

BOARD OF  
BUILDING AND SAFETY  
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CITY OF LOS ANGELES  
CALIFORNIA



ERIC GARCETTI  
MAYOR

DEPARTMENT OF  
BUILDING AND SAFETY  
501 NORTH FIGUEROA STREET  
LOS ANGELES, CA 90015

FRANK M. BUSH  
GENERAL MANAGER

OSAMA YOUNAN, P.E.  
EXECUTIVE OFFICER

August 18, 2017

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**  
Re: Invoice # 664380-5

On September 24, 2015 pursuant to the authority granted by Section 91.103 of the Los Angeles Municipal Code, the Department of Building and Safety (the "Department") investigated and identified code violations at: **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.

Pursuant to Section 98.0451, the property owner was issued an order on September 24, 2015 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
Title Report fee	42.00
<b>Grand Total</b>	<b>\$ 1,288.56</b>

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 **\$1,288.56** 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 **\$1,288.56** 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

  
Steve Ongele  
Chief, Resource Management Bureau

ATTEST: HOLLY L. WOLCOTT, CITY CLERK

Lien confirmed by  
City Council on:

BY: \_\_\_\_\_  
DEPUTY



P.O. BOX 5152  
CULVER CITY, CA 90231  
Phone 310-943-9235 [latitle@in2-res.com](mailto:latitle@in2-res.com)

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**Property Title Report**

**Work Order No. T14473**  
**Dated as of: 07/12/2017**

**Prepared for: City of Los Angeles**

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**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 GRACE AGWAOMA OGBUNAMIRI**  
**Grantor : ALEYAMMA KULANGARA**  
**Deed Date : 05/16/2003      Recorded : 07/11/2003**  
**Instr No. : 03-1981254**

**MAILING ADDRESS: JOHN OGBUNAMIRI AND GRACE AGWAOMA OGBUNAMIRI**  
**812 W 62ND ST LOS ANGELES CA 90044**

**SCHEDULE B**

**LEGAL DESCRIPTION**

**Lot: 13 Tract No: 4440 Abbreviated Description: LOT:13 CITY:REGION/CLUSTER: 09/09136**  
**TR#:4440 TRACT NO 4440 LOT 13 City/Muni/Twp: REGION/CLUSTER: 09/09136**

**MORTGAGES/LIENS**

**Type of Document: EQUITY LINE OF CREDIT DEED OF TRUST**  
**Recording Date: 07/11/2003      Document #: 03-1981255**  
**Loan Amount: \$157,500**  
**Lender Name: WASHINGTON MUTUAL BANK FA**  
**Borrowers Name: JOHN OGBUNAMIRI AND GRACE AGWAOMA OGBUNAMIRI**

**MAILING ADDRESS: WASHINGTON MUTUAL BANK FA**  
**1170 SILBER RD HOUSTON, TX 77055**

This page is part of your document - DO NOT DISCARD

03 1981254

RECORDED/FILED IN OFFICIAL RECORDS  
RECORDER'S OFFICE  
LOS ANGELES COUNTY  
CALIFORNIA  
JUL 11 2003 AT 8AM

TITLE(S) :

*Deed*



FEE

FEE  
\$7  
JJ

D.T.T 50  
*192*  
787.50

NOTIFICATION SENT-\$4 ©

CODE  
20

CODE  
19

CODE  
9

Assessor's Identification Number (AIN)

To be completed by Examiner OR Title Company in black ink.

Number of Parcels Shown

*6004 - 013 - 028*

*001*

THIS FORM NOT TO BE DUPLICATED

TICOR TITLE CO  
GLENDALE

7/11/03

2 ✓

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO:  
John Ogbunamiri  
Grace Ogbunamiri  
812 West 62nd Street  
Los Angeles, CA 90044  
Agwaoma Grace Ogbunamiri

03 1981254

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

Order No.: 9648630 -06

Space Above This Line for Recorder's Use Only

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; [ X ] 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 )

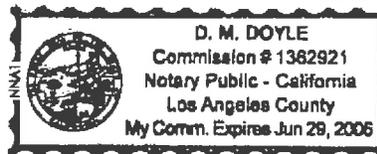
On June 25, 2003 before me, D.M. Doyle - Notary Public  
personally appeared Aleyamma Kulangara

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: [Signature]

This area for official notarial seal.



