

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

April 29, 2015

Council District: # 9

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

JOB ADDRESS: **812 WEST 62ND STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **6004-013-028**

On October 15, 2012, 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: **812 West 62nd 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. The Department imposed non-compliance fee as follows:

<u>Description</u>	<u>Amount</u>
Non-Compliance Code Enforcement fee	550.00
Late Charge/Collection fee (250%)	1,375.00
Accumulated Interest (1%/month)	464.52
Title Report fee	42.00
Grand Total	\$ 2,431.52

Pursuant to the authority granted by Section 7.35.3 of the Los Angeles Administrative Code, it is proposed a lien for a total sum of **\$2,431.52** recorded against the property. It is requested that the Honorable City Council of the City of Los Angeles (the "City Council") designate the time and place protest can be heard concerning this matter, as set forth in Sections 7.35.3 and 7.35.5 of the Los Angeles Administrative Code.

It is further requested that the City Council instruct the Department to deposit to Dept 08, Fund 48R, Balance Sheet Account 2200, any payment received against this lien in the amount of **\$2,431.52** 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. T11230
Dated as of: 03/26/2015

Prepared for: City of Los Angeles

SCHEDULE A
(Reported Property Information)

APN #: 6004-013-028

Property Address: 812 W 62ND ST

City: Los Angeles

County: Los Angeles

VESTING INFORMATION

Type of Document : GRANT DEED

Grantee : John Ogbunamiri and Agwaoma Grace Ogbunamiri, husband and wife as joint tenants

Grantor : Aleyamma Kulangara, an unmarried woman

Deed Date : 5/16/2003

Recorded : 7/11/2003

Instr No. : 03 1981254

Mailing Address: John Ogbunamiri and Agwaoma Grace Ogbunamiri,
812 West 62nd Street Los Angeles, CA 90044

SCHEDULE B

LEGAL DESCRIPTION

The following described property:

Situated in the City of Los Angeles, County of Los Angeles State of California; Lot 13 of Tract 4440, as per map recorded in Book 48, Page 11 of Maps, in the Office of the County recorder of said County.

Assessor's Parcel No: 6004-013-028

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 : \$183,646.00

Dated : 8/23/2011

Trustor : John Ogbunamiri and Agwaoma Grace Ogbunamiri

Trustee : JPMorgan Chase Bank, N.A.

Beneficiary : JPMorgan Chase Bank, N.A.

Recorded : 9/2/2011

Instr No. : 20111192070

Maturity Date is: 9/1/2041

Mailing Address: JPMorgan Chase Bank, N.A., 1111 Polaris Parkway, Columbus, OH 43240.

TICOR TITLE CO
GLENDALE

7/11/03

2

RECORDING REQUESTED BY

03 1981254

AND WHEN RECORDED MAIL TO:

John Ogbunamiri
Grace Ogbunamiri
812 West 62nd Street
Los Angeles, CA 90044
Agwaoma Grace Ogbunamiri

Space Above This Line for Recorder's Use Only

A.P.N.: 6004-013-028

Order No.: 9648630 -06

Escrow No.: 01-7820DH

GRANT DEED

L.A. COUNTY 80

L.A. CITY 44

80

44

THE UNDERSIGNED GRANTOR(S) DECLARE(S) THAT DOCUMENTARY TRANSFER TAX IS: COUNTY \$192.50 & CITY \$787.50
 computed on full value of property conveyed, or
 computed on full value less value of liens or encumbrances remaining at time of sale,
 unincorporated area; City of Los Angeles, and

FOR A VALUABLE CONSIDERATION, Receipt of which is hereby acknowledged,
Aleyamma Kulangara, an unmarried woman

/Agwaoma

hereby GRANT(S) to John Ogbunamiri and Grace Ogbunamiri, husband and wife as joint tenants.

the following described property in the City of Los Angeles, County of Los Angeles State of California;

Lot 13 of Tract 4440, as per map recorded in Book 48, Page 11 of Maps, in the Office of the County Recorder of said County.

