

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

July 20, 2017

Council District: # 8

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

JOB ADDRESS: 1112 WEST 77TH STREET, LOS ANGELES, CA
ASSESSORS PARCEL NO. (APN): 6019-015-010
Re: Invoice #645221-4, 687474-8

On March 2, 2015, and May 20, 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: **1112 West 77th 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.

Pursuant to Section 98.0421, the property owner was issued an order on March 2, 2015, and May 20, 2016, to pay a code violation inspection fee after violations were identified and verified upon inspection. The code violation inspection fees imposed by the Department are as follows:

<u>Description</u>	<u>Amount</u>
Code Violation Investigation Fee	\$ 672.00
System Development Surcharge	40.32
System Development Surcharge late Fee	100.80
Late Charge/Collection Fee (250%)	1,680.00
Title Report Fee	42.00
Grand Total	\$ 2,535.12

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 **\$2,535.12** 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 **\$2,535.12** 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 L. 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. T14259
Dated as of: 05/19/2017

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 6019-015-010

Property Address: 1112 W 77TH ST ✓ City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : DELOIS ESCOTT

Grantor : PLAYA HOLDINGS INC; PLAYA HOLDING INC

Deed Date : 03/16/2004

Recorded : 05/24/2004

Instr No. : 04-1312972

MAILING ADDRESS: DELOIS ESCOTT
1112 W 77TH ST LOS ANGELES CA 90044

SCHEDULE B

LEGAL DESCRIPTION

Lot: 266 Tract No: 715 Abbreviated Description: LOT:266 CITY:REGION/CLUSTER:
09/09136 TR#:715 TRACT # 715 LOT 266 City/Muni/Twp: REGION/CLUSTER: 09/09136

MORTGAGES/LIENS

Type of Document: ASSIGNMENT OF DEED OF TRUST

Recording Date: 01/14/2010

Document #: 10-0058292

Loan Amount: \$348,000

Lender Name: PHH MORTGAGE SERVICES CORP

Borrowers Name: DELOIS ESCOTT

MAILING ADDRESS: NDEX WEST LLC
15000 SURVEYOR BLVD STE 500 ADDISON, TX 75001

This page is part of your document - DO NOT DISCARD

04 1312972

RECORDED/FILED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA
05/24/04 AT 08:00am

TITLE(S) : **DEED**



FEE



D.T.T
\$280.00
X 1147.

NOTIFICATION SENT-\$4

CODE
20

CODE
19

CODE
9

Assessor's Identification Number (AIN)

To be completed by Examiner OR Title Company in black ink.

Number of AIN's Shown

60 19 - 015 - 010

001

THIS FORM NOT TO BE DUPLICATED

FIDELITY-LONG BEACH

5/24/04

2

RECORDING REQUESTED BY
Fidelity National Title Company
Escrow No 17012281-CDA
Title Order No 19313937-40
When Recorded Mail Document
and Tax Statement To,
Ms DeLois Escott
1112 West 77th Street
Los Angeles, CA 90044

04 1312972

6019-015-010

APN 6019-015-010

GRANT DEED

SPACE ABOVE THIS LINE FOR RECORDER'S USE

The undersigned grantor(s) declare(s) ⁽⁸⁰⁾
Documentary transfer tax is \$280 50 City tax \$ 1,147 50 ⁽⁴⁴⁾ Los Angeles
[X] computed on full value of property conveyed, or
[] computed on full value less value of liens or encumbrances remaining at time of sale,
[] Unincorporated Area City of Los Angeles

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Playa Holdings, Inc , a California Corporation WATA Playa Holding, Inc.

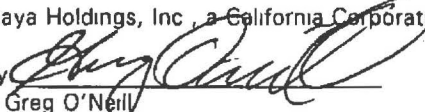
hereby GRANT(S) to DeLois Escott, A Single Woman

the following described real property in the City of Los Angeles
County of Los Angeles, State of California
Lot 266, of Tract No. 715, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 17 Page(s) 54 and 55 of Maps, in the office of the County Recorder of said county

a k a 1112 West 77th Street, Los Angeles, CA 90044-

DATED March 16, 2004

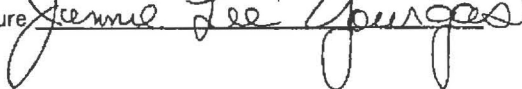
STATE OF CALIFORNIA
COUNTY OF Los Angeles
ON March 19 2004 before me,
Jennie Lee Yourgas personally appeared
Greg O'Neill

Playa Holdings, Inc , a California Corporation
By 
Greg O'Neill

personally known to me (or 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



Witness my hand and official seal

Signature 

MAIL TAX STATEMENTS AS DIRECTED ABOVE

LA04606034

This page is part of your document - DO NOT DISCARD



20100058292



Pages:
0002

Recorded/Filed in Official Records
Recorder's Office, Los Angeles County,
California

