

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

FRANK M. BUSH  
GENERAL MANAGER

OSAMA YOUNAN, P.E.  
EXECUTIVE OFFICER

November 08, 2019

Updated November 05, 2019

Council District # 9

Case #: 835325

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

JOB ADDRESS: 918 E 90TH ST

CONTRACT NO.: 280126169-3 B131051 C128935-1 F127623-2 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 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 \$4,597.45. The cost of cleaning the subject lot was \$1,867.32. The cost of fencing the subject lot was \$11,142.43.

It is proposed that a lien for the total amount of **\$18,929.76** 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.

FRANK M. BUSH  
GENERAL MANAGER

Armond Gregoryona, Principal Inspector  
Lien Review

## REPORT OF ABATE OF A PUBLIC NUISANCE

On November 19, 2018 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 **918 E 90TH 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	B4344	December 16, 2018	\$4,597.45
CLEAN	C4547	January 16, 2019	\$1,244.88
CLEAN	C4556	January 16, 2019	\$622.44
FENCE	F4059	January 07, 2019	\$8,883.84
FENCE	F4061	January 07, 2019	\$1,814.40
FENCE	F4062	March 13, 2019	\$444.19
			\$17,607.20

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	771109-9	\$356.16	\$890.40	\$1,246.56
				\$1,246.56

Title report costs were as follows:

<u>Title Search</u>	<u>Work Order No.</u>	<u>Amount</u>
FULL	T16197	\$38.00
FULL	T15668	\$38.00
		\$76.00

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 \$13,008.73 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 \$76.00 for a total of **\$18,929.76**, be recorded against said property.

It is further requested that the Honorable Council instruct the Financial Services Section of the Department of Building and Safety, that upon receipt of any payment on this lien against this property to deposit the amount to Dept. 08 (Bldg. & Safety Dept.), Fund 346, Revenue Source No. 3191 in the amount of \$1,814.40, and to deposit to Fund 48R the amount of \$1,246.56, and to deposit to Fund 100 the amount of \$76.00.

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 08, 2019

FRANK M. BUSH  
GENERAL MANAGER

  
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  
JOB ADDRESS: 918 E 90TH ST  
ASSESSORS PARCEL NO.: 6042-029-020

CASE #: 835325

Last Full Title: 10/04/2019

Last Update Title:

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**LIST OF OWNERS AND INTERESTED PARTIES**

- 1 BRUCE GEORGE BAKER JR  
918 E 90TH ST  
LOS ANGELES, CA 90002  
Capacity: OWNER
- 2 BRUCE BAKER  
2849 S. KERCKHOFF AVE  
SAN PEDRO, CA 90731  
Capacity: OWNER
- 3 RICHARD BAGBY, ADMINISTRATOR  
C/O KEITH J. MOTEN, ESQ.  
355 S. GRAND AVENUE  
LOS ANGELES, CA 90071  
Capacity: OWNER
- 4 LAW OFFICES OF KEITH J MOTEN  
6601 CENTER DRIVE W #500  
LOS ANGELES, CA 90045  
Capacity: INTERESTED PARTY
- 5 SKYSCRAPERS INVESTMENT GROUP  
JOSE JUAN TORRES JR  
17401 FLANDERS STREET  
GRANADA HILLS, CA 91344  
Capacity: OWNER



P.O. BOX 5152  
CULVER CITY, CA 90231  
Phone 310-943-9235 [latitle@in2-res.com](mailto:latitle@in2-res.com)

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## ***Property Title Report***

***Work Order No. T15668***  
***Dated as of: 11/15/2018***

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

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

***APN #: 6042-029-020***

***Property Address: 918 E 90TH ST***

***City: Los Angeles***

***County: Los Angeles***

### **VESTING INFORMATION**

***Type of Document: QUITCLAIM DEED***

***Grantee : BRUCE GEORGE BAKER JR***

***Grantor : MOTEN A BAGBY JR***

***Deed Date : 10/27/2015***

***Recorded : 05/04/2016***

***Instr No. : 16-0508374***

***MAILING ADDRESS: BRUCE GEORGE BAKER JR***  
***918 E 90TH ST LOS ANGELES CA 90002***

### ***SCHEDULE B***

### **LEGAL DESCRIPTION**

***Lot: 149 Tract No: 6631 Abbreviated Description: LOT:149 TR#:6631 TRACT NO. 6631 LOT 149***

### **MORTGAGES/LIENS**

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



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. T16197*  
*Dated as of: 10/04/2019*

*Prepared for: City of Los Angeles*

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

*APN #: 6042-029-020*

*Property Address: 918 E 90TH ST      City: Los Angeles      County: Los Angeles*

#### **VESTING INFORMATION**

*Type of Document: QUITCLAIM DEED*

*Grantee : BRUCE GEORGE BAKER JR*

*Grantor : MOTEN A BAGBY JR*

*Deed Date : 10/27/2015*

*Recorded : 05/04/2016*

*Instr No. : 16-0508374*

*MAILING ADDRESS: BRUCE GEORGE BAKER JR*  
*918 E 90TH ST LOS ANGELES CA 90002*

### ***SCHEDULE B***

#### **LEGAL DESCRIPTION**

*Lot: 149 Tract No: 6631 Abbreviated Description: LOT:149 TR#:6631 TRACT NO. 6631 LOT 149*