Aleyamma Kulangara
Aleyamma Kulangara

Document Date: May 16, 2003

STATE OF CALIFORNIA)
COUNTY OF Los Angeles) SS

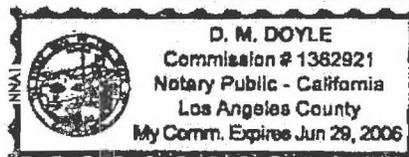
On June 25, 2003 before me, D.M. Doyle - Notary Public
personally appeared Aleyamma Kulangara

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: [Handwritten Signature]

This area for official notarial seal.



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

2

LSI, Local Solutions
Lender Processing Services

Recording Requested By: Michael
Mirza

Return To: JPMorgan Chase Bank, N.A.
Collateral Trailing Documents
P.O. Box 8000 - Monroe, LA 71203

Prepared By: Michael Mirza
9245 Wilshire Blvd
2nd Floor
Beverly Hills, CA 90210



12172796 AT

Deed of Trust

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 August 23, 2011, together with all Riders to this document.

(B) "Borrower" is JOHN OGBUNAMIRI and Agwaoma Grace Ogbunamiri, Husband and Wife. Borrower's address is 4725 Don Zarenbo Dr, LOS ANGELES, CA 90006. Borrower is the trustor under this Security Instrument.

(C) "Lender" is JPMorgan Chase Bank, N.A.. Lender is a National Banking Association organized and existing under the laws of the United States. Lender's address is 1111 Polaris Parkway, Columbus, OH 43240. Lender is the beneficiary under this Security Instrument.

(D) "Trustee" is JPMorgan Chase Bank, N.A..

(E) "Note" means the promissory note signed by Borrower and dated August 23, 2011. The Note states that Borrower owes Lender one hundred eighty three thousand six hundred forty-six and 00/100 Dollars (U.S. \$183,646.00) plus interest. Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than September 1, 2041.

(F) "Property" means the property that is described below under the heading "Transfer of Rights in the Property."

(G) "Loan" means the debt evidenced by the Note, plus interest, any prepayment charges and late charges due under the Note, and all sums due under this Security Instrument, plus interest.

CALIFORNIA-Single Family-Fannie Mae/Freddie Mac UNIFORM INSTRUMENT

VMP®
Walters Kluwer Financial Services

201108234 0 0 0 4002-J20101203Y

Initials

AM

1230326782
Form 3005 1/01
09/10

Page 1 of 17



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(H) "Riders" means all Riders to this Security Instrument that are executed by Borrower. The following Riders are to be executed by Borrower [check box as applicable]:

- Adjustable Rate Rider
- Balloon Rider
- VA Rider
- Condominium Rider
- Planned Unit Development Rider
- Biweekly Payment Rider
- Second Home Rider
- 1-4 Family Rider
- Other(s) [specify]

(I) "Applicable Law" means all controlling applicable federal, state and local statutes, regulations, ordinances and administrative rules and orders (that have the effect of law) as well as all applicable final, non-appealable judicial opinions.

(J) "Community Association Dues, Fees, and Assessments" means all dues, fees, assessments and other charges that are imposed on Borrower or the Property by a condominium association, homeowners association or similar organization.

(K) "Electronic Funds Transfer" means any transfer of funds, other than a transaction originated by check, draft, or similar paper instrument, which is initiated through an electronic terminal, telephonic instrument, computer, or magnetic tape so as to order, instruct, or authorize a financial institution to debit or credit an account. Such term includes, but is not limited to, point-of-sale transfers, automated teller machine transactions, transfers initiated by telephone, wire transfers, and automated clearinghouse transfers.

(L) "Escrow Items" means those items that are described in Section 3.

(M) "Miscellaneous Proceeds" means any compensation, settlement, award of damages, or proceeds paid by any third party (other than insurance proceeds paid under the coverages described in Section 5) for: (i) damage to, or destruction of, the Property; (ii) condemnation or other taking of all or any part of the Property; (iii) conveyance in lieu of condemnation; or (iv) misrepresentations of, or omissions as to, the value and/or condition of the Property.