01/14/10 AT 08:00AM

FEES:	12.00
TAXES:	0.00
OTHER:	0.00
PAID:	12.00



LEADSHEET



20100114026007

00001786234



002491594

SEQ:
10

DAR - Title Company (Hard Copy)



THIS FORM IS NOT TO BE DUPLICATED

Recording requested by:
LPS Default Title & Closing

When Recorded Mail To:
NDEx West, L.L.C.
15000 Surveyor Boulevard, Suite 500
Addison, Texas 75001-9013



ASSG20090028702173

Space above this line for Recorder's use only

Trustee Sale No. . 20090028702173 Title Order No.: 090816384

ASSIGNMENT OF DEED OF TRUST

FOR VALUE RECEIVED, the undersigned hereby grants, assigns and transfers to HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE FOR PHH 2007-2., all beneficial interest under that certain Deed of Trust dated 03/08/2007, executed by DELOIS ESCOTT, as Trust or to FIRST AMERICAN TITLE, Trustee, and Recorded on 03/19/2007 as Instrument No. 20070611706 of Official Records in the County Recorder's office of LOS ANGELES County, California Describing land therein: AS DESCRIBED IN DEED OF TRUST MENTIONED ABOVE.

Together with the note or notes therein described or referred to, the money due and to become due thereon with interest, and all rights accrued or to accrue under said Deed of Trust

Dated

JAN 08 2010

PHH MORTGAGE CORPORATION

Stephen C. Porter, Attorney-in Fact

State of Texas)
County of Dallas}

Before me Esther Jean Hernandez

, the undersigned Notary Public, on this day personally appeared Stephen C. Porter, who is the Attorney-in Fact of PHH MORTGAGE CORPORATION, a corporation, on behalf of said corporation, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed

Given under my hand and seal of office this _____ day of JAN 08 2010, 2009.

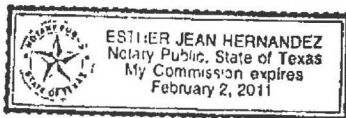
My Commission Expires:

2/2/2011

Notary Public Signature

Esther Jean Hernandez

Printed Name of Notary Public



Property Detail Report

For Property Located At :
1112 W 77TH ST, LOS ANGELES, CA 90044-2417

**Owner Information**

Owner Name: **ESCOTT DELOIS**
 Mailing Address: **1112 W 77TH ST, LOS ANGELES CA 90044-2417 C003**
 Vesting Codes: **SW //**

Location Information

Legal Description:	TRACT # 715 LOT 266	APN:	6019-015-010
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	2378.00 / 2	Subdivision:	715
Township-Range-Sect:		Map Reference:	51-F6 /
Legal Book/Page:	17-54	Tract #:	715
Legal Lot:	266	School District:	LOS ANGELES
Legal Block:		School District Name:	
Market Area:	C36	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:	05/24/2004 / 03/16/2004	1st Mtg Amount/Type:	\$229,500 / CONV
Sale Price:	\$255,000	1st Mtg Int. Rate/Type:	6.90 / ADJ
Sale Type:	FULL	1st Mtg Document #:	1312973
Document #:	1312972	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$259.15
New Construction:		Multi/Split Sale:	
Title Company:	FIDELITY TITLE		
Lender:	NEW CENTURY MTG CORP		
Seller Name:	PLAYA HOLDING INC		

Prior Sale Information

Prior Rec/Sale Date:	02/13/2001 / 12/01/2000	Prior Lender:	VALUE HM LN
Prior Sale Price:	\$75,000	Prior 1st Mtg Amt/Type:	\$70,000 / CONV
Prior Doc Number:	233538	Prior 1st Mtg Rate/Type:	/
Prior Deed Type:	GRANT DEED		

Property Characteristics

Gross Area:		Parking Type:		Construction:	
Living Area:	984	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:	2	Finish Bsmnt Area:		Pool:	
Bath(F/H):	1 /	Basement Type:		Air Cond:	YES
Year Built / Eff:	1922 / 1926	Roof Type:		Style:	
Fireplace:	Y / 1	Foundation:		Quality:	
# of Stories:		Roof Material:		Condition:	
Other Improvements:	ADDITION				

Site Information

Zoning:	LAR1	Acres:	0.14	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	5,928	Lot Width/Depth:	50 x 119	State Use:	
Land Use:	SFR	Res/Comm Units:	/	Water Type:	
Site Influence:	CORNER			Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$306,256	Assessed Year:	2016	Property Tax:	\$3,826.47
Land Value:	\$245,008	Improved %:	20%	Tax Area:	212
Improvement Value:	\$61,248	Tax Year:	2016	Tax Exemption:	
Total Taxable Value:	\$306,256				

