

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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CITY OF LOS ANGELES
CALIFORNIA



KAREN BASS
MAYOR

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

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

JOHN WEIGHT
EXECUTIVE OFFICER

June 4, 2024

Council District: # 8

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

JOB ADDRESS: **1918 WEST 79TH STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **6035-002-010**
Re: Invoice #776839-8

Pursuant to the authority granted by Section 91.103 of the Los Angeles Municipal Code, the Los Angeles Department of Building and Safety (LADBS) investigated and identified code violations at: **1918 West 79th Street, Los Angeles, CA** ("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 February 18, 2019, to pay a code violation inspection fee after violations were identified and verified upon inspection. The code violation inspection fees imposed by the LADBS are as follows:

<u>Description</u>	<u>Amount</u>
Code Violation Investigation fee	336.00
System Development Surcharge	20.16
Late Charge/Collection fee (250%)	840.00
System Development Surcharge late fee	50.40
Title Report fee	30.00
Grand Total	\$ 1,276.56

Pursuant to the authority granted by Section 7.35.3 of the Los Angeles Administrative Code, it is proposed that a lien for a total sum of **\$1,276.56** be recorded against the property. It is requested that the Honorable City Council of the City of Los Angeles (the "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 Council instruct LADBS to deposit to Dept 08, Fund 48R, Balance Sheet Account 2200, any payment received against this lien in the amount of **\$1,276.56** 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


Ana Mae Yutan

Chief, LADBS Resource Management Bureau

Lien confirmed by
City Council on:

ATTEST: HOLLY L. WOLCOTT, CITY CLERK

BY: _____
DEPUTY



1649 BUCKINGHAM RD.
LOS ANGELES, CA 90019
Phone 310-943-9235 latitle@in2-res.com

Property Title Report

Work Order No. T17151
Dated as of: 08/22/2022

Prepared for: City of Los Angeles

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

APN #: 6035-002-010

Property Address: 1918 W 79TH ST City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Document: JOINT TENANCY GRANT DEED
Grantee : ANNIE MAE TOUSSAINT AND DARIS R. TOUSSAINT
Grantor : ANNIE MAE TOUSSAINT
Deed Date : 05/05/1998 Recorded : 05/14/1998
Instr No. : 98-813981

MAILING ADDRESS: ANNIE MAE TOUSSAINT AND DARIS R. TOUSSAINT
1918 W 79TH ST, LOS ANGELES, CA 90047

SCHEDULE B

LEGAL DESCRIPTION

Lot Number: 10 Block: 3 Tract No: 7520 Brief Description: TRACT # 7520 LOT 10 BLK 3

MORTGAGES/LIENS

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

98 813981

RECORDING REQUESTED BY

Stewart
WHEN RECORDED MAIL TO
AND MAIL TAX STATEMENTS TO

RECORDED/FILED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA

MAY 14 1998 AT 8 A.M.

FEE
\$7
E

NAME Annie Mae Toussaint
ADDRESS Daris R. Toussaint
1918 West 79th Street
CITY Los Angeles, CA 90047
STATE & ZIP

Title Order No. 200051710

Escrow No. 98224284

APN: 6035-002-010

JOINT TENANCY GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is \$ -0- See below * CITY TAX \$

- ☐ 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: ~~XXX~~ City of Los Angeles, and

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

ANNIE MAE TOUSSAINT, a widow

hereby GRANT(s) to

ANNIE MAE TOUSSAINT, a widow and DARIS R. TOUSSAINT, a single man - -

, as Joint Tenants

the following described real property in the city of Los Angeles County of: Los Angeles State of California:
Lot 10 in Block 3 of Tract No. 7520, as per map recorded in Book 84, Pages
29 to 31 inclusive of Maps, in the office of the County Recorder of said
County.

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

APN 6035-002-010

Annie M. Toussaint
Annie Mae Toussaint

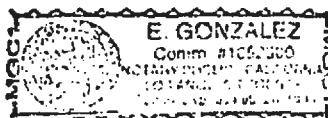
Dated: May 5, 1998

STATE OF CALIFORNIA

COUNTY OF Los Angeles) ss.