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

This page is part of your document - DO NOT DISCARD

03 1981255

RECORDED/FILED IN OFFICIAL RECORDS  
RECORDER'S OFFICE  
LOS ANGELES COUNTY  
CALIFORNIA  
JUL 11 2003  
AT 8 A.M.

TITLE(S) : \_\_\_\_\_



FEE

D.T.T

FEE \$36<sup>00</sup> JJ 6  
3T

CODE

20

D.A. FEE Code 20 \$ 6<sup>00</sup>

CODE

19

CODE

9

NOTIFICATION SENT-\$4 ©

Assessor's Identification Number (AIN)

To be completed by Examiner OR Title Company in black ink.

Number of Parcels Shown

THIS FORM NOT TO BE DUPLICATED

2

4648630

03 1981255

Recording requested by and, when recorded  
return to:

WASHINGTON MUTUAL BANK, FA  
CONSUMER LOAN RECORDS CENTER  
1170 SILBER RD  
HOUSTON, TX 77055  
ATTN: MAILSTOP: CLRVLTX



EQUITY LINE OF CREDIT  
DEED OF TRUST

0622554111

THIS DEED OF TRUST (Security Instrument) is between:  
JOHN U. OGBUNAMIRI AND GRACE OGBUNAMIRI, HUSBAND AND WIFE AS JOINT TENANTS.

AGWAOMA

JO  
INITIAL

AG  
INITIAL

whose address is: 17510 AMANTHA AVE  
CARSON, CA 90746 ("Grantor"),  
TICOR TITLE CO, a  
CALIFORNIA corporation, the address of which is  
21243 HAWTHORNE BLVD.  
TORRANCE, CA 90503 ("Trustee"); and

Washington Mutual Bank, FA, a federal association, which is organized and  
existing under the laws of the United States of America, and whose address is  
400 E. Main Street, Stockton, CA 95290 ("Beneficiary") and its successors or  
assigns.

1. **Granting Clause.** For the benefit of Beneficiary, Grantor hereby grants, bargains, sells and  
conveys to Trustee in trust, with power of sale, the real property in LOS ANGELES  
County, California, described below, and all rights and interest in it Grantor ever gets:  
LOT 13 OF TRACT NO. 4440, IN THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS  
ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK48, PAGE(S) 11 OF  
MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

Tax Parcel Number: 6004-013-028 together with all

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insurance proceeds and condemnation proceeds related to it income, rents and profits from it; all plumbing, lighting, air conditioning and heating apparatus and equipment and other improvements; and all fencing, blinds, drapes, floor coverings, built-in appliances, and other fixtures, at any time installed on or in or used in connection with such real property.

All of the property described above will be called the "Property". If any of the Property is personal property, this Deed of Trust is also a Security Agreement which grants Beneficiary, as secured party, a security interest in all such property. Despite any other provision of this Deed of Trust, however, Beneficiary is not granted, and will not have, a nonpurchase money security interest in household goods, to the extent such security interest would be prohibited by applicable law. As used herein "State" shall refer to the state of California.