Comparable Summary

For Property Located At



CoreLogic

RealQuest Professional

1112 W 77TH ST, LOS ANGELES, CA 90044-2417

17 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: 17

	Subject Property	Low	High	Average
Sale Price	\$255,000	\$105,000	\$395,000	\$334,353
Bldg/Living Area	984	890	1,101	987
Price/Sqft	\$259.15	\$102.34	\$421.35	\$340.35
Year Built	1922	1911	1938	1922
Lot Area	5,928	3,885	6,520	5,295
Bedrooms	2	2	3	2
Bathrooms/Restrooms	1	1	1	1
Stories	0.00	1.00	1.00	1.00
Total Value	\$306,256	\$26,246	\$410,959	\$192,178
Distance From Subject	0.00	0.05	0.50	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
Subject Property										
		1112 W 77TH ST	\$255,000	1922	2	1	05/24/2004	984	5,928	0.0
Comparables										
<input checked="" type="checkbox"/>	1	1136 W 77TH ST	\$325,000	1912	3	1	11/15/2016	998	5,928	0.05
<input checked="" type="checkbox"/>	2	1045 W 78TH ST	\$304,000	1911	2	1	04/17/2017	1,080	5,927	0.06
<input checked="" type="checkbox"/>	3	1156 W 75TH ST	\$380,000	1911	2	1	01/10/2017	1,012	6,520	0.14
<input checked="" type="checkbox"/>	4	1248 W 78TH ST	\$310,000	1920	2	1	03/31/2017	896	5,369	0.2
<input checked="" type="checkbox"/>	5	1221 W 74TH ST	\$389,000	1923	2	1	06/01/2017	1,014	5,597	0.25
<input checked="" type="checkbox"/>	6	1320 W 76TH ST	\$325,000	1923	2	1	02/02/2017	1,008	5,927	0.26
<input checked="" type="checkbox"/>	7	1209 W 73RD ST	\$384,000	1920	3	1	07/10/2017	1,006	5,584	0.3
<input checked="" type="checkbox"/>	8	1212 W FLORENCE AVE	\$320,000	1920	2	1	05/04/2017	963	4,797	0.32
<input checked="" type="checkbox"/>	9	1151 W FLORENCE AVE	\$330,000	1912	2	1	05/19/2017	1,042	3,885	0.34
<input checked="" type="checkbox"/>	10	860 W 74TH ST	\$310,000	1920	2	1	03/06/2017	972	5,600	0.35
<input checked="" type="checkbox"/>	11	7708 BRIGHTON AVE	\$379,000	1927	2	1	03/23/2017	958	5,201	0.38
<input checked="" type="checkbox"/>	12	1222 W 71ST ST	\$375,000	1913	2	1	06/06/2017	890	4,679	0.38
<input checked="" type="checkbox"/>	13	8006 S NORMANDIE AVE	\$324,000	1938	2	1	04/17/2017	903	4,093	0.41
<input checked="" type="checkbox"/>	14	1139 W 83RD ST	\$354,000	1938	2	1	03/23/2017	918	5,100	0.42
<input checked="" type="checkbox"/>	15	7323 BRIGHTON AVE	\$375,000	1926	2	1	12/30/2016	1,101	5,201	0.46
<input checked="" type="checkbox"/>	16	7311 BRIGHTON AVE	\$395,000	1927	2	1	12/01/2016	994	5,200	0.47
<input checked="" type="checkbox"/>	17	7630 DALTON AVE	\$105,000	1938	2	1	01/13/2017	1,026	5,400	0.5

Comparable Sales Report

For Property Located At



CoreLogic

RealQuest Professional

1112 W 77TH ST, LOS ANGELES, CA 90044-2417**17 Comparable(s) Selected.**

Report Date: 07/17/2017

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$255,000	\$105,000	\$395,000	\$334,353
Bldg/Living Area	984	890	1,101	987
Price/Sqft	\$259.15	\$102.34	\$421.35	\$340.35
Year Built	1922	1911	1938	1922
Lot Area	5,928	3,885	6,520	5,295
Bedrooms	2	2	3	2
Bathrooms/Restrooms	1	1	1	1
Stories	0.00	1.00	1.00	1.00
Total Value	\$306,256	\$26,246	\$410,959	\$192,178
Distance From Subject	0.00	0.05	0.50	0.31

* = user supplied for search only

Comp #:1

Distance From Subject:0.05 (miles)

Address: **1136 W 77TH ST, LOS ANGELES, CA 90044-2417**Owner Name: **ANTE DEUM LLC**Seller Name: **DOGTOWN INVESTMENTS LLC**APN: **6019-015-005**Map Reference: **51-F6 /**Living Area: **998**County: **LOS ANGELES, CA**Census Tract: **2378.00**

Total Rooms:

Subdivision: **715**Zoning: **LAR1**Bedrooms: **3**Rec Date: **11/15/2016**Prior Rec Date: **10/12/2016**Bath(F/H): **1 /**Sale Date: **11/02/2016**Prior Sale Date: **10/07/2016**Yr Built/Eff: **1912 / 1912**Sale Price: **\$325,000**Prior Sale Price: **\$275,500**

Air Cond:

Sale Type: **FULL**Prior Sale Type: **FULL**

Style:

Document #: **1430217**Acres: **0.14**Fireplace: **Y / 1**1st Mtg Amt: **\$288,000**Lot Area: **5,928**

Pool:

Total Value: **\$194,833**# of Stories: **1.00**

Roof Mat:

Land Use: **SFR**Park Area/Cap#: **/**

Parking:

Comp #:2

Distance From Subject:0.06 (miles)

Address: **1045 W 78TH ST, LOS ANGELES, CA 90044-3501**Owner Name: **HB INVESTMENT ENT LLC**Seller Name: **SMITH RODNEY L**APN: **6019-017-022**Map Reference: **51-F6 /**Living Area: **1,080**County: **LOS ANGELES, CA**Census Tract: **2378.00**

Total Rooms:

Subdivision: **715**Zoning: **LAR1**Bedrooms: **2**Rec Date: **04/17/2017**

Prior Rec Date:

Bath(F/H): **1 /**Sale Date: **04/07/2017**

Prior Sale Date:

Yr Built/Eff: **1911 / 1911**Sale Price: **\$304,000**

Prior Sale Price:

Air Cond: **YES**Sale Type: **FULL**

Prior Sale Type:

Style:

Document #: **421935**Acres: **0.14**Fireplace: **Y / 1**

1st Mtg Amt:

Lot Area: **5,927**

Pool:

Total Value: **\$26,246**# of Stories: **1.00**

Roof Mat:

Land Use: **SFR**Park Area/Cap#: **/**

Parking:

Comp #:**3** Distance From Subject:**0.14 (miles)**
 Address: **1156 W 75TH ST, LOS ANGELES, CA 90044-2404**
 Owner Name: **HERNANDEZ DORIS P/ROSILES GERARDO V**
 Seller Name: **CARNEJO JUAN C**
 APN: **6019-014-001** Map Reference: **51-F6 /** Living Area: **1,012**
 County: **LOS ANGELES, CA** Census Tract: **2378.00** Total Rooms:
 Subdivision: **715** Zoning: **LAR1** Bedrooms: **2**
 Rec Date: **01/10/2017** Prior Rec Date: **12/14/2009** Bath(F/H): **1 /**
 Sale Date: **12/20/2016** Prior Sale Date: **10/05/2009** Yr Built/Eff: **1911 / 1911**
 Sale Price: **\$380,000** Prior Sale Price: **\$249,000** Air Cond: **YES**
 Sale Type: **FULL** Prior Sale Type: **FULL** Style:
 Document #: **35815** Acres: **0.15** Fireplace: **Y / 1**
 1st Mtg Amt: **\$373,117** Lot Area: **6,520** Pool:
 Total Value: **\$271,506** # of Stories: **1.00** Roof Mat:
 Land Use: **SFR** Park Area/Cap#: **/** Parking:

Comp #:**4** Distance From Subject:**0.2 (miles)**
 Address: **1248 W 78TH ST, LOS ANGELES, CA 90044-2302**
 Owner Name: **HOFF ANTHONY & RACHEL**
 Seller Name: **MARTINEZ JOSE L**
 APN: **6019-006-023** Map Reference: **51-F6 /** Living Area: **896**
 County: **LOS ANGELES, CA** Census Tract: **2378.00** Total Rooms: **5**
 Subdivision: **715** Zoning: **LAR1** Bedrooms: **2**
 Rec Date: **03/31/2017** Prior Rec Date: **10/31/2001** Bath(F/H): **1 /**
 Sale Date: **02/21/2017** Prior Sale Date: **10/23/2001** Yr Built/Eff: **1920 / 1930**
 Sale Price: **\$310,000** Prior Sale Price: **\$147,000** Air Cond: **CENTRAL**
 Sale Type: **FULL** Prior Sale Type: **FULL** Style:
 Document #: **360726** Acres: **0.12** Fireplace: **Y / 1**
 1st Mtg Amt: **\$304,385** Lot Area: **5,369** Pool:
 Total Value: **\$183,434** # of Stories: **1.00** Roof Mat:
 Land Use: **SFR** Park Area/Cap#: **/** Parking: **DETACHED GARAGE**

Comp #:**5** Distance From Subject:**0.25 (miles)**
 Address: **1221 W 74TH ST, LOS ANGELES, CA 90044-2459**
 Owner Name: **PAO WILLIAM M**
 Seller Name: **NOYOLA FRANCISCO**
 APN: **6019-009-019** Map Reference: **51-F6 /** Living Area: **1,014**
 County: **LOS ANGELES, CA** Census Tract: **2378.00** Total Rooms:
 Subdivision: **2427** Zoning: **LAR1** Bedrooms: **2**
 Rec Date: **06/01/2017** Prior Rec Date: **08/19/2014** Bath(F/H): **1 /**
 Sale Date: **05/26/2017** Prior Sale Date: **07/18/2014** Yr Built/Eff: **1923 / 1923**
 Sale Price: **\$389,000** Prior Sale Price: **\$309,000** Air Cond: **YES**
 Sale Type: **FULL** Prior Sale Type: **FULL** Style:
 Document #: **605109** Acres: **0.13** Fireplace: **Y / 1**
 1st Mtg Amt: **\$350,100** Lot Area: **5,597** Pool:
 Total Value: **\$313,711** # of Stories: **1.00** Roof Mat: **COMPOSITION SHINGLE**
 Land Use: **SFR** Park Area/Cap#: **/ 1** Parking: **DETACHED GARAGE**

