

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

November 18, 2014

Council District: # 8

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

JOB ADDRESS: **1204 WEST 65TH STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **6014-007-015**

On March 3, 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: **1204 West 65th 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 February 1, 2013 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	\$ 550.00
Late Charge/Collection fee (250%)	2,215.00
Code Violation Investigation fee	336.00
System Development Surcharge	20.16
System Development Surcharge late fee	50.40
Accumulated Interest (1%/month)	545.48
Title Report fee	42.00
Grand Total	\$ 3,759.04

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 **\$3,759.04** 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 **\$3,759.04** 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



Mr. Steve Ongele
Chief, Resource Management Bureau

Lien confirmed by
City Council on:

ATTEST: HOLLY WOLCOTT, CITY CLERK

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. T10491
Dated as of: 07/22/2014

Prepared for: City of Los Angeles

SCHEDULE A
(Reported Property Information)

APN #: 6014-007-015

Property Address: 1204 W 65TH ST

City: Los Angeles

County: Los Angeles

VESTING INFORMATION

Type of Instrument GRANT DEED

Grantor: GERALD L. HEARD, AS TRUSTEE OF THE GERALD L HEARD REVOCABLE TRUST
DATED SEPTEMBER 10, 2009

Grantee: OMICRON HOUSING, LLC

Instrument: 20121956373

Book/Page: N/A

Dated: 11/30/2012

Recorded: 12/18/2012

MAILING ADDRESS: OMICRON HOUSING, LLC
9170 WILSHIRE BLVD., #275 BEVERLY HILLS, CA 90210

SCHEDULE B

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

LOT 14 IN BLOCK 4, OF TRACT NO 5549, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 59 PAGE(S) 61 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

MORTGAGES/LIENS

Type of Instrument DEED OF TRUST

Trustor/Mortgagor: OMICRON HOUSING LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

Lender/Beneficiary: FARMERS & MERCHANTS BANK OF LONG BEACH, A CA CORP.

Trustee: FARMERS AND MERCHANTS TRUST COMPANY OF LONG BEACH, A CALIFORNIA CORPORATION.

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. T10491

SCHEDULE B (Continued)

Instrument: 201309602332
Amount: \$335,000.00
Dated: 06/17/2013
Maturity Date: 06/17/2043

Book/Page: N/A
Open Ended: NO
Recorded: 06/28/2013

MAILING ADDRESS: FARMERS & MERCHANTS BANK OF LONG BEACH, A CA
CORP., TORRANCE OFFICE,
22400 HAWTHORNE BLVD TORRANCE, CA 90505

ADDITIONAL MAILING ADDRESS: FARMERS AND MERCHANTS TRUST COMPANY
OF LONG BEACH, A CALIFORNIA CORPORATION,
PO BOX 891, LONG BEACH, CA 90801

Type of Instrument MISCELLANEOUS

Comments: NOTICE OF PENDING LIEN, DATED 07/31/2013, RECORDED 08/12/2013 AS
INSTRUMENT NUMBER 20131180568

MAILING ADDRESS: DEPARTMENT OF BUILDING AND SAFETY FINANCIAL SERVICES DIVISION
201 N, FIGUEROA ST., 9TH FLOOR LOS ANGELES, CA 90012

ADDITIONAL MAILING ADDRESS: OMICRON HOUSING LLC,
9170 WILSHIRE BLVD., #275 BEVERLY HILLS, CA 90210

Fidelity National Title Company

RECORDING REQUESTED BY:

Fidelity National Title Company

WHEN RECORDED MAIL TO:

Omicron Housing, LLC
9170 Wilshire Blvd., #275
Beverly Hills, Ca 90210



Jw

GRANT DEED

The undersigned Grantor(s) declare(s):

Documentary transfer tax is \$ ~~496.00~~ 187.00 (41)
CITY TAX IS \$ ~~810.00~~ 765.00 (80)
(x) computed on full value of property conveyed, OR

ESCROW NO.: 96801
TITLE ORDER NO.: 5857-995 - LB

ASSESSOR'S PARCEL NO.: 6014-007-015

() computed on the full value less liens of encumbrances remaining at the time of sale.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged:
Gerald L. Heard, As Trustee Of The Gerald L. Heard Revocable Tust Dated September 10, 2009

hereby GRANT(S) to Omicron Housing, LLC,

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

described as: LOT 14 OF TRACT NO. 5549, CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 59, PAGE(S) 61 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. *for complete legal see attached*

More commonly known as: 1204 West 65th Street, Los Angeles, CA 90044

See Exhibit A Attache

Date: November 30, 2012

Gerald L. Heard
Gerald L. Heard, As Trustee of the Gerald L. Heard Revocable Trust dated September 10, 2009

STATE OF CALIFORNIA
COUNTY OF *Los Angeles*

On *December 2, 2012* before me,
Leatha Harris a notary public, Personally
appeared *Gerald Lawrence Heard*

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~~ their authorized capacity(ies), and that by ~~his~~ 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.

