

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

May 26, 2017

Council District: # 9

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

JOB ADDRESS: **621 EAST 78<sup>TH</sup> STREET, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **6023-025-027**

On March 5, 2016 pursuant to the authority granted by Section 91.103 of the Los Angeles Municipal Code, the Department of Building and Safety (the "Department") investigated and identified code violations at: **621 East 78<sup>th</sup> Street, Los Angeles California**, (the "Property"). A copy of the title report which includes a full legal description of the property is attached as Exhibit A.

Following the Department's investigation an order or orders to comply were issued to the property owner and all interested parties. Pursuant to Section 98.0411(a) the order warned that "a proposed noncompliance fee may be imposed for failure to comply with the order within 15 days after the compliance date specified in the order or unless an appeal or slight modification is filed within 15 days after the compliance date." The owners failed to comply within the time prescribed by ordinance.

In addition, pursuant to Section 98.0421, the property owner was issued an order February 4, 2016 to pay a code violation inspection fee after violations were identified and verified upon inspection. The non-compliance and code violation inspection fees imposed by the Department are as follows:

<u>Description</u>	<u>Amount</u>
Non-Compliance Code Enforcement Fee	\$ 660.00
Late Charge/Collection Fee (250%)	2,490.00
Code Violation Investigation Fee	336.00
System Development Surcharge	20.16
System Development Surcharge late Fee	50.40
Accumulated Interest (1%/month)	62.32
Title Report Fee	42.00
<b>Grand Total</b>	<b>\$ <u>3,660.88</u></b>

Pursuant to the authority granted by Section 7.35.3 of the Los Angeles Administrative Code, it is proposed a lien for a total sum of **\$3,660.88** recorded against the property. It is requested that the Honorable City Council of the City of Los Angeles (the "City Council") designate the time and place protest can be heard concerning this matter, as set forth in Sections 7.35.3 and 7.35.5 of the Los Angeles Administrative Code.

It is further requested that the City Council instruct the Department to deposit to Dept 08, Fund 48R, Balance Sheet Account 2200, any payment received against this lien in the amount of **\$3,660.88** on the referenced property. A copy of the title report which includes a full legal description of the property is attached as Exhibit A. A list of all the names and addresses of owners and all interested parties entitled to notice is included (Exhibit B). Also attached is a report which includes the current fair market value of the property including all encumbrances of record on the property as of the date of the report (Exhibit C).

DEPARTMENT OF BUILDING AND SAFETY

  
Steve Ongele  
Chief, Resource Management Bureau

ATTEST: HOLLY WOLCOTT, CITY CLERK

Lien confirmed by  
City Council on:

BY: \_\_\_\_\_  
DEPUTY

# EXHIBIT A



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

## Property Title Report

Work Order No. T14171  
Dated as of: 04/19/2017

Prepared for: City of Los Angeles

### SCHEDULE A

(Reported Property Information)

APN #: 6023-025-027

Property Address: 621 E 78TH ST ✓

City: Los Angeles

County: Los Angeles

### VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : GRISELDA DELGADO AND JANET DELGADO

Grantor : CHARITY B STEWART AND JENAY M PUCKETT

Deed Date : 06/04/2015

Recorded : 06/29/2015

Instr No. : 15-0773273

MAILING ADDRESS: GRISELDA DELGADO AND JANET DELGADO  
621 E 78TH ST LOS ANGELES CA 90001

### SCHEDULE B

### LEGAL DESCRIPTION

Lot: 876 Tract No: 6097 Abbreviated Description: LOT:876 CITY:REGION/CLUSTER:  
12/12116 TR#:6097 TRACT NO 6097 LOT 876 City/Muni/Twp: REGION/CLUSTER: 12/12116

### MORTGAGES/LIENS

Type of Document: CORPORATE ASSIGNMENT OF DEED OF TRUST

Recording Date: 12/06/2016

Document #: 16-1540212

Loan Amount: \$309,294

Lender Name: PARAMOUNT RESIDENTIAL MORTGAGE GROUP INC

Borrowers Name: GRISELDA DELGADO AND JANET DELGADO

MAILING ADDRESS: CENLAR FSB NATIONWIDE TITLE CLEARING LLC  
2100 ALT 19 NORTH PALM HARBOR, FL 34683

Type of Document: NOTICE OF DEFAULT

Recording Date: 01/25/2017

Document #: 17-0100532

MAILING ADDRESS: TRUSTEE CORPS  
17100 GILLETTE AVE, IRVINE, CA 92614

Fidelity National Title Company

RECORDING REQUESTED BY:  
A Better Choice Escrow, Inc.

AND WHEN RECORDED MAIL TO:

Griselda Delgado  
621 East 78th St.  
Los Angeles, Ca 90001

Order No. LA00094029 - 99)  
Escrow No. 00505175-MA  
Parcel No. 6023-025-027



2

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

THE UNDERSIGNED GRANTOR(S) HEREBY DECLARES THAT DOCUMENTARY TRANSFER TAX IS <sup>346.50</sup> ~~332.00~~ and CITY ~~140.00~~ <sup>147.50</sup>

- computed on full value of property conveyed, or
- computed on full value less liens or encumbrances remaining at the time of sale.
- unincorporated area:  Los Angeles, and

(44)

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Charity B. Stewart, a Widow and Jenay M. Puckett, a single woman, as joint tenants

hereby GRANTS to Griselda Delgado, a single woman and Janet Delgado, a single woman as joint tenants the following described real property in the County of Los Angeles, State of California:

LOT 876 OF TRACT NO. 6097, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON A MAP IN BOOK 68, PAGES 26 TO 29 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY.

Date June 4, 2015

*Charity B. Stewart*  
Charity B. Stewart

*Jenay M. Puckett*  
Jenay M. Puckett

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA  
COUNTY OF LOS ANGELES } S.S.