**2. Obligation Secured.** This Deed of Trust is given to secure performance of each promise of Grantor contained herein and in a Home Equity Line of Credit Agreement with Beneficiary of even date herewith with a maximum credit limit of \$157,500.00 the ("Credit Agreement"), including any extensions, renewals or modifications thereof, and repayment of all sums borrowed by Grantor under the Credit Agreement, with interest from the date of each advance until paid at the rates provided therein. The Credit Agreement provides for a variable rate of interest. Under the Credit Agreement, the Grantor may borrow, repay and re-borrow from time to time, up to the maximum credit limit stated above, and all such advances shall be secured by the lien of this Deed of Trust. This Deed of Trust also secures payment of certain fees and charges payable by Grantor under the Credit Agreement, certain fees and costs of Beneficiary as provided in Section 9 of this Deed of Trust, and repayment of money advanced by Beneficiary to protect the Property or Beneficiary's interest in the Property, including advances made pursuant to Section 6 below. The Credit Agreement provides that unless sooner repaid, all amounts due under the Credit Agreement are due and payable in full thirty (30) years from the date of this Deed of Trust (the "Maturity Date"). All amounts due under the Credit Agreement and this Deed of Trust are called the "Debt".

**3. Representations of Grantor.** Grantor represents that:

- (a) Grantor is the owner of the Property, which is unencumbered except by: easements, reservations, and restrictions of record not inconsistent with the intended use of the Property and any existing first mortgage or deed of trust given in good faith and for value, the existence of which has been disclosed in writing to Beneficiary; and
- (b) The Property is not presently and will not during the term of this Deed of Trust be used for any agricultural purposes.

**4. Promises of Grantor.** Grantor promises:

- (a) To keep the Property in good repair and not to remove, alter or demolish any of the improvements on the Property, without first obtaining Beneficiary's written consent;
- (b) To allow representatives of Beneficiary to inspect the Property at any reasonable hour, and to comply with all laws, ordinances, regulations, covenants, conditions and restrictions affecting the Property;
- (c) To pay on time all lawful taxes and assessments on the Property;
- (d) To perform on time all terms, covenants and conditions of any prior mortgage or deed of trust covering the Property or any part of it and pay all amounts due and owing thereunder in a timely manner;
- (e) To see to it that this Deed of Trust remains a valid lien on the Property superior to all liens except those described in Section 3(a), and to keep the Property free of all encumbrances which may impair Beneficiary's security;
- (f) To keep the improvements on the Property insured by a company satisfactory to Beneficiary against fire and extended coverage perils, and against such other risks as Beneficiary

may reasonably require, in an amount equal to the full insurable value of the improvements, and to deliver evidence of such insurance coverage to Beneficiary. Subject to the rights of the holder of any lien described in 3(a), Beneficiary shall be named as the loss payee on all such policies pursuant to a standard lender's loss payable clause. The amount collected under any insurance policy shall be applied to the repair of such improvements, unless doing so would impair Beneficiary's security, in which event such proceeds may be applied upon any indebtedness hereby secured. In the event of foreclosure or sale of the Property pursuant to the Trustee's power of sale, all rights of the Grantor in insurance policies then in force shall pass to the purchaser at the Sheriff's or Trustee's sale.

(g) To sign all financing statements and other documents that Beneficiary may request from time to time to perfect, protect and continue Beneficiary's security interest in the Property. Grantor irrevocably appoints Beneficiary as Grantor's attorney-in-fact to execute, file and record any financing statements or similar documents in Grantor's name and to execute all documents necessary to transfer title if there is a default; and

(h) To advise Beneficiary immediately in writing of any change in Grantor's name, address or employment.

**5. Sale, Transfer or Further Encumbrance of Property.** Subject to applicable law, the entire Debt shall become immediately due and payable in full upon sale or other transfer of the Property or any interest therein by Grantor by contract of sale or otherwise including, without limit, any further encumbrance of the Property.

**6. Curing of Defaults.** If Grantor fails to comply with any of the covenants in Section 4, including all the terms of any prior mortgage or deed of trust, Beneficiary may take any action required to comply with any such covenants without waiving any other right or remedy it may have for Grantor's failure to comply. Repayment to Beneficiary of all the money spent by Beneficiary on behalf of Grantor shall be secured by this Deed of Trust; at Beneficiary's option, advance may be made against the Credit Agreement to pay amounts due hereunder; such shall not relieve Beneficiary from liability for failure to fulfill the covenants in Section 4. The amount spent shall bear interest at the rates from time to time applicable under the Credit Agreement and be repayable by Grantor on demand. Although Beneficiary may take action under this paragraph, Beneficiary is not obligated to do so.