(N) "Mortgage Insurance" means insurance protecting Lender against the nonpayment of, or default on, the Loan.

(O) "Periodic Payment" means the regularly scheduled amount due for (i) principal and interest under the Note, plus (ii) any amounts under Section 3 of this Security Instrument.

(P) "RESPA" means the Real Estate Settlement Procedures Act (12 U.S.C. Section 2601 et seq.) and its implementing regulation, Regulation X (24 C.F.R. Part 3500), as they might be amended from time to time, or any additional or successor legislation or regulation that governs the same subject matter. As used in this Security Instrument, RESPA refers to all requirements and restrictions that are imposed in regard to a "federally related mortgage loan" even if the Loan does not qualify as a "federally related mortgage loan" under RESPA.

(Q) "Successor in Interest of Borrower" means any party that has taken title to the Property, whether or not that party has assumed Borrower's obligations under the Note and/or this Security Instrument.

Transfer of Rights in the Property. This Security Instrument secures to Lender: (i) the repayment of the Loan, and all renewals, extensions and modifications of the Note; and (ii) the performance of

AGU 10



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BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument and in any Rider executed by Borrower and recorded with it.

Borrower

John Ogbunamiri 8/26/11
JOHN OGBUNAMIRI Date
Seal

Agwaoma Grace Ogbunamiri 8/26/11
Agwaoma Grace Ogbunamiri Date
Seal



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Acknowledgment

State of California

County of Los Angeles

On *August 26, 2011*
Public, personally appeared

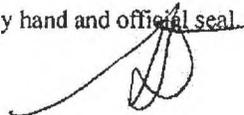
, before me, *Gregory Davis*, Notary

*John Ogburnamini and
Agwuoma Grace Ogburnamini*

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

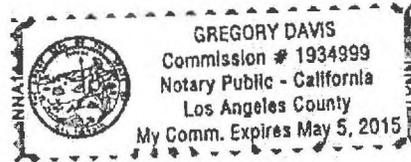
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Notary Public

My commission expires: May 5, 2015



AWJO



Property Detail Report

For Property Located At :
812 W 62ND ST, LOS ANGELES, CA 90044-5406



Owner Information

Owner Name: OGBUNAMIRI JOHN & AGWAOMA G
 Mailing Address: 812 W 62ND ST, LOS ANGELES CA 90044-5406 C012
 Vesting Codes: HW // JT

Location Information

Legal Description:	TRACT NO 4440 LOT 13	APN:	6004-013-028
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	2371.01 / 5	Subdivision:	444
Township-Range-Sect:		Map Reference:	52-A4 /
Legal Book/Page:		Tract #:	444
Legal Lot:	13	School District:	LOS ANGELES
Legal Block:		School District Name:	
Market Area:	C34	Munic/Township:	
Neighbor Code:			

Owner Transfer Information

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

Last Market Sale Information

Recording/Sale Date:	07/11/2003 / 05/16/2003	1st Mtg Amount/Type:	\$157,500 / CONV
Sale Price:	\$175,000	1st Mtg Int. Rate/Type:	/ ADJ
Sale Type:	UNKNOWN	1st Mtg Document #:	1981255
Document #:	1981254	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$105.68
New Construction:		Multi/Split Sale:	
Title Company:	TICOR TITLE		
Lender:	WASHINGTON MUTUAL BK FA		
Seller Name:	KULANGARA ALEYAMMA		

Prior Sale Information

Prior Rec/Sale Date:	08/31/1999 / 08/19/1999	Prior Lender:	AMERICAS WHOLESALE LENDER
Prior Sale Price:	\$105,000	Prior 1st Mtg Amt/Type:	\$84,000 / CONV
Prior Doc Number:	1649493	Prior 1st Mtg Rate/Type:	/ FIX
Prior Deed Type:	GRANT DEED		

Property Characteristics

Gross Area:		Parking Type:		Construction:	
Living Area:	1,656	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:	4	Finish Bsmnt Area:		Pool:	
Bath(F/H):	2 /	Basement Type:		Air Cond:	YES
Year Built / Eff:	1923 / 1929	Roof Type:		Style:	
Fireplace:	Y / 1	Foundation:		Quality:	
# of Stories:	1.00	Roof Material:		Condition:	
Other Improvements:	ADDITION				

