

CITY OF LOS ANGELES
CALIFORNIA

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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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 07, 2016

Council District: # 8

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

JOB ADDRESS: 2125 WEST 80TH STREET, LOS ANGELES, CA
ASSESSORS PARCEL NO. (APN): 6035-004-023

On April 29, 2015, 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: **2125 West 80th 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 March 30, 2015 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)	335.16
Title Report fee	42.00
Grand Total	\$ 3,933.72

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 **\$3,933.72** 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 **\$3,933.72** 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



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

Property Title Report

Work Order No. T13725
Dated as of: 08/31/2016

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 6035-004-023

Property Address: 2125 W 80TH ST

✓ **City: Los Angeles**

County: Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : LESLIE HOLLIS

Grantor : COLEMAN J HOLLIS JR,

Deed Date : 08/07/2007

Recorded : 08/08/2007

Instr No. : 07-1866059

MAILING ADDRESS: LESLIE HOLLIS
2930 W IMPERIAL HWY STE 200U INGLEWOOD CA 90303

SCHEDULE B

LEGAL DESCRIPTION

Lot: 23 Block: 1 Tract No: 7520 Abbreviated Description: LOT:23 BLK:1

CITY:REGION/CLUSTER: 09/09136 TR#:7520 TRACT # 7520 LOT 23 BLK 1 City/Muni/Twp:

REGION/CLUSTER: 09/09136

MORTGAGES/LIENS

Type of Document: DEED OF TRUST

Recording Date: 10/12/2006

Document #: 06-2268761

Loan Amount: \$305,000

Lender Name: WORLD SAVINGS BANK FSB

MAILING ADDRESS: WORLD SAVINGS BANK FSB

P.O. BOX 659548 SAN ANTONIO, TX 78265

Type of Document: Notice Of Rescission

Recording Date: 06/15/2016

Document #: 16-0686993

MAILING ADDRESS: QUALITY LOAN SERVICE CORPORATION

411 IVY ST. SAN DIEGO, CA 92101

Recording requested by

Leslie Hollis

and when recorded mail

this deed and tax statements to

Leslie Hollis

2930 W. Imperial Hwy. 200-U

Inglewood, CA 90303

APN: 6035-004-023

08/08/07



20071866059

For recorder's use

Grant Deed

This transfer is exempt from the documentary transfer tax.

The documentary transfer tax is \$ 0 and is computed on:

the full value of the interest or property conveyed.

"This is a bonafide gift and the grantor received nothing in return, R & T 11911."

the full value less the value of liens or encumbrances remaining thereon at the time of sale.

The property is located in an unincorporated area. the city of Los Angeles

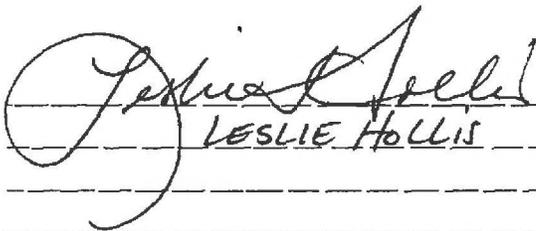
For a valuable consideration, receipt of which is hereby acknowledged, Coleman J. Hollis, Jr.

hereby grant(s) to Leslie Hollis

a single woman

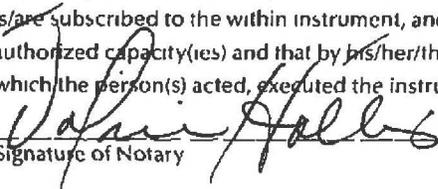
the following real property in the City of Los Angeles, County of Los Angeles California

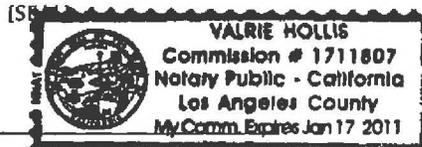
Lot 23 in Block 1 of Tract 7520 in the City of Los Angeles, County of Los Angeles State of California, as per map recorded in Book 84, Page 29 thru 31 of Maps in the office of the County Recorder of said County.

Date: 8/7/07
Date: _____
Date: _____
Date: _____

LESLIE HOLLIS

State of California }
County of Los Angeles }
On August 7, 2007, before me, Valrie Hollis
a notary public in and for said state, personally appeared Leslie Hollis

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 entity upon behalf of which the person(s) acted, executed the instrument


Signature of Notary



RECORDING REQUESTED BY:
WORLD SAVINGS BANK

2

WHEN RECORDED MAIL TO:
WORLD SAVINGS BANK
FINAL DOCUMENTATION
CLOSING DEPARTMENT
P.O. BOX 659548
SAN ANTONIO, TX 78265-9548

06 2268761

LOAN NUMBER: 0042975870

NOTE AMOUNT: \$305,000.00

ASSESSOR'S IDENTIFICATION #:

FOR RECORDER'S USE ONLY

DEED OF TRUST

THIS IS A FIRST DEED OF TRUST WHICH SECURES A NOTE WHICH CONTAINS PROVISIONS ALLOWING FOR CHANGES IN MY INTEREST RATE, FREQUENCY AND AMOUNT OF PAYMENTS AND PRINCIPAL BALANCE (INCLUDING FUTURE ADVANCES AND DEFERRED INTEREST). AT LENDER'S OPTION THE SECURED NOTE MAY BE RENEWED OR RENEGOTIATED. THE SECURED NOTE PROVIDES FOR MONTHLY PAYMENTS OF PRINCIPAL AND INTEREST.

THE MAXIMUM AGGREGATE PRINCIPAL BALANCE SECURED BY THIS DEED OF TRUST IS \$381,250.00 WHICH IS 125% OF THE ORIGINAL PRINCIPAL NOTE AMOUNT.