#### **MORTGAGES/LIENS**

*Type of Document: Notice Of Lis Pendens*

*Recording Date: 05/08/2018*

*Document #: 18-0453460*

*Loan Amount: N/A*

*Lender Name: LAW OFFICES OF KEITH J MOTEN*

*Borrowers Name: BRUCE GEORGE BAKER JR; RAYMOND JOHN CAMPOY III*

*MAILING ADDRESS: LAW OFFICES OF KEITH J MOTEN*  
*6601 CENTER DRIVE W# 500, LOS ANGELES, CA 90045*

# Property Detail Report

For Property Located At :

918 E 90TH ST, LOS ANGELES, CA 90002-1617



## Owner Information

Owner Name: **BAKER BRUCE G JR**  
 Mailing Address: **918 E 90TH ST, LOS ANGELES CA 90002-1617 C031**  
 Vesting Codes: **//**

## Location Information

Legal Description:	<b>TRACT NO. 6631 LOT 149</b>		
County:	<b>LOS ANGELES, CA</b>	APN:	<b>6042-029-020</b>
Census Tract / Block:	<b>2400.20 / 3</b>	Alternate APN:	
Township-Range-Sect:		Subdivision:	<b>6631</b>
Legal Book/Page:	<b>71-50</b>	Map Reference:	<b>58-C2 /</b>
Legal Lot:	<b>149</b>	Tract #:	<b>6631</b>
Legal Block:		School District:	<b>LOS ANGELES</b>
Market Area:	<b>C37</b>	School District Name:	<b>LOS ANGELES</b>
Neighbor Code:		Munic/Township:	

## Owner Transfer Information

Recording/Sale Date:	<b>05/04/2016 / 10/27/2015</b>	Deed Type:	<b>QUIT CLAIM DEED</b>
Sale Price:		1st Mtg Document #:	
Document #:	<b>508374</b>		

## Last Market Sale Information

Recording/Sale Date:	<b>/</b>	1st Mtg Amount/Type:	<b>/</b>
Sale Price:		1st Mtg Int. Rate/Type:	<b>/</b>
Sale Type:		1st Mtg Document #:	
Document #:		2nd Mtg Amount/Type:	<b>/</b>
Deed Type:		2nd Mtg Int. Rate/Type:	<b>/</b>
Transfer Document #:		Price Per SqFt:	
New Construction:		Multi/Split Sale:	
Title Company:			
Lender:			
Seller Name:			

## Prior Sale Information

Prior Rec/Sale Date:	<b>/</b>	Prior Lender:	
Prior Sale Price:		Prior 1st Mtg Amt/Type:	<b>/</b>
Prior Doc Number:		Prior 1st Mtg Rate/Type:	<b>/</b>
Prior Deed Type:			

## Property Characteristics

Gross Area:		Parking Type:		Construction:	
Living Area:	<b>1,043</b>	Garage Area:		Heat Type:	<b>HEATED</b>
Tot Adj Area:		Garage Capacity:		Exterior wall:	
Above Grade:		Parking Spaces:		Porch Type:	
Total Rooms:		Basement Area:		Patio Type:	
Bedrooms:	<b>2</b>	Finish Bsmnt Area:		Pool:	
Bath(F/H):	<b>1 /</b>	Basement Type:		Air Cond:	
Year Built / Eff:	<b>1930 / 1930</b>	Roof Type:		Style:	
Fireplace:	<b>/</b>	Foundation:		Quality:	
# of Stories:	<b>1</b>	Roof Material:		Condition:	
Other Improvements:	<b>Building Permit</b>				

## Site Information

Zoning:	<b>LAR1</b>	Acres:	<b>0.11</b>	County Use:	<b>SINGLE FAMILY RESID (0100)</b>
Lot Area:	<b>4,842</b>	Lot Width/Depth:	<b>40 x 121</b>	State Use:	
Land Use:	<b>SFR</b>	Res/Comm Units:	<b>1 /</b>	Water Type:	
Site Influence:	<b>CORNER</b>			Sewer Type:	<b>TYPE UNKNOWN</b>

## Tax Information

Total Value:	<b>\$327,726</b>	Assessed Year:	<b>2018</b>	Property Tax:	<b>\$4,278.74</b>
Land Value:	<b>\$228,888</b>	Improved %:	<b>30%</b>	Tax Area:	<b>460</b>
Improvement Value:	<b>\$98,838</b>	Tax Year:	<b>2018</b>	Tax Exemption:	
Total Taxable Value:	<b>\$327,726</b>				

**Comparable Sales Report**

For Property Located At

**918 E 90TH ST, LOS ANGELES, CA 90002-1617**

20 Comparable(s) Selected.

Report Date: 10/02/2019

**Summary Statistics:**

	Subject	Low	High	Average
Sale Price	\$0	\$160,000	\$865,000	\$441,625
Bldg/Living Area	1,043	896	1,190	1,071
Price/Sqft	\$0.00	\$142.86	\$908.61	\$416.55
Year Built	1930	1904	1954	1936
Lot Area	4,842	4,337	5,956	5,148
Bedrooms	2	2	4	2
Bathrooms/Restrooms	1	1	2	1
Stories	1.00	1.00	1.00	1.00
Total Value	\$327,726	\$22,569	\$444,000	\$157,453
Distance From Subject	0.00	0.09	0.43	0.26