On May 6, 1998 before me, Emily Gonzalez
personally appeared Annie Mae Toussaint
personally known to me (or proved to me on the basis of satisfactory evidence) to 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]*

NOTIFICATION (MAY-1998)

EXHIBIT B

ASSIGNED INSPECTOR: **KIM DOEPPING**
 JOB ADDRESS: **1918 WEST 79TH STREET, LOS ANGELES, CA**
 ASSESSORS PARCEL NO. (APN): **6035-002-010**

Date: June 4, 2024

Last Full Title: 08/22/2022

Last Update to Title:

LIST OF OWNERS AND INTERESTED PARTIES

- 1) ANNIE MAE TOUSSAINT AND DARIS R. TOUSSAINT
1918 W. 79TH ST.
LOS ANGELES, CA 90047

Property Detail Report**For Property Located At :****1918 W 79TH ST, LOS ANGELES, CA 90047-2632**

RealQuest

Owner Information

Owner Name: **TOUSSAINT ANNIE M/TOUSSAINT DARIS R**
 Mailing Address: **1918 W 79TH ST, LOS ANGELES CA 90047-2632 C053**
 Vesting Codes: **/ A /**

Location Information

Legal Description:	TRACT # 7520 LOT 10	APN:	6035-002-010
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	2381.00 / 4	Subdivision:	7520
Township-Range-Sect:		Map Reference:	57-D1 /
Legal Book/Page:	84-29	Tract #:	7520
Legal Lot:	10	School District:	LOS ANGELES
Legal Block:	3	School District Name:	LOS ANGELES
Market Area:	C36	Munic/Township:	LOS ANGELES
Neighbor Code:			

Owner Transfer Information

Recording/Sale Date:	05/14/1998 / 05/05/1998	Deed Type:	JOINT TENANCY DEED
Sale Price:		1st Mtg Document #:	813982
Document #:	813981		

Last Market Sale Information

Recording/Sale Date:	02/20/1970 /	1st Mtg Amount/Type:	/
Sale Price:	\$23,500	1st Mtg Int. Rate/Type:	/
Sale Type:	FULL	1st Mtg Document #:	
Document #:		2nd Mtg Amount/Type:	/
Deed Type:	DEED (REG)	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$15.05
New Construction:		Multi/Split Sale:	
Title Company:			
Lender:			
Seller Name:			

Prior Sale Information

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

Property Characteristics

Gross Area:		Parking Type:	PARKING AVAIL	Construction:	
Living Area:	1,561	Garage Area:		Heat Type:	HEATED
Tot Adj Area:		Garage Capacity:		Exterior wall:	STUCCO
Above Grade:		Parking Spaces:	2	Porch Type:	
Total Rooms:	5	Basement Area:		Patio Type:	
Bedrooms:	2	Finish Bsmnt Area:		Pool:	
Bath(F/H):	3 /	Basement Type:		Air Cond:	
Year Built / Eff:	1929 / 1929	Roof Type:		Style:	TUDOR
Fireplace:	Y / 1	Foundation:	RAISED	Quality:	
# of Stories:	1	Roof Material:	WOOD SHAKE	Condition:	
Other Improvements:	FENCE Building Permit				

Site Information

Zoning:	LAR1	Acres:	0.13	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	5,613	Lot Width/Depth:	44 x 128	State Use:	
Land Use:	SFR	Res/Comm Units:	1 /	Water Type:	
Site Influence:				Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$55,440	Assessed Year:	2021	Property Tax:	\$852.66
Land Value:	\$23,527	Improved %:	58%	Tax Area:	212
Improvement Value:	\$31,913	Tax Year:	2021	Tax Exemption:	HOMEOWNER
Total Taxable Value:	\$48,440				