On JUNE 9, 2015, before me, JERONIMO ALMEIDA Notary Public, personally appeared CHARITY B. STEWART AND JENAY M. PUCKETT who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that ~~he/she/they~~ executed the same in ~~his/her/their~~ authorized capacity(ies), and that by ~~his/her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

Signature *Jeronimo Almeida* (Seal)



Mail Tax Statement to: SAME AS ABOVE or Address Noted Below

9c

Document Number:13052020



Batch Number:7987517



[RECORDING REQUESTED BY]

[AND WHEN RECORDED MAIL TO]  
Cenlar FSB C/O Nationwide Title Clearing, LLC  
2100 Alt. 19 North  
Palm Harbor, FL 34683

**CORPORATE ASSIGNMENT OF DEED OF TRUST**

Regarding this instrument, contact Cenlar FSB, 425 Phillips Blvd, Ewing, NJ 08618, telephone # 1-800-223-6527, which is responsible for receiving payments.

FOR GOOD AND VALUABLE CONSIDERATION, the sufficiency of which is hereby acknowledged, the undersigned, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR PARAMOUNT RESIDENTIAL MORTGAGE GROUP, INC., ITS SUCCESSORS AND ASSIGNS, WHOSE ADDRESS IS (MERS Address: P.O. Box 2026, Flint, Michigan 48501-2026) by these presents does convey, grant, assign, transfer and set over the described Deed of Trust, without recourse, representation or warranty, together with all rights, title and interest secured thereby, all liens, and any rights due or to become due thereon to AMERIHOM MORTGAGE COMPANY, LLC, WHOSE ADDRESS IS 21215 BURBANK BLVD, SUITE 400, WOODLAND HILLS, CA 91367-0000 (855)501-3035, ITS SUCCESSORS AND ASSIGNS, (ASSIGNEE).

Said Deed of Trust made by GRISELDA DELGADO AND JANET DELGADO and recorded on 06/29/2015 as Instrument # 20150773274 in the office of the LOS ANGELES County Recorder, CA.

Dated on 11 / 16 /2016 (MM/DD/YYYY)  
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR PARAMOUNT RESIDENTIAL MORTGAGE GROUP, INC., ITS SUCCESSORS AND ASSIGNS

By: *Kiana Catlin*  
Kiana Catlin  
ASST. SECRETARY

All persons whose signatures appear above have qualified authority to sign and have reviewed this document and supporting documentation prior to signing.

**ACKNOWLEDGEMENT**

STATE OF FLORIDA  
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me on 11 / 16 /2016 (MM/DD/YYYY), by Kiana Catlin as ASST. SECRETARY of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR PARAMOUNT RESIDENTIAL MORTGAGE GROUP, INC., ITS SUCCESSORS AND ASSIGNS, who, as such ASST. SECRETARY being authorized to do so, executed the foregoing instrument for the purposes therein contained. He/she/they is (are) personally known to me.

*Cynthia Albano*  
Cynthia Albano GG001222  
Notary Public - State of FLORIDA  
Commission expires: 08/01/2020



CYNTHIA ALBANO  
Notary Public - State of Florida  
My Comm. Expires August 1, 2020  
Commission # GG001222

Document Prepared By: E.Lance/NTC, 2100 Alt. 19 North, Palm Harbor, FL 34683 (800)346-9152  
CENAV 396907106 DEFAULT MIN 100424732545878161 MERS PHONE 1-888-679-6377 DOCR T151611-12:31:06 [C-1]  
FRMCA1



\*D0019738043\*

RECORDING REQUESTED BY:

**WYERS TITLE COMPANY**

WHEN RECORDED MAIL TO:

Trustee Corps  
17100 Gillette Ave.  
Irvine, CA 92614

APN: 6023-025-027

TS No: CA07001635-16-1

TO No: 5930845

**NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST**

**NOTE: THERE IS A SUMMARY OF THE INFORMATION IN THIS DOCUMENT ATTACHED**

注：本文件包含一个信息摘要

참고사항: 본 첨부 문서에 정보 요약서가 있습니다

**NOTA: SE ADJUNTA UN RESUMEN DE LA INFORMACIÓN DE ESTE DOCUMENTO  
TALA: MAYROONG BUOD NG IMPORMASYON SA DOKUMENTONG ITO NA NAKALAKIP  
LƯU Ý: KÈM THEO ĐÂY LÀ BẢN TRÌNH BÀY TÓM LƯỢC VỀ THÔNG TIN TRONG TÀI LIỆU NÀY**

(The above statement is made pursuant to CA Civil Code Section 2923.3(c)(1). The Summary will be provided to Trustor(s) and/or vested owner(s) only, pursuant to CA Civil Code Section 2923.3(c)(2).)

**IMPORTANT NOTICE**

**IF YOUR PROPERTY IS IN FORECLOSURE BECAUSE YOU ARE BEHIND IN YOUR PAYMENTS, IT MAY BE SOLD WITHOUT ANY COURT ACTION,** and you may have the legal right to bring your account in good standing by

paying all of your past due payments plus permitted costs and expenses within the time permitted by law for reinstatement of your account, which is normally five business days prior to the date set for the sale of your property. No sale date may be set until approximately 90 days from the date this Notice of Default may be recorded (which date of recording appears on this notice).

This amount is **\$12,860.49** as of **January 19, 2017**, and will increase until your account becomes current.

While your property is in foreclosure, you still must pay other obligations (such as insurance and taxes) required by your Note and Deed of Trust or Mortgage. If you fail to make future payments on the loan, pay taxes on the property, provide insurance on the property, or pay other obligations as required in the Note and Deed of Trust or Mortgage, the Beneficiary or Mortgagee may insist that you do so in order to reinstate your account in good standing. In addition, the Beneficiary or Mortgagee may require as a condition to reinstatement that you provide reliable written evidence that you paid all senior liens, property taxes, and hazard insurance premiums.

Upon your written request, the Beneficiary or Mortgagee will give you a written itemization of the entire amount you must pay. You may not have to pay the entire unpaid portion of your account, even though full payment was demanded, but you must pay all amounts in default at the time payment is made. However, you and your Beneficiary or Mortgagee may mutually agree in writing prior to the time the Notice of Sale is posted (which may not be earlier than the end of the three-month period stated above) to, among other things, (1) provide additional time in which to cure the default by transfer of the property or otherwise; or (2) establish a schedule of payments in order to cure your default; or both (1) and (2).