\* = user supplied for search only

Comp #:1		Distance From Subject:0.09 (miles)	
Address:	911 E 92ND ST, LOS ANGELES, CA 90002-1637		
Owner Name:	GATICA JOSE G		
Seller Name:	ACEVEDO MARIA		
APN:	6042-030-015	Map Reference:	58-C2 /
County:	LOS ANGELES, CA	Census Tract:	2400.20
Subdivision:	6631	Zoning:	LAR1
Rec Date:	07/22/2019	Prior Rec Date:	12/08/2006
Sale Date:	06/07/2019	Prior Sale Date:	11/07/2006
Sale Price:	\$390,000	Prior Sale Price:	\$360,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	713936	Acres:	0.14
1st Mtg Amt:		Lot Area:	5,956
Total Value:	\$185,783	# of Stories:	1
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	1,152
		Total Rooms:	
		Bedrooms:	2
		Bath(F/H):	1 /
		Yr Built/Eff:	1940 / 1940
		Air Cond:	
		Style:	
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	
		Parking:	

Comp #:2		Distance From Subject:0.13 (miles)	
Address:	926 E 92ND ST, LOS ANGELES, CA 90002-1636		
Owner Name:	BROOKS AKIMA K		
Seller Name:	LONG FAMILY TRUST		
APN:	6050-004-010	Map Reference:	58-C2 /
County:	LOS ANGELES, CA	Census Tract:	2400.20
Subdivision:	8359	Zoning:	LAR1
Rec Date:	03/08/2019	Prior Rec Date:	
Sale Date:	12/05/2018	Prior Sale Date:	
Sale Price:	\$379,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	208606	Acres:	0.10
1st Mtg Amt:	\$25,000	Lot Area:	4,337
Total Value:	\$24,508	# of Stories:	1
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	1,022
		Total Rooms:	
		Bedrooms:	2
		Bath(F/H):	1 /
		Yr Built/Eff:	1939 / 1945
		Air Cond:	
		Style:	
		Fireplace:	/
		Pool:	
		Roof Mat:	
		Parking:	

Comp #:3		Distance From Subject:0.13 (miles)	
Address:	902 E 88TH PL, LOS ANGELES, CA 90002-1107		
Owner Name:	CURHAN ZACHARY		
Seller Name:	OCEAN DEV INC		
APN:	6042-027-018	Map Reference:	58-C2 /
County:	LOS ANGELES, CA	Census Tract:	2400.20
Subdivision:	6631	Zoning:	LAR2
Rec Date:	08/29/2019	Prior Rec Date:	11/02/2018
Sale Date:	07/22/2019	Prior Sale Date:	10/11/2018
		Living Area:	1,079
		Total Rooms:	5
		Bedrooms:	3
		Bath(F/H):	1 /
		Yr Built/Eff:	1954 / 1954

Sale Price:	<b>\$857,500</b>	Prior Sale Price:	<b>\$380,000</b>	Air Cond:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Style:	
Document #:	<b>879947</b>	Acres:	<b>0.12</b>	Fireplace:	<b>/</b>
1st Mtg Amt:	<b>\$686,000</b>	Lot Area:	<b>5,175</b>	Pool:	
Total Value:	<b>\$265,725</b>	# of Stories:	<b>1</b>	Roof Mat:	
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/ 2</b>	Parking:	<b>DETACHED GARAGE</b>

Comp #:4				Distance From Subject:0.13 (miles)	
Address:	<b>942 E 88TH PL, LOS ANGELES, CA 90002-1107</b>				
Owner Name:	<b>GALLAGHER LINDA C/GALLAGHER MARK</b>				
Seller Name:	<b>OCEAN DEV INC</b>				
APN:	<b>6042-027-028</b>	Map Reference:	<b>58-C2 /</b>	Living Area:	<b>1,132</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>2400.20</b>	Total Rooms:	<b>6</b>
Subdivision:	<b>6631</b>	Zoning:	<b>LAR2</b>	Bedrooms:	<b>2</b>
Rec Date:	<b>06/17/2019</b>	Prior Rec Date:	<b>06/15/2018</b>	Bath(F/H):	<b>1 /</b>
Sale Date:	<b>05/16/2019</b>	Prior Sale Date:	<b>06/01/2018</b>	Yr Built/Eff:	<b>1928 / 1929</b>
Sale Price:	<b>\$855,000</b>	Prior Sale Price:	<b>\$365,100</b>	Air Cond:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Style:	<b>MEDITERRANEAN</b>
Document #:	<b>570301</b>	Acres:	<b>0.11</b>	Fireplace:	<b>/</b>
1st Mtg Amt:	<b>\$598,500</b>	Lot Area:	<b>5,004</b>	Pool:	
Total Value:	<b>\$85,759</b>	# of Stories:	<b>1</b>	Roof Mat:	<b>COMPOSITION SHINGLE</b>
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/ 2</b>	Parking:	<b>DETACHED GARAGE</b>