Comparable Sales Report

For Property Located At

**1918 W 79TH ST, LOS ANGELES, CA 90047-2632**

20 Comparable(s) Selected.

Report Date: 08/23/2022

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$23,500	\$330,000	\$970,000	\$775,800
Bldg/Living Area	1,561	1,326	1,728	1,513
Price/Sqft	\$15.05	\$196.66	\$691.80	\$516.76
Year Built	1929	1924	1954	1930
Lot Area	5,613	5,000	6,971	5,765
Bedrooms	2	2	4	3
Bathrooms/Restrooms	3	1	2	2
Stories	1.00	1.00	1.00	1.00
Total Value	\$55,440	\$48,641	\$659,900	\$371,306
Distance From Subject	0.00	0.07	0.45	0.33

* = user supplied for search only

Distance From Subject:0.07 (miles)

Comp #:	1				
Address:	1936 W 80TH ST, LOS ANGELES, CA 90047-2636				
Owner Name:	HODGE RONALD T II/HERNANDEZ AILEEN				
Seller Name:	MCCANN DS LIVING TRUST				
APN:	6035-007-006	Map Reference:	57-D1 /	Living Area:	1,656
County:	LOS ANGELES, CA	Census Tract:	2381.00	Total Rooms:	6
Subdivision:	7520	Zoning:	LAR1	Bedrooms:	3
Rec Date:	04/08/2022	Prior Rec Date:	07/29/2016	Bath(F/H):	2 /
Sale Date:	03/22/2022	Prior Sale Date:	06/21/2016	Yr Built/Eff:	1930 / 1930
Sale Price:	\$925,000	Prior Sale Price:	\$500,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	SPANISH
Document #:	391449	Acres:	0.14	Fireplace:	Y / 1
1st Mtg Amt:	\$830,250	Lot Area:	5,941	Pool:	
Total Value:	\$536,098	# of Stories:	1	Roof Mat:	ROLL COMPOSITION
Land Use:	SFR	Park Area/Cap#:	/	Parking:	PARKING AVAIL

Comp #:		2		Distance From Subject:0.12 (miles)	
Address:		2014 W 79TH ST, LOS ANGELES, CA 90047-2606			
Owner Name:		READING STEPHANIE L			
Seller Name:		ANDRADE AMANDA & RENATTO			
APN:	6035-003-011	Map Reference:	57-D1 /	Living Area:	1,331
County:	LOS ANGELES, CA	Census Tract:	2381.00	Total Rooms:	5
Subdivision:	7520	Zoning:	LAR1	Bedrooms:	4
Rec Date:	06/14/2022	Prior Rec Date:	04/24/2018	Bath(F/H):	2 /
Sale Date:	06/09/2022	Prior Sale Date:	03/26/2018	Yr Built/Eff:	1938 / 1945
Sale Price:	\$795,000	Prior Sale Price:	\$554,000	Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	628810	Acres:	0.12	Fireplace:	Y / 1
1st Mtg Amt:	\$397,500	Lot Area:	5,419	Pool:	
Total Value:	\$582,352	# of Stories:	1	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/	Parking:	PARKING AVAIL

Comp #:	3	Distance From Subject:0.20 (miles)
Address:	2032 W 78TH ST, LOS ANGELES, CA 90047-2313	
Owner Name:	GILLET JERRIT C/GILLET OSCAR S & BEVERLY Y	

Seller Name: MARTIN SERGIO JR & CATHY		
APN:	6017-027-007	Map Reference: 51-D6 /
County:	LOS ANGELES, CA	Census Tract: 2379.00
Subdivision:	5107	Zoning: LAR1
Rec Date:	06/03/2022	Prior Rec Date: 06/30/2017
Sale Date:	04/22/2022	Prior Sale Date: 06/23/2017
Sale Price:	\$925,000	Prior Sale Price: \$570,000
Sale Type:	FULL	Prior Sale Type: FULL
Document #:	594982	Acres: 0.15
1st Mtg Amt:	\$830,000	Lot Area: 6,705
Total Value:	\$611,151	# of Stories: 1
Land Use: SFR	Park Area/Cap#: /	Parking: COMPOSITION SHINGLE PARKING AVAIL