Signature *Leatha Harris*

(This area for official notrial seal)

MAIL TAX STATEMENTS AS DIRECTED ABOVE

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Fidelity National Title Company



WHEN RECORDED MAIL TO:

Farmers & Merchants Bank of Long Beach, a
CA Corp
Torrance Office
22400 Hawthorne Blvd
Torrance, CA 90505

30185-995

FOR RECORDER'S USE ONLY

DEED OF TRUST

THIS DEED OF TRUST is dated June 17, 2013, among OMICRON HOUSING LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, whose address is 350 S. BEVERLY DRIVE, SUITE 210, BEVERLY HILLS, CA 90212 ("Trustor"); Farmers & Merchants Bank of Long Beach, a CA Corp, whose address is Torrance Office, 22400 Hawthorne Blvd, Torrance, CA 90505 (referred to below sometimes as "Lender" and sometimes as "Beneficiary"); and Farmers and Merchants Trust Company of Long Beach, A California Corporation, whose address is PO Box 891, Long Beach, CA 90801 (referred to below as "Trustee").

CONVEYANCE AND GRANT. For valuable consideration, Trustor irrevocably grants, transfers and assigns to Trustee in trust, with power of sale, for the benefit of Lender as Beneficiary, all of Trustor's right, title, and interest in and to the following described real property, together with all existing or subsequently erected or affixed buildings, improvements and fixtures; all easements, rights of way, and appurtenances; all water, water rights and ditch rights (including stock in utilities with ditch or irrigation rights); and all other rights, royalties, and profits relating to the real property, including without limitation all minerals, oil, gas, geothermal and similar matters, (the "Real Property") located in LOS ANGELES County, State of California:

See EXHIBIT "A", which is attached to this Deed of Trust and made a part of this Deed of Trust as if fully set forth herein.

The Real Property or its address is commonly known as 1204 W. 65TH STREET, LOS ANGELES, CA 90044 AND 1733 W. 62ND STREET, LOS ANGELES, CA 90047. The Assessor's Parcel Number for the Real Property is 6002-023-017 AND 6014-007-015.

Trustor presently assigns to Lender (also known as Beneficiary in this Deed of Trust) all of Trustor's right, title, and interest in and to all present and future leases of the Property and all Rents from the Property. This is an absolute assignment of Rents made in connection with an obligation secured by real property pursuant to California Civil Code Section 2938. In addition, Trustor grants to Lender a Uniform Commercial Code security interest in the Personal Property and Rents.

THIS DEED OF TRUST, INCLUDING THE ASSIGNMENT OF RENTS AND THE SECURITY INTEREST IN THE RENTS AND PERSONAL PROPERTY, IS GIVEN TO SECURE (A) PAYMENT OF THE INDEBTEDNESS AND (B) PERFORMANCE OF ANY AND ALL OBLIGATIONS OF THE TRUSTOR UNDER THE NOTE, THE RELATED DOCUMENTS, AND THIS DEED OF TRUST. THIS DEED OF TRUST IS GIVEN AND ACCEPTED ON THE FOLLOWING TERMS:

PAYMENT AND PERFORMANCE. Except as otherwise provided in this Deed of Trust, Trustor shall pay to Lender all amounts secured by this Deed of Trust as they become due, and shall strictly and in a timely manner perform all of Trustor's obligations under the Note, this Deed of Trust, and the Related Documents.

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**DEED OF TRUST
(Continued)**

Loan No: 90-101-6936-7

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Personal Property. The words "Personal Property" mean all equipment, fixtures, and other articles of personal property now or hereafter owned by Trustor, and now or hereafter attached or affixed to the Real Property; together with all accessions, parts, and additions to, all replacements of, and all substitutions for, any of such property; and together with all proceeds (including without limitation all insurance proceeds and refunds of premiums) from any sale or other disposition of the Property.

Property. The word "Property" means collectively the Real Property and the Personal Property.

Real Property. The words "Real Property" mean the real property, interests and rights, as further described in this Deed of Trust.

Related Documents. The words "Related Documents" mean all promissory notes, credit agreements, loan agreements, security agreements, mortgages, deeds of trust, security deeds, collateral mortgages, and all other instruments, agreements and documents, whether now or hereafter existing, executed in connection with the Indebtedness; except that the words do not mean any guaranty or environmental agreement, whether now or hereafter existing, executed in connection with the Indebtedness.

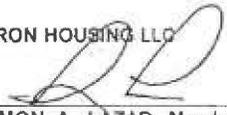
Rents. The word "Rents" means all present and future leases, rents, revenues, income, issues, royalties, profits, and other benefits derived from the Property together with the cash proceeds of the Rents.

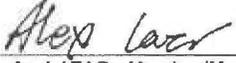
Trustee. The word "Trustee" means Farmers and Merchants Trust Company of Long Beach, A California Corporation, whose address is PO Box 891, Long Beach, CA 90801 and any substitute or successor trustees.

Trustor. The word "Trustor" means OMICRON HOUSING LLC.

TRUSTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS DEED OF TRUST, AND TRUSTOR AGREES TO ITS TERMS, INCLUDING THE VARIABLE RATE PROVISIONS OF THE NOTE SECURED BY THIS DEED OF TRUST.

