

BOARD OF  
BUILDING AND SAFETY  
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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

December 09, 2022

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.: 280172457-6 C135857-2 C141028-1 T137838 B138088-2

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 \$3,896.83. The cost of cleaning the subject lot was \$12,096.00. The cost of fencing the subject lot was \$11,711.39.

It is proposed that a lien for the total amount of **\$28,096.38** 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

*Armond Gregory* 12-9-2022

Armond Gregory, 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 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	B4677	October 12, 2022	\$3,495.87
BARRICADE	B4695	October 12, 2022	\$400.96
CLEAN	C4774	October 19, 2022	\$7,840.00
CLEAN	C4783	October 19, 2022	\$4,256.00
FENCE	F4237	October 12, 2022	\$11,107.71
FENCE	F4246	November 07, 2022	\$603.68
			\$27,704.22

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	866410-5	\$356.16	\$0.00	\$356.16
				\$356.16

Title report costs were as follows:

<u>Title Search</u>	<u>Work Order No.</u>	<u>Amount</u>
FULL	T17057	\$30.00
SUPPLEMENTAL	T17344	\$6.00
		\$36.00

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 \$20,180.89 plus applicable fees and charges, plus the fee for investigating the violation(s) of \$356.16, plus the Cost of Title Search(es) on the subject lot was \$36.00 for a total of **\$28,096.38**, 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 09, 2022

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

  
12-9-2022

Report and lien confirmed by  
City Council on:

Armond Gregoryona, Principal Inspector  
Lien Review

ATTEST: HOLLY WOLCOTT  
CITY CLERK

BY

DEPUTY

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 RE LOAN SERVICING  
ASHTON CLARK KITCHENS JR  
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. T17057***  
***Dated as of: 06/29/2022***

***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: RE LOAN SERVICING***

***Borrowers Name: ASHTON CLARK KITCHENS JR***

***MAILING ADDRESS: RE LOAN SERVICING***  
***879 W. 190<sup>TH</sup> ST. 8<sup>TH</sup> FL. GARDENA, CA 90248***



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. T17344***  
***Dated as of: 12/08/2022***

***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: RE LOAN SERVICING***

***Borrowers Name: ASHTON CLARK KITCHENS JR***

***MAILING ADDRESS: RE LOAN SERVICING***  
***879 W. 190<sup>TH</sup> ST. 8<sup>TH</sup> 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  
 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: LOMITA

**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 Building Permit		

**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:	\$992.62
Land Value:	\$14,066	Improved %:	73%	Tax Area:	460
Improvement Value:	\$37,165	Tax Year:	2021	Tax Exemption:	HOMEOWNER
Total Taxable Value:	\$44,231				

# Comparable Sales Report

For Property Located At



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

3 Comparable(s) Selected.

Report Date: 12/08/2022

### Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$0	\$570,000	\$660,000	\$605,000
Bldg/Living Area	1,777	1,584	1,604	1,596
Price/Sqft	\$0.00	\$356.25	\$416.67	\$379.21
Year Built	1950	1895	1946	1922
Lot Area	5,102	5,011	5,738	5,318
Bedrooms	3	3	3	3
Bathrooms/Restrooms	2	1	2	2
Stories	1.00	1.00	1.00	1.00
Total Value	\$51,231	\$39,535	\$478,284	\$215,311
Distance From Subject	0.00	0.35	0.40	0.37

\*= user supplied for search only

<b>Comp #:</b> 1		Distance From Subject:0.35 (miles)	
<b>Address:</b>	617 E 85TH ST, LOS ANGELES, CA 90001-3624		
<b>Owner Name:</b>	GANSON GARY E/GANSON VENUS M		
<b>Seller Name:</b>	SENEGAL MARGARETTA A		
<b>APN:</b>	6029-025-008	<b>Map Reference:</b>	58-C1 /
<b>County:</b>	LOS ANGELES, CA	<b>Census Tract:</b>	2398.02
<b>Subdivision:</b>	6	<b>Zoning:</b>	LAR2
<b>Rec Date:</b>	05/09/2022	<b>Prior Rec Date:</b>	
<b>Sale Date:</b>	04/07/2022	<b>Prior Sale Date:</b>	
<b>Sale Price:</b>	\$570,000	<b>Prior Sale Price:</b>	
<b>Sale Type:</b>	FULL	<b>Prior Sale Type:</b>	
<b>Document #:</b>	499834	<b>Acres:</b>	0.13
<b>1st Mtg Amt:</b>	\$484,500	<b>Lot Area:</b>	5,738
<b>Total Value:</b>	\$478,284	<b># of Stories:</b>	1
<b>Land Use:</b>	SFR	<b>Park Area/Cap#:</b>	/
		<b>Living Area:</b>	1,600
		<b>Total Rooms:</b>	
		<b>Bedrooms:</b>	3
		<b>Bath(F/H):</b>	2 /
		<b>Yr Built/Eff:</b>	1946 / 1949
		<b>Air Cond:</b>	
		<b>Style:</b>	
		<b>Fireplace:</b>	/
		<b>Pool:</b>	
		<b>Roof Mat:</b>	
		<b>Parking:</b>	