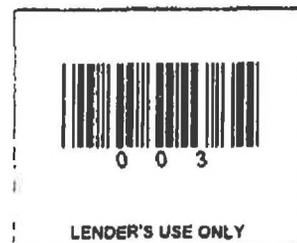
I. DEFINITIONS OF WORDS USED IN THIS DEED OF TRUST

(A) **Security Instrument.** This Deed of Trust, which is dated May 25, 2006, will be called the "Security Instrument "

(B) **Borrower** COLEMAN JOSEPH HOLLIS JR., A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY sometimes will be called "Borrower" and sometimes simply "I" or "me"

(C) **Lender.** WORLD SAVINGS BANK, FSB, ITS SUCCESSORS AND/OR ASSIGNEES, will be called "Lender." Lender is a FEDERAL SAVINGS BANK, which is organized and exists under the laws of the United States Lender's address is 1901 Harrison Street, Oakland, CA 94612 .

10/12/06



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(D) **Note.** The note signed by Borrower and having the same date as this Security Instrument, including all extensions, renewals, substitutions and modifications thereof, will be called the "Note " The Note shows that I owe Lender the original pncipal amount of U S \$305,000.00, plus accrued and deferred interest and such other amounts as stated in the Note I have promised to pay this debt in regularly scheduled periodic payments as provided in the Note and to pay the debt in full by **June 15, 2036** ("Maturity Date")

(E) **Property.** The property that is described below in Section III entitled "Description of the Property" will be called the "Property "

(F) **Sums Secured.** The amounts described below in Section II entitled "Borrower's Transfer of Rights in the Property" sometimes will be called the "Sums Secured "

(G) **Person.** Any person, organization, governmental authority or other party will be called "Person "

(H) **Trustor, Beneficiary, Trustee.** Borrower is the "Trustor," Lender is the "Beneficiary" and Golden West Savings Association Service Co., A California Corporation is the "Trustee "

II. BORROWER'S TRANSFER OF RIGHTS IN THE PROPERTY

I irrevocably grant and convey the Property to the Trustee, in trust for Lender, with a power of sale subject to the terms of this Security Instrument This means that, by signing this Security Instrument, I am giving Lender and Trustee those rights that are stated in this Security Instrument and also those rights that the law gives to lenders who are beneficiaries of a deed of trust and to trustees of a deed of trust. I am giving Lender and Trustee these rights to protect Lender from possible losses that might result if I fail to

(i) pay all amounts owed to Lender under the Note and all other notes secured by this Security Instrument, called the "Secured Notes," including future advances made by Lender and any changes to the Secured Notes made with the written consent of Lender,

(ii) pay, with interest, any amounts that Lender spends under Paragraphs 2 and 7 below to protect the value of the Property and Lender's rights in the Property, and

(iii) keep all of my other promises and agreements under this Security Instrument, the Secured Notes and any changes to the Secured Notes made with the written consent of Lender

III. DESCRIPTION OF THE PROPERTY

I give Trustee rights in the Property described below

(i) The Property which is located at **2125 W 80TH ST, LOS ANGELES, CA 90047-2613**. The legal description of the Property is attached as Exhibit "A" which is made a part of this Security Instrument This Property is called the "Described Property "

(ii) All buildings and other improvements that are located on the Described Property,

10.12.05

06 2268761

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California All-Purpose Acknowledgement

State of CALIFORNIA
County of LOS ANGELES } SS.

On MAY 26, 2006 before me, B. Y. HENDERSON, NOTARY PUBLIC
Name of Notary Public

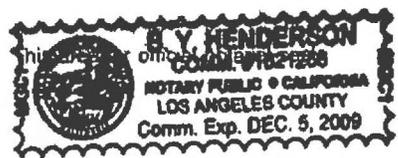
personally appeared COLEMAN COLLETTIS JR by Leslie Hollie as his attorney in fact

_____ 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]
Signature of Notary Public



My commission expires on: 12-05-2009
Phone No. 310-590-3994

Optional

Though the information in this section is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) other than named above: _____

10.12.06

06 2268761

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Recording requested by:

Title365

When recorded mail to:

Quality Loan Service Corporation
411 Ivy Street
San Diego, CA 92101



TS No.: CA-15-698139-BF
Order No.: 730-1510365-70

Space above this line for recorders use

Rescission of Notice of Default and Election to Sell Under Deed of Trust

NOTICE IS HEREBY GIVEN: That **QUALITY LOAN SERVICE CORPORATION** is duly appointed Trustee under a Deed of Trust dated **2/8/2007**, executed by **Coleman J Hollis Jr, an unmarried man**, as Trustor, to secure certain obligations in favor of **World Savings Bank, FSB, a Federal Savings Bank, its successors and/or assignees**, as Beneficiary, recorded **3/5/2007**, as **Instrument No. 20070473092** of Official Records in the Office of the Recorder of **LOS ANGELES County, California** describing land therein as more fully described on the above referenced deed of trust.

Said obligations including one note for the sum of \$50,000.00.

Whereas, the present beneficiary under that certain Deed of Trust herein above described, heretofore delivered to the Trustee thereunder written Declaration of Default and Demand for Sale; and Whereas, Notice was heretofore given of breach of obligations for which said Deed of Trust is security and of election to cause to be sold the property therein described; and Whereas, a Notice of Default was recorded on the day and in the book and page set forth below:

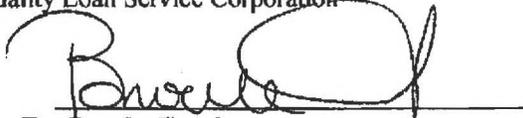
Notice was recorded on **1/15/2016** in the office of the Recorder of **LOS ANGELES County, California**, Instrument No. **20160053101**, in Book , Page , of Official Records.

TS No.: CA-15-698139-BF

NOW; THEREFORE, NOTICE IS HEREBY GIVEN that the present Beneficiary and/or the Trustee, does hereby rescind, cancel and withdraw said Declaration of Default and Demand for Sale and said Notice of Breach and Election to Cause Sale; it being understood, however, that this rescission shall not in any manner be construed as waiving or affecting any breach or default past, present or future under said Deed of Trust, or as impairing any right or remedy thereunder, but is, and shall be deemed to be, only an election, without prejudice, not to cause a sale to be made pursuant to said Declaration and Notice, and shall no way jeopardize or impair any right, remedy or privilege secured to the Beneficiary and/or the Trustee, under said Deed of Trust, nor modify nor alter in any respect any of the terms, covenants, conditions or obligations thereof, and said Deed of Trust and all obligations secured thereby shall be and remain in force and effect the same as if said Declaration of Default and Notice of Breach had not been made and given.