Following the expiration of the time period referred to in the first paragraph of this notice, unless the obligation being foreclosed upon or a separate written agreement between you and your creditor permits

APN: 6023-025-027

TS No: CA07001635-16-1

TO No: 5930845

a longer period, you have only the legal right to stop the sale of your property by paying the entire amount demanded by your creditor.

To find out the amount you must pay, or to arrange for payment to stop the foreclosure, or if your property is in foreclosure for any other reason, contact: **AmeriHome Mortgage Company, LLC c/o MTC Financial Inc. dba Trustee Corps** located at 17100 Gillette Ave Irvine, CA 92614 Phone: 949-252-8300 TDD: 866-660-4288 Ref No: CA07001635-16-1

If you have any questions, you should contact a lawyer or the governmental agency which may have insured your loan. Notwithstanding the fact that your property is in foreclosure, you may offer your property for sale, provided the sale is concluded prior to the conclusion of the foreclosure.

## **REMEMBER, YOU MAY LOSE LEGAL RIGHTS IF YOU DO NOT TAKE PROMPT ACTION.**

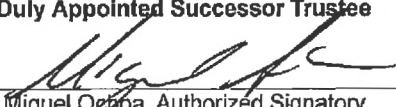
**NOTICE IS HEREBY GIVEN THAT:** MTC Financial Inc. dba Trustee Corps is the original Trustee, duly appointed Substituted Trustee, or acting as Agent for the Trustee or Beneficiary under a Deed of Trust dated as of June 23, 2015, executed by GRISELDA DELGADO, A SINGLE WOMAN AND JANET DELGADO, A SINGLE WOMAN, AS JOINT TENANTS, as Trustor(s), to secure obligations in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. as nominee for PARAMOUNT RESIDENTIAL MORTGAGE, the original Beneficiary, recorded June 29, 2015, as Instrument No. 20150773274, of the official records in the Office of the Recorder of Los Angeles County, California, as more fully described on said Deed of Trust. Including a Note(s) for the sum of \$309,294.00 that the beneficial interest under said Deed of Trust and the obligations secured thereby are presently held by the Beneficiary; that a breach of, and default in, the obligations for which said Deed of Trust is security has occurred in that the payment has not been made of: **THE INSTALLMENT OF PRINCIPAL AND INTEREST WHICH BECAME DUE ON August 1, 2016 AND ALL SUBSEQUENT INSTALLMENTS OF PRINCIPAL AND INTEREST, ALONG WITH LATE CHARGES, PLUS ALL OF THE TERMS AND CONDITIONS AS PER THE DEED OF TRUST, PROMISSORY NOTE AND RELATED LOAN DOCUMENTS.**

That by reason thereof, the present Beneficiary under such Deed of Trust, has executed and delivered to MTC Financial Inc. dba Trustee Corps, said Trustee, a written Declaration and Demand for Sale, and has deposited with said duly appointed Trustee, such Deed of Trust and all documents evidencing the obligations secured thereby, and has declared and does hereby declare all sums secured thereby immediately due and payable and has elected and does hereby elect to cause the trust property to be sold to satisfy the obligations secured thereby.

Where required by law, a declaration pursuant to California Civil Code Section 2923.5(b) or California Civil Code Section 2923.55 is attached.

Dated: January 19, 2017

**MTC Financial Inc. dba Trustee Corps  
as Duly Appointed Successor Trustee**

  
By: Miguel Ochoa, Authorized Signatory

MTC Financial Inc. dba Trustee Corps may be acting as a debt collector attempting to collect a debt. Any information obtained may be used for that purpose.

To the extent your original obligation was discharged, or is subject to an automatic stay of bankruptcy under Title 11 of the United States Code, this notice is for compliance and/or informational purposes only and does not constitute an attempt to collect a debt or to impose personal liability for such obligation. However, a secured party retains rights under its security instrument, including the right to foreclose its lien.



November 15, 2016

Griselda Delgado  
Janet Delgado  
621 East 78th Street  
Los Angeles CA 90001

RE: Loan Number: [REDACTED]  
Property Address: 621 E 78th Street  
Los Angeles CA 90001

DECLARATION

The undersigned beneficiary or their authorized agent for the beneficiary hereby represents and declares as follows:

1. — On DATE OF CONTACT the beneficiary or their authorized agent contacted the borrower(s) to assess their financial situation and to explore options to avoid foreclosure. During this contact the borrower(s) was advised he or she has the right to schedule a follow-up meeting to occur within 14 days. Further, the borrower(s) was provided the toll-free telephone number to find a HUD-certified housing counseling agency.
2.  No contact was made with the borrower despite the due diligence of beneficiary or their authorized agent pursuant to California Civil Code 2923.55(f), including (a) Mailing a first-class letter to the borrower(s) which included a toll-free number to contact a HUD-certified housing counseling agency; (b) Attempting to contact the borrower(s) by telephone at the primary telephone number on file at least three times at different hours and on different days, or determining that the primary and secondary phone numbers on file were disconnected; and (c) Having received no response from the borrower(s) for 14 days after the telephone contact efforts were complete, an additional letter was sent to the borrower(s) via certified mail, with return receipt requested.
3. — The borrower has surrendered the secured property as evidenced by a letter confirming the surrender or by delivery of the keys to the secured property to the beneficiary, their authorized agent or the trustee.

XC179 020 AYS OE

Page 2

Loan Number: ~~XXXXXXXXXX~~

4. — The beneficiary or their authorized agent has evidence and reasonably believes that the borrower has contracted with an organization, person, or entity whose primary business is advising people who have decided to leave their homes on how to extend the foreclosure process and to avoid their contractual obligations to beneficiaries.
5. — The beneficiary or their authorized agent has confirmed that the borrower(s) filed for bankruptcy and the proceedings have not been finalized to wit; there is no order on the court's docket closing or dismissing the bankruptcy case.
6. — The provisions of California Civil Code 2923.55 do not apply because .

The undersigned instructs the trustee to proceed with non-judicial foreclosure proceedings and expressly authorizes the trustee or their authorized agent to sign the notice of default containing the declaration re: contact required pursuant to California Civil Code 2923.55. I certify (or declare) under penalty or perjury under the laws of the State of California that the foregoing is true and correct.