Comp #4		Distance From Subject: 0.22 (miles)
Address: 7843 S HOBART BLVD, LOS ANGELES, CA 90047-2726		
Owner Name: ACCELERATION HOMES LLC		
Seller Name: ROGERS BENNY L		
APN:	6018-032-027	Map Reference: 57-E1 /
County:	LOS ANGELES, CA	Census Tract: 2379.00
Subdivision:	6757	Zoning: LAR1
Rec Date:	05/25/2022	Prior Rec Date: 03/20/2013
Sale Date:	05/06/2022	Prior Sale Date: 02/12/2013
Sale Price:	\$660,000	Prior Sale Price: \$325,000
Sale Type:	FULL	Prior Sale Type: FULL
Document #:	562409	Acres: 0.12
1st Mtg Amt:	\$594,000	Lot Area: 5,200
Total Value:	\$369,729	# of Stories: 1
Land Use: SFR	Park Area/Cap#: /	Parking: ROLL COMPOSITION PARKING AVAIL

Comp #5		Distance From Subject: 0.22 (miles)
Address: 1733 W 79TH ST, LOS ANGELES, CA 90047-2703		
Owner Name: MEDLOCK INVESTMENTS LNC		
Seller Name: PETTY FANNIE M		
APN:	6018-032-030	Map Reference: 57-E1 /
County:	LOS ANGELES, CA	Census Tract: 2379.00
Subdivision:	6757	Zoning: LAR1
Rec Date:	04/29/2022	Prior Rec Date: 07/27/1987
Sale Date:	04/08/2022	Prior Sale Date: 03/1987
Sale Price:	\$640,000	Prior Sale Price: \$98,000
Sale Type:	FULL	Prior Sale Type: FULL
Document #:	469728	Acres: 0.12
1st Mtg Amt:	\$576,000	Lot Area: 5,023
Total Value:	\$177,154	# of Stories: 1
Land Use: SFR	Park Area/Cap#: /	Parking: WOOD SHAKE PARKING AVAIL

Comp #6		Distance From Subject: 0.26 (miles)
Address: 2044 W 82ND ST, LOS ANGELES, CA 90047-2618		
Owner Name: BATHE-SMITH LINDSEY/BATTLE JOHN E		
Seller Name: HL3 LUNA LLC		
APN:	6035-014-004	Map Reference: 57-D1 /
County:	LOS ANGELES, CA	Census Tract: 2381.00
Subdivision:	7520	Zoning: LAR1
Rec Date:	02/25/2022	Prior Rec Date: 05/17/2021
Sale Date:	01/26/2022	Prior Sale Date: 04/28/2021
Sale Price:	\$945,000	Prior Sale Price: \$710,000
Sale Type:	FULL	Prior Sale Type: FULL
Document #:	220893	Acres: 0.13
1st Mtg Amt:	\$803,250	Lot Area: 5,789
Total Value:	\$50,221	# of Stories: 1
Land Use: SFR	Park Area/Cap#: /	Parking: COMPOSITION SHINGLE PARKING AVAIL

Comp #7		Distance From Subject: 0.34 (miles)
Address: 7701 S HARVARD BLVD, LOS ANGELES, CA 90047-2411		

Owner Name:	LIBERTY PILI LLC		
Seller Name:	WALKER LORRAINE		
APN:	6018-018-024	Map Reference:	51-E6 /
County:	LOS ANGELES, CA	Census Tract:	2379.00
Subdivision:	6757	Zoning:	LAR1
Rec Date:	01/03/2022	Prior Rec Date:	03/04/1985
Sale Date:	12/23/2021	Prior Sale Date:	
Sale Price:	\$561,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	2443	Acres:	0.12
1st Mtg Amt:		Lot Area:	5,200
Total Value:	\$71,351	# of Stories:	1
Land Use:	SFR	Park Area/Cap#:	/

Living Area: **1,350**
 Total Rooms: **6**
 Bedrooms: **3**
 Bath(F/H): **2 /**
 Yr Built/Eff: **1930 / 1930**
 Air Cond:
 Style: **SPANISH**
 Fireplace: **Y / 1**
 Pool:
 Roof Mat: **ROLL COMPOSITION**
 Parking: **PARKING AVAIL**