Dated: 4/13/2016

Quality Loan Service Corporation



By: Brooke Frank

Its: Assistant Vice President

Property Detail Report

For Property Located At :
2125 W 80TH ST, LOS ANGELES, CA 90047-2613



CoreLogic

RealQuest Professional

Owner Information

Owner Name: **HOLLIS LESLIE**
Mailing Address: **2930 W IMPERIAL HWY #200U, INGLEWOOD CA 90303-3142 C001**
Vesting Codes: **SW //**

Location Information

Legal Description:	TRACT # 7520 LOT 23	APN:	6035-004-023
County:	LOS ANGELES, CA	Alternate APN:	7520
Census Tract / Block:	2381.00 / 4	Subdivision:	57-D1 /
Township-Range-Sect:		Map Reference:	7520
Legal Book/Page:	84-29	Tract #:	7520
Legal Lot:	23	School District:	LOS ANGELES
Legal Block:	1	School District Name:	
Market Area:	C36	Munic/Township:	
Neighbor Code:			

Owner Transfer Information

Recording/Sale Date:	08/08/2007 / 08/07/2007	Deed Type:	GRANT DEED
Sale Price:		1st Mtg Document #:	
Document #:	1866059		

Last Market Sale Information

Recording/Sale Date:	07/27/1989 / 05/1989	1st Mtg Amount/Type:	\$130,290 / VA
Sale Price:	\$129,000	1st Mtg Int. Rate/Type:	/
Sale Type:	FULL	1st Mtg Document #:	1203178
Document #:	1203177	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$92.81
New Construction:		Multi/Split Sale:	
Title Company:	LAND TITLE INSURANCE CO.		
Lender:	FAMILY S&L		
Seller Name:	BROADWAY HAWTHORNE L		

Prior Sale Information

Prior Rec/Sale Date:	12/18/1973 /	Prior Lender:	
Prior Sale Price:	\$28,000	Prior 1st Mtg Amt/Type:	\$28,000 / CONV
Prior Doc Number:		Prior 1st Mtg Rate/Type:	/
Prior Deed Type:	DEED (REG)		

Property Characteristics

Gross Area:		Parking Type:	PARKING AVAIL	Construction:	
Living Area:	1,390	Garage Area:		Heat Type:	HEATED
Tot Adj Area:		Garage Capacity:	1	Exterior wall:	STUCCO
Above Grade:		Parking Spaces:	1	Porch Type:	
Total Rooms:	5	Basement Area:		Patio Type:	
Bedrooms:	2	Finish Bsmnt Area:		Pool:	
Bath(F/H):	1 /	Basement Type:		Air Cond:	
Year Built / Eff:	1929 / 1929	Roof Type:		Style:	SPANISH
Fireplace:	Y / 1	Foundation:	RAISED	Quality:	
# of Stories:	1.00	Roof Material:	ROLL COMPOSITION	Condition:	
Other Improvements:	FENCE				

Site Information

Zoning:	LAR1	Acres:	0.13	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	5,461	Lot Width/Depth:	42 x 130	State Use:	
Land Use:	SFR	Res/Comm Units:	/	Water Type:	
Site Influence:				Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$200,459	Assessed Year:	2016	Property Tax:	\$2,534.43
Land Value:	\$123,852	Improved %:	38%	Tax Area:	212
Improvement Value:	\$76,607	Tax Year:	2015	Tax Exemption:	
Total Taxable Value:	\$200,459				

Comparable Summary

For Property Located At



2125 W 80TH ST, LOS ANGELES, CA 90047-2613

20 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: 20

	Subject Property	Low	High	Average
Sale Price	\$129,000	\$275,000	\$545,000	\$445,805
Bldg/Living Area	1,390	1,204	1,596	1,465
Price/Sqft	\$92.81	\$193.53	\$387.72	\$305.68
Year Built	1929	1925	1949	1931
Lot Area	5,461	5,386	8,070	6,338
Bedrooms	2	2	3	3
Bathrooms/Restrooms	1	1	2	1
Stories	1.00	1.00	1.00	1.00
Total Value	\$200,459	\$47,991	\$399,000	\$256,527
Distance From Subject	0.00	0.02	0.40	0.24