Site Information

Zoning:	LARD2	Acres:	0.13	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	5,520	Lot Width/Depth:	40 x 140	State Use:	
Land Use:	SFR	Res/Comm Units:	/	Water Type:	
Site Influence:				Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$202,963	Assessed Year:	2014	Property Tax:	\$2,677.84
Land Value:	\$162,373	Improved %:	20%	Tax Area:	212
Improvement Value:	\$40,590	Tax Year:	2014	Tax Exemption:	
Total Taxable Value:	\$202,963				

Comparable Summary

For Property Located At



CoreLogic

RealQuest Professional

812 W 62ND ST, LOS ANGELES, CA 90044-5406

4 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: 4

	Subject Property	Low	High	Average
Sale Price	\$175,000	\$255,000	\$340,000	\$305,000
Bldg/Living Area	1,656	1,414	1,558	1,460
Price/Sqft	\$105.68	\$177.33	\$240.45	\$208.97
Year Built	1923	1919	1983	1941
Lot Area	5,520	5,080	7,161	5,862
Bedrooms	4	2	3	3
Bathrooms/Restrooms	2	2	2	2
Stories	1.00	1.00	2.00	1.33
Total Value	\$202,963	\$53,239	\$284,000	\$189,245
Distance From Subject	0.00	0.29	0.39	0.36

*= user supplied for search only

✓ # F	Address	Sale Price	Yr Blt	Bed	Baths/Restrooms(Full)	Last Recording	Bld/Liv	Lot Area	Dist
Subject Property									
	812 W 62ND ST	\$175,000	1923	4	2	07/11/2003	1,656	5,520	0.0
Comparables									
✓ 1	6412 S VERMONT AVE	\$290,000				10/09/2014	1,428	5,080	0.29
✓ 2	5837 ESTRELLA AVE	\$335,000	1983	3	2	04/15/2015	1,558	5,399	0.36
✓ 3	929 W 68TH ST	\$340,000	1919	2	2	01/02/2015	1,414	7,161	0.39
✓ 4	1110 W 61ST ST	\$255,000	1921	3	2	12/09/2014	1,438	5,808	0.39

Comparable Sales Report

For Property Located At



CoreLogic

RealQuest Professional

812 W 62ND ST, LOS ANGELES, CA 90044-5406**4 Comparable(s) Selected.**

Report Date: 04/27/2015

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$175,000	\$255,000	\$340,000	\$305,000
Bldg/Living Area	1,656	1,414	1,558	1,460
Price/Sqft	\$105.68	\$177.33	\$240.45	\$208.97
Year Built	1923	1919	1983	1941
Lot Area	5,520	5,080	7,161	5,862
Bedrooms	4	2	3	3
Bathrooms/Restrooms	2	2	2	2
Stories	1.00	1.00	2.00	1.33
Total Value	\$202,963	\$53,239	\$284,000	\$189,245
Distance From Subject	0.00	0.29	0.39	0.36

* = user supplied for search only

Comp #:**1** Distance From Subject:**0.29 (miles)**
 Address: **6412 S VERMONT AVE, LOS ANGELES, CA 90044-3626**
 Owner Name: **GUIDO ALBA Y/RODRIGUEZ KATHERINE O**
 Seller Name: **POWELL HOMES LLC**
 APN: **6013-013-003** Map Reference: **51-F5 /** Living Area: **1,428**
 County: **LOS ANGELES, CA** Census Tract: **2375.00** Total Rooms: **5**
 Subdivision: **2018** Zoning: **LAC2** Bedrooms: **3**
 Rec Date: **10/09/2014** Prior Rec Date: **04/28/2014** Bath(F/H): **/**
 Sale Date: **10/07/2014** Prior Sale Date: **04/18/2014** Yr Built/Eff: **/ 1921**
 Sale Price: **\$290,000** Prior Sale Price: **\$172,500** Air Cond: **YES**
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONDO**
 Document #: **1071869** Acres: **0.12** Fireplace: **/**
 1st Mtg Amt: **\$284,747** Lot Area: **5,080** Pool: **NO**
 Total Value: **\$53,239** # of Stories: **1** Roof Mat: **ASPH/FLT**
 Land Use: **SFR** Park Area/Cap#: **/** Parking: **1 CAR**