Comp #:8 Distance From Subject:0.36 (miles)

Address: **2118 W 83RD ST, LOS ANGELES, CA 90047-2936**

Owner Name: **ROBERTSON JOYCE M**

Seller Name: **MIMS RITA**

APN:	6035-020-010	Map Reference:	57-D1 /	Living Area:	1,528
County:	LOS ANGELES, CA	Census Tract:	2381.00	Total Rooms:	6
Subdivision:	7520	Zoning:	LAR1	Bedrooms:	2
Rec Date:	12/09/2021	Prior Rec Date:	03/12/2019	Bath(F/H):	2 /
Sale Date:	11/19/2021	Prior Sale Date:	03/08/2019	Yr Built/Eff:	1927 / 1938
Sale Price:	\$860,000	Prior Sale Price:	\$465,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	SPANISH
Document #:	1836680	Acres:	0.13	Fireplace:	Y / 1
1st Mtg Amt:	\$860,000	Lot Area:	5,674	Pool:	
Total Value:	\$401,364	# of Stories:	1	Roof Mat:	ROLL COMPOSITION
Land Use:	SFR	Park Area/Cap#:	/	Parking:	PARKING AVAIL

Comp #:9 Distance From Subject:0.36 (miles)

Address: **2146 W 77TH ST, LOS ANGELES, CA 90047-2311**

Owner Name: **MULLINS DEXTER R**

Seller Name: **CONLEY HELENA J**

APN:	6017-021-010	Map Reference:	51-D6 /	Living Area:	1,676
County:	LOS ANGELES, CA	Census Tract:	2379.00	Total Rooms:	6
Subdivision:	5107	Zoning:	LAR1	Bedrooms:	3
Rec Date:	04/08/2022	Prior Rec Date:	04/10/2012	Bath(F/H):	2 /
Sale Date:	03/18/2022	Prior Sale Date:	04/06/2012	Yr Built/Eff:	1930 / 1930
Sale Price:	\$970,000	Prior Sale Price:	\$196,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	SPANISH
Document #:	394215	Acres:	0.15	Fireplace:	Y / 1
1st Mtg Amt:	\$921,500	Lot Area:	6,706	Pool:	
Total Value:	\$227,084	# of Stories:	1	Roof Mat:	ROLL COMPOSITION
Land Use:	SFR	Park Area/Cap#:	/	Parking:	PARKING AVAIL

Comp #:10 Distance From Subject:0.37 (miles)

Address: **7723 LA SALLE AVE, LOS ANGELES, CA 90047-2425**

Owner Name: **FELIX RAMON/CATINO JAMIE P**

Seller Name: **ROSE CLEVELAND Z SR TRUST**

APN:	6018-019-029	Map Reference:	51-E6 /	Living Area:	1,342
County:	LOS ANGELES, CA	Census Tract:	2379.00	Total Rooms:	6
Subdivision:	6757	Zoning:	LAR1	Bedrooms:	3
Rec Date:	06/06/2022	Prior Rec Date:	09/23/1969	Bath(F/H):	1 /
Sale Date:	05/18/2022	Prior Sale Date:		Yr Built/Eff:	1926 / 1926
Sale Price:	\$705,000	Prior Sale Price:	\$23,500	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	TUDOR
Document #:	599528	Acres:	0.12	Fireplace:	Y / 1
1st Mtg Amt:	\$599,250	Lot Area:	5,201	Pool:	
Total Value:	\$48,641	# of Stories:	1	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/	Parking:	PARKING AVAIL