Comp #:5				Distance From Subject:0.15 (miles)	
Address:	<b>903 E 93RD ST, LOS ANGELES, CA 90002-1904</b>				
Owner Name:	<b>HERRERA VICTOR C</b>				
Seller Name:	<b>VASQUEZ LETICIA</b>				
APN:	<b>6050-004-018</b>	Map Reference:	<b>58-C2 /</b>	Living Area:	<b>1,190</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>2400.20</b>	Total Rooms:	
Subdivision:	<b>8359</b>	Zoning:	<b>LAR1</b>	Bedrooms:	<b>4</b>
Rec Date:	<b>02/20/2019</b>	Prior Rec Date:	<b>01/31/2003</b>	Bath(F/H):	<b>1 /</b>
Sale Date:	<b>01/16/2019</b>	Prior Sale Date:	<b>01/07/2003</b>	Yr Built/Eff:	<b>1939 / 1942</b>
Sale Price:	<b>\$420,000</b>	Prior Sale Price:	<b>\$160,000</b>	Air Cond:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>UNKNOWN</b>	Style:	
Document #:	<b>148905</b>	Acres:	<b>0.11</b>	Fireplace:	<b>/</b>
1st Mtg Amt:	<b>\$399,000</b>	Lot Area:	<b>4,889</b>	Pool:	
Total Value:	<b>\$444,000</b>	# of Stories:	<b>1</b>	Roof Mat:	
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/</b>	Parking:	

Comp #:6				Distance From Subject:0.20 (miles)	
Address:	<b>759 E 92ND ST, LOS ANGELES, CA 90002-1632</b>				
Owner Name:	<b>DANIEL HECTOR/DANIEL DANIEL</b>				
Seller Name:	<b>AGUILAR OLIVIA A</b>				
APN:	<b>6042-014-030</b>	Map Reference:	<b>58-C2 /</b>	Living Area:	<b>974</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>2400.20</b>	Total Rooms:	<b>4</b>
Subdivision:	<b>668</b>	Zoning:	<b>LAR1</b>	Bedrooms:	<b>2</b>
Rec Date:	<b>01/25/2019</b>	Prior Rec Date:	<b>08/31/2016</b>	Bath(F/H):	<b>1 /</b>
Sale Date:	<b>11/15/2018</b>	Prior Sale Date:	<b>06/28/2016</b>	Yr Built/Eff:	<b>1940 / 1940</b>
Sale Price:	<b>\$400,000</b>	Prior Sale Price:	<b>\$305,000</b>	Air Cond:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Style:	<b>BUNGALOW</b>
Document #:	<b>73573</b>	Acres:	<b>0.12</b>	Fireplace:	<b>/</b>
1st Mtg Amt:	<b>\$320,000</b>	Lot Area:	<b>5,098</b>	Pool:	
Total Value:	<b>\$311,100</b>	# of Stories:	<b>1</b>	Roof Mat:	
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/</b>	Parking:	<b>GARAGE</b>

Comp #:7				Distance From Subject:0.21 (miles)	
Address:	<b>743 E 90TH ST, LOS ANGELES, CA 90002-1613</b>				
Owner Name:	<b>JUAREZ GERARDO</b>				
Seller Name:	<b>HEARNE ELESTER TRUST</b>				
APN:	<b>6042-010-012</b>	Map Reference:	<b>58-C2 /</b>	Living Area:	<b>1,017</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>2400.20</b>	Total Rooms:	
Subdivision:	<b>7527</b>	Zoning:	<b>LAR1</b>	Bedrooms:	<b>2</b>
Rec Date:	<b>09/17/2019</b>	Prior Rec Date:		Bath(F/H):	<b>1 /</b>
Sale Date:	<b>08/29/2019</b>	Prior Sale Date:		Yr Built/Eff:	<b>1940 / 1945</b>
Sale Price:	<b>\$302,000</b>	Prior Sale Price:		Air Cond:	
Sale Type:	<b>FULL</b>	Prior Sale Type:		Style:	
Document #:	<b>964540</b>	Acres:	<b>0.12</b>	Fireplace:	<b>/</b>
1st Mtg Amt:		Lot Area:	<b>5,378</b>	Pool:	
Total Value:	<b>\$41,173</b>	# of Stories:	<b>1</b>	Roof Mat:	
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/</b>	Parking:	



<b>Comp #:8</b>		<b>Distance From Subject:0.21 (miles)</b>	
<b>Address:</b>	<b>919 E 94TH ST, LOS ANGELES, CA 90002-1912</b>		
<b>Owner Name:</b>	<b>CARRANZA EDWAR S/FLORES BRENDA E</b>		
<b>Seller Name:</b>	<b>JET INVESTMENTS LLC</b>		
<b>APN:</b>	<b>6050-005-025</b>	<b>Map Reference:</b>	<b>58-C2 /</b>
<b>County:</b>	<b>LOS ANGELES, CA</b>	<b>Census Tract:</b>	<b>2407.00</b>
<b>Subdivision:</b>	<b>8359</b>	<b>Zoning:</b>	<b>LAR1</b>
<b>Rec Date:</b>	<b>02/08/2019</b>	<b>Prior Rec Date:</b>	<b>04/19/2018</b>
<b>Sale Date:</b>	<b>01/14/2019</b>	<b>Prior Sale Date:</b>	<b>04/05/2018</b>
<b>Sale Price:</b>	<b>\$427,000</b>	<b>Prior Sale Price:</b>	<b>\$335,000</b>
<b>Sale Type:</b>	<b>FULL</b>	<b>Prior Sale Type:</b>	<b>FULL</b>
<b>Document #:</b>	<b>118830</b>	<b>Acres:</b>	<b>0.12</b>
<b>1st Mtg Amt:</b>	<b>\$419,265</b>	<b>Lot Area:</b>	<b>5,024</b>
<b>Total Value:</b>	<b>\$365,160</b>	<b># of Stories:</b>	<b>1</b>
<b>Land Use:</b>	<b>SFR</b>	<b>Park Area/Cap#:</b>	<b>/</b>
		<b>Living Area:</b>	<b>1,008</b>
		<b>Total Rooms:</b>	<b>3</b>
		<b>Bedrooms:</b>	<b>1 /</b>
		<b>Bath(F/H):</b>	<b>1939 / 1939</b>
		<b>Yr Built/Eff:</b>	<b>1939 / 1939</b>
		<b>Air Cond:</b>	<b>/</b>
		<b>Style:</b>	<b>/</b>
		<b>Fireplace:</b>	<b>/</b>
		<b>Pool:</b>	<b>/</b>
		<b>Roof Mat:</b>	<b>/</b>
		<b>Parking:</b>	<b>/</b>

