:	SFR	Park Area/Cap#:	/		

## Comp #:2

Distance From Subject:0.25 (miles)

Address:	13610 S AINSWORTH ST, GARDENA, CA 90247-2122	Map Reference:	63-F1 /	Living Area:	956
Owner Name:	AXIS INVESTMENT CORP INC	Census Tract:	2911.30	Total Rooms:	4
Seller Name:	CRAVIN MELVIN	Zoning:	LAR1	Bedrooms:	2
APN:	6119-004-019	Prior Rec Date:	04/10/1973	Bath(F/H):	1 /
County:	LOS ANGELES, CA	Prior Sale Date:		Yr Built/Eff:	1947 / 1951
Subdivision:	14692	Prior Sale Price:	\$21,000	Air Cond:	
Rec Date:	10/06/2020	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Sale Date:	09/15/2020	Acres:	0.14	Fireplace:	/
Sale Price:	\$442,000	Lot Area:	6,001	Pool:	
Sale Type:	FULL	# of Stories:	1	Roof Mat:	WOOD SHAKE
Document #:	1233033			Parking:	PARKING AVAIL
1st Mtg Amt:					
Total Value:	\$60,221				
Land Use:	SFR	Park Area/Cap#:	/		



<b>Comp #:</b> 3		<b>Distance From Subject:</b> 0.29 (miles)	
<b>Address:</b> 1057 W 135TH ST, GARDENA, CA 90247-1942			
<b>Owner Name:</b> UNITED PACIFIC CAP INVS LLC			
<b>Seller Name:</b> MAGALLANES ALMA P			
<b>APN:</b> 6115-023-011	<b>Map Reference:</b> 63-F1 /	<b>Living Area:</b> 1,080	
<b>County:</b> LOS ANGELES, CA	<b>Census Tract:</b> 6029.00	<b>Total Rooms:</b> 5	
<b>Subdivision:</b> 13847	<b>Zoning:</b> GAR1	<b>Bedrooms:</b> 3	
<b>Rec Date:</b> 02/04/2020	<b>Prior Rec Date:</b> 09/29/1981	<b>Bath(F/H):</b> 1 /	
<b>Sale Date:</b> 01/31/2020	<b>Prior Sale Date:</b>	<b>Yr Built/Eff:</b> 1947 / 1947	
<b>Sale Price:</b> \$450,000	<b>Prior Sale Price:</b> \$72,000	<b>Air Cond:</b>	
<b>Sale Type:</b> FULL	<b>Prior Sale Type:</b> FULL	<b>Style:</b> CONVENTIONAL	
<b>Document #:</b> 136626	<b>Acres:</b> 0.14	<b>Fireplace:</b> /	
<b>1st Mtg Amt:</b>	<b>Lot Area:</b> 6,031	<b>Pool:</b>	
<b>Total Value:</b> \$140,480	<b># of Stories:</b> 1	<b>Roof Mat:</b> WOOD SHAKE	
<b>Land Use:</b> SFR	<b>Park Area/Cap#:</b> /	<b>Parking:</b> DETACHED GARAGE	

<b>Comp #:</b> 4		<b>Distance From Subject:</b> 0.32 (miles)	
<b>Address:</b> 1119 W 135TH ST, GARDENA, CA 90247-1918			
<b>Owner Name:</b> MORGAN PICKS TWO LLC			
<b>Seller Name:</b> ESTRADA MARIO			
<b>APN:</b> 6115-023-007	<b>Map Reference:</b> 63-F1 /	<b>Living Area:</b> 1,056	
<b>County:</b> LOS ANGELES, CA	<b>Census Tract:</b> 6029.00	<b>Total Rooms:</b> 5	
<b>Subdivision:</b> 13847	<b>Zoning:</b> GAR1	<b>Bedrooms:</b> 3	
<b>Rec Date:</b> 06/30/2020	<b>Prior Rec Date:</b> 03/07/2001	<b>Bath(F/H):</b> 1 /	
<b>Sale Date:</b> 06/17/2020	<b>Prior Sale Date:</b> 12/21/2000	<b>Yr Built/Eff:</b> 1947 / 1947	
<b>Sale Price:</b> \$392,500	<b>Prior Sale Price:</b> \$157,000	<b>Air Cond:</b> CENTRAL	
<b>Sale Type:</b> FULL	<b>Prior Sale Type:</b> FULL	<b>Style:</b> CONVENTIONAL	
<b>Document #:</b> 714180	<b>Acres:</b> 0.14	<b>Fireplace:</b> /	
<b>1st Mtg Amt:</b>	<b>Lot Area:</b> 6,030	<b>Pool:</b>	
<b>Total Value:</b> \$219,746	<b># of Stories:</b> 1	<b>Roof Mat:</b> COMPOSITION SHINGLE	
<b>Land Use:</b> SFR	<b>Park Area/Cap#:</b> /	<b>Parking:</b> PARKING AVAIL	

