

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

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

FRANK BUSH
EXECUTIVE OFFICER

May 6, 2015

Council District: # 8

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

JOB ADDRESS: 817 WEST 75TH STREET, LOS ANGELES, CA
ASSESSORS PARCEL NO. (APN): 6020-006-020

On April 26, 2013, 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: **817 West 75th 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 April 26, 2013, 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	336.00
System Development Surcharge	20.16
System Development Surcharge late fee	50.40
Late Charge/Collection fee (250%)	840.00
Accumulated Interest (1%/month)	275.11
Title Report fee	42.00
Grand Total	\$ 1,563.67

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 **\$1,563.67** 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 **\$1,563.67** 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

Approved by K.W.
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. T11221
Dated as of: 03/26/2015

Prepared for: City of Los Angeles

SCHEDULE A (Reported Property Information)

APN #: 6020-006-020

Property Address: 817 W 75TH ST ✓ City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Document: Grant Deed

Grantee : Warren C. Brooks, Jr., and Carlos Al Ford Brooks, husband and wife as joint tenants

Grantor : Warren C. Brooks, Jr., a married man as his sole and separate property

Deed Date : 7/14/2010

Recorded : 7/14/2010

Instr No. : 20100963886

MAILING ADDRESS: Warren C. Brooks, Jr., and Carlos Al Ford Brooks
13243 S. McKinley Ave, Los Angeles, CA 90059

SCHEDULE B

LEGAL DESCRIPTION

The following described property:

Situated in the City of Los Angeles, County of Los Angeles, State of California, described as: Lot 39 in Block 3 of the Mc Carthy Company's Florence Avenue Heights, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 11 page 86 of Maps, in the office of the County Recorder of said county.

Assessor's Parcel No: 6020-006-020

MORTGAGES/LIENS

Type of Document: A deed of trust to secure an indebtedness in the amount shown below, and any other obligations secured thereby

Amount : \$384,000.00

Dated : 3/1/2007

Trustor : Warren C. Brooks, Jr.,

Trustee : Fidelity National Title Company

Beneficiary : MERS, inc., as nominee for Mortgageit, Inc

Loan No. : MIN 100112065738595590

Recorded : 3/14/2007

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

Work Order No. T11221

SCHEDULE B (Continued)

Instr No. : 20070567125
Maturity Date is: 4/1/2047
This Deed of Trust is an ARM

MAILING ADDRESS: Mortgageit, Inc, Doc Department
1350 Deming Way, 3rd Floor Middleton, WI 53562

MAILING ADDRESS: Fidelity National Title Company - Not shown

MAILING ADDRESS: Mortgage Electronic Registration Systems Inc., P.O. Box 2026, Flint, MI 48501

Assignment of the above referenced security instrument is as follows:

Assignee : La Salle Bank NA as trustee for Wmalt 2007-OA5

Recorded : 4/9/2008

Instr No. : 20080611082

MAILING ADDRESS: La Salle Bank NA as trustee for Wmalt 2007-OA5 - Not Shown

A Substitution of Trustee under said deed of trust which names as the substituted trustee, the following:

Trustee : Quality Loan Service Corporation

Recorded : 6/17/2008

Instr No. : 20081072205

MAILING ADDRESS: Quality Loan Service Corporation - 2141 5th Avenue, San Diego, CA 92101

A Notice of Default under the terms of said Deed of Trust

Executed by : Quality Loan Service Corp., Trustee

Recorded : 7/21/2014

Instr No. : 20140747342

MAILING ADDRESS: Quality Loan Service Corporation - 2141 5th Avenue, San Diego, CA 92101

Type of Document: A deed of trust to secure an indebtedness in the amount shown below, and any other obligations secured thereby

Amount : \$48,000.00

Dated : 3/1/2007

Trustor : Warren C. Brooks, Jr.,

Trustee : Fidelity National Title Company

Beneficiary : MERS, Inc., as nominee for Mortgageit, Inc

Loan No. : MIN: 100112065738595640

Recorded : 3/14/2007

Instr No. : 20070567126

Maturity Date is: 4/1/2022

MAILING ADDRESS: Mortgageit, Inc, Doc Department -
1855 Gateway Blvd No. 650, Concord, CA 94520

MAILING ADDRESS: Fidelity National Title Company - None Shown

MAILING ADDRESS: Mortgage Electronic Registration Systems Inc., -
P.O. Box 2026, Flint, MI 48501-2026

2

07/14/2010



20100963886

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO
Warren C Brooks Jr. & Carlos
13243 S. McKinley Ave.
Los Angeles, CA 90059

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE

A.P.N 6020-006-020

Order No.

Escrow No

GRANT DEED

Gift
8/ conveyed as Gift for No. Value
DOCUMENTARY TRANSFER TAX \$ none R & T 11911

Warren C Brooks Jr.
Signature of Declarant or Agent determining tax - Firm Name

Computed on the consideration or value of property conveyed, OR
Computed on the consideration or value less liens or encumbrances remaining at time of sale.