**7. Remedies For Default.**

(a) Prompt performance under this Deed of Trust is essential. If Grantor does not pay any installment of the Debt or other amount due hereunder on time, or any other event occurs that entitles Beneficiary to declare the unpaid balance of the Debt due and payable in full under the Credit Agreement, or if Grantor fails to comply with any other term, condition, obligation or covenant contained in the Credit Agreement or this Deed of Trust or any rider thereto, or any other deed of trust, mortgage, trust indenture or security agreement or other instrument having priority over this Deed of Trust, or if any representation of Grantor herein was false or misleading, the Debt and any other money whose repayment is secured by this Deed of Trust shall immediately become due and payable in full, at the option of Beneficiary, and the total amount owed by Grantor shall thereafter bear interest at the rate(s) stated in the Credit Agreement. Beneficiary may then or thereafter advise Trustee of the default and of Beneficiary's election to have the Property sold pursuant to Trustee's power of sale in accordance with applicable law and deliver to Trustee any documentation as may be required by law. After giving any notices and the time required by applicable law, Trustee shall sell the Property, either in whole or in separate parcels or other part, and in such order as Trustee may choose, at public auction to the highest bidder for cash in lawful money of the United States which will be payable at the time of sale all in accordance with applicable law. Anything in the preceding sentence to the contrary notwithstanding, Beneficiary

may apply the Debt towards any bid at any such sale. Trustee may postpone any such sale by providing such notice as may be required by law. Unless prohibited by law, any person, including the Grantor, Beneficiary or Trustee, may purchase at any such sale. Trustee shall apply the proceeds of the sale as follows: (i) to the expenses of the sale, including a reasonable trustee's fee and lawyer's fee; (ii) to the obligations secured by this Deed of Trust; and, (iii) the surplus, if any, shall go to the person(s) legally entitled thereto.

(b) Trustee shall deliver to the purchaser at the sale its deed, without warranty, which shall convey to the purchaser the interest in the Property which Grantor had or had the power to convey at the time of execution of this Deed of Trust and any interest which Grantor subsequently acquired. The Trustee's deed shall recite the facts showing that the sale was conducted in compliance with all the requirements of law and of this Deed of Trust. This recital shall be prima facie evidence of such compliance and conclusive evidence of such compliance in favor of bona fide purchasers and encumbrancers for value.

(c) To the extent permitted by law the power of sale conferred by this Deed of Trust is not an exclusive remedy. In connection with any portion of the Property which is personal property, Beneficiary shall further be entitled to exercise the rights of a secured party under the Uniform Commercial Code as then in effect in the state of California.

(d) By accepting payment of any sum secured by this Deed of Trust after its due date, Beneficiary does not waive its right to require prompt payment when due of all other sums so secured or to declare default for failure to so pay.

**8. Condemnation; Eminent Domain.** In the event any portion of the Property is taken or damaged in an eminent domain proceeding, the entire amount of the award, or such portion as may be necessary to fully satisfy the Debt, shall, except as required by applicable law, be paid to the Debt.

**9. Fees and Costs.** Grantor shall pay Beneficiary's and Trustee's reasonable cost of searching records, other reasonable expenses as allowed by law, and reasonable attorney's fees, in any lawsuit or other proceeding to foreclose this Deed of Trust; in any lawsuit or proceeding which Beneficiary or Trustee prosecutes or defends to protect the lien of this Deed of Trust; and, in any other action taken by Beneficiary to collect the Debt, including without limitation any disposition of the Property under the State Uniform Commercial Code; and, any action taken in bankruptcy proceedings as well as any appellate proceedings.