Comp #:11			Distance From Subject:0.39 (miles)
Address:	1952 W 74TH ST, LOS ANGELES, CA 90047-2114		
Owner Name:	LA VALLE FAMILY FOUNDATION		
Seller Name:	LORTIES & CATHY CANCER PHILANT		
APN:	6017-010-011	Map Reference:	51-D6 /
County:	LOS ANGELES, CA	Census Tract:	2379.00
Subdivision:	5107	Zoning:	LAR1
Rec Date:	05/27/2022	Prior Rec Date:	10/14/1992
Sale Date:	02/22/2022	Prior Sale Date:	
Sale Price:	\$330,000	Prior Sale Price:	\$174,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	572604	Acres:	0.15
1st Mtg Amt:		Lot Area:	6,702
Total Value:	\$510,000	# of Stories:	1
Land Use:	SFR	Park Area/Cap#:	/
		Parking:	ROLL COMPOSITION PARKING AVAIL

Comp #:12			Distance From Subject:0.39 (miles)
Address:	1958 W 74TH ST, LOS ANGELES, CA 90047-2114		
Owner Name:	RIVERS MARK A/IDLEBIRD-RIVERS STEPHANIE		
Seller Name:	REDFINNOW BORROWER LLC		
APN:	6017-010-012	Map Reference:	51-D6 /
County:	LOS ANGELES, CA	Census Tract:	2379.00
Subdivision:	5107	Zoning:	LAR1
Rec Date:	01/11/2022	Prior Rec Date:	10/13/2021
Sale Date:	12/08/2021	Prior Sale Date:	09/15/2021
Sale Price:	\$830,000	Prior Sale Price:	\$800,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	38247	Acres:	0.16
1st Mtg Amt:	\$830,000	Lot Area:	6,971
Total Value:	\$381,594	# of Stories:	1
Land Use:	SFR	Park Area/Cap#:	/
		Parking:	ROLL COMPOSITION PARKING AVAIL

Comp #:13			Distance From Subject:0.39 (miles)
Address:	7522 S HOBART BLVD, LOS ANGELES, CA 90047-2413		
Owner Name:	JAIME CONSUELO M/MARTINEZ KIMBERLY J Z		
Seller Name:	ARREOLA ANTONIO		
APN:	6018-015-013	Map Reference:	51-E6 /
County:	LOS ANGELES, CA	Census Tract:	2379.00
Subdivision:	6757	Zoning:	LAR1
Rec Date:	03/16/2022	Prior Rec Date:	07/12/2013
Sale Date:	01/30/2022	Prior Sale Date:	05/21/2013
Sale Price:	\$820,000	Prior Sale Price:	\$325,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	304139	Acres:	0.12
1st Mtg Amt:	\$750,000	Lot Area:	5,230
Total Value:	\$394,130	# of Stories:	1
Land Use:	SFR	Park Area/Cap#:	/
		Parking:	ROLL COMPOSITION PARKING AVAIL

Comp #:14			Distance From Subject:0.39 (miles)
Address:	7631 LA SALLE AVE, LOS ANGELES, CA 90047-2423		
Owner Name:	PROCTOR MARY L		
Seller Name:	ALLEN MARY L		
APN:	6018-019-023	Map Reference:	51-E6 /
County:	LOS ANGELES, CA	Census Tract:	2379.00
Subdivision:	6757	Zoning:	LAR1
Rec Date:	01/04/2022	Prior Rec Date:	01/29/1965
Sale Date:	12/01/2021	Prior Sale Date:	
Sale Price:	\$565,000	Prior Sale Price:	\$16,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	8407	Acres:	0.12
1st Mtg Amt:	\$423,750	Lot Area:	5,201
Total Value:	\$49,544	# of Stories:	1
Land Use:	SFR	Park Area/Cap#:	/
		Parking:	ROLL COMPOSITION PARKING AVAIL

Comp #:15		Distance From Subject:0.40 (miles)	
Address: 7610 S HARVARD BLVD, LOS ANGELES, CA 90047-2408			
Owner Name: GILL FRANK M/MIER IRENE			
Seller Name: NASH ERICA L			
APN:	6018-019-003	Map Reference:	51-E6 /
County:	LOS ANGELES, CA	Census Tract:	2379.00
Subdivision:	6757	Zoning:	LAR1
Rec Date:	05/10/2022	Prior Rec Date:	11/12/2004
Sale Date:	04/11/2022	Prior Sale Date:	09/22/2004
Sale Price:	\$785,000	Prior Sale Price:	\$350,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	506826	Acres:	0.12
1st Mtg Amt:	\$706,500	Lot Area:	5,385
Total Value:	\$450,702	# of Stories:	1
Land Use:	SFR	Park Area/Cap#:	/
		Parking:	ROLL COMPOSITION PARKING AVAIL