Comp #:**2** Distance From Subject:**0.36 (miles)**
 Address: **5837 ESTRELLA AVE, LOS ANGELES, CA 90044-6321**
 Owner Name: **MOLINA JOSE/MOLINA MAXIMINO**
 Seller Name: **ORANTES LUIS A & NORA G**
 APN: **6004-033-004** Map Reference: **52-A4 /** Living Area: **1,558**
 County: **LOS ANGELES, CA** Census Tract: **2371.02** Total Rooms: **5**
 Subdivision: **BURKE BROS FIGUEROA** Zoning: **LAR2** Bedrooms: **3**
 SLAUSON SUB Prior Rec Date: **10/07/2009** Bath(F/H): **2 /**
 Rec Date: **04/15/2015** Prior Sale Date: **08/26/2009** Yr Built/Eff: **1983 / 1983**
 Sale Date: **02/02/2015** Prior Sale Price: **\$165,000** Air Cond: **NO**
 Sale Price: **\$335,000** Prior Sale Type: **FULL** Style: **CONDO**
 Sale Type: **FULL** Acres: **0.12** Fireplace: **/**
 Document #: **417446** Lot Area: **5,399** Pool: **NO**
 1st Mtg Amt: **\$328,932** # of Stories: **2.00** Roof Mat: **COMPOSITION**
 Total Value: **\$173,740** Park Area/Cap#: **/** SHINGLE
 Land Use: **SFR** Parking: **ATTACHED**
GARAGE

Comp #:**3** Distance From Subject:**0.39 (miles)**
 Address: **929 W 68TH ST, LOS ANGELES, CA 90044-5206**
 Owner Name: **MARTINEZ VERONICA S**
 Seller Name: **SAN PEDRO SALOMON**
 APN: **6013-009-012** Map Reference: **51-F5 /** Living Area: **1,414**
 County: **LOS ANGELES, CA** Census Tract: **2375.00** Total Rooms: **4**
 Subdivision: **SOUTH VERMONT AVE TR** Zoning: **LARD1.5** Bedrooms: **2**
 Rec Date: **01/02/2015** Prior Rec Date: **09/03/2004** Bath(F/H): **2 /**
 Sale Date: **09/03/2014** Prior Sale Date: **07/15/2004** Yr Built/Eff: **1919 / 1965**
 Sale Price: **\$340,000** Prior Sale Price: **\$255,000** Air Cond: **YES**
 Sale Type: **FULL** Prior Sale Type: **UNKNOWN** Style: **BUNGALOW**
 Document #: **1978** Acres: **0.16** Fireplace: **Y / 1**
 1st Mtg Amt: **\$272,000** Lot Area: **7,161** Pool: **NO**
 Total Value: **\$284,000** # of Stories: **1.00** Roof Mat: **COMPOSITION**
 Land Use: **SFR** Park Area/Cap#: **/** SHINGLE
 Parking: **DETACHED**
GARAGE

Comp #:**4** Distance From Subject:**0.39 (miles)**
 Address: **1110 W 61ST ST, LOS ANGELES, CA 90044-3730**
 Owner Name: **SHARK INVESTMENTS LLC**
 Seller Name: **ANDERSON SHENIKWA L**
 APN: **6003-024-010** Map Reference: **51-F4 /** Living Area: **1,438**
 County: **LOS ANGELES, CA** Census Tract: **2371.01** Total Rooms: **5**
 Subdivision: **THREE G TR** Zoning: **LAR2** Bedrooms: **3**
 Rec Date: **12/09/2014** Prior Rec Date: **10/21/1996** Bath(F/H): **2 /**
 Sale Date: **11/26/2014** Prior Sale Date: **11/26/2014** Yr Built/Eff: **1921 / 1923**
 Sale Price: **\$255,000** Prior Sale Price: **NO** Air Cond: **YES**
 Sale Type: **FULL** Prior Sale Type: **NO** Style: **CONDO**
 Document #: **1332358** Acres: **0.13** Fireplace: **Y / 1**
 1st Mtg Amt: **NO** Lot Area: **5,808** Pool: **NO**
 Total Value: **\$246,000** # of Stories: **1.00** Roof Mat: **ASPH/FLT**
 Land Use: **SFR** Park Area/Cap#: **/** Parking: **1 CAR**