<b>Comp #:9</b>		<b>Distance From Subject:0.22 (miles)</b>	
<b>Address:</b>	<b>907 E 88TH ST, LOS ANGELES, CA 90002-1110</b>		
<b>Owner Name:</b>	<b>OCEAN DEV INC</b>		
<b>Seller Name:</b>	<b>LEAKE BESSIE B LIVING TRUST</b>		
<b>APN:</b>	<b>6042-025-017</b>	<b>Map Reference:</b>	<b>58-C2 /</b>
<b>County:</b>	<b>LOS ANGELES, CA</b>	<b>Census Tract:</b>	<b>2400.10</b>
<b>Subdivision:</b>	<b>6631</b>	<b>Zoning:</b>	<b>LAR2</b>
<b>Rec Date:</b>	<b>02/04/2019</b>	<b>Prior Rec Date:</b>	<b>/</b>
<b>Sale Date:</b>	<b>01/04/2019</b>	<b>Prior Sale Date:</b>	<b>1941 / 1941</b>
<b>Sale Price:</b>	<b>\$370,000</b>	<b>Prior Sale Price:</b>	<b>1941 / 1941</b>
<b>Sale Type:</b>	<b>FULL</b>	<b>Prior Sale Type:</b>	<b>1941 / 1941</b>
<b>Document #:</b>	<b>100901</b>	<b>Acres:</b>	<b>0.12</b>
<b>1st Mtg Amt:</b>	<b>\$31,184</b>	<b>Lot Area:</b>	<b>5,159</b>
<b>Total Value:</b>	<b>\$31,184</b>	<b># of Stories:</b>	<b>1</b>
<b>Land Use:</b>	<b>SFR</b>	<b>Park Area/Cap#:</b>	<b>/</b>
		<b>Living Area:</b>	<b>948</b>
		<b>Total Rooms:</b>	<b>2</b>
		<b>Bedrooms:</b>	<b>1 /</b>
		<b>Bath(F/H):</b>	<b>1941 / 1941</b>
		<b>Yr Built/Eff:</b>	<b>1941 / 1941</b>
		<b>Air Cond:</b>	<b>/</b>
		<b>Style:</b>	<b>Y / 1</b>
		<b>Fireplace:</b>	<b>Y / 1</b>
		<b>Pool:</b>	<b>/</b>
		<b>Roof Mat:</b>	<b>/</b>
		<b>Parking:</b>	<b>/</b>

<b>Comp #:10</b>		<b>Distance From Subject:0.26 (miles)</b>	
<b>Address:</b>	<b>838 E 87TH PL, LOS ANGELES, CA 90002-1010</b>		
<b>Owner Name:</b>	<b>OCEAN DEV INC</b>		
<b>Seller Name:</b>	<b>WHITE GERTIE D</b>		
<b>APN:</b>	<b>6042-020-025</b>	<b>Map Reference:</b>	<b>58-C2 /</b>
<b>County:</b>	<b>LOS ANGELES, CA</b>	<b>Census Tract:</b>	<b>2400.10</b>
<b>Subdivision:</b>	<b>6631</b>	<b>Zoning:</b>	<b>LAR2</b>
<b>Rec Date:</b>	<b>06/21/2019</b>	<b>Prior Rec Date:</b>	<b>/</b>
<b>Sale Date:</b>	<b>05/10/2019</b>	<b>Prior Sale Date:</b>	<b>1940 / 1944</b>
<b>Sale Price:</b>	<b>\$350,000</b>	<b>Prior Sale Price:</b>	<b>1940 / 1944</b>
<b>Sale Type:</b>	<b>FULL</b>	<b>Prior Sale Type:</b>	<b>1940 / 1944</b>
<b>Document #:</b>	<b>591613</b>	<b>Acres:</b>	<b>0.12</b>
<b>1st Mtg Amt:</b>	<b>\$48,564</b>	<b>Lot Area:</b>	<b>5,158</b>
<b>Total Value:</b>	<b>\$48,564</b>	<b># of Stories:</b>	<b>1</b>
<b>Land Use:</b>	<b>SFR</b>	<b>Park Area/Cap#:</b>	<b>/</b>
		<b>Living Area:</b>	<b>1,176</b>
		<b>Total Rooms:</b>	<b>3</b>
		<b>Bedrooms:</b>	<b>2 /</b>
		<b>Bath(F/H):</b>	<b>1940 / 1944</b>
		<b>Yr Built/Eff:</b>	<b>1940 / 1944</b>
		<b>Air Cond:</b>	<b>/</b>
		<b>Style:</b>	<b>/</b>
		<b>Fireplace:</b>	<b>/</b>
		<b>Pool:</b>	<b>/</b>
		<b>Roof Mat:</b>	<b>/</b>
		<b>Parking:</b>	<b>/</b>