Comp #:**6** Distance From Subject:**0.26 (miles)**
 Address: **1320 W 76TH ST, LOS ANGELES, CA 90044-2413**
 Owner Name: **LINARES ALLAN A/ALAS OLGA Y**
 Seller Name: **YANES MARIA**
 APN: **6019-004-008** Map Reference: **51-E6 /** Living Area: **1,008**
 County: **LOS ANGELES, CA** Census Tract: **2378.00** Total Rooms: **4**
 Subdivision: **715** Zoning: **LAR1** Bedrooms: **2**
 Rec Date: **02/02/2017** Prior Rec Date: **11/17/1986** Bath(F/H): **1 /**
 Sale Date: **01/28/2017** Prior Sale Date: **09/1986** Yr Built/Eff: **1923 / 1923**
 Sale Price: **\$325,000** Prior Sale Price: **\$75,000** Air Cond: **YES**
 Sale Type: **FULL** Prior Sale Type: **FULL** Style:
 Document #: **140163** Acres: **0.14** Fireplace: **Y / 1**
 1st Mtg Amt: **\$319,113** Lot Area: **5,927** Pool:
 Total Value: **\$262,276** # of Stories: **1.00** Roof Mat:
 Land Use: **SFR** Park Area/Cap#: **/** Parking: **DETACHED GARAGE**

Comp #:**7** Distance From Subject:**0.3 (miles)**
 Address: **1209 W 73RD ST, LOS ANGELES, CA 90044-2435**

Owner Name:	MELENDEZ-JUAN JOSE C/MARTINEZ MARIA E H		
Seller Name:	FLORES MARIA Y G		
APN:	6019-010-016	Map Reference:	51-F6 /
County:	LOS ANGELES, CA	Census Tract:	2378.00
Subdivision:	2427	Zoning:	LAR1
Rec Date:	07/10/2017	Prior Rec Date:	03/17/2006
Sale Date:	05/23/2017	Prior Sale Date:	02/16/2006
Sale Price:	\$384,000	Prior Sale Price:	\$356,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	763862	Acres:	0.13
1st Mtg Amt:	\$377,044	Lot Area:	5,584
Total Value:	\$410,959	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	1,006
		Total Rooms:	3
		Bedrooms:	1 /
		Bath(F/H):	1920 / 1920
		Yr Built/Eff:	Air Cond:
		Air Cond:	Style:
		Style:	Fireplace: /
		Fireplace:	Pool:
		Pool:	Roof Mat:
		Roof Mat:	Parking:
		Parking:	

Comp #:**8** Distance From Subject:**0.32 (miles)**

Address: **1212 W FLORENCE AVE, LOS ANGELES, CA 90044-2510**

Owner Name:	AREVALO KARLA B		
Seller Name:	MEDRANO JAIME		
APN:	6019-010-010	Map Reference:	51-F5 /
County:	LOS ANGELES, CA	Census Tract:	2378.00
Subdivision:	2427	Zoning:	LAC2
Rec Date:	05/04/2017	Prior Rec Date:	09/04/2015
Sale Date:	03/02/2017	Prior Sale Date:	06/23/2015
Sale Price:	\$320,000	Prior Sale Price:	\$261,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	496072	Acres:	0.11
1st Mtg Amt:	\$314,204	Lot Area:	4,797
Total Value:	\$260,700	# of Stories:	1
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	963
		Total Rooms:	2
		Bedrooms:	1 /
		Bath(F/H):	1920 / 1926
		Yr Built/Eff:	Air Cond:
		Air Cond:	Style:
		Style:	Fireplace: /
		Fireplace:	Pool:
		Pool:	Roof Mat:
		Roof Mat:	Parking:
		Parking:	

Comp #:**9** Distance From Subject:**0.34 (miles)**

Address: **1151 W FLORENCE AVE, LOS ANGELES, CA 90044-2507**

Owner Name:	DIAZ GUILLERMO & GENESIS		
Seller Name:	REVELES DULCE M		
APN:	6014-035-028	Map Reference:	51-F5 /
County:	LOS ANGELES, CA	Census Tract:	2374.01
Subdivision:	1356	Zoning:	LAC2
Rec Date:	05/19/2017	Prior Rec Date:	02/12/2008
Sale Date:	04/13/2017	Prior Sale Date:	01/29/2008
Sale Price:	\$330,000	Prior Sale Price:	\$400,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	556959	Acres:	0.09
1st Mtg Amt:	\$323,005	Lot Area:	3,885
Total Value:	\$270,731	# of Stories:	1
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	1,042
		Total Rooms:	2
		Bedrooms:	1 /
		Bath(F/H):	1912 / 1912
		Yr Built/Eff:	Air Cond:
		Air Cond:	Style:
		Style:	Fireplace: /
		Fireplace:	Pool:
		Pool:	Roof Mat:
		Roof Mat:	Parking:
		Parking:	