*= 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											
			2125 W 80TH ST	\$129,000	1929	2	1	07/27/1989	1,390	5,461	0.0
Comparables											
<input checked="" type="checkbox"/>	1		2137 W 80TH ST	\$405,000	1930	3	1	09/09/2016	1,204	5,461	0.02
<input checked="" type="checkbox"/>	2		2106 W 80TH ST	\$440,000	1928	3	1	03/08/2016	1,541	5,672	0.05
<input checked="" type="checkbox"/>	3		2040 W 79TH ST	\$477,000	1937	3	2	02/05/2016	1,596	5,386	0.09
<input checked="" type="checkbox"/>	4		2100 W 78TH PL	\$495,000	1926	2	1	06/02/2016	1,587	6,706	0.1
<input checked="" type="checkbox"/>	5		2311 W 79TH ST	\$490,000	1929	3	1	05/06/2016	1,323	6,740	0.17
<input checked="" type="checkbox"/>	6		2158 W 82ND ST	\$355,000	1936	2	1	05/13/2016	1,382	5,789	0.17
<input checked="" type="checkbox"/>	7		2008 W 78TH PL	\$400,000	1925	3	1	06/15/2016	1,386	6,708	0.18
<input checked="" type="checkbox"/>	8		1960 W 79TH ST	\$516,000	1930	3	2	08/30/2016	1,432	5,646	0.19
<input checked="" type="checkbox"/>	9		2202 W 77TH ST	\$415,000	1927	2	1	02/29/2016	1,524	6,844	0.23
<input checked="" type="checkbox"/>	10		1943 W 82ND ST	\$468,000	1929	3	1	09/27/2016	1,521	5,940	0.25
<input checked="" type="checkbox"/>	11		2407 W 78TH PL	\$400,000	1929	3	2	10/19/2016	1,498	6,705	0.25
<input checked="" type="checkbox"/>	12		2041 W 84TH ST	\$480,000	1937	2	1	07/21/2016	1,238	6,058	0.27
<input checked="" type="checkbox"/>	13		2026 W 76TH ST	\$509,100	1925	2	1	08/16/2016	1,546	7,380	0.3
<input checked="" type="checkbox"/>	14		2407 W 77TH ST	\$545,000	1937	2	2	09/13/2016	1,463	6,701	0.33
<input checked="" type="checkbox"/>	15		2019 W 84TH PL	\$470,000	1937	3	2	08/22/2016	1,590	5,835	0.34
<input checked="" type="checkbox"/>	16		1850 W 82ND ST	\$425,000	1927	2	1	06/22/2016	1,528	8,070	0.36
<input checked="" type="checkbox"/>	17		1836 W 78TH ST	\$492,000	1927	3	2	09/08/2016	1,519	6,700	0.38
<input checked="" type="checkbox"/>	18		2006 W 84TH PL	\$380,000	1935	2	2	09/30/2016	1,590	5,740	0.39
<input checked="" type="checkbox"/>	19		1832 W 78TH ST	\$275,000	1949	3	2	03/22/2016	1,421	6,700	0.39
<input checked="" type="checkbox"/>	20		1927 W 84TH PL	\$479,000	1938	2	1	04/29/2016	1,417	5,973	0.4

Comparable Sales Report

For Property Located At



CoreLogic

RealQuest Professional

2125 W 80TH ST, LOS ANGELES, CA 90047-2613**20 Comparable(s) Selected.**

Report Date: 11/03/2016

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$129,000	\$275,000	\$545,000	\$445,805
Bldg/Living Area	1,390	1,204	1,596	1,465
Price/Sqft	\$92.81	\$193.53	\$387.72	\$305.68
Year Built	1929	1925	1949	1931
Lot Area	5,461	5,386	8,070	6,338
Bedrooms	2	2	3	3
Bathrooms/Restrooms	1	1	2	1
Stories	1.00	1.00	1.00	1.00
Total Value	\$200,459	\$47,991	\$399,000	\$256,527
Distance From Subject	0.00	0.02	0.40	0.24

* = user supplied for search only

Comp #:1 Distance From Subject:0.02 (miles)
 Address: 2137 W 80TH ST, LOS ANGELES, CA 90047-2613
 Owner Name: COCHRAN TRACEE/CLARK CHRISTOPHER
 Seller Name: ALDANA CARLOS F
 APN: 6035-004-020 Map Reference: 57-D1 / Living Area: 1,204
 County: LOS ANGELES, CA Census Tract: 2381.00 Total Rooms: 6
 Subdivision: 7520 Zoning: LAR1 Bedrooms: 3
 Rec Date: 09/09/2016 Prior Rec Date: 08/10/2012 Bath(F/H): 1 /
 Sale Date: 07/30/2016 Prior Sale Date: 06/14/2012 Yr Built/Eff: 1930 / 1930
 Sale Price: \$405,000 Prior Sale Price: \$250,000 Air Cond:
 Sale Type: FULL Prior Sale Type: FULL Style: TUDOR
 Document #: 1084635 Acres: 0.13 Fireplace: Y / 1
 1st Mtg Amt: \$397,664 Lot Area: 5,461 Pool:
 Total Value: \$260,055 # of Stories: 1.00 Roof Mat: WOOD SHAKE
 Land Use: SFR Park Area/Cap#: / 1 Parking: PARKING AVAIL

Comp #:2 Distance From Subject:0.05 (miles)
 Address: 2106 W 80TH ST, LOS ANGELES, CA 90047-2612
 Owner Name: HAYES DONALD L & MARILYN M
 Seller Name: MOORE JOHN H JR & BRIDGETT R
 APN: 6035-005-013 Map Reference: 57-D1 / Living Area: 1,541
 County: LOS ANGELES, CA Census Tract: 2381.00 Total Rooms: 6
 Subdivision: 7520 Zoning: LAR1 Bedrooms: 3
 Rec Date: 03/08/2016 Prior Rec Date: 07/24/1998 Bath(F/H): 1 /
 Sale Date: 12/31/2015 Prior Sale Date: 06/16/1998 Yr Built/Eff: 1928 / 1934
 Sale Price: \$440,000 Prior Sale Price: \$150,000 Air Cond:
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 249600 Acres: 0.13 Fireplace: Y / 1
 1st Mtg Amt: \$426,332 Lot Area: 5,672 Pool:
 Total Value: \$198,630 # of Stories: 1.00 Roof Mat: COMPOSITION
 Land Use: SFR Park Area/Cap#: / 2 Parking: SHINGLE
 PARKING AVAIL

Comp #:3 Distance From Subject:0.09 (miles)
 Address: 2040 W 79TH ST, LOS ANGELES, CA 90047-2606
 Owner Name: SANCHEZ MICHELE/ARTEAGA ALBERT
 Seller Name: CORTES ANDY A
 APN: 6035-003-005 Map Reference: 57-D1 / Living Area: 1,596
 County: LOS ANGELES, CA Census Tract: 2381.00 Total Rooms: 7
 Subdivision: 7520 Zoning: LAR1 Bedrooms: 3
 Rec Date: 02/05/2016 Prior Rec Date: 08/31/2015 Bath(F/H): 2 /
 Sale Date: 12/03/2015 Prior Sale Date: 07/20/2015 Yr Built/Eff: 1937 / 1942
 Sale Price: \$477,000 Prior Sale Price: \$399,000 Air Cond:
 Sale Type: FULL Prior Sale Type: FULL Style: SPANISH
 Document #: 136682 Acres: 0.12 Fireplace: Y / 1
 1st Mtg Amt: \$381,600 Lot Area: 5,386 Pool:
 Total Value: \$399,000 # of Stories: 1.00 Roof Mat: ROLL
 Land Use: SFR Park Area/Cap#: / 2 Parking: COMPOSITION
 PARKING AVAIL