<b>Comp #:</b> 2		Distance From Subject:0.35 (miles)	
<b>Address:</b>	1137 E 90TH ST, LOS ANGELES, CA 90002-1711		
<b>Owner Name:</b>	MOORE JOSHUA E & ALLAMARY/CLARKE ROGER S		
<b>Seller Name:</b>	DUNN MERLLINE LIVING TRUST		
<b>APN:</b>	6043-006-026	<b>Map Reference:</b>	58-C2 /
<b>County:</b>	LOS ANGELES, CA	<b>Census Tract:</b>	5352.00
<b>Subdivision:</b>	7421	<b>Zoning:</b>	LCR2*
<b>Rec Date:</b>	05/20/2022	<b>Prior Rec Date:</b>	01/27/1965
<b>Sale Date:</b>	04/20/2022	<b>Prior Sale Date:</b>	
<b>Sale Price:</b>	\$585,000	<b>Prior Sale Price:</b>	\$17,500
<b>Sale Type:</b>	FULL	<b>Prior Sale Type:</b>	FULL
<b>Document #:</b>	548228	<b>Acres:</b>	0.12
<b>1st Mtg Amt:</b>	\$574,404	<b>Lot Area:</b>	5,011
<b>Total Value:</b>	\$128,113	<b># of Stories:</b>	1
<b>Land Use:</b>	SFR	<b>Park Area/Cap#:</b>	/
		<b>Living Area:</b>	1,604
		<b>Total Rooms:</b>	
		<b>Bedrooms:</b>	3
		<b>Bath(F/H):</b>	1 /
		<b>Yr Built/Eff:</b>	1895 / 1927
		<b>Air Cond:</b>	CENTRAL
		<b>Style:</b>	
		<b>Fireplace:</b>	/
		<b>Pool:</b>	
		<b>Roof Mat:</b>	
		<b>Parking:</b>	

<b>Comp #:</b> 3		Distance From Subject:0.40 (miles)	
<b>Address:</b>	1260 E 87TH PL, LOS ANGELES, CA 90002-1201		
<b>Owner Name:</b>	MARIN AUSENCIO		
<b>Seller Name:</b>	ONE POINT INC		
<b>APN:</b>	6043-014-004	<b>Map Reference:</b>	58-D2 /
		<b>Living Area:</b>	1,584

County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>5351.02</b>	Total Rooms:	
Subdivision:	<b>7421</b>	Zoning:	<b>LCR2*</b>	Bedrooms:	<b>3</b>
Rec Date:	<b>10/27/2022</b>	Prior Rec Date:	<b>06/16/2022</b>	Bath(F/H):	<b>2 /</b>
Sale Date:	<b>08/29/2022</b>	Prior Sale Date:	<b>06/10/2022</b>	Yr Buil/Eff:	<b>1926 / 1940</b>
Sale Price:	<b>\$660,000</b>	Prior Sale Price:	<b>\$579,000</b>	Air Cond:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Style:	
Document #:	<b>1022091</b>	Acres:	<b>0.12</b>	Fireplace:	<b>/</b>
1st Mtg Amt:	<b>\$570,817</b>	Lot Area:	<b>5,204</b>	Pool:	
Total Value:	<b>\$39,535</b>	# of Stories:	<b>1</b>	Roof Mat:	
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/</b>	Parking:	

## Foreclosure Activity Report

For Property Located At



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

### Foreclosure Activity Report is not available

854 E 87TH ST LOS ANGELES CA 90002

The selected property does not contain active foreclosure information. This could mean the data is not available or an activity that needs to occur for this report to capture, has not occurred.

[Back to report selection](#)

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