Comp #:**10** Distance From Subject:**0.35 (miles)**

Address: **860 W 74TH ST, LOS ANGELES, CA 90044-5113**

Owner Name:	OBSIDIAN DEV LLC		
Seller Name:	HOLLINS FAMILY LIVING TRUST		
APN:	6020-006-001	Map Reference:	51-F6 /
County:	LOS ANGELES, CA	Census Tract:	2377.10
Subdivision:	MCCARTHY COS FLORENCE AVE HEIGHTS	Zoning:	LARD2
Rec Date:	03/06/2017	Prior Rec Date:	11/04/1968
Sale Date:	02/09/2017	Prior Sale Date:	
Sale Price:	\$310,000	Prior Sale Price:	\$12,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	255651	Acres:	0.13
1st Mtg Amt:	\$472,000	Lot Area:	5,600
Total Value:	\$26,876	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	972
		Total Rooms:	2
		Bedrooms:	1 /
		Bath(F/H):	1920 / 1923
		Yr Built/Eff:	Air Cond:
		Air Cond:	Style:
		Style:	Fireplace: /
		Fireplace:	Pool:
		Pool:	Roof Mat:
		Roof Mat:	Parking:
		Parking:	

Comp #:**11** Distance From Subject:**0.38 (miles)**

Address: **7708 BRIGHTON AVE, LOS ANGELES, CA 90047-2505**

Owner Name:	ADIELE JOSEPH C		
Seller Name:	MID CITY HOMES LLC		
APN:	6018-024-010	Map Reference:	51-E6 /
County:	LOS ANGELES, CA	Census Tract:	2378.00
Subdivision:	6757	Zoning:	LAR1
		Living Area:	958
		Total Rooms:	5
		Bedrooms:	2

Rec Date:	03/23/2017	Prior Rec Date:	10/07/2016	Bath(F/H):	1 /
Sale Date:	03/07/2017	Prior Sale Date:	10/05/2016	Yr Built/Eff:	1927 / 1927
Sale Price:	\$379,000	Prior Sale Price:	\$299,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	SPANISH
Document #:	330208	Acres:	0.12	Fireplace:	/
1st Mtg Amt:	\$365,735	Lot Area:	5,201	Pool:	
Total Value:	\$45,336	# of Stories:	1.00	Roof Mat:	ROLL COMPOSITION
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	PARKING AVAIL

Comp #:	12	Distance From Subject:	0.38 (miles)
Address:	1222 W 71ST ST, LOS ANGELES, CA 90044-2504		
Owner Name:	MCNALLY KYLE		
Seller Name:	MORGAN PICKS1 LLC		
APN:	6014-034-010	Map Reference:	51-F5 /
County:	LOS ANGELES, CA	Census Tract:	2374.01
Subdivision:	1356	Zoning:	LAR1
Rec Date:	06/06/2017	Prior Rec Date:	09/07/2001
Sale Date:	05/03/2017	Prior Sale Date:	08/28/2001
Sale Price:	\$375,000	Prior Sale Price:	\$145,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	619786	Acres:	0.11
1st Mtg Amt:	\$383,062	Lot Area:	4,679
Total Value:	\$180,937	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	890
		Total Rooms:	5
		Bedrooms:	2
		Bath(F/H):	1 /
		Yr Built/Eff:	1913 / 1913
		Air Cond:	YES
		Style:	
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	COMPOSITION SHINGLE
		Parking:	NONE

Comp #:	13	Distance From Subject:	0.41 (miles)
Address:	8006 S NORMANDIE AVE, LOS ANGELES, CA 90044-2332		
Owner Name:	PEEBLES AUTUMN		
Seller Name:	SMITH JACQUELINE		
APN:	6033-006-018	Map Reference:	57-E1 /
County:	LOS ANGELES, CA	Census Tract:	2382.00
Subdivision:	8933	Zoning:	LAR1
Rec Date:	04/17/2017	Prior Rec Date:	09/04/1998
Sale Date:	02/16/2017	Prior Sale Date:	
Sale Price:	\$324,000	Prior Sale Price:	\$120,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	421202	Acres:	0.09
1st Mtg Amt:	\$318,121	Lot Area:	4,093
Total Value:	\$134,735	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	903
		Total Rooms:	
		Bedrooms:	2
		Bath(F/H):	1 /
		Yr Built/Eff:	1938 / 1938
		Air Cond:	
		Style:	
		Fireplace:	/
		Pool:	
		Roof Mat:	
		Parking:	