Comp #:4 Distance From Subject:0.1 (miles)
 Address: 2100 W 78TH PL, LOS ANGELES, CA 90047-2604
 Owner Name: GURUNG KAMAL B
 Seller Name: JAC HOMES INC
 APN: 6017-029-001 Map Reference: 51-D6 / Living Area: 1,587
 County: LOS ANGELES, CA Census Tract: 2379.00 Total Rooms: 5
 Subdivision: 5107 Zoning: LAR1 Bedrooms: 2
 Rec Date: 06/02/2016 Prior Rec Date: 11/02/2015 Bath(F/H): 1 /
 Sale Date: 04/04/2016 Prior Sale Date: 10/19/2015 Yr Built/Eff: 1926 / 1930
 Sale Price: \$495,000 Prior Sale Price: \$275,000 Air Cond:
 Sale Type: FULL Prior Sale Type: FULL Style: TUDOR
 Document #: 631141 Acres: 0.15 Fireplace: Y / 1
 1st Mtg Amt: \$447,700 Lot Area: 6,706 Pool:
 Total Value: \$275,000 # of Stories: 1.00 Roof Mat: COMPOSITION
 Land Use: SFR Park Area/Cap#: / 2 Parking: SHINGLE
 PARKING AVAIL

Comp #:5 Distance From Subject:0.17 (miles)
 Address: 2311 W 79TH ST, INGLEWOOD, CA 90305-1133
 Owner Name: HAMPTON GAYNELL
 Seller Name: BURKHALTER P E TRUST I
 APN: 4009-032-016 Map Reference: 57-D1 / Living Area: 1,323
 County: LOS ANGELES, CA Census Tract: 6008.01 Total Rooms: 6
 Subdivision: 1924 Zoning: INR3YY Bedrooms: 3
 Rec Date: 05/06/2016 Prior Rec Date: 09/01/2015 Bath(F/H): 1 /
 Sale Date: 03/28/2016 Prior Sale Date: 08/19/2015 Yr Built/Eff: 1929 / 1929
 Sale Price: \$490,000 Prior Sale Price: \$350,500 Air Cond:
 Sale Type: FULL Prior Sale Type: FULL Style: SPANISH
 Document #: 519058 Acres: 0.15 Fireplace: Y / 1
 1st Mtg Amt: \$481,124 Lot Area: 6,740 Pool:
 Total Value: \$350,200 # of Stories: 1.00 Roof Mat: ROLL
 Land Use: SFR Park Area/Cap#: / 1 Parking: COMPOSITION
 PARKING AVAIL

Comp #:6 Distance From Subject:0.17 (miles)
 Address: 2168 W 82ND ST, LOS ANGELES, CA 90047-2620
 Owner Name: BOMO INVESTMENTS LLC
 Seller Name: DEUTSCHE BANK NAT 2006-AR1
 APN: 6035-013-001 Map Reference: 57-D1 / Living Area: 1,382
 County: LOS ANGELES, CA Census Tract: 2381.00 Total Rooms: 5
 Subdivision: 7520 Zoning: LARD1.5 Bedrooms: 2
 Rec Date: 05/13/2016 Prior Rec Date: 08/11/1999 Bath(F/H): 1 /
 Sale Date: 05/06/2016 Prior Sale Date: 12/12/1998 Yr Built/Eff: 1936 / 1936
 Sale Price: \$355,000 Prior Sale Price: Air Cond:
 Sale Type: UNKNOWN Prior Sale Type: Style: SPANISH
 Document #: 552234 Acres: 0.13 Fireplace: Y / 1
 1st Mtg Amt: Lot Area: 5,789 Pool:
 Total Value: \$339,093 # of Stories: 1.00 Roof Mat: ROLL
 Land Use: SFR Park Area/Cap#: / 4 Parking: COMPOSITION
 PARKING AVAIL

Comp #:7 Distance From Subject:0.18 (miles)
 Address: 2008 W 78TH PL, LOS ANGELES, CA 90047-2602
 Owner Name: HUNTER REGINA N & MARSHALL JR/HILL FINELLE V
 Seller Name: MCQUILLER DIANN
 APN: 6017-030-002 Map Reference: 51-D6 / Living Area: 1,386
 County: LOS ANGELES, CA Census Tract: 2379.00 Total Rooms: 6
 Subdivision: 5107 Zoning: LAR1 Bedrooms: 3
 Rec Date: 06/15/2016 Prior Rec Date: 08/28/1996 Bath(F/H): 1 /
 Sale Date: 06/13/2016 Prior Sale Date: Yr Built/Eff: 1925 / 1926
 Sale Price: \$400,000 Prior Sale Price: \$160,000 Air Cond:
 Sale Type: FULL Prior Sale Type: FULL Style: MEDITERRANEAN
 Document #: 691771 Acres: 0.15 Fireplace: Y / 1
 1st Mtg Amt: \$320,000 Lot Area: 6,708 Pool: POOL
 Total Value: \$220,114 # of Stories: 1.00 Roof Mat: ROLL
 Land Use: SFR Park Area/Cap#: / 2 Parking: COMPOSITION
 PARKING AVAIL