TRUSTOR:

OMICRON HOUSING LLC
By: 
SIMON A. LAZAR, Member/Manager of OMICRON HOUSING LLC

By: 
ALEX A. LAZAR, Member/Manager of OMICRON HOUSING LLC

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DEED OF TRUST
(Continued)

Loan No: 90-101-6936-7

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CERTIFICATE OF ACKNOWLEDGMENT

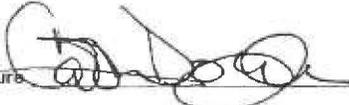
STATE OF California)
) SS
COUNTY OF Los Angeles)

On June 23, 20 13 before me, Carrie Doyle, Notary Public
(here insert name and title of the officer)

personally appeared **SIMON A. LAZAR and ALEX A. LAZAR**, 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~~ they executed the same in ~~his~~ their authorized capacity(ies), and that by ~~his~~ 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.

Signature 

(Seal)



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RECORDING REQUESTED BY:
CITY OF LOS ANGELES

WHEN RECORDED MAIL TO:

Department of Building and Safety
Financial Services Division
201 N. Figueroa St., 9th Floor
Los Angeles, CA 90012



SPACE ABOVE THIS LINE FOR RECORDER'S USE

NOTICE OF PENDING LIEN

Notice is hereby given that, pursuant to the provisions of Section 98.0402 of Division 4 of Article 8 of Chapter IX of the Los Angeles Municipal Code (LAMC), the City of Los Angeles has incurred the cost of inspections of the property described below. The City of Los Angeles intends to impose a lien against the property described below to recover the cost of such inspections, plus appropriate fees and fines, as authorized by LAMC Section 98.0402 and Section 7.35.5 of Article 4.6 of Chapter I of Division 7 of the Los Angeles Administrative Code, upon confirmation of the City Council.

For further information regarding this notice and the status of Department proceedings, please contact Nancy Truong of the Department of Building and Safety between 9:00 a.m. and 11:00 a.m., Monday through Friday. (Invoice No. 5815513)

Telephone Number: (213) 482-6890

Office Location: 201 N. Figueroa St., Suite 940

The property subject to this Notice of Pending Lien is that certain real property in the City of Los Angeles, County of Los Angeles, State of California, described as follows:

TR 5549 4 14 M B 59-61

THIS NOTICE WILL CONTINUE IN FULL FORCE AND EFFECT UNTIL THE CITY OF LOS ANGELES RECORDS A SUBSEQUENT NOTICE OF TERMINATION OF PENDING LIEN OR A NOTICE OF LIEN.

APN 6014-007-015
AKA 1204 W 65TH ST
LOS ANGELES

Owner:

OMICRON HOUSING LLC
9170 WISHIRE BLVD #275
BEVERLY HILLS CA,90212

DATED: This 31st Day of July, 2013

CITY OF LOS ANGELES

By Steve Ongele
Steve Ongele, Bureau Chief
Resource Management Bureau

Property Detail Report

For Property Located At :
1204 W 65TH ST, LOS ANGELES, CA 90044-2616



CoreLogic
 RealQuest Professional

Owner Information

Owner Name: **OMICRON HOUSING LLC**
 Mailing Address: **8721 SANTA MONICA BLVD #339, WEST HOLLYWOOD CA 90069-4507 C023 C/O SIMON LAZAR**
 Vesting Codes: **//**

Location Information

Legal Description:	TRACT # 5549 LOT 14	APN:	6014-007-015
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	2374.01 / 3	Subdivision:	5549
Township-Range-Sect:		Map Reference:	51-F5 / 674-A7
Legal Book/Page:	59-61	Tract #:	5549
Legal Lot:	14	School District:	LOS ANGELES
Legal Block:	4	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:	12/18/2012 / 11/30/2012	1st Mtg Amount/Type:	/
Sale Price:	\$170,000	1st Mtg Int. Rate/Type:	/
Sale Type:	FULL	1st Mtg Document #:	
Document #:	1956373	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$148.86
New Construction:		Multi/Split Sale:	

Title Company: **FIDELITY NATIONAL TITLE CO**
 Lender:
 Seller Name: **HEARD GERALD L TRUST**

Prior Sale Information

Prior Rec/Sale Date:	04/10/1985 /	Prior Lender:	MIRACLE MTG SVC
Prior Sale Price:	\$66,500	Prior 1st Mtg Amt/Type:	\$66,500 / VA
Prior Doc Number:	399087	Prior 1st Mtg Rate/Type:	/
Prior Deed Type:	DEED (REG)		

Property Characteristics

Gross Area:		Parking Type:	DETACHED GARAGE	Construction:	FRAME
Living Area:	1,142	Garage Area:		Heat Type:	HEATED
Tot Adj Area:		Garage Capacity:		Exterior wall:	STUCCO
Above Grade:		Parking Spaces:	1	Porch Type:	
Total Rooms:	6	Basement Area:		Patio Type:	COVERED PATIO
Bedrooms:	2	Finish Bsmnt Area:		Pool:	
Bath(F/H):	1 /	Basement Type:		Air Cond:	
Year Built / Eff:	1924 / 1924	Roof Type:		Style:	BUNGALOW
Fireplace:	/	Foundation:		Quality:	AVERAGE
# of Stories:	1.00	Roof Material:	BUILT-UP	Condition:	AVERAGE
Other Improvements:					