Comp #:16		Distance From Subject:0.40 (miles)	
Address: 2127 W 76TH ST, LOS ANGELES, CA 90047-2308			
Owner Name: MCARN MICHELLE			
Seller Name: HALL ANNA M TRUST			
APN:	6017-013-019	Map Reference:	51-D6 /
County:	LOS ANGELES, CA	Census Tract:	2379.00
Subdivision:	5107	Zoning:	LAR1
Rec Date:	07/25/2022	Prior Rec Date:	11/19/2002
Sale Date:	07/13/2022	Prior Sale Date:	09/26/2002
Sale Price:	\$705,000	Prior Sale Price:	\$249,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	752285	Acres:	0.15
1st Mtg Amt:	\$650,000	Lot Area:	6,683
Total Value:	\$333,155	# of Stories:	1
Land Use:	SFR	Park Area/Cap#:	/
		Parking:	WOOD SHAKE DETACHED GARAGE

Comp #:17		Distance From Subject:0.43 (miles)	
Address: 7411 S HOBART BLVD 8, LOS ANGELES, CA 90047-2412			
Owner Name: MELGOZA LAURA			
Seller Name: VALDOVINOS RHONDA			
APN:	6018-016-020	Map Reference:	51-E6 /
County:	LOS ANGELES, CA	Census Tract:	2379.00
Subdivision:	6757	Zoning:	LAR1
Rec Date:	05/20/2022	Prior Rec Date:	12/02/2020
Sale Date:	04/22/2022	Prior Sale Date:	10/27/2020
Sale Price:	\$885,000	Prior Sale Price:	\$660,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	548796	Acres:	0.12
1st Mtg Amt:	\$840,750	Lot Area:	5,201
Total Value:	\$659,900	# of Stories:	1
Land Use:	SFR	Park Area/Cap#:	/
		Parking:	CONVENTIONAL SHINGLE PARKING AVAIL

Comp #:18		Distance From Subject:0.44 (miles)	
Address: 2302 W 77TH ST, INGLEWOOD, CA 90305-1110			
Owner Name: MILLER BENJAMIN N/EVERSOLE SLAINE			
Seller Name: IH4 PROPERTY WEST LP			
APN:	4009-024-007	Map Reference:	51-D6 /
County:	LOS ANGELES, CA	Census Tract:	6008.01
Subdivision:	1924	Zoning:	INR1YY
Rec Date:	03/09/2022	Prior Rec Date:	05/08/2014
Sale Date:	02/07/2022	Prior Sale Date:	04/17/2014
Sale Price:	\$800,000	Prior Sale Price:	\$303,500
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	272234	Acres:	0.15
1st Mtg Amt:	\$719,250	Lot Area:	6,704
		Parking:	SPANISH /

Total Value:	\$418,906	# of Stories:	1	Roof Mat:	ROLL COMPOSITION
Land Use:	SFR	Park Area/Cap#:	/	Parking:	PARKING AVAIL

Comp #:19	8501 S GRAMERCY PL, LOS ANGELES, CA 90047-2922				Distance From Subject:0.45 (miles)
Address:					
Owner Name:	STRAMLER JOYCE M/GUY RYAN M				
Seller Name:	TAYLOR JOSEPH P & ALEXIS				
APN:	6035-030-014	Map Reference:	57-D1 /	Living Area:	1,600
County:	LOS ANGELES, CA	Census Tract:	2381.00	Total Rooms:	6
Subdivision:	7520	Zoning:	LAR1	Bedrooms:	3
Rec Date:	04/15/2022	Prior Rec Date:	09/20/2016	Bath(F/H):	2 /
Sale Date:	03/23/2022	Prior Sale Date:	08/15/2016	Yr Built/Eff:	1954 / 1954
Sale Price:	\$860,000	Prior Sale Price:	\$510,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	420128	Acres:	0.12	Fireplace:	Y / 1
1st Mtg Amt:	\$774,000	Lot Area:	5,367	Pool:	
Total Value:	\$546,820	# of Stories:	1	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/	Parking:	PARKING AVAIL