<b>Comp #:</b> 5		<b>Distance From Subject:</b> 0.36 (miles)	
<b>Address:</b> 13325 S CATALINA AVE, GARDENA, CA 90247-1834			
<b>Owner Name:</b> SUMMIT INVESTMENTS GROUP LLC			
<b>Seller Name:</b> WEBB KHAMEKA T			
<b>APN:</b> 6115-024-027	<b>Map Reference:</b> 63-F1 /	<b>Living Area:</b> 1,080	
<b>County:</b> LOS ANGELES, CA	<b>Census Tract:</b> 6029.00	<b>Total Rooms:</b> 5	
<b>Subdivision:</b> 13847	<b>Zoning:</b> GAR1	<b>Bedrooms:</b> 3	
<b>Rec Date:</b> 05/19/2020	<b>Prior Rec Date:</b> 10/06/1972	<b>Bath(F/H):</b> 1 /	
<b>Sale Date:</b> 05/08/2020	<b>Prior Sale Date:</b>	<b>Yr Built/Eff:</b> 1947 / 1947	
<b>Sale Price:</b> \$382,000	<b>Prior Sale Price:</b> \$24,500	<b>Air Cond:</b>	
<b>Sale Type:</b> FULL	<b>Prior Sale Type:</b> FULL	<b>Style:</b> CONVENTIONAL	
<b>Document #:</b> 547804	<b>Acres:</b> 0.14	<b>Fireplace:</b> /	
<b>1st Mtg Amt:</b>	<b>Lot Area:</b> 5,975	<b>Pool:</b>	
<b>Total Value:</b> \$530,400	<b># of Stories:</b> 1	<b>Roof Mat:</b> COMPOSITION SHINGLE	
<b>Land Use:</b> SFR	<b>Park Area/Cap#:</b> /	<b>Parking:</b> PARKING AVAIL	

<b>Comp #:</b> 6		<b>Distance From Subject:</b> 0.36 (miles)	
<b>Address:</b> 721 W 138TH ST, GARDENA, CA 90247-2107			
<b>Owner Name:</b> DUARTE ROBBY/DUARTE JENNIFER N			
<b>Seller Name:</b> ANDRADE RAFAEL & MACRINA			
<b>APN:</b> 6119-007-032	<b>Map Reference:</b> 64-A2 /	<b>Living Area:</b> 1,097	
<b>County:</b> LOS ANGELES, CA	<b>Census Tract:</b> 2911.30	<b>Total Rooms:</b> 6	
<b>Subdivision:</b> 14692	<b>Zoning:</b> LAR1	<b>Bedrooms:</b> 3	

Rec Date:	08/25/2020	Prior Rec Date:	02/19/2002	Bath(F/H):	1 /
Sale Date:	06/29/2020	Prior Sale Date:	12/06/2001	Yr Built/Eff:	1947 / 1947
Sale Price:	\$521,000	Prior Sale Price:	\$182,500	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	997284	Acres:	0.14	Fireplace:	Y / 1
1st Mtg Amt:	\$511,563	Lot Area:	5,996	Pool:	
Total Value:	\$246,099	# of Stories:	1	Roof Mat:	WOOD SHAKE
Land Use:	SFR	Park Area/Cap#:	/	Parking:	PARKING AVAIL

Comp #:7 Distance From Subject:0.43 (miles)

Address: 1147 TETON ST, GARDENA, CA 90247-2047

Owner Name: CREAL KENNETH L

Seller Name: HERNANDEZ R & M L/TR

APN:	6115-022-021	Map Reference:	63-F1 /	Living Area:	1,012
County:	LOS ANGELES, CA	Census Tract:	6030.01	Total Rooms:	5
Subdivision:	17950	Zoning:	GAR1	Bedrooms:	3
Rec Date:	03/12/2020	Prior Rec Date:	08/17/1984	Bath(F/H):	1 /
Sale Date:	02/18/2020	Prior Sale Date:		Yr Built/Eff:	1952 / 1953
Sale Price:	\$425,000	Prior Sale Price:		Air Cond:	
Sale Type:	FULL	Prior Sale Type:		Style:	CONVENTIONAL
Document #:	296480	Acres:	0.12	Fireplace:	/
1st Mtg Amt:		Lot Area:	5,213	Pool:	
Total Value:	\$48,812	# of Stories:	1	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/	Parking:	PARKING AVAIL

Comp #:8 Distance From Subject:0.44 (miles)

Address: 13706 S CATALINA AVE, GARDENA, CA 90247-2040

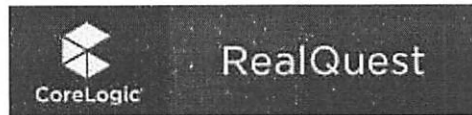
Owner Name: JOSEPH MARTINE

Seller Name: BOLDER PROP INVS LLC

APN:	6115-021-024	Map Reference:	63-F1 /	Living Area:	1,210
County:	LOS ANGELES, CA	Census Tract:	6030.01	Total Rooms:	4
Subdivision:	17950	Zoning:	GAR1	Bedrooms:	3
Rec Date:	03/24/2020	Prior Rec Date:	06/27/2019	Bath(F/H):	1 /
Sale Date:	03/05/2020	Prior Sale Date:	06/13/2019	Yr Built/Eff:	1952 / 1956
Sale Price:	\$610,000	Prior Sale Price:	\$360,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	342165	Acres:	0.12	Fireplace:	/
1st Mtg Amt:	\$544,500	Lot Area:	5,151	Pool:	
Total Value:	\$571,200	# of Stories:	1	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/	Parking:	PARKING AVAIL

## Foreclosure Activity Report

For Property Located At



**803 W 133RD ST, GARDENA, CA 90247-1719**

The selected property does not contain active foreclosure information.