<b>Comp #:11</b>		<b>Distance From Subject:0.27 (miles)</b>	
<b>Address:</b>	<b>807 E 88TH ST, LOS ANGELES, CA 90002-1030</b>		
<b>Owner Name:</b>	<b>CONTRERAS ANA R H/ANDRES YUREN I A</b>		
<b>Seller Name:</b>	<b>CALZADA RAUL &amp; MERCEDES</b>		
<b>APN:</b>	<b>6042-020-014</b>	<b>Map Reference:</b>	<b>58-C2 /</b>
<b>County:</b>	<b>LOS ANGELES, CA</b>	<b>Census Tract:</b>	<b>2400.10</b>
<b>Subdivision:</b>	<b>6631</b>	<b>Zoning:</b>	<b>LAR2</b>
<b>Rec Date:</b>	<b>05/29/2019</b>	<b>Prior Rec Date:</b>	<b>09/30/1988</b>
<b>Sale Date:</b>	<b>04/15/2019</b>	<b>Prior Sale Date:</b>	<b>07/1988</b>
<b>Sale Price:</b>	<b>\$395,000</b>	<b>Prior Sale Price:</b>	<b>\$68,000</b>
<b>Sale Type:</b>	<b>FULL</b>	<b>Prior Sale Type:</b>	<b>FULL</b>
<b>Document #:</b>	<b>490451</b>	<b>Acres:</b>	<b>0.12</b>
<b>1st Mtg Amt:</b>	<b>\$395,000</b>	<b>Lot Area:</b>	<b>5,158</b>
<b>Total Value:</b>	<b>\$150,044</b>	<b># of Stories:</b>	<b>1</b>
<b>Land Use:</b>	<b>SFR</b>	<b>Park Area/Cap#:</b>	<b>/</b>
		<b>Living Area:</b>	<b>1,158</b>
		<b>Total Rooms:</b>	<b>3</b>
		<b>Bedrooms:</b>	<b>2 /</b>
		<b>Bath(F/H):</b>	<b>1923 / 1946</b>
		<b>Yr Built/Eff:</b>	<b>1923 / 1946</b>
		<b>Air Cond:</b>	<b>/</b>
		<b>Style:</b>	<b>/</b>
		<b>Fireplace:</b>	<b>/</b>
		<b>Pool:</b>	<b>/</b>
		<b>Roof Mat:</b>	<b>/</b>
		<b>Parking:</b>	<b>/</b>

<b>Comp #:12</b>		<b>Distance From Subject:0.27 (miles)</b>	
<b>Address:</b>	<b>735 E 93RD ST, LOS ANGELES, CA 90002-1949</b>		
<b>Owner Name:</b>	<b>PEREZ CINDY/ALVAREZ JAVIER</b>		
<b>Seller Name:</b>	<b>TUCKER MONICA E</b>		
<b>APN:</b>	<b>6050-002-024</b>	<b>Map Reference:</b>	<b>58-C2 /</b>
<b>County:</b>	<b>LOS ANGELES, CA</b>	<b>Census Tract:</b>	<b>2400.20</b>
<b>Subdivision:</b>	<b>8359</b>	<b>Zoning:</b>	<b>LAR1</b>
<b>Rec Date:</b>	<b>05/31/2019</b>	<b>Prior Rec Date:</b>	<b>12/19/2013</b>
		<b>Living Area:</b>	<b>1,044</b>
		<b>Total Rooms:</b>	<b>2</b>
		<b>Bedrooms:</b>	<b>1 /</b>
		<b>Bath(F/H):</b>	<b>1 /</b>

Sale Date:	05/06/2019	Prior Sale Date:	10/31/2013	Yr Built/Eff:	1929 / 1929
Sale Price:	\$402,000	Prior Sale Price:	\$260,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	507534	Acres:	0.11	Fireplace:	/
1st Mtg Amt:	\$392,755	Lot Area:	4,801	Pool:	
Total Value:	\$280,111	# of Stories:	1	Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:13 Distance From Subject:0.31 (miles)

Address: 8804 HOOPER AVE, LOS ANGELES, CA 90002-1149

Owner Name: ROBINSON GRENEISHA

Seller Name: DAVIS ANNIE L

APN:	6043-013-016	Map Reference:	58-C2 /	Living Area:	1,056
County:	LOS ANGELES, CA	Census Tract:	5351.02	Total Rooms:	
Subdivision:	7421	Zoning:	LCR2*	Bedrooms:	3
Rec Date:	05/23/2019	Prior Rec Date:	01/03/2012	Bath(F/H):	1 /
Sale Date:	05/17/2019	Prior Sale Date:	09/13/2011	Yr Built/Eff:	1954 / 1954
Sale Price:	\$350,000	Prior Sale Price:	\$180,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	473548	Acres:	0.10	Fireplace:	/
1st Mtg Amt:	\$343,660	Lot Area:	4,365	Pool:	
Total Value:	\$198,699	# of Stories:	1	Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:14 Distance From Subject:0.34 (miles)