Comp #:8 Distance From Subject:0.19 (miles)
 Address: 1960 W 79TH ST, LOS ANGELES, CA 90047-2632
 Owner Name: BARTO ANGELA M/WOO ADAM H
 Seller Name: OMARA CORP
 APN: 6035-002-001 Map Reference: 57-D1 / Living Area: 1,432
 County: LOS ANGELES, CA Census Tract: 2381.00 Total Rooms: 6
 Subdivision: 7520 Zoning: LAR1 Bedrooms: 3
 Rec Date: 08/30/2016 Prior Rec Date: 04/01/2016 Bath(F/H): 2 /
 Sale Date: 08/09/2016 Prior Sale Date: 03/15/2016 Yr Built/Eff: 1930 / 1930
 Sale Price: \$516,000 Prior Sale Price: \$370,000 Air Cond:
 Sale Type: FULL Prior Sale Type: FULL Style: SPANISH
 Document #: 1039342 Acres: 0.13 Fireplace: Y / 1
 1st Mtg Amt: \$465,500 Lot Area: 5,646 Pool:
 Total Value: \$47,991 # of Stories: 1.00 Roof Mat: ROLL
 Land Use: SFR Park Area/Cap#: / 1 Parking: COMPOSITION
 PARKING AVAIL

Comp #:9 Distance From Subject:0.23 (miles)
 Address: 2202 W 77TH ST, INGLEWOOD, CA 90305-1108
 Owner Name: BRASSARD ISHMAEL & PATRICIA
 Seller Name: MCNEELY-DIXON EDNA R
 APN: 4009-024-001 Map Reference: 51-D6 / Living Area: 1,524
 County: LOS ANGELES, CA Census Tract: 6008.01 Total Rooms: 6
 Subdivision: 1924 Zoning: INR1YY Bedrooms: 2
 Rec Date: 02/29/2016 Prior Rec Date: 09/27/1989 Bath(F/H): 1 /
 Sale Date: 02/04/2016 Prior Sale Date: 01/1989 Yr Built/Eff: 1927 / 1929
 Sale Price: \$415,000 Prior Sale Price: \$126,000 Air Cond:
 Sale Type: FULL Prior Sale Type: FULL Style: SPANISH
 Document #: 217414 Acres: 0.16 Fireplace: Y / 1
 1st Mtg Amt: \$407,483 Lot Area: 6,844 Pool:
 Total Value: \$195,799 # of Stories: 1.00 Roof Mat: ROLL
 Land Use: SFR Park Area/Cap#: / 2 Parking: COMPOSITION
 PARKING AVAIL

Comp #:10 Distance From Subject:0.25 (miles)
 Address: 1943 W 82ND ST, LOS ANGELES, CA 90047-2645
 Owner Name: RAMIREZ OSCAR D & ANGELICA
 Seller Name: WILLIAMS GERTRUDE R
 APN: 6035-010-016 Map Reference: 57-D1 / Living Area: 1,521
 County: LOS ANGELES, CA Census Tract: 2381.00 Total Rooms: 6
 Subdivision: 7520 Zoning: LAR1 Bedrooms: 3
 Rec Date: 09/27/2016 Prior Rec Date: 06/22/2011 Bath(F/H): 1 /
 Sale Date: 09/13/2016 Prior Sale Date: 05/04/2011 Yr Built/Eff: 1929 / 1929
 Sale Price: \$468,000 Prior Sale Price: \$290,000 Air Cond:
 Sale Type: FULL Prior Sale Type: FULL Style: SPANISH
 Document #: 1170865 Acres: 0.14 Fireplace: Y / 1
 1st Mtg Amt: \$459,523 Lot Area: 5,940 Pool:
 Total Value: \$313,852 # of Stories: 1.00 Roof Mat: ROLL
 Land Use: SFR Park Area/Cap#: / 2 Parking: COMPOSITION
 PARKING AVAIL

Comp #:11 Distance From Subject:0.25 (miles)
 Address: 2407 W 78TH PL, INGLEWOOD, CA 90305-1127
 Owner Name: DWYER MARC T & HEATHER K
 Seller Name: TSEGA DANIEL
 APN: 4009-026-023 Map Reference: 51-D6 / Living Area: 1,498
 County: LOS ANGELES, CA Census Tract: 6008.01 Total Rooms: 6
 Subdivision: 1924 Zoning: INR1YY Bedrooms: 3
 Rec Date: 10/19/2016 Prior Rec Date: 09/26/2001 Bath(F/H): 2 /
 Sale Date: 10/06/2016 Prior Sale Date: 09/20/2001 Yr Built/Eff: 1929 / 1929
 Sale Price: \$400,000 Prior Sale Price: \$233,000 Air Cond: CENTRAL
 Sale Type: FULL Prior Sale Type: FULL Style: SPANISH
 Document #: 1281844 Acres: 0.15 Fireplace: Y / 1
 1st Mtg Amt: \$380,000 Lot Area: 6,705 Pool:
 Total Value: \$301,328 # of Stories: 1.00 Roof Mat: ROLL
 Land Use: SFR Park Area/Cap#: / 2 Parking: COMPOSITION
 PARKING AVAIL

Comp #:12 Distance From Subject:0.27 (miles)
 Address: 2041 W 84TH ST, LOS ANGELES, CA 90047-2910
 Owner Name: HALL MICHELLE E
 Seller Name: HAMILTON KEITH & SAHIRAH A
 APN: 6035-019-016 Map Reference: 57-D1 / Living Area: 1,238
 County: LOS ANGELES, CA Census Tract: 2381.00 Total Rooms: 5
 Subdivision: 7520 Zoning: LAR1 Bedrooms: 2
 Rec Date: 07/21/2016 Prior Rec Date: 01/25/2007 Bath(F/H): 1 /
 Sale Date: 06/30/2016 Prior Sale Date: 01/03/2007 Yr Built/Eff: 1937 / 1937
 Sale Price: \$480,000 Prior Sale Price: \$395,000 Air Cond:
 Sale Type: FULL Prior Sale Type: FULL Style: SPANISH
 Document #: 855028 Acres: 0.14 Fireplace: Y / 1
 1st Mtg Amt: \$471,306 Lot Area: 6,058 Pool:
 Total Value: \$395,900 # of Stories: 1.00 Roof Mat: ROLL
 Land Use: SFR Park Area/Cap#: / 2 Parking: COMPOSITION
 PARKING AVAIL