Comp #:	14	Distance From Subject:	0.42 (miles)
Address:	1139 W 83RD ST, LOS ANGELES, CA 90044-3403		
Owner Name:	TORRES JORGE A/ROSALES NIDIA L		
Seller Name:	DOLMO TERESA A		
APN:	6033-016-036	Map Reference:	57-F1 /
County:	LOS ANGELES, CA	Census Tract:	2382.00
Subdivision:	8933	Zoning:	LAR1
Rec Date:	03/23/2017	Prior Rec Date:	01/28/2016
Sale Date:	02/17/2017	Prior Sale Date:	09/28/2015
Sale Price:	\$354,000	Prior Sale Price:	\$270,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	328480	Acres:	0.12
1st Mtg Amt:	\$347,588	Lot Area:	5,100
Total Value:	\$179,843	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 2
		Living Area:	918
		Total Rooms:	5
		Bedrooms:	2
		Bath(F/H):	1 /
		Yr Built/Eff:	1938 / 1938
		Air Cond:	
		Style:	CONVENTIONAL
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	
		Parking:	DETACHED GARAGE

Comp #:	15	Distance From Subject:	0.46 (miles)
Address:	7323 BRIGHTON AVE, LOS ANGELES, CA 90047-2208		
Owner Name:	RUIZ ADRIAN/PEREZ SHIRLEY		
Seller Name:	JEFFERSON LEONARD C		
APN:	6018-007-027	Map Reference:	51-E6 /
County:	LOS ANGELES, CA	Census Tract:	2378.00
Subdivision:	6757	Zoning:	LAR1
Rec Date:	12/30/2016	Prior Rec Date:	08/06/2013
Sale Date:	12/27/2016	Prior Sale Date:	07/26/2013
Sale Price:	\$375,000	Prior Sale Price:	\$170,000
		Living Area:	1,101
		Total Rooms:	5
		Bedrooms:	2
		Bath(F/H):	1 /
		Yr Built/Eff:	1926 / 1926
		Air Cond:	

Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	1668434	Acres:	0.12	Fireplace:	Y / 1
1st Mtg Amt:	\$368,207	Lot Area:	5,201	Pool:	
Total Value:	\$219,532	# of Stories:	1.00	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	PARKING AVAIL

Comp #:16 Distance From Subject:0.47 (miles)
 Address: **7311 BRIGHTON AVE, LOS ANGELES, CA 90047-2208**
 Owner Name: **PEREZ EMMANUEL & PAMELA**
 Seller Name: **NELSON CHARTESE**
 APN: **6018-007-024** Map Reference: **51-E6 /** Living Area: **994**
 County: **LOS ANGELES, CA** Census Tract: **2378.00** Total Rooms: **5**
 Subdivision: **6757** Zoning: **LAR1** Bedrooms: **2**
 Rec Date: **12/01/2016** Prior Rec Date: **07/11/2011** Bath(F/H): **1 /**
 Sale Date: **10/14/2016** Prior Sale Date: **05/18/2011** Yr Built/Eff: **1927 / 1927**
 Sale Price: **\$395,000** Prior Sale Price: **\$203,000** Air Cond:
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **SPANISH**
 Document #: **1513314** Acres: **0.12** Fireplace: **Y / 1**
 1st Mtg Amt: **\$383,150** Lot Area: **5,200** Pool:
 Total Value: **\$215,390** # of Stories: **1.00** Roof Mat: **ROLL COMPOSITION**
 Land Use: **SFR** Park Area/Cap#: **/ 2** Parking: **ATTACHED GARAGE**

Comp #:17 Distance From Subject:0.5 (miles)
 Address: **7630 DALTON AVE, LOS ANGELES, CA 90047-2507**
 Owner Name: **MILTON JASON E**
 Seller Name: **MILTON JORECCA W**
 APN: **6018-022-008** Map Reference: **51-E6 /** Living Area: **1,026**
 County: **LOS ANGELES, CA** Census Tract: **2378.00** Total Rooms: **5**
 Subdivision: **6757** Zoning: **LAR1** Bedrooms: **2**
 Rec Date: **01/13/2017** Prior Rec Date: **11/21/1978** Bath(F/H): **1 /**
 Sale Date: **11/18/2016** Prior Sale Date:
 Sale Price: **\$105,000** Prior Sale Price: **\$38,500** Yr Built/Eff: **1938 / 1938**
 Sale Type: **FULL** Prior Sale Type: **FULL** Air Cond:
 Document #: **57588** Acres: **0.12** Style: **CONVENTIONAL**
 1st Mtg Amt: **\$105,000** Lot Area: **5,400** Fireplace: **Y / 1**
 Total Value: **\$69,984** # of Stories: **1.00** Pool:
 Land Use: **SFR** Park Area/Cap#: **/ 2** Roof Mat: **WOOD SHAKE**
 Parking: **DETACHED GARAGE**

EXHIBIT D

ASSIGNED INSPECTOR: **DALE SCHWARTZ**
JOB ADDRESS: **1112 WEST 77TH STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **6019-015-010**

Date: **July 20, 2017**

CASE#: **719825**
ORDER NO: **A-4061391**

EFFECTIVE DATE OF ORDER TO COMPLY: **May 20, 2016**
COMPLIANCE EXPECTED DATE: **June 19, 2016**
DATE COMPLIANCE OBTAINED: **No Compliance to Date**

.....