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

Warren C. Brooks, Jr., a married man as his sole and separate property
hereby GRANT(S) to

Warren C. Brooks, Jr., and Carlos Alford Brooks, husband and wife as Joint Tenants

the real property in the City of Los Angeles, County of Los Angeles, State of California, described as:

Lot 39 in Block 3 of the MC Carthy Company's Florence Avenue Heights, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 11 page 86 of Maps, in the office of the County Recorder of said county. Assessor's Parcel No: 6020-006-020

Dated *07/14/2010*
STATE OF CALIFORNIA
COUNTY OF *Los Angeles*

Warren C Brooks Jr.
Warren C Brooks, Jr.

On *7/14/2010* before me, *BERTHA C PADILLA Notary Public*
personally appeared *WARREN C BROOKS JR.*

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s)
is/are subscribed to the within instrument and acknowledged to me that he/~~she/they~~
executed the same in his/~~her/their~~ authorized capacity(ies), and that by his/~~her/their~~
signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s)
acted, executed the instrument.

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

WITNESS my hand and official seal

Bertha C Padilla
Signature

(Notary seal)



Mail tax statements to:

2

FIDELITY NATIONAL TITLE
ESCROW NO. 348074-JB
ORDER NO. 19496700



03/14/07

20070567125

Recording Requested By:
MORTGAGET

Return To:
MORTGAGET

1350 DEMING WAY, 3RD FLOOR
MIDDLETON, WI 53562
Prepared By.
MORTGAGET, INC , DOC DEPARTMENT
1855 GATEWAY BLVD #850
CONCORD, CA 94520-

[Space Above This Line For Recording Data]

DEED OF TRUST

LOAN NO. 40774412
ESCROW NO.: 06-348074-JB

MIN 100112065738595590
MERS Phone. 1-888-679-8377

200-900-0209

DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined in Sections 3, 11, 13, 18, 20 and 21. Certain rules regarding the usage of words used in this document are also provided in Section 16.

(A) "Security Instrument" means this document, which is dated MARCH 01, 2007 together with all Riders to this document.

(B) "Borrower" is WARREN C BROOKS, JR., A MARRIED MAN, AS HIS SOLE AND SEPARATE PROPERTY

Borrower's address is 819 WEST 75TH STREET, LOS ANGELES, CA 90044
Borrower is the trustor under this Security Instrument.

(C) "Lender" is MORTGAGET, INC

Lender is a CORPORATION organized and existing under the laws of NEW YORK

EXHIBIT B

ASSIGNED INSPECTOR: **DALE SCHWARTZ**
JOB ADDRESS: **817 WEST 75TH STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **6020-006-020**

Date: **May 6, 2015**

Last Full Title: **03/26/2015**

Last Update to Title:

LIST OF OWNERS AND INTERESTED PARTIES

- 1). WARREN C. BROOKS JR. AND
CARLOS AL FORD BROOKS
13243 SOUTH MCKINLEY AVE.
LOS ANGELES, CA. 90059
CAPACITY: OWNERS

- 2). WARREN C. BROOKS JR.
819 WEST 75TH
LOS ANGELES, CA. 90044-5116
CAPACITY: OWNERS

- 3). MORTGAGEIT, INC.
DOC DEPT.
1350 DEMING WAY, 3RD FLOOR
MIDDLETON, WI. 53562
CAPACITY: INTERESTED PARTIES

- 4). QUALITY LOAN SERVICE CORP.
2141 5TH AVE.
SAN DIEGO, CA. 92101
CAPACITY: INTERESTED PARTIES

- 5). MORTGAGEIT, INC
DOC DEPT.
1855 GATEWAY BLVD., #650
CONCORD, CA. 94520
CAPACITY: INTERESTED PARTIES

EXHIBIT C**Property Detail Report**

For Property Located At :
819 W 75TH ST, LOS ANGELES, CA 90044-5116



Bldg Card: 000 of 002

Owner Information

Owner Name: **BROOKS WARREN C JR**
 Mailing Address: **819 W 75TH ST, LOS ANGELES CA 90044-5116 C013**
 Vesting Codes: **//**

Location Information

Legal Description: **THE MCCARTHY COS FLORENCE AVE HEIGHTS LOT 39**
 County: **LOS ANGELES, CA** APN: **6020-006-020**
 Census Tract / Block: **2377.10 / 1** Alternate APN:
 Township-Range-Sect: **MCCARTHY COS FLORENCE AVE HEIGHTS 52-A6 /**
 Legal Book/Page: **11-86** Map Reference:
 Legal Lot: **39** Tract #: **LOS ANGELES**
 Legal Block: **3** School District:
 Market Area: **C36** School District Name:
 Neighbor Code: **Munic/Township:**

Owner Transfer Information

Recording/Sale Date: **05/06/2011 / 05/02/2011** Deed Type: **TRUSTEE'S DEED**
 Sale Price: **\$198,175** 1st Mtg Document #:
 Document #: **652904**