Dated: 11/30/16

By: Valerie Walker

**Valerie Walker Collections**  
**Compliance Loan Counselor**

XC179 020 AYS OE





## Property Detail Report

For Property Located At :  
**621 E 78TH ST, LOS ANGELES, CA 90001-2818**



### Owner Information

Owner Name: **DELGADO GRISELDA & JANET**  
 Mailing Address: **621 E 78TH ST, LOS ANGELES CA 90001-2818 C012**  
 Vesting Codes: **//**

### Location Information

Legal Description:	<b>TRACT NO 6097 LOT 876</b>	APN:	<b>6023-025-027</b>
County:	<b>LOS ANGELES, CA</b>	Alternate APN:	
Census Tract / Block:	<b>2395.02 / 3</b>	Subdivision:	<b>6</b>
Township-Range-Sect:		Map Reference:	<b>52-C6 /</b>
Legal Book/Page:	<b>12-174</b>	Tract #:	<b>6</b>
Legal Lot:	<b>876</b>	School District:	<b>LOS ANGELES</b>
Legal Block:		School District Name:	
Market Area:	<b>C37</b>	Munic/Township:	
Neighbor Code:			

### Owner Transfer Information

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

### Last Market Sale Information

Recording/Sale Date:	<b>06/29/2015 / 06/04/2015</b>	1st Mtg Amount/Type:	<b>\$309,294 / FHA</b>
Sale Price:	<b>\$315,000</b>	1st Mtg Int. Rate/Type:	<b>/</b>
Sale Type:	<b>FULL</b>	1st Mtg Document #:	<b>773274</b>
Document #:	<b>773273</b>	2nd Mtg Amount/Type:	<b>/</b>
Deed Type:	<b>GRANT DEED</b>	2nd Mtg Int. Rate/Type:	<b>/</b>
Transfer Document #:		Price Per SqFt:	<b>\$238.64</b>
New Construction:		Multi/Split Sale:	
Title Company:	<b>FIDELITY NATIONAL TITLE CO</b>		
Lender:	<b>PARAMOUNT RESID'L MTG GRP</b>		
Seller Name:	<b>STEWART CHARITY B</b>		

### 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:	<b>ATTACHED GARAGE</b>	Construction:	<b>FRAME</b>
Living Area:	<b>1,320</b>	Garage Area:		Heat Type:	<b>HEATED</b>
Tot Adj Area:		Garage Capacity:		Exterior wall:	<b>STUCCO</b>
Above Grade:		Parking Spaces:	<b>2</b>	Porch Type:	
Total Rooms:	<b>6</b>	Basement Area:		Patio Type:	
Bedrooms:	<b>3</b>	Finish Bsmnt Area:		Pool:	
Bath(F/H):	<b>1 /</b>	Basement Type:		Air Cond:	
Year Built / Eff:	<b>1928 / 1928</b>	Roof Type:		Style:	<b>RANCH</b>
Fireplace:	<b>/</b>	Foundation:		Quality:	<b>AVERAGE</b>
# of Stories:	<b>1.00</b>	Roof Material:	<b>COMPOSITION SHINGLE</b>	Condition:	<b>AVERAGE</b>

### Other Improvements:

### Site Information

Zoning:	<b>LAR2</b>	Acres:	<b>0.13</b>	County Use:	<b>SINGLE FAMILY RESID (0100)</b>
Lot Area:	<b>5,735</b>	Lot Width/Depth:	<b>45 x 128</b>	State Use:	
Land Use:	<b>SFR</b>	Res/Comm Units:	<b>1 /</b>	Water Type:	<b>PUBLIC</b>
Site Influence:	<b>CORNER</b>			Sewer Type:	<b>TYPE UNKNOWN</b>

### Tax Information

Total Value:	<b>\$319,802</b>	Assessed Year:	<b>2016</b>	Property Tax:	<b>\$3,993.31</b>
Land Value:	<b>\$194,724</b>	Improved %:	<b>39%</b>	Tax Area:	<b>7</b>
Improvement Value:	<b>\$125,078</b>	Tax Year:	<b>2016</b>	Tax Exemption:	
Total Taxable Value:	<b>\$319,802</b>				

## Comparable Summary

For Property Located At



**621 E 78TH ST, LOS ANGELES, CA 90001-2818**

**11 Comparable(s) found.** (Click on the address to view more property information)

▶ View Report

▶ Configure Display Fields

▶ Modify Comparable Search Criteria

### Summary Statistics For Selected Properties: 11

	Subject Property	Low	High	Average
Sale Price	\$315,000	\$225,000	\$775,000	\$377,182
Bldg/Living Area	1,320	1,150	1,504	1,299
Price/Sqft	\$238.64	\$169.68	\$637.34	\$294.26
Year Built	1928	1923	1981	1936
Lot Area	5,735	3,829	6,249	5,251
Bedrooms	3	2	4	3
Bathrooms/Restrooms	1	1	2	2
Stories	1.00	1.00	1.00	1.00
Total Value	\$319,802	\$33,498	\$323,000	\$178,660
Distance From Subject	0.00	0.08	0.49	0.31