Comp #:20	8319 S VAN NESS AVE, INGLEWOOD, CA 90305-1546				Distance From Subject:0.45 (miles)
Address:					
Owner Name:	DECKER MATTHEW/VELEZ JOSE E				
Seller Name:	WHEELER VANESSA & STEVEN				
APN:	4010-028-008	Map Reference:	57-D1 /	Living Area:	1,468
County:	LOS ANGELES, CA	Census Tract:	6008.01	Total Rooms:	6
Subdivision:	10146	Zoning:	INR1YY	Bedrooms:	3
Rec Date:	05/06/2022	Prior Rec Date:	12/06/2019	Bath(F/H):	2 /
Sale Date:	04/29/2022	Prior Sale Date:	11/26/2019	Yr Built/Eff:	1936 / 1936
Sale Price:	\$950,000	Prior Sale Price:	\$600,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	SPANISH
Document #:	493942	Acres:	0.11	Fireplace:	Y / 1
1st Mtg Amt:	\$902,405	Lot Area:	5,000	Pool:	
Total Value:	\$606,215	# of Stories:	1	Roof Mat:	ROLL COMPOSITION
Land Use:	SFR	Park Area/Cap#:	/	Parking:	PARKING AVAIL

EXHIBIT D

ASSIGNED INSPECTOR: **KIM DOEPPING**
JOB ADDRESS: **1918 WEST 79TH STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **6035-002-010**

Date: **June 4, 2024**

CASE NO.: **846100**
ORDER NO.: **A-4936645**

EFFECTIVE DATE OF ORDER TO COMPLY: **February 18, 2019**
COMPLIANCE EXPECTED DATE: **March 20, 2019**
DATE COMPLIANCE OBTAINED: **September 20, 2023**

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

VIOLATIONS:

SEE ATTACHED ORDER # A-4936645

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

FRANK M. BUSH
GENERAL MANAGER

OSAMA YOUNAN, P.E.
EXECUTIVE OFFICER

ORDER TO COMPLY AND NOTICE OF FEE

TOUSSAINT, ANNIE M AND
1918 W 79TH ST
LOS ANGELES, CA 90047

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

FEB 12 2019

CASE #: 846100

ORDER #: A-4936645

EFFECTIVE DATE: February 18, 2019

COMPLIANCE DATE: March 20, 2019

OWNER OF
SITE ADDRESS: 1918 W 79TH ST

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

ASSESSORS PARCEL NO.: 6035-002-010

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. Open storage of inoperable vehicles.

You are therefore ordered to: Discontinue the open storage of inoperable vehicle(s).

Code Section(s) in Violation: 12.21A.1.(a), and 12.21A.8.(b) of the L.A.M.C.

Location: DRIVEWAY

2. Open storage of vehicle and parts in a residential zone.

You are therefore ordered to: Discontinue the open storage of vehicle and parts in a residential zone.

Code Section(s) in Violation: 12.21A.8.(b), 12.21A.1.(a) of the L.A.M.C.

Location: DRIVEWAY

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities.



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.

Any questions regarding invoices or how to pay fees should be directed to financial services at (213) 482-6890.
Any questions regarding the order to comply and compliance matters contact the inspector noted below at (213) 978-4508.
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector :



Date: February 07, 2019

KIM DOEPPING
1968 W ADAMS BLVD, SUITE G-16
LOS ANGELES, CA 90018
(213) 978-4508
Kim.Doepping@lacity.org

REVIEWED BY

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CODE ENFORCEMENT BUREAU

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