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-4061391

1 0 5 0 9 0 6 2 0 1 6 1 7 0 7 6

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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PRESIDENT

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VICE-PRESIDENT

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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

ORDER TO COMPLY AND NOTICE OF FEE

ESCOTT,DELOIS
1112 W 77TH ST
LOS ANGELES, CA 90044

CASE #: 719825

ORDER #: A-4061391

EFFECTIVE DATE: May 20, 2016
COMPLIANCE DATE: June 19, 2016

The undersigned mailed this notice
by regular mail, postage prepaid,
to the addressee of this day.

MAY 11 2016

To the address as shown on the
last equalized assessment roll.
Initialed by

OWNER OF
SITE ADDRESS: 1112 W 77TH ST
ASSESSORS PARCEL NO.: 6019-015-010
ZONE: R1; One-Family Zone

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

VIOLATION(S):

1. Maintenance and repair of existing building.

You are therefore ordered to: Maintain the physical elements of the existing building by cleaning, painting, staining, refinishing or other restorative means, in a condition as close as reasonably feasible to their originally required and approved state.

Code Section(s) in Violation: 91.8104.1, 91.103.1, 91.5R103.1, 12.21A.1(a) of the L.A.M.C.

Comments: The walls including framing and wall covering has been damaged

2. Roof and/or roof drains are not maintained.

You are therefore ordered to: Maintain roof waterproof and roof drains operable.

Code Section(s) in Violation: 91.8104, 91.8104.3, 91.103.1, 12.21A.1.(a) of the L.A.M.C.



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

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.

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 error 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.

If you have any questions or require any additional information please feel free to contact me at (323)789-1490. Office hours are 7:00 a.m. to 8:30 p.m. Monday through Thursday.

Inspector: 

Date: May 10, 2016

DALE SCHWARTZ
8475 S. VERMONT AVE.
LOS ANGELES, CA 90044
(323)789-1490
Dale.Schwartz@lacity.org


REVIEWED BY



EXHIBIT D

ASSIGNED INSPECTOR: **DALE SCHWARTZ**
JOB ADDRESS: **1112 WEST 77TH STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **6019-015-010**

Date: **July 20, 2017**

CASE#: **674656**
ORDER NO: **A-3710527**

EFFECTIVE DATE OF ORDER TO COMPLY: **March 2, 2015**
COMPLIANCE EXPECTED DATE: **April 1, 2015**
DATE COMPLIANCE OBTAINED: **April 14, 2015**

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-3710527

1051221201502831

BOARD OF BUILDING AND SAFETY COMMISSIONERS

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E. FELICIA BRANNON VICE-PRESIDENT
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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

ORDER TO COMPLY AND NOTICE OF FEE

ESCOTT,DELOIS
1112 W 77TH ST
LOS ANGELES, CA 90044

OWNER OF
SITE ADDRESS: 1112 W 77TH ST
ASSESSORS PARCEL NO.: 6019-015-010
ZONE: R1; One-Family Zone

Table with 4 rows: CASE #, IMSP, CARTS, PCIS, CNAT

CASE #: 674656
ORDER #: A-3710527
EFFECTIVE DATE: March 02, 2015
COMPLIANCE DATE: April 01, 2015

MATED
15
2/24/15

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 98.042 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
VIOLATION(S).

- 1. Open storage within the required yards.

You are therefore ordered to: Discontinue the open storage of cars, motorcycles and trash cans in the required front yard.

Code Section(s) in Violation: 12.03, 12.21A.1.(a) and 12.21C.1.(g) of the L.A.M.C.

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.



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

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:

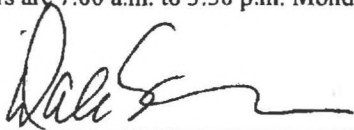
Any person who violates or causes or permits another person to violate any provision of the Los Angeles Municipal Code (L.A.M.C.) is guilty of a misdemeanor which is punishable by a fine of not more than \$1000.00 and/or six (6) months imprisonment for each violation. Section 11.00 (m) L.A.M.C.

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.

If you have any questions or require any additional information please feel free to contact me at (323)789-1490. Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector:



Date: February 23, 2015

DALE SCHWARTZ
8475 S. VERMONT AVE.
LOS ANGELES, CA 90044
(323)789-1490

Dale.Schwartz@lacity.org



REVIEWED BY