Site Information

Zoning:	LAR1	Acres:	0.11	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	4,649	Lot Width/Depth:	40 x 117	State Use:	
Land Use:	SFR	Res/Comm Units:	/	Water Type:	PUBLIC
Site Influence:				Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$170,771	Assessed Year:	2014	Property Tax:	\$2,249.42
Land Value:	\$136,617	Improved %:	20%	Tax Area:	212
Improvement Value:	\$34,154	Tax Year:	2013	Tax Exemption:	
Total Taxable Value:	\$170,771				

Comparable Summary

For Property Located At



CoreLogic

RealQuest Professional

1204 W 65TH ST, LOS ANGELES, CA 90044-2616**17 Comparable(s) found.** (Click on the address to view more property information)[▶ View Report](#)[▶ Configure Display Fields](#)[▶ Modify Comparable Search Criteria](#)**Summary Statistics For Selected Properties: 17**

	Subject Property	Low	High	Average
Sale Price	\$170,000	\$190,000	\$318,000	\$258,176
Bldg/Living Area	1,142	970	1,306	1,104
Price/Sqft	\$148.86	\$171.09	\$321.65	\$235.82
Year Built	1924	1912	1942	1922
Lot Area	4,649	2,700	6,442	4,912
Bedrooms	2	2	3	2
Bathrooms/Restrooms	1	1	2	1
Stories	1.00	1.00	1.00	1.00
Total Value	\$170,771	\$40,662	\$237,000	\$190,243
Distance From Subject	0.00	0.16	0.48	0.31

* = user supplied for search only

<input checked="" type="checkbox"/>	#	F	Address	Sale Price	Yr Blt	Bed	Baths/Restrooms(Full)	Last Recording	Bld/Liv	Lot Area	Dist
Subject Property											
			1204 W 65TH ST	\$170,000	1924	2	1	12/18/2012	1,142	4,649	0.0
Comparables											
<input checked="" type="checkbox"/>	1		1317 W 66TH ST	\$255,000	1923	3	2	06/04/2014	977	3,997	0.16
<input checked="" type="checkbox"/>	2		1158 W 68TH ST	\$288,500	1912	3	2	06/09/2014	1,218	4,815	0.2
<input checked="" type="checkbox"/>	3		1343 W 67TH ST	\$227,500	1926	2	2	04/23/2014	1,209	3,611	0.21
<input checked="" type="checkbox"/>	4		1300 W 68TH ST	\$190,000	1921	2	2	05/09/2014	1,072	4,680	0.23
<input checked="" type="checkbox"/>	5		1120 W 61ST ST	\$200,000	1921	2	1	07/25/2014	1,169	5,807	0.26
<input checked="" type="checkbox"/>	6		1040 W 68TH ST	\$280,000	1920	2	1	09/30/2014	1,080	5,850	0.27
<input checked="" type="checkbox"/>	7		1418 W 65TH ST	\$285,000	1923	3	2	06/19/2014	1,144	4,769	0.27
<input checked="" type="checkbox"/>	8		1306 W 69TH ST	\$318,000	1922	2	1	10/31/2014	1,018	4,680	0.28
<input checked="" type="checkbox"/>	9		1047 W 69TH ST	\$280,000	1913	2	1	07/01/2014	1,272	6,442	0.29
<input checked="" type="checkbox"/>	10		1342 W 69TH ST	\$276,000	1921	3	2	05/16/2014	1,118	4,680	0.3
<input checked="" type="checkbox"/>	11		1130 W 70TH ST	\$250,000	1924	2	1	06/30/2014	1,020	4,680	0.32
<input checked="" type="checkbox"/>	12		1114 W 70TH ST	\$267,000	1919	2	1	03/03/2014	990	4,680	0.32
<input checked="" type="checkbox"/>	13		1213 W 60TH ST	\$312,000	1921	3	1	05/05/2014	970	6,004	0.38
<input checked="" type="checkbox"/>	14		6812 MENLO AVE	\$200,000	1925	2	1	03/26/2014	1,050	2,700	0.45
<input checked="" type="checkbox"/>	15		1447 W 71ST ST	\$200,000	1923	2	2	03/12/2014	1,030	4,681	0.46
<input checked="" type="checkbox"/>	16		834 W 64TH ST	\$260,000	1920	3	2	07/02/2014	1,306	5,832	0.46
<input checked="" type="checkbox"/>	17		1236 W 73RD ST	\$300,000	1942	2	1	08/01/2014	1,125	5,593	0.48

Comparable Sales Report

For Property Located At



CoreLogic

RealQuest Professional

1204 W 65TH ST, LOS ANGELES, CA 90044-2616**17 Comparable(s) Selected.**

Report Date: 11/18/2014

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$170,000	\$190,000	\$318,000	\$258,176
Bldg/Living Area	1,142	970	1,306	1,104
Price/Sqft	\$148.86	\$171.09	\$321.65	\$235.82
Year Built	1924	1912	1942	1922
Lot Area	4,649	2,700	6,442	4,912
Bedrooms	2	2	3	2
Bathrooms/Restrooms	1	1	2	1
Stories	1.00	1.00	1.00	1.00
Total Value	\$170,771	\$40,662	\$237,000	\$190,243
Distance From Subject	0.00	0.16	0.48	0.31