Last Market Sale Information

Recording/Sale Date: **03/13/1998 / 03/12/1998** 1st Mtg Amount/Type: **/**
 Sale Price: 1st Mtg Int. Rate/Type: **/**
 Sale Type: 1st Mtg Document #: **/**
 Document #: **418908** 2nd Mtg Amount/Type: **/**
 Deed Type: **GRANT DEED** 2nd Mtg Int. Rate/Type: **/**
 Transfer Document #: Price Per SqFt:
 New Construction: Multi/Split Sale:
 Title Company:
 Lender:

Seller Name: **BLACKLOCK CHRISTINE;BROOKS INEZ**

Prior Sale Information

Prior Rec/Sale Date: **10/30/1964 /** Prior Lender:
 Prior Sale Price: **\$18,500** Prior 1st Mtg Amt/Type: **/**
 Prior Doc Number: Prior 1st Mtg Rate/Type: **/**
 Prior Deed Type: **DEED (REG)**

Property Characteristics

Gross Area:		Parking Type:		Construction:	
Living Area:	1,236	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):	2 /	Basement Type:		Air Cond:	YES
Year Built / Eff:	1921 /	Roof Type:		Style:	
Fireplace:	/	Foundation:		Quality:	
# of Stories:		Roof Material:		Condition:	
Other Improvements:					

Site Information

Zoning:	LARD2	Acres:	0.13	County Use:	DUPLEX (0200)
Lot Area:	5,656	Lot Width/Depth:	40 x 128	State Use:	
Land Use:	DUPLEX	Res/Comm Units:	2 /	Water Type:	
Site Influence:				Sewer Type:	

Tax Information

Total Value:	\$162,812	Assessed Year:	2014	Property Tax:	\$2,184.90
Land Value:	\$123,740	Improved %:	24%	Tax Area:	212
Improvement Value:	\$39,072	Tax Year:	2014	Tax Exemption:	
Total Taxable Value:	\$162,812				

Comparable Summary

For Property Located At



CoreLogic

RealQuest Professional

819 W 75TH ST, LOS ANGELES, CA 90044-5116

0 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: 0

Subject Property	Low	High	Average
No comparable selected			

*= user supplied for search only

<input type="checkbox"/> #	F	Address	Sale Price	Yr Blt	Bed	Baths/Restrooms(Full)	Last Recording	Bld/Liv	Lot Area	Dist
Subject Property										
<input checked="" type="checkbox"/>		819 W 75TH ST		1921	2	2	03/13/1998	1,236	5,656	0.0

No Comps were found. Please modify search criteria.

EXHIBIT D

ASSIGNED INSPECTOR: **DALE SCHWARTZ**

Date: **May 6, 2015**

JOB ADDRESS: **817 WEST 75TH STREET, INCLUDING 819, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **6020-006-020**

CASE#: **497633**

ORDER NO: **A-3242597**

EFFECTIVE DATE OF ORDER TO COMPLY: **April 26, 2013**

COMPLIANCE EXPECTED DATE: **May 26, 2013**

DATE COMPLIANCE OBTAINED: **May 14, 2013**

LIST OF IDENTIFIED CODE VIOLATIONS
(ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-3242597

CITY OF LOS ANGELES
CALIFORNIA



ANTONIO R. VILLARAIGOSA
MAYOR

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

ROBERT R. "Bud" OVROM
GENERAL MANAGER
RAYMOND S. CHAN, C.E., S.E.
EXECUTIVE OFFICER

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

HELENA JUBANY
PRESIDENT
VAN AMBATIELOS
VICE-PRESIDENT
E. FELICIA BRANNON
VICTOR H. CUEVAS
SEPAND SAMZADEH

ORDER TO COMPLY AND NOTICE OF FEE

WARREN BROOKS
819 W 75TH ST
LOS ANGELES, CA 90044

CASE #: 497633
ORDER #: A-3242597
EFFECTIVE DATE: April 26, 2013
COMPLIANCE DATE: May 26, 2013

OWNER OF
SITE ADDRESS: 817 W 75TH ST INCLUDING 819
ASSESSORS PARCEL NO.: 6020-006-020
ZONE: RD2; Min. Per Unit 2,000

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 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. Construction work is being performed without the required permits.

You are therefore ordered to: 1) Stop all work being performed without the required permit(s).
2) Obtain all required permits and approvals prior to commencing any work.

Code Section(s) in Violation: 91.104.2.4, 91.106.1.1, 93.0310A, 94.102.2.3 and 95.108.5 of the L.A.M.C.

Location: Two units remodeling

5-14-13



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 day 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 **\$550.00** 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 98.04 II 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 \$1,925.00.

Any person who fails to pay the non-compliance fee, late chage 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 LosAngeles 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 LosAngeles 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 chaged 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 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: April 23, 2013

EDMOND DECKERT
8475 S. VERMONT AVE.
LOS ANGELES, CA 90044
(323)789-1490
Edmond.Deckert@lacity.org


REVIEWED BY