**10. Reconveyance.** Trustee shall reconvey the Property to the person entitled thereto, on written request of Beneficiary, or following satisfaction of the obligations secured hereby and Beneficiary and Trustee shall be entitled to charge Grantor a reconveyance fee together with fees for the recordation of the reconveyance documents unless prohibited by law. If your Credit Line is cancelled or terminated, subject to applicable law, we may delay the cancellation or reconveyance of your security instrument for a reasonable period of time to enable us to post to your Credit Line Account any advances that you have received.

**11. Trustee; Successor Trustee.** Beneficiary may, unless prohibited by law, appoint a successor Trustee from time to time in the manner provided by law. The successor Trustee shall be vested with all powers of the original trustee. The Trustee is not obligated to notify any party hereto of a pending sale under any other deed of trust or of any action or proceeding in which Grantor, Trustee or Beneficiary shall be a party unless such action or proceeding is brought by the Trustee.

**12. Savings Clause.** If a law, which applies to this Deed of Trust or the Credit Agreement and which sets maximum loan charges, is finally interpreted by a court having jurisdiction so that the interest or other loan charges collected or to be collected in connection with this Deed of Trust or

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the Credit Agreement exceed the permitted limits, then: (i) any such loan charge shall be reduced by the amount necessary to reduce the charge to the permitted limit; and (ii) any sums already collected from Grantor which exceeded permitted limits will be refunded to Grantor. Beneficiary may choose to make this refund by reducing the principal owed or by making a direct payment. If a refund reduces the principal, the reduction will be treated as a partial prepayment.

13. **Miscellaneous.** This Deed of Trust shall benefit and obligate the heirs, devisees, legatees, administrators, executors, successors, and assigns of the parties hereto. The term "Beneficiary" shall mean the holder and owner of the Credit Agreement secured by this Deed of Trust, whether or not that person is named as Beneficiary herein. The words used in this Deed of Trust referring to one person shall be read to refer to more than one person if two or more have signed this Deed of Trust or become responsible for doing the things this Deed of Trust requires. This Deed of Trust shall be governed by and construed in accordance with federal law and, to the extent federal law doesn't apply, the laws of the state of California. If any provision of this Deed of Trust is determined to be invalid under law, the remaining provisions of this Deed of Trust shall nonetheless remain in full force and effect.

14. **Beneficiary and Similar Statements.** Beneficiary may collect a fee in the maximum amount allowed by law for furnishing any beneficiary statement, payoff demand statement or similar statement.

By signing below, Grantor accepts and agrees to the provisions of this Deed of Trust and any rider(s) executed by Grantor concurrently therewith.

DATED AT AMERICAN TITLE TORRANCE this 30TH day of JUNE, 2003.

GRANTOR(S):

John U. Ogbunamiri

JOHN U. OGBUNAMIRI

Agwanna Grace Ogbunamiri  
AGWANNA GRACE OGBUNAMIRI

7/11/03

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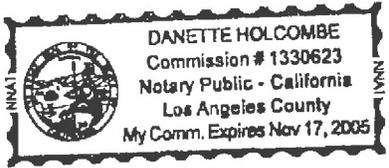
0622554111

STATE OF CALIFORNIA )  
COUNTY OF LOS ANGELES ) SS

On JUNE 30, 2003, before me, DANETTE HOLCOMBE,  
a Notary Public in and for the State of California, personally appeared  
JOHN U. OGBUNAMIRI and AGWAOMA GRACE OGBUNAMIRI, 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

Danette Holcombe  
Notary Public in and for the State of California.



My commission expires: 11-17-05

**REQUEST FOR FULL RECONVEYANCE**  
Do not record. To be used only when Grantor's  
indebtedness has been repaid and Credit Agreement cancelled.

TO: TRUSTEE \_\_\_\_\_

The undersigned is Beneficiary of the within Deed of Trust, and the legal owner and holder of  
the Home Equity Line of Credit Agreement secured thereby. Said Deed of Trust is hereby  
surrendered to you for reconveyance and you are requested