* = user supplied for search only

Comp #:	1	Distance From Subject:0.16 (miles)	
Address:	1317 W 66TH ST, LOS ANGELES, CA 90044-2625		
Owner Name:	BORRAYO JOSE A/DIAZ FLORA		
Seller Name:	BAKER C LIVING TRUST		
APN:	6014-009-016	Map Reference:	51-F5 / 673-J7
County:	LOS ANGELES, CA	Census Tract:	2374.02
Subdivision:	4967	Zoning:	LAR1
Rec Date:	06/04/2014	Prior Rec Date:	
Sale Date:	04/28/2014	Prior Sale Date:	
Sale Price:	\$255,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	576473	Acres:	0.09
1st Mtg Amt:	\$239,112	Lot Area:	3,997
Total Value:	\$40,662	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 2
		Living Area:	977
		Total Rooms:	6
		Bedrooms:	3
		Bath(F/H):	2 /
		Yr Built/Eff:	1923 / 1942
		Air Cond:	YES
		Style:	
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	
		Parking:	ATTACHED GARAGE

Comp #:	2	Distance From Subject:0.2 (miles)	
Address:	1158 W 68TH ST, LOS ANGELES, CA 90044-2525		
Owner Name:	FORTAJADA ISIAIAH		
Seller Name:	BLACKBURN JEREMIAH		
APN:	6014-022-001	Map Reference:	51-F5 / 674-A7
County:	LOS ANGELES, CA	Census Tract:	2374.01
Subdivision:	1356	Zoning:	LAR1
Rec Date:	06/09/2014	Prior Rec Date:	04/29/2014
Sale Date:	04/04/2014	Prior Sale Date:	02/07/2014
Sale Price:	\$288,500	Prior Sale Price:	\$288,500
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	592130	Acres:	0.11
1st Mtg Amt:	\$278,871	Lot Area:	4,815
Total Value:	\$215,860	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	1,218
		Total Rooms:	2
		Bedrooms:	3
		Bath(F/H):	2 /
		Yr Built/Eff:	1912 / 1920
		Air Cond:	YES
		Style:	
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	
		Parking:	

Comp #:	3	Distance From Subject:0.21 (miles)	
Address:	1343 W 67TH ST, LOS ANGELES, CA 90044-2641		
Owner Name:	ANGELENO HOMES LLC		
Seller Name:	FEDERAL NATL MTG ASSN FNMA		
APN:	6014-016-009	Map Reference:	51-E5 / 673-J7
County:	LOS ANGELES, CA	Census Tract:	2374.02
Subdivision:	4735	Zoning:	LAR1
Rec Date:	04/23/2014	Prior Rec Date:	
Sale Date:	04/14/2014	Prior Sale Date:	
Sale Price:	\$227,500	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	415674	Acres:	0.08
1st Mtg Amt:		Lot Area:	3,611
Total Value:	\$235,000	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	1,209
		Total Rooms:	
		Bedrooms:	2
		Bath(F/H):	2 /
		Yr Built/Eff:	1926 / 1931
		Air Cond:	YES
		Style:	
		Fireplace:	/
		Pool:	
		Roof Mat:	
		Parking:	

Comp #:	4	Distance From Subject:0.23 (miles)	
Address:	1300 W 68TH ST, LOS ANGELES, CA 90044-2529		
Owner Name:	ZOLAAR HOLDINGS INC		
Seller Name:	BALARA DINO R & TARSHA L		
APN:	6014-024-015	Map Reference:	51-F5 / 674-A7
County:	LOS ANGELES, CA	Census Tract:	2374.02
Subdivision:	1356	Zoning:	LAR1
Rec Date:	05/09/2014	Prior Rec Date:	11/04/1996
Sale Date:	04/02/2014	Prior Sale Date:	
Sale Price:	\$190,000	Prior Sale Price:	\$122,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	484923	Acres:	0.11
1st Mtg Amt:		Lot Area:	4,680
Total Value:	\$162,073	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	1,072
		Total Rooms:	6
		Bedrooms:	2
		Bath(F/H):	2 /
		Yr Built/Eff:	1921 / 1941
		Air Cond:	YES
		Style:	CONVENTIONAL
		Fireplace:	/
		Pool:	
		Roof Mat:	COMPOSITION SHINGLE
		Parking:	NONE

Comp #:	5	Distance From Subject:	0.26 (miles)
Address:	1120 W 61ST ST, LOS ANGELES, CA 90044-3730		
Owner Name:	VILLAVICENCIO LUIS		
Seller Name:	NUNO JESUS & MARIA C		
APN:	6003-024-008	Map Reference:	51-F4 / 674-A6
County:	LOS ANGELES, CA	Census Tract:	2371.01
Subdivision:	THREE G TR	Zoning:	LAR2
Rec Date:	07/25/2014	Prior Rec Date:	12/08/2004
Sale Date:	07/18/2014	Prior Sale Date:	11/08/2004
Sale Price:	\$200,000	Prior Sale Price:	\$285,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	774045	Acres:	0.13
1st Mtg Amt:	\$165,000	Lot Area:	5,807
Total Value:	\$218,000	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	1,169
		Total Rooms:	2
		Bedrooms:	2
		Bath(F/H):	1 /
		Yr Built/Eff:	1921 / 1933
		Air Cond:	YES
		Style:	/
		Fireplace:	/
		Pool:	/
		Roof Mat:	/
		Parking:	/