Address: 657 E 93RD ST, LOS ANGELES, CA 90002-1947

Owner Name: BRISENO JUAN/SALINAS JESSENIA

Seller Name: IBARRA INVESTMENTS INC

APN:	6050-001-029	Map Reference:	58-C2 /	Living Area:	1,181
County:	LOS ANGELES, CA	Census Tract:	2400.20	Total Rooms:	
Subdivision:	8359	Zoning:	LAR1	Bedrooms:	2
Rec Date:	06/18/2019	Prior Rec Date:	11/20/2018	Bath(F/H):	1 /
Sale Date:	06/10/2019	Prior Sale Date:	11/14/2018	Yr Built/Eff:	1938 / 1938
Sale Price:	\$430,000	Prior Sale Price:	\$245,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	577287	Acres:	0.13	Fireplace:	Y / 1
1st Mtg Amt:	\$417,100	Lot Area:	5,873	Pool:	
Total Value:	\$35,933	# of Stories:	1	Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:15 Distance From Subject:0.34 (miles)

Address: 730 E 87TH PL, LOS ANGELES, CA 90002-1004

Owner Name: CD ASSET CO LLC

Seller Name: OCEAN DEV INC

APN:	6042-005-007	Map Reference:	58-C2 /	Living Area:	952
County:	LOS ANGELES, CA	Census Tract:	2400.10	Total Rooms:	
Subdivision:	1977	Zoning:	LAR2	Bedrooms:	2
Rec Date:	07/30/2019	Prior Rec Date:	11/20/2008	Bath(F/H):	1 /
Sale Date:	05/23/2019	Prior Sale Date:	07/03/2008	Yr Built/Eff:	1904 / 1926
Sale Price:	\$865,000	Prior Sale Price:	\$200,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	750522	Acres:	0.12	Fireplace:	/
1st Mtg Amt:	\$513,000	Lot Area:	5,274	Pool:	
Total Value:	\$142,933	# of Stories:	1	Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:16 Distance From Subject:0.35 (miles)

Address: 9101 ZAMORA AVE, LOS ANGELES, CA 90002-1733

Owner Name: GARCIA JOSE C C/MEJIA ARACELY S

Seller Name: SANCHEZ GABRIELLA E

APN:	6043-010-033	Map Reference:	58-D2 /	Living Area:	1,120
County:	LOS ANGELES, CA	Census Tract:	5352.00	Total Rooms:	
Subdivision:	7421	Zoning:	LCR2*	Bedrooms:	2
Rec Date:	05/22/2019	Prior Rec Date:	07/03/2018	Bath(F/H):	1 /
Sale Date:	05/15/2019	Prior Sale Date:	04/12/2018	Yr Built/Eff:	1948 / 1948
Sale Price:	\$410,000	Prior Sale Price:	\$290,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	470553	Acres:	0.13	Fireplace:	/
1st Mtg Amt:	\$402,573	Lot Area:	5,608	Pool:	
Total Value:	\$148,210	# of Stories:	1	Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

<b>Comp #:</b> 17		<b>Distance From Subject:</b> 0.38 (miles)	
<b>Address:</b> 930 E COLDEN AVE, LOS ANGELES, CA 90002-1937			
<b>Owner Name:</b> AMBRIZ JERONIMO/AMBRIZ SAGRARIO			
<b>Seller Name:</b> PATINO LILY			
<b>APN:</b> 6050-020-008	<b>Map Reference:</b> 58-C3 /	<b>Living Area:</b> 1,014	
<b>County:</b> LOS ANGELES, CA	<b>Census Tract:</b> 2407.00	<b>Total Rooms:</b>	
<b>Subdivision:</b> 8330	<b>Zoning:</b> LAR1	<b>Bedrooms:</b> 2	
<b>Rec Date:</b> 07/01/2019	<b>Prior Rec Date:</b> 11/01/2002	<b>Bath(F/H):</b> 1 /	
<b>Sale Date:</b> 05/17/2019	<b>Prior Sale Date:</b> 08/13/2002	<b>Yr Built/Eff:</b> 1953 / 1954	
<b>Sale Price:</b> \$400,000	<b>Prior Sale Price:</b> \$143,000	<b>Air Cond:</b>	
<b>Sale Type:</b> FULL	<b>Prior Sale Type:</b> FULL	<b>Style:</b>	
<b>Document #:</b> 629846	<b>Acres:</b> 0.11	<b>Fireplace:</b> /	
<b>1st Mtg Amt:</b> \$320,000	<b>Lot Area:</b> 4,885	<b>Pool:</b>	
<b>Total Value:</b> \$182,011	<b># of Stories:</b> 1	<b>Roof Mat:</b>	
<b>Land Use:</b> SFR	<b>Park Area/Cap#:</b> /	<b>Parking:</b>	