\*= user supplied for search only

<input checked="" type="checkbox"/>	#	F	Address	Sale Price	Yr Blt	Bed	Baths/Restrooms(Full)	Last Recording	Bld/Liv	Lot Area	Dist
<b>Subject Property</b>											
<input checked="" type="checkbox"/>			621 E 78TH ST	\$315,000	1928	3	1	06/29/2015	1,320	5,735	0.0
<b>Comparables</b>											
<input checked="" type="checkbox"/>	1		649 E 77TH ST	\$310,000	1925	3	2	02/28/2017	1,261	5,101	0.08
<input checked="" type="checkbox"/>	2		747 E 79TH ST	\$340,000	1927	3	1	12/06/2016	1,316	5,201	0.18
<input checked="" type="checkbox"/>	3		710 E 80TH ST	\$685,000	1926	3	1	11/09/2016	1,273	5,100	0.2
<input checked="" type="checkbox"/>	4		611 E 75TH ST	\$290,000	1931	2	1	10/27/2016	1,445	5,743	0.25
<input checked="" type="checkbox"/>	5		732 E 75TH ST	\$310,000	1923	3	2	10/26/2016	1,196	5,100	0.26
<input checked="" type="checkbox"/>	6		807 E 76TH ST	\$290,000	1929	3	1	12/14/2016	1,150	5,101	0.29
<input checked="" type="checkbox"/>	7		7938 S SAN PEDRO ST	\$269,000	1981	3	2	11/15/2016	1,184	6,140	0.29
<input checked="" type="checkbox"/>	8		851 E 76TH ST	\$345,000	1924	4	2	09/15/2016	1,504	5,100	0.35
<input checked="" type="checkbox"/>	9		134 E 79TH ST	\$775,000	1925	4	2	04/14/2017	1,216	6,249	0.49
<input checked="" type="checkbox"/>	10		851 E 84TH ST	\$225,000	1927	4	2	04/19/2017	1,326	5,099	0.49
<input checked="" type="checkbox"/>	11		153 E 76TH ST	\$310,000	1981	3	2	01/27/2017	1,416	3,829	0.49

**Comparable Sales Report**

For Property Located At



CoreLogic

RealQuest Professional

**621 E 78TH ST, LOS ANGELES, CA 90001-2818****11 Comparable(s) Selected.**

Report Date: 05/23/2017

**Summary Statistics:**

	<b>Subject</b>	<b>Low</b>	<b>High</b>	<b>Average</b>
Sale Price	\$315,000	\$225,000	\$775,000	\$377,182
Bldg/Living Area	1,320	1,150	1,504	1,299
Price/Sqft	\$238.64	\$169.68	\$637.34	\$294.26
Year Built	1928	1923	1981	1936
Lot Area	5,735	3,829	6,249	5,251
Bedrooms	3	2	4	3
Bathrooms/Restrooms	1	1	2	2
Stories	1.00	1.00	1.00	1.00
Total Value	\$319,802	\$33,498	\$323,000	\$178,660
Distance From Subject	0.00	0.08	0.49	0.31

\* = user supplied for search only

Comp #:1 Distance From Subject:0.08 (miles)  
 Address: 649 E 77TH ST, LOS ANGELES, CA 90001-2812  
 Owner Name: YOUNG FRANCES M  
 Seller Name: YOUNG HATTIE P TRUST  
 APN: 6023-024-019 Map Reference: 52-C6 / Living Area: 1,261  
 County: LOS ANGELES, CA Census Tract: 2395.02 Total Rooms:  
 Subdivision: 6 Zoning: LAR2 Bedrooms: 3  
 Rec Date: 02/28/2017 Prior Rec Date: Bath(F/H): 2 /  
 Sale Date: 11/04/2016 Prior Sale Date: Yr Built/Eff: 1925 / 1934  
 Sale Price: \$310,000 Prior Sale Price: Air Cond:  
 Sale Type: FULL Prior Sale Type: Style:  
 Document #: 235591 Acres: 0.12 Fireplace: /  
 1st Mtg Amt: \$304,385 Lot Area: 5,101 Pool:  
 Total Value: \$186,710 # of Stories: 1.00 Roof Mat:  
 Land Use: SFR Park Area/Cap#: / Parking:

Comp #:2 Distance From Subject:0.18 (miles)  
 Address: 747 E 79TH ST, LOS ANGELES, CA 90001-3201  
 Owner Name: ONTIVEROS MARICELA/SUAREZ ESTHER N D  
 Seller Name: DEVENTURE HOLDINGS LLC  
 APN: 6023-031-004 Map Reference: 58-C1 / Living Area: 1,316  
 County: LOS ANGELES, CA Census Tract: 2395.02 Total Rooms:  
 Subdivision: 6 Zoning: LARD2 Bedrooms: 3  
 Rec Date: 12/06/2016 Prior Rec Date: 08/03/2009 Bath(F/H): 1 /  
 Sale Date: 11/18/2016 Prior Sale Date: 04/20/2009 Yr Built/Eff: 1927 / 1927  
 Sale Price: \$340,000 Prior Sale Price: \$131,500 Air Cond:  
 Sale Type: FULL Prior Sale Type: FULL Style:  
 Document #: 1536005 Acres: 0.12 Fireplace: Y / 1  
 1st Mtg Amt: \$333,841 Lot Area: 5,201 Pool:  
 Total Value: \$143,384 # of Stories: 1.00 Roof Mat:  
 Land Use: SFR Park Area/Cap#: / Parking:

Comp #:3 Distance From Subject:0.2 (miles)  
 Address: 710 E 80TH ST, LOS ANGELES, CA 90001-3210  
 Owner Name: FRIIS WILLIAM R FAMILY TRUST  
 Seller Name: OCEAN DEVELOPMENT INC  
 APN: 6029-007-028 Map Reference: 58-C1 / Living Area: 1,273  
 County: LOS ANGELES, CA Census Tract: 2398.01 Total Rooms:  
 Subdivision: 6 Zoning: LAR2 Bedrooms: 3  
 Rec Date: 11/09/2016 Prior Rec Date: 04/22/1991 Bath(F/H): 1 /  
 Sale Date: 07/25/2016 Prior Sale Date: 09/1990 Yr Built/Eff: 1926 / 1938  
 Sale Price: \$685,000 Prior Sale Price: \$10,000 Air Cond:  
 Sale Type: FULL Prior Sale Type: FULL Style:  
 Document #: 1402851 Acres: 0.12 Fireplace: /  
 1st Mtg Amt: \$513,750 Lot Area: 5,100 Pool:  
 Total Value: \$111,501 # of Stories: 1.00 Roof Mat:  
 Land Use: SFR Park Area/Cap#: / Parking:

Comp #:4 Distance From Subject:0.25 (miles)  
 Address: 611 E 75TH ST, LOS ANGELES, CA 90001-2313  
 Owner Name: LAJOMA CORP  
 Seller Name: THOMPSON CLARA O  
 APN: 6023-009-027 Map Reference: 52-C6 / Living Area: 1,445  
 County: LOS ANGELES, CA Census Tract: 2395.01 Total Rooms:  
 Subdivision: 6 Zoning: LAR2 Bedrooms: 2  
 Rec Date: 10/27/2016 Prior Rec Date: 12/30/1964 Bath(F/H): 1 /  
 Sale Date: 10/18/2016 Prior Sale Date: Yr Built/Eff: 1931 / 1931  
 Sale Price: \$290,000 Prior Sale Price: \$16,000 Air Cond:  
 Sale Type: FULL Prior Sale Type: FULL Style:  
 Document #: 1324263 Acres: 0.13 Fireplace: /  
 1st Mtg Amt: Total Value: \$34,121 Lot Area: 5,743 Pool:  
 Land Use: SFR # of Stories: 1.00 Roof Mat:  
 Park Area/Cap#: / Parking:

Comp #:**5** Distance From Subject:**0.26 (miles)**  
 Address: **732 E 75TH ST, LOS ANGELES, CA 90001-2316**  
 Owner Name: **SABA BAHRAM & SHOUSHANI S TRUST**  
 Seller Name: **JALUPE LIVING TRUST**  
 APN: **6023-015-009** Map Reference: **52-C6 /** Living Area: **1,196**  
 County: **LOS ANGELES, CA** Census Tract: **2395.01** Total Rooms:  
 Subdivision: **6** Zoning: **LAR2** Bedrooms: **3**  
 Rec Date: **10/26/2016** Prior Rec Date: Bath(F/H): **2 /**  
 Sale Date: **09/30/2016** Prior Sale Date: Yr Built/Eff: **1923 / 1946**  
 Sale Price: **\$310,000** Prior Sale Price: Air Cond:  
 Sale Type: **FULL** Prior Sale Type: Style:  
 Document #: **1317396** Acres: **0.12** Fireplace: **/**  
 1st Mtg Amt: Lot Area: **5,100** Pool:  
 Total Value: **\$124,419** # of Stories: **1.00** Roof Mat:  
 Land Use: **SFR** Park Area/Cap#: **/** Parking:

Comp #:**6** Distance From Subject:**0.29 (miles)**  
 Address: **807 E 76TH ST, LOS ANGELES, CA 90001-2848**  
 Owner Name: **OCEAN DEV INC**  
 Seller Name: **SIMPSON CATHY M**  
 APN: **6023-014-029** Map Reference: **52-C6 /** Living Area: **1,150**  
 County: **LOS ANGELES, CA** Census Tract: **2395.01** Total Rooms:  
 Subdivision: **6** Zoning: **LAR2** Bedrooms: **3**  
 Rec Date: **12/14/2016** Prior Rec Date: **03/30/1990** Bath(F/H): **1 /**  
 Sale Date: **11/29/2016** Prior Sale Date: **01/1990** Yr Built/Eff: **1929 / 1929**  
 Sale Price: **\$290,000** Prior Sale Price: **\$298,500** Air Cond:  
 Sale Type: **FULL** Prior Sale Type: **FULL** Style:  
 Document #: **1586592** Acres: **0.12** Fireplace: **Y / 1**  
 1st Mtg Amt: Lot Area: **5,101** Pool:  
 Total Value: **\$241,399** # of Stories: **1.00** Roof Mat:  
 Land Use: **SFR** Park Area/Cap#: **/** Parking:

Comp #:**7** Distance From Subject:**0.29 (miles)**  
 Address: **7938 S SAN PEDRO ST, LOS ANGELES, CA 90003**  
 Owner Name: **PM DEVS LLC**  
 Seller Name: **ANR HOLIDAY PROPERTIES LLC**  
 APN: **6022-027-041** Map Reference: **58-B1 /** Living Area: **1,184**  
 County: **LOS ANGELES, CA** Census Tract: **2398.01** Total Rooms:  
 Subdivision: **4206** Zoning: **LAR4** Bedrooms: **3**  
 Rec Date: **11/15/2016** Prior Rec Date: **08/01/2012** Bath(F/H): **2 /**  
 Sale Date: **11/02/2016** Prior Sale Date: **07/03/2012** Yr Built/Eff: **1981 / 1981**  
 Sale Price: **\$269,000** Prior Sale Price: **\$1,275,000** Air Cond: **YES**  
 Sale Type: **FULL** Prior Sale Type: **FULL** Style:  
 Document #: **1423976** Acres: **0.14** Fireplace: **/**  
 1st Mtg Amt: **\$200,000** Lot Area: **6,140** Pool:  
 Total Value: **\$250,486** # of Stories: Roof Mat:  
 Land Use: **SFR** Park Area/Cap#: **/** Parking:

Comp #:**8** Distance From Subject:**0.35 (miles)**  
 Address: **851 E 76TH ST, LOS ANGELES, CA 90001-2848**  
 Owner Name: **ALLEN YVONNE**  
 Seller Name: **GRIFFIN ROCHELE A**  
 APN: **6023-014-018** Map Reference: **52-C6 /** Living Area: **1,504**  
 County: **LOS ANGELES, CA** Census Tract: **2395.01** Total Rooms:  
 Subdivision: **6** Zoning: **LAR2** Bedrooms: **4**  
 Rec Date: **09/15/2016** Prior Rec Date: Bath(F/H): **2 /**  
 Sale Date: **08/23/2016** Prior Sale Date: Yr Built/Eff: **1924 / 1934**  
 Sale Price: **\$345,000** Prior Sale Price: Air Cond:  
 Sale Type: **FULL** Prior Sale Type: Style:  
 Document #: **1113632** Acres: **0.12** Fireplace: **/**  
 1st Mtg Amt: **\$241,500** Lot Area: **5,100** Pool:  
 Total Value: **\$33,498** # of Stories: **1.00** Roof Mat:  
 Land Use: **SFR** Park Area/Cap#: **/** Parking:

Comp #:9 Distance From Subject:0.49 (miles)  
 Address: 134 E 79TH ST, LOS ANGELES, CA 90003-2506  
 Owner Name: CD ASSET CO LLC  
 Seller Name: OCEAN DEV INC  
 APN: 6030-001-008 Map Reference: 58-B1 / Living Area: 1,216  
 County: LOS ANGELES, CA Census Tract: 2397.01 Total Rooms:  
 Subdivision: RICE VILLA TR Zoning: LAR2 Bedrooms: 4  
 Rec Date: 04/14/2017 Prior Rec Date: 08/26/2016 Bath(F/H): 2 /  
 Sale Date: 03/01/2017 Prior Sale Date: 02/24/2016 Yr Built/Eff: 1925 / 1937  
 Sale Price: \$775,000 Prior Sale Price: \$235,000 Air Cond:  
 Sale Type: FULL Prior Sale Type: FULL Style:  
 Document #: 415972 Acres: 0.14 Fireplace: /  
 1st Mtg Amt: \$484,250 Lot Area: 6,249 Pool:  
 Total Value: \$234,156 # of Stories: 1.00 Roof Mat:  
 Land Use: SFR Park Area/Cap#: / Parking:

Comp #:10 Distance From Subject:0.49 (miles)  
 Address: 851 E 84TH ST, LOS ANGELES, CA 90001-3612  
 Owner Name: WHITFIELD SIMON  
 Seller Name: WHARTON WENDELL S JR  
 APN: 6029-019-026 Map Reference: 58-C1 / Living Area: 1,326  
 County: LOS ANGELES, CA Census Tract: 2398.02 Total Rooms:  
 Subdivision: 6 Zoning: LAR2 Bedrooms: 4  
 Rec Date: 04/19/2017 Prior Rec Date: Bath(F/H): 2 /  
 Sale Date: 03/16/2017 Prior Sale Date: Yr Built/Eff: 1927 / 1930  
 Sale Price: \$225,000 Prior Sale Price: Air Cond:  
 Sale Type: FULL Prior Sale Type: Style:  
 Document #: 431584 Acres: 0.12 Fireplace: Y / 1  
 1st Mtg Amt: Lot Area: 5,099 Pool:  
 Total Value: \$323,000 # of Stories: 1.00 Roof Mat:  
 Land Use: SFR Park Area/Cap#: / Parking:

Comp #:11 Distance From Subject:0.49 (miles)  
 Address: 153 E 76TH ST, LOS ANGELES, CA 90003-2137  
 Owner Name: MORALES JAZMIN S R/FRANCO MARISOL  
 Seller Name: MUNDO OSBALDO J & LETICIA R  
 APN: 6022-004-032 Map Reference: 52-B6 / Living Area: 1,416  
 County: LOS ANGELES, CA Census Tract: 2396.01 Total Rooms:  
 Subdivision: 4219 Zoning: LAR1 Bedrooms: 3  
 Rec Date: 01/27/2017 Prior Rec Date: 07/26/2004 Bath(F/H): 2 /  
 Sale Date: 11/04/2016 Prior Sale Date: 05/24/2004 Yr Built/Eff: 1981 / 1981  
 Sale Price: \$310,000 Prior Sale Price: \$240,000 Air Cond:  
 Sale Type: FULL Prior Sale Type: FULL Style:  
 Document #: 112276 Acres: 0.09 Fireplace: /  
 1st Mtg Amt: \$304,385 Lot Area: 3,829 Pool:  
 Total Value: \$282,591 # of Stories: 1.00 Roof Mat:  
 Land Use: SFR Park Area/Cap#: / Parking:

# EXHIBIT D

ASSIGNED INSPECTOR: **HECTOR RODRIGUEZ**  
JOB ADDRESS: **621 EAST 78<sup>TH</sup> STREET, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **6023-025-027**

Date: **May 26, 2017**

CASE#: **709954**  
ORDER NO: **A-3980581**

EFFECTIVE DATE OF ORDER TO COMPLY: **February 4, 2016**  
COMPLIANCE EXPECTED DATE: **March 5, 2016**  
DATE COMPLIANCE OBTAINED: **No Compliance to Date**

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## LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

### VIOLATIONS:

SEE ATTACHED ORDER # A-3980581



1050810201614819

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

VAN AMBATELOS  
PRESIDENT

E. FELICIA BRANNON  
VICE-PRESIDENT

JOSELYN GEAGA-ROSENTHAL

GEORGE HOVAGUIMIAN

JAVIER NUNEZ

CITY OF LOS ANGELES  
CALIFORNIA



ERIC GARCETTI

MAYOR

DEPARTMENT OF  
BUILDING AND SAFETY  
201 NORTH FIGUEROA STREET  
LOS ANGELES, CA 90012

RAYMOND S. CHAN, C.E., S.E.  
GENERAL MANAGER

FRANK BUSH  
EXECUTIVE OFFICER

**SUBSTANDARD ORDER AND NOTICE OF FEE**

DELGADO, GRISELDA AND JANET DELGADO  
621 E 78TH ST  
LOS ANGELES, CA 90001

CASE #: 709954  
ORDER #: A-3980581  
EFFECTIVE DATE: February 04, 2016  
COMPLIANCE DATE: March 05, 2016

OWNER OF

SITE ADDRESS: 621 E 78TH ST

ASSESSORS PARCEL NO.: 6023-025-027

ZONE: R2; Two Family Zone



**MAILED**

2-1-16

An inspection has revealed that the property (Site Address) listed above is in violation of the Los Angeles Municipal Code (L.A.M.C.) sections listed below. You are hereby ordered to correct the violation(s) and contact the inspector listed in the signature block at the end of this document for a compliance inspection by the compliance date listed above.

FURTHER, THE CODE VIOLATION INSPECTION FEE (C.V.I.F) OF \$ 356.16 (\$336 fee plus a six percent Systems Development Surcharge of \$20.16) **WILL BE BILLED TO THE PROPERTY OWNER.** The invoice/notice will be sent to the owner as it appears on the last equalized assessment roll. Section 98.0421 L.A.M.C.