EXHIBIT D

ASSIGNED INSPECTOR: **MARIAN PODPORA**
JOB ADDRESS: **812 WEST 62ND STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **6004-013-028**

Date: **April 29, 2015**

CASE#: **477045**
ORDER NO: **A-3215538**

EFFECTIVE DATE OF ORDER TO COMPLY: **September 15, 2012**
COMPLIANCE EXPECTED DATE: **October 15, 2012**
DATE COMPLIANCE OBTAINED: **June 04, 2013**

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-3215538

01
02
03
04
05
06
07
08
09
10
11
12
13
14
15
16
17

**BOARD OF
BUILDING AND SAFETY
COMMISSIONERS**

- HELENA JUBANY
PRESIDENT
- MARSHA L. BROWN
VICE-PRESIDENT
- VAN AMBATIELOS
- VICTOR H. CUEVAS
- SEPAND SAMZADEH

**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

SUBSTANDARD ORDER AND NOTICE OF FEE

**OGBUNAMIRI, JOHN AND AGWAOMA G
812 W 62ND ST
LOS ANGELES, CA 90044**

**CASE #: 477045
ORDER #: A-3103110
EFFECTIVE DATE: September 15, 2012
COMPLIANCE DATE: October 15, 2012**

**OWNER OF
SITE ADDRESS: 812 W 62ND ST
ASSESSORS PARCEL NO.: 6004-013-028
ZONE: RD2; Min. Per Unit 2,000**

MAILED
Ray

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, YOU ARE ORDERED TO PAY THE CODE VIOLATION INSPECTION FEE (C.V.I.F) OF \$ 356.16 (\$336 fee plus a six percent Systems Development Surcharge of \$20.16) WHICH WILL BE BILLED TO YOU SEPARATELY. Section 98.0421 L.A.M.C.

NOTE: FAILURE TO PAY THE C.V.I.F. WITHIN 30 DAYS OF THE INVOICE DATE OF THE BILL NOTED ABOVE WILL RESULT IN A LATE CHARGE OF TWO (2) TIMES THE C.V.I.F. PLUS A 50 PERCENT COLLECTION FEE FOR A TOTAL OF \$1,176.00.

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

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

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

VIOLATION(S):

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

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

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

Location: Detached Garage



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

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2. The remodel of the detached garage to a dwelling was/is constructed without the required permits and approvals.

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

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

Location: Detached Garage

3. The approximate 6' x 9' construction of a addition to the detached garage was/is constructed without the required permits and approvals.

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

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

Location: Addition to the detached garage.

4. The construction of a roof structure to the rear porch area of the single was/is constructed without the required permits and approvals.

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

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

Location: Rear porch of the single family dwelling.

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

NON-COMPLIANCE FEE WARNING:

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 98.0411 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 **\$1,925.00**.

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.

NOTICE:

Relocation assistance may be required if a tenant is evicted in order to comply with an order from a governmental agency. (LAMC 151.09.A.11 & 161.03) For information, call the Los Angeles Housing Department (LAHD) at (213) 808-8888 or go to: <http://lahd.lacity.org>

If you have any questions or require any additional information please feel free to contact me at (323)789-1488.
Office hours are 7:00 a.m. to 6:30 p.m. Monday through Thursday.

Inspector: _____

Date: September 07, 2012

JOHN KLARIN
8475 S. VERMONT AVE.
LOS ANGELES, CA 90044
(323) 789-1488


REVIEWED BY