Comp #:	6	Distance From Subject:	0.27 (miles)
Address:	1040 W 68TH ST, LOS ANGELES, CA 90044-5234		
Owner Name:	MARTINEZ ADRIAN & MARICELA		
Seller Name:	NEWSOME TINA		
APN:	6014-021-013	Map Reference:	51-F5 / 674-A7
County:	LOS ANGELES, CA	Census Tract:	2374.01
Subdivision:	1648	Zoning:	LAR1
Rec Date:	09/30/2014	Prior Rec Date:	08/06/2013
Sale Date:	08/04/2014	Prior Sale Date:	05/07/2013
Sale Price:	\$280,000	Prior Sale Price:	\$150,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1032443	Acres:	0.13
1st Mtg Amt:	\$256,410	Lot Area:	5,850
Total Value:	\$235,000	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 1
		Living Area:	1,080
		Total Rooms:	6
		Bedrooms:	2
		Bath(F/H):	1 /
		Yr Built/Eff:	1920 / 1920
		Air Cond:	YES
		Style:	/
		Fireplace:	/
		Pool:	/
		Roof Mat:	/
		Parking:	DETACHED GARAGE

Comp #:	7	Distance From Subject:	0.27 (miles)
Address:	1418 W 65TH ST, LOS ANGELES, CA 90047-2006		
Owner Name:	SANDOVAL CESAR		
Seller Name:	HERRERA FREDDY B		
APN:	6015-008-012	Map Reference:	51-E5 / 673-J7
County:	LOS ANGELES, CA	Census Tract:	2374.02
Subdivision:	5834	Zoning:	LAR4
Rec Date:	06/19/2014	Prior Rec Date:	11/18/2011
Sale Date:	05/13/2014	Prior Sale Date:	09/30/2011
Sale Price:	\$285,000	Prior Sale Price:	\$200,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	634460	Acres:	0.11
1st Mtg Amt:	\$279,837	Lot Area:	4,769
Total Value:	\$204,925	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 2
		Living Area:	1,144
		Total Rooms:	4
		Bedrooms:	3
		Bath(F/H):	2 /
		Yr Built/Eff:	1923 / 1969
		Air Cond:	/
		Style:	CONVENTIONAL
		Fireplace:	/
		Pool:	/
		Roof Mat:	COMPOSITION SHINGLE
		Parking:	PARKING AVAIL

Comp #:	8	Distance From Subject:	0.28 (miles)
Address:	1306 W 69TH ST, LOS ANGELES, CA 90044-2535		
Owner Name:	POUZEAUD CESAR I/POUZEAUD EDWIN		
Seller Name:	EVERGREEN INVESTMENT PROPRTIE		
APN:	6014-025-014	Map Reference:	51-F5 / 673-J7
County:	LOS ANGELES, CA	Census Tract:	2374.02
Subdivision:	1356	Zoning:	LAR1
Rec Date:	10/31/2014	Prior Rec Date:	09/04/2014
Sale Date:	10/03/2014	Prior Sale Date:	08/29/2014
Sale Price:	\$318,000	Prior Sale Price:	\$182,500
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1155311	Acres:	0.11
1st Mtg Amt:	\$312,240	Lot Area:	4,680
Total Value:	\$197,000	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	1,018
		Total Rooms:	4
		Bedrooms:	2
		Bath(F/H):	1 /
		Yr Built/Eff:	1922 / 1922
		Air Cond:	YES
		Style:	CONVENTIONAL
		Fireplace:	/
		Pool:	/
		Roof Mat:	BUILT-UP
		Parking:	/

Comp #:	9	Distance From Subject:	0.29 (miles)
Address:	1047 W 69TH ST, LOS ANGELES, CA 90044-5235		
Owner Name:	CISNEROS JOSE		
Seller Name:	CISNEROS ADDY D		
APN:	6014-021-015	Map Reference:	51-F5 / 674-A7
County:	LOS ANGELES, CA	Census Tract:	2374.01
Subdivision:	1648	Zoning:	LAR1
Rec Date:	07/01/2014	Prior Rec Date:	05/06/2013
Sale Date:	05/21/2014	Prior Sale Date:	04/26/2013
Sale Price:	\$280,000	Prior Sale Price:	\$150,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	677602	Acres:	0.15
1st Mtg Amt:	\$274,928	Lot Area:	6,442
Total Value:	\$231,043	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	1,272
		Total Rooms:	6
		Bedrooms:	2
		Bath(F/H):	1 /
		Yr Built/Eff:	1913 / 1913
		Air Cond:	
		Style:	BUNGALOW
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	COMPOSITION SHINGLE
		Parking:	DETACHED GARAGE