**NOTE: FAILURE TO PAY THE C.V.I.F. WITHIN 30 DAYS OF THE INVOICE DATE OF THE BILL NOTED ABOVE WILL RESULT IN A LATE CHARGE OF TWO (2) TIMES THE C.V.I.F. PLUS A 50 PERCENT COLLECTION FEE FOR A TOTAL OF \$1,176.00.** Any person who fails to pay the fee, late charge and collection fee, shall also pay interest. Interest shall be calculated at the rate of one percent per month.

The inspection has revealed that the property is in violation of the Los Angeles Municipal Code as follows:

As a result of an inspection of the property (Site Address) listed above, this office has determined the building(s) to be SUBSTANDARD as pursuant to the provisions of Division 89 of Article 1 of Chapter IX of the Los Angeles Municipal Code (L.A.M.C.). You are therefore ordered to secure all required permits and begin the necessary work to eliminate the following code violations within 30 days from the effective date of this order. All necessary work shall be completed within 90 days from the effective date of this order. If the necessary permits are not obtained or the required work is not physically commenced within 45 days from the effective date of this order, the Department of Building and Safety may order the owner to cause the building(s) to be vacated.

**VIOLATION(S):**

- 1. The building or premises is Substandard due to illegal occupancy.

You are therefore ordered to: 1) Discontinue the use and occupancy of all buildings or portions thereof occupied for living, sleeping, cooking or dining purposes which were not designed or intended to be used for such occupancies. 2) Demolish and remove all construction work performed and return the property to its permitted state.

Code Section(s) in Violation: 91.8902.14, 91.8902, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

Location: Garage



CODE ENFORCEMENT BUREAU  
For routine City business and non-emergency services: Call 3-1-1  
www.ladbs.org

**2. The approximate 10'x 18' construction of a to the was/is constructed without the required permits and approvals.**

You are therefore ordered to: 1) Demolish and remove all construction work performed without the required permit(s). 2) Restore the existing structure(s) to its originally approved condition, OR 3) Submit plans, obtain the required permits and expose the work for proper inspections.

Code Section(s) in Violation: 91.8105, 91.106.1.1, 91.106.1.2, 91.108.4, 91.106.3.2, 91.103.1, 93.0104, 94.103.1.1, 95.112.1, 91.5R106.1.1, 91.5R106.1.2, 91.5R108.4, 91.5R106.3.2, 91.5R103.1, 12.21A.1.(a) of the L.A.M.C.

**3. The building or premises is Substandard due to hazardous electrical wiring.**

You are therefore ordered to: Obtain required permits and make the electrical wiring comply with all provisions of the L.A.M.C.

Code Section(s) in Violation: 91.8902.4, 91.8902, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

**4. The building or premises is Substandard due to hazardous plumbing.**

You are therefore ordered to: Obtain required permits and make plumbing comply with all provisions of the L.A.M.C.

Code Section(s) in Violation: 91.8902.5, 91.8902, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

Location: Garage

NOTE: A certificate has been filed with the County Recorder noting the above substandard condition.

**NON-COMPLIANCE FEE WARNING:**

**YOU ARE IN VIOLATION OF THE L.A.M.C. IT IS YOUR RESPONSIBILITY TO CORRECT THE VIOLATION (S) AND CONTACT THE INSPECTOR LISTED BELOW TO ARRANGE FOR A COMPLIANCE INSPECTION BEFORE THE NON-COMPLIANCE FEE IS IMPOSED. Failure to correct the violations and arrange for the compliance inspection within 15 days from the Compliance Date, will result in imposition of the fee noted below.**

In addition to the C.V.I.F. noted above, a proposed noncompliance fee in the amount of **\$660.00** may be imposed for failure to comply with the order within 15 days after the compliance date specified in the order or unless an appeal or request for slight modification is filed within 15 days of the compliance date.

If an appeal or request for slight modification is not filed within 15 days of the compliance date or extensions granted therefrom, the determination of the department to impose and collect a non-compliance fee shall be final. Section 98.0411 L.A.M.C.

**NOTE: FAILURE TO PAY THE NON -COMPLIANCE FEE WITHIN 30 DAYS AFTER THE DATE OF MAILING THE INVOICE, MAY RESULT IN A LATE CHARGE OF TWO (2) TIMES THE NON-COMPLIANCE FEE PLUS A 50 PERCENT COLLECTION FEE FOR A TOTAL OF \$2,310.00.**

Any person who fails to pay the non-compliance fee, late charge and collection fee shall also pay interest. Interest shall be calculated at the rate of one percent per month.

**PENALTY WARNING :**

Any person who violates or causes or permits another person to violate any provision of the Los Angeles Municipal Code (L.A.M.C.) is guilty of a misdemeanor which is punishable by a fine of not more than \$1000.00 and/or six (6) months imprisonment for each violation. Section 11.00 (m) L.A.M.C.

**INVESTIGATION FEE REQUIRED:**

Whenever any work has been commenced without authorization by a permit or application for inspection, and which violates provisions of Articles 1 through 8 of Chapter IX of the Los Angeles Municipal Code (L.A.M.C.) , and if no order has been issued by the department or a court of law requiring said work to proceed, a special investigation fee which shall be double the amount charged for an application for inspection, license or permit fee, but not less than \$400.00 , shall be collected on each permit, license or application for inspection. Section 98.0402 (a) L.A.M.C.

1050810201614813

**APPEAL PROCEDURES:**

There is an appeal procedure established in this city whereby the Department of Building and Safety and the Board of Building and Safety Commissioners have the authority to hear and determine err or abuse of discretion, or requests for slight modification of the requirements contained in this order when appropriate fees have been paid. Section 98.0403.1 and 98.0403.2 L.A.M.C.

**NOTICE:**

Relocation assistance may be required if a tenant is evicted in order to comply with an order from a governmental agency. (LAMC 151.09.A.11 & 163.00 to 163.07) For information, call the Los Angeles Housing Department (LAHD) at (213) 808-8888 or go to: <http://lahd.lacity.org>

If you have any questions or require any additional information please feel free to contact me at (323)846-2657. Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector: Bruce Todd

Date: January 28, 2016

BRUCE TODD  
4301 S CENTRAL AVE  
LOS ANGELES, CA 90011  
(323)846-2657

Bruce.Todd@lacity.org

BT  
REVIEWED BY