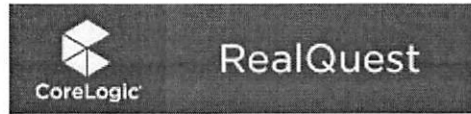
<b>Comp #:</b> 18		<b>Distance From Subject:</b> 0.39 (miles)	
<b>Address:</b> 1223 E 87TH PL, LOS ANGELES, CA 90002-1202			
<b>Owner Name:</b> GARCIA PENELOPE M G			
<b>Seller Name:</b> ABDUL-RAHMAAN RAHIHAH			
<b>APN:</b> 6043-015-024	<b>Map Reference:</b> 58-C2 /	<b>Living Area:</b> 896	
<b>County:</b> LOS ANGELES, CA	<b>Census Tract:</b> 5351.02	<b>Total Rooms:</b>	
<b>Subdivision:</b> 7421	<b>Zoning:</b> LCR2*	<b>Bedrooms:</b> 2	
<b>Rec Date:</b> 05/03/2019	<b>Prior Rec Date:</b> 07/12/1999	<b>Bath(F/H):</b> 1 /	
<b>Sale Date:</b> 04/09/2019	<b>Prior Sale Date:</b>	<b>Yr Built/Eff:</b> 1926 / 1932	
<b>Sale Price:</b> \$365,000	<b>Prior Sale Price:</b>	<b>Air Cond:</b>	
<b>Sale Type:</b> FULL	<b>Prior Sale Type:</b>	<b>Style:</b>	
<b>Document #:</b> 403115	<b>Acres:</b> 0.12	<b>Fireplace:</b> /	
<b>1st Mtg Amt:</b> \$346,750	<b>Lot Area:</b> 5,088	<b>Pool:</b>	
<b>Total Value:</b> \$22,569	<b># of Stories:</b> 1	<b>Roof Mat:</b>	
<b>Land Use:</b> SFR	<b>Park Area/Cap#:</b> /	<b>Parking:</b>	

<b>Comp #:</b> 19		<b>Distance From Subject:</b> 0.40 (miles)	
<b>Address:</b> 9231 ZAMORA AVE, LOS ANGELES, CA 90002-2114			
<b>Owner Name:</b> GUARDADO STEVEN			
<b>Seller Name:</b> SANABRIA ADRIANA			
<b>APN:</b> 6049-006-023	<b>Map Reference:</b> 58-D2 /	<b>Living Area:</b> 1,120	
<b>County:</b> LOS ANGELES, CA	<b>Census Tract:</b> 5352.00	<b>Total Rooms:</b>	
<b>Subdivision:</b> 6384	<b>Zoning:</b> LCR2YY	<b>Bedrooms:</b> 3	
<b>Rec Date:</b> 03/13/2019	<b>Prior Rec Date:</b> 06/23/2010	<b>Bath(F/H):</b> 1 /	
<b>Sale Date:</b> 02/06/2019	<b>Prior Sale Date:</b> 11/09/2009	<b>Yr Built/Eff:</b> 1929 / 1929	
<b>Sale Price:</b> \$160,000	<b>Prior Sale Price:</b> \$120,000	<b>Air Cond:</b>	
<b>Sale Type:</b> FULL	<b>Prior Sale Type:</b> FULL	<b>Style:</b>	
<b>Document #:</b> 223277	<b>Acres:</b> 0.13	<b>Fireplace:</b> /	
<b>1st Mtg Amt:</b> \$157,102	<b>Lot Area:</b> 5,617	<b>Pool:</b>	
<b>Total Value:</b> \$136,126	<b># of Stories:</b> 1	<b>Roof Mat:</b>	
<b>Land Use:</b> SFR	<b>Park Area/Cap#:</b> /	<b>Parking:</b>	

<b>Comp #:</b> 20		<b>Distance From Subject:</b> 0.43 (miles)	
<b>Address:</b> 1268 E 87TH PL, LOS ANGELES, CA 90002-1201			
<b>Owner Name:</b> ANGELENO HOMES LLC			
<b>Seller Name:</b> BAILEY ARNECIE			
<b>APN:</b> 6043-014-002	<b>Map Reference:</b> 58-D2 /	<b>Living Area:</b> 1,180	
<b>County:</b> LOS ANGELES, CA	<b>Census Tract:</b> 5351.02	<b>Total Rooms:</b>	
<b>Subdivision:</b> 7421	<b>Zoning:</b> LCR2*	<b>Bedrooms:</b> 2	
<b>Rec Date:</b> 07/17/2019	<b>Prior Rec Date:</b>	<b>Bath(F/H):</b> 2 /	
<b>Sale Date:</b> 07/09/2019	<b>Prior Sale Date:</b>	<b>Yr Built/Eff:</b> 1926 / 1940	
<b>Sale Price:</b> \$305,000	<b>Prior Sale Price:</b>	<b>Air Cond:</b>	
<b>Sale Type:</b> FULL	<b>Prior Sale Type:</b>	<b>Style:</b>	
<b>Document #:</b> 694833	<b>Acres:</b> 0.12	<b>Fireplace:</b> /	
<b>1st Mtg Amt:</b>	<b>Lot Area:</b> 5,103	<b>Pool:</b>	
<b>Total Value:</b> \$49,473	<b># of Stories:</b> 1	<b>Roof Mat:</b>	
<b>Land Use:</b> SFR	<b>Park Area/Cap#:</b> /	<b>Parking:</b>	

# Foreclosure Activity Report

For Property Located At



**918 E 90TH ST, LOS ANGELES, CA 90002-1617**

The selected property does not contain active foreclosure information.