Comp #:	10	Distance From Subject:	0.3 (miles)
Address:	1342 W 69TH ST, LOS ANGELES, CA 90044-2535		
Owner Name:	PENEL FRANK/PEREZ VERONICA S		
Seller Name:	MIRANDA ALBERTO & ESTER		
APN:	6014-025-005	Map Reference:	51-E5 / 673-J7
County:	LOS ANGELES, CA	Census Tract:	2374.02
Subdivision:	1356	Zoning:	LAR1
Rec Date:	05/16/2014	Prior Rec Date:	08/08/2008
Sale Date:	05/08/2014	Prior Sale Date:	06/25/2008
Sale Price:	\$276,000	Prior Sale Price:	\$276,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	509056	Acres:	0.11
1st Mtg Amt:	\$262,200	Lot Area:	4,680
Total Value:	\$237,000	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 1
		Living Area:	1,118
		Total Rooms:	4
		Bedrooms:	3
		Bath(F/H):	2 /
		Yr Built/Eff:	1921 / 1942
		Air Cond:	
		Style:	CONVENTIONAL
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	COMPOSITION SHINGLE
		Parking:	ATTACHED GARAGE

Comp #:	11	Distance From Subject:	0.32 (miles)
Address:	1130 W 70TH ST, LOS ANGELES, CA 90044-2520		
Owner Name:	PLATINUM TITANIUM LLC		
Seller Name:	RUELAS YESSENE A		
APN:	6014-030-008	Map Reference:	51-F5 / 674-A7
County:	LOS ANGELES, CA	Census Tract:	2374.01
Subdivision:	1356	Zoning:	LAR1
Rec Date:	06/30/2014	Prior Rec Date:	12/14/2009
Sale Date:	06/04/2014	Prior Sale Date:	10/30/2009
Sale Price:	\$250,000	Prior Sale Price:	\$125,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	672865	Acres:	0.11
1st Mtg Amt:		Lot Area:	4,680
Total Value:	\$131,620	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	1,020
		Total Rooms:	
		Bedrooms:	2
		Bath(F/H):	1 /
		Yr Built/Eff:	1924 / 1924
		Air Cond:	YES
		Style:	
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	
		Parking:	

Comp #:	12	Distance From Subject:	0.32 (miles)
Address:	1114 W 70TH ST, LOS ANGELES, CA 90044-2520		
Owner Name:	LOPEZ LOUIS O/RAMIREZ LAURA D		
Seller Name:	MEJIA JOSE		
APN:	6014-030-012	Map Reference:	51-F5 / 674-A7
County:	LOS ANGELES, CA	Census Tract:	2374.01
Subdivision:	1356	Zoning:	LAR1
Rec Date:	03/03/2014	Prior Rec Date:	11/15/2010
Sale Date:	01/18/2014	Prior Sale Date:	08/19/2010
Sale Price:	\$267,000	Prior Sale Price:	\$172,500
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	215512	Acres:	0.11
1st Mtg Amt:	\$262,163	Lot Area:	4,680
Total Value:	\$180,281	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	990
		Total Rooms:	5
		Bedrooms:	2
		Bath(F/H):	1 /
		Yr Built/Eff:	1919 / 1929
		Air Cond:	
		Style:	CONVENTIONAL
		Fireplace:	/
		Pool:	
		Roof Mat:	COMPOSITION SHINGLE
		Parking:	GARAGE

Comp #:13			Distance From Subject:0.38 (miles)
Address:	1213 W 60TH ST, LOS ANGELES, CA 90044-2825		
Owner Name:	MELENDEZ MANFREDIS & YOLANDA		
Seller Name:	KIM JOHN S		
APN:	6003-012-017	Map Reference:	51-F4 / 674-A6
County:	LOS ANGELES, CA	Census Tract:	2372.01
Subdivision:	3987	Zoning:	LAR2
Rec Date:	05/05/2014	Prior Rec Date:	09/11/2013
Sale Date:	03/10/2014	Prior Sale Date:	07/19/2013
Sale Price:	\$312,000	Prior Sale Price:	\$215,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	466576	Acres:	0.14
1st Mtg Amt:	\$304,385	Lot Area:	6,004
Total Value:	\$215,000	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	970
		Total Rooms:	
		Bedrooms:	3
		Bath(F/H):	1 /
		Yr Built/Eff:	1921 / 1922
		Air Cond:	YES
		Style:	
		Fireplace:	/
		Pool:	
		Roof Mat:	
		Parking:	

Comp #:14			Distance From Subject:0.45 (miles)
Address:	6812 MENLO AVE, LOS ANGELES, CA 90044-5211		
Owner Name:	RANGEL VERONICA		
Seller Name:	FEDERAL NATL MTG ASSN FNMA		
APN:	6013-008-026	Map Reference:	51-F5 / 674-B7
County:	LOS ANGELES, CA	Census Tract:	2375.00
Subdivision:	SOUTH VERMONT AVE	Zoning:	LARD2
Rec Date:	03/26/2014	Prior Rec Date:	12/03/2004
Sale Date:	03/07/2014	Prior Sale Date:	09/28/2004
Sale Price:	\$200,000	Prior Sale Price:	\$234,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	303617	Acres:	0.06
1st Mtg Amt:	\$151,250	Lot Area:	2,700
Total Value:	\$175,794	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 2
		Living Area:	1,050
		Total Rooms:	5
		Bedrooms:	2
		Bath(F/H):	1 /
		Yr Built/Eff:	1925 / 1925
		Air Cond:	YES
		Style:	
		Fireplace:	/
		Pool:	
		Roof Mat:	
		Parking:	ATTACHED GARAGE