Comp #:13 Distance From Subject:0.3 (miles)
 Address: 2026 W 76TH ST, LOS ANGELES, CA 90047-2305
 Owner Name: HANSON EMILY
 Seller Name: URBAN STREET PROPERTIES INC
 APN: 6017-019-005 Map Reference: 51-D6 / Living Area: 1,546
 County: LOS ANGELES, CA Census Tract: 2379.00 Total Rooms: 5
 Subdivision: 5107 Zoning: LAR1 Bedrooms: 2
 Rec Date: 08/16/2016 Prior Rec Date: Bath(F/H): 1 /
 Sale Date: 07/14/2016 Prior Sale Date: Yr Built/Eff: 1925 / 1925
 Sale Price: \$509,100 Prior Sale Price: Air Cond:
 Sale Type: FULL Prior Sale Type: Style: SPANISH
 Document #: 967166 Acres: 0.17 Fireplace: Y / 1
 1st Mtg Amt: \$458,100 Lot Area: 7,380 Pool:
 Total Value: \$253,922 # of Stories: 1.00 Roof Mat: ROLL
 Land Use: SFR Park Area/Cap#: / 2 Parking: COMPOSITION
 PARKING AVAIL

Comp #:14 Distance From Subject:0.33 (miles)
 Address: 2407 W 77TH ST, INGLEWOOD, CA 90305-1111
 Owner Name: BARAJAS CUAUHEMOC/VALENCIA ALICIA E
 Seller Name: KING KAMIKA J
 APN: 4009-018-020 Map Reference: 51-D6 / Living Area: 1,463
 County: LOS ANGELES, CA Census Tract: 6008.01 Total Rooms: 5
 Subdivision: 1924 Zoning: INR1YY Bedrooms: 2
 Rec Date: 09/13/2016 Prior Rec Date: 11/07/2012 Bath(F/H): 2 /
 Sale Date: 08/08/2016 Prior Sale Date: 10/10/2012 Yr Built/Eff: 1937 / 1937
 Sale Price: \$545,000 Prior Sale Price: \$329,000 Air Cond:
 Sale Type: FULL Prior Sale Type: FULL Style: SPANISH
 Document #: 1100448 Acres: 0.15 Fireplace: Y / 1
 1st Mtg Amt: \$535,128 Lot Area: 6,701 Pool:
 Total Value: \$342,234 # of Stories: 1.00 Roof Mat: ROLL
 Land Use: SFR Park Area/Cap#: / 2 Parking: COMPOSITION
 PARKING AVAIL

Comp #:15 Distance From Subject:0.34 (miles)
 Address: 2019 W 84TH PL, LOS ANGELES, CA 90047-2904
 Owner Name: GOMEZ GERALDINE K/PENA JOHN H
 Seller Name: SCHWARTZ MICHELLE C
 APN: 6035-022-024 Map Reference: 57-D1 / Living Area: 1,590
 County: LOS ANGELES, CA Census Tract: 2381.00 Total Rooms: 6
 Subdivision: 7520 Zoning: LAR1 Bedrooms: 3
 Rec Date: 08/22/2016 Prior Rec Date: 07/19/2000 Bath(F/H): 2 /
 Sale Date: 07/29/2016 Prior Sale Date: 07/18/2000 Yr Built/Eff: 1937 / 1948
 Sale Price: \$470,000 Prior Sale Price: Air Cond:
 Sale Type: FULL Prior Sale Type: Style: SPANISH
 Document #: 996883 Acres: 0.13 Fireplace: Y / 1
 1st Mtg Amt: \$430,402 Lot Area: 5,835 Pool:
 Total Value: \$50,691 # of Stories: 1.00 Roof Mat: ROLL
 Land Use: SFR Park Area/Cap#: / 1 Parking: COMPOSITION
 PARKING AVAIL

Comp #:16 Distance From Subject:0.36 (miles)
 Address: 1850 W 82ND ST, LOS ANGELES, CA 90047-2641
 Owner Name: PEREIRA MICHAEL
 Seller Name: MOSS FAMILY TRUST
 APN: 6035-016-018 Map Reference: 57-E1 / Living Area: 1,528
 County: LOS ANGELES, CA Census Tract: 2381.00 Total Rooms: 5
 Subdivision: 4552 Zoning: LAR1 Bedrooms: 2
 Rec Date: 06/22/2016 Prior Rec Date: Bath(F/H): 1 /
 Sale Date: 04/19/2016 Prior Sale Date: Yr Built/Eff: 1927 / 1927
 Sale Price: \$425,000 Prior Sale Price: Air Cond:
 Sale Type: FULL Prior Sale Type: Style: SPANISH
 Document #: 721113 Acres: 0.19 Fireplace: Y / 1
 1st Mtg Amt: \$417,302 Lot Area: 8,070 Pool:
 Total Value: \$66,208 # of Stories: 1.00 Roof Mat: ROLL
 Land Use: SFR Park Area/Cap#: / 2 Parking: COMPOSITION
 PARKING AVAIL

Comp #:17 Distance From Subject:0.38 (miles)
 Address: 1836 W 78TH ST, LOS ANGELES, CA 90047-2335
 Owner Name: KURIHARA MELANIE & NICOLE
 Seller Name: QUININE DEON L
 APN: 6017-025-014 Map Reference: 51-E6 / Living Area: 1,519
 County: LOS ANGELES, CA Census Tract: 2379.00 Total Rooms: 5
 Subdivision: 5107 Zoning: LAR1 Bedrooms: 3
 Rec Date: 09/08/2016 Prior Rec Date: 06/26/2014 Bath(F/H): 2 /
 Sale Date: 08/30/2016 Prior Sale Date: 04/21/2014 Yr Built/Eff: 1927 / 1932
 Sale Price: \$492,000 Prior Sale Price: \$374,000 Air Cond:
 Sale Type: FULL Prior Sale Type: FULL Style:
 Document #: 1077344 Acres: 0.15 Fireplace: /
 1st Mtg Amt: \$442,800 Lot Area: 6,700 Pool:
 Total Value: \$387,287 # of Stories: Roof Mat:
 Land Use: SFR Park Area/Cap#: / Parking:

Comp #:18 Distance From Subject:0.39 (miles)
 Address: 2006 W 84TH PL, LOS ANGELES, CA 90047-2903
 Owner Name: JLMR INVESTMENTS LP
 Seller Name: WASHINGTON LIVING TRUST
 APN: 6035-027-013 Map Reference: 57-D1 / Living Area: 1,590
 County: LOS ANGELES, CA Census Tract: 2381.00 Total Rooms: 6
 Subdivision: 7520 Zoning: LAR1 Bedrooms: 2
 Rec Date: 09/30/2016 Prior Rec Date: Bath(F/H): 2 /
 Sale Date: 09/22/2016 Prior Sale Date: Yr Built/Eff: 1935 / 1942
 Sale Price: \$380,000 Prior Sale Price: Air Cond:
 Sale Type: FULL Prior Sale Type: Style: SPANISH
 Document #: 1195054 Acres: 0.13 Fireplace: Y / 1
 1st Mtg Amt: Lot Area: 5,740 Pool:
 Total Value: \$50,691 # of Stories: 1.00 Roof Mat: ROLL
 Land Use: SFR Park Area/Cap#: / 1 Parking: COMPOSITION
 PARKING AVAIL

Comp #:19 Distance From Subject:0.39 (miles)
 Address: 1832 W 78TH ST, LOS ANGELES, CA 90047-2335
 Owner Name: BURKS CORRIE & CAMERON O
 Seller Name: WILLIAMS SANDY D
 APN: 6017-025-013 Map Reference: 51-E6 / Living Area: 1,421
 County: LOS ANGELES, CA Census Tract: 2379.00 Total Rooms: 6
 Subdivision: 5107 Zoning: LAR1 Bedrooms: 3
 Rec Date: 03/22/2016 Prior Rec Date: Bath(F/H): 2 /
 Sale Date: 03/15/2016 Prior Sale Date: Yr Built/Eff: 1949 / 1949
 Sale Price: \$275,000 Prior Sale Price: Air Cond:
 Sale Type: FULL Prior Sale Type: Style: CONVENTIONAL
 Document #: 311035 Acres: 0.15 Fireplace: /
 1st Mtg Amt: \$241,808 Lot Area: 6,700 Pool:
 Total Value: \$351,044 # of Stories: 1.00 Roof Mat: COMPOSITION
 Land Use: SFR Park Area/Cap#: / 2 Parking: SHINGLE
 PARKING AVAIL

Comp #:20 Distance From Subject:0.4 (miles)
 Address: 1927 W 84TH PL, LOS ANGELES, CA 90047-2902
 Owner Name: MARX BENJAMIN M/FORD SARAH E A
 Seller Name: BROADMOOR DEV
 APN: 6035-023-019 Map Reference: 57-D1 / Living Area: 1,417
 County: LOS ANGELES, CA Census Tract: 2381.00 Total Rooms: 5
 Subdivision: 7520 Zoning: LAR1 Bedrooms: 2
 Rec Date: 04/29/2016 Prior Rec Date: 12/23/2015 Bath(F/H): 1 /
 Sale Date: 04/07/2016 Prior Sale Date: 12/03/2015 Yr Built/Eff: 1938 / 1938
 Sale Price: \$479,000 Prior Sale Price: \$331,500 Air Cond:
 Sale Type: FULL Prior Sale Type: FULL Style: SPANISH
 Document #: 490597 Acres: 0.14 Fireplace: Y / 1
 1st Mtg Amt: Lot Area: 5,973 Pool:
 Total Value: \$331,500 # of Stories: 1.00 Roof Mat: ROLL
 Land Use: SFR Park Area/Cap#: / 2 Parking: COMPOSITION
 PARKING AVAIL

EXHIBIT D

ASSIGNED INSPECTOR: DALE SCHWARTZ
JOB ADDRESS: 2125 WEST 80TH STREET, LOS ANGELES, CA
ASSESSORS PARCEL NO. (APN): 6035-004-023

Date: November 7, 2016

CASE#: 675018
ORDER NO: A-3733611

EFFECTIVE DATE OF ORDER TO COMPLY: March 30, 2015
COMPLIANCE EXPECTED DATE: April 29, 2015
DATE COMPLIANCE OBTAINED: No Compliance to Date

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-3733611

1060804201614343

**BOARD OF
BUILDING AND SAFETY
COMMISSIONERS**

**VAN AMBATIELOS
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**

ORDER TO COMPLY AND NOTICE OF FEE

**HOLLIS,LESLIE
2930 W IMPERIAL HWY 200 U
INGLEWOOD, CA 90303**

**CASE #: 675018
ORDER #: A-3733611
EFFECTIVE DATE: March 30, 2015
COMPLIANCE DATE: April 29, 2015**

**OWNER OF
SITE ADDRESS: 2125 W 80TH ST**

**ASSESSORS PARCEL NO.: 6035-004-023
ZONE: R1; One-Family Zone**

**MAILED
3/24/15
pc**

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. Plumbing work has been done without the required permits and approvals.

You are therefore ordered to: Obtain all required plumbing permits and approvals

Code Section(s) in Violation: 94.103.1.1, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

Comments: Water and sewer lines in the rear yard.



**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.

INVESTIGATION FEE REQUIRED:

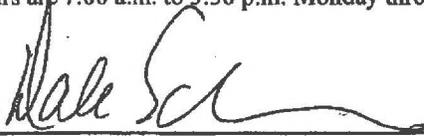
Whenever any work has been commenced without authorization by a permit or application for inspection, and which violates provisions of Articles 1 through 8 of Chapter IX of the Los Angeles Municipal Code (L.A.M.C.) , and if no order has been issued by the department or a court of law requiring said work 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.

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 3:30 p.m. Monday through Thursday.

Inspector :



Date: March 25, 2015

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

Dale.Schwartz@lacity.org



REVIEWED BY