Comp #:15			Distance From Subject:0.46 (miles)
Address:	1447 W 71ST ST, LOS ANGELES, CA 90047-2035		
Owner Name:	KAIROS INVESTMENTS LLC		
Seller Name:	LONDON EMANUEL & KATHLEEN		
APN:	6015-032-026	Map Reference:	51-E5 / 673-J7
County:	LOS ANGELES, CA	Census Tract:	2374.02
Subdivision:	4580	Zoning:	LAR1
Rec Date:	03/12/2014	Prior Rec Date:	07/26/2007
Sale Date:	03/03/2014	Prior Sale Date:	03/02/2007
Sale Price:	\$200,000	Prior Sale Price:	\$361,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	249904	Acres:	0.11
1st Mtg Amt:	\$210,000	Lot Area:	4,681
Total Value:	\$147,941	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 1
		Living Area:	1,030
		Total Rooms:	5
		Bedrooms:	2
		Bath(F/H):	2 /
		Yr Built/Eff:	1923 / 1948
		Air Cond:	
		Style:	CONVENTIONAL
		Fireplace:	/
		Pool:	
		Roof Mat:	ROLL COMPOSITION
		Parking:	PARKING AVAIL

Comp #:16			Distance From Subject:0.46 (miles)
Address:	834 W 64TH ST, LOS ANGELES, CA 90044-5302		
Owner Name:	CARRANZA ROMAN A		
Seller Name:	JORDAN RODERICK		
APN:	6013-014-005	Map Reference:	51-F5 / 674-B6
County:	LOS ANGELES, CA	Census Tract:	2375.00
Subdivision:	B HOLLANDS SUB	Zoning:	LARD2
Rec Date:	07/02/2014	Prior Rec Date:	08/30/1968
Sale Date:	05/22/2014	Prior Sale Date:	
Sale Price:	\$260,000	Prior Sale Price:	\$14,500
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	684164	Acres:	0.13
1st Mtg Amt:	\$255,290	Lot Area:	5,832
Total Value:	\$171,924	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	1,306
		Total Rooms:	
		Bedrooms:	3
		Bath(F/H):	2 /
		Yr Built/Eff:	1920 / 1947
		Air Cond:	YES
		Style:	
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	
		Parking:	

Comp #:17		Distance From Subject:0.48 (miles)
Address:	1236 W 73RD ST, LOS ANGELES, CA 90044-2436	
Owner Name:	NHS NEIGHBORHOOD REDEVELOPMENT	
Seller Name:	HUD-HOUSING OF URBAN DEV	
APN:	6019-009-004	Map Reference: 51-F6 /
County:	LOS ANGELES, CA	Census Tract: 2378.00
Subdivision:	2427	Zoning: LAR1
Rec Date:	08/01/2014	Prior Rec Date: 08/04/2010
Sale Date:	07/10/2014	Prior Sale Date: 05/11/2010
Sale Price:	\$300,000	Prior Sale Price: \$265,000
Sale Type:	FULL	Prior Sale Type: FULL
Document #:	800488	Acres: 0.13
1st Mtg Amt:		Lot Area: 5,593
Total Value:	\$235,000	# of Stories: 1.00
Land Use:	SFR	Park Area/Cap#: / 2
		Living Area: 1,125
		Total Rooms: 5
		Bedrooms: 2
		Bath(F/H): 1 /
		Yr Built/Eff: 1942 / 1944
		Air Cond:
		Style:
		Fireplace: /
		Pool:
		Roof Mat:
		Parking: DETACHED GARAGE

EXHIBIT D

ASSIGNED INSPECTOR: **BRUCE TODD**
JOB ADDRESS: **1204 WEST 65TH STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **6014-007-015**

Date: **November 18, 2014**

CASE#: **489441**
ORDER NO: **A-3190630**

EFFECTIVE DATE OF ORDER TO COMPLY: **February 1, 2013**
COMPLIANCE EXPECTED DATE: **March 3, 2013**
DATE COMPLIANCE OBTAINED: **No Compliance to Date**

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-3190630

You are therefore ordered to: Repair or replace broken, rotted, split or buckled exterior wall coverings or roof coverings.

Code Section(s) in Violation: 91.8902.7 #4, 91.103.1, 12.21A.1(a) of the L.A.M.C.

Location: Garage

4. Exterior wall surfaces not maintained.

You are therefore ordered to: Maintain exterior wall surfaces weather tight, in good repair and in a clean and sanitary condition.

Code Section(s) in Violation: 91.8104, 91.8104.12, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

Location: Garage

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 98.041 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.

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)789-2786.

Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector: Bruce Todd

Date: January 25, 2013

BRUCE TODD
8475 S. VERMONT AVE.
LOS ANGELES, CA 90044
(323)789-2786
Bruce.Todd@lacity.org



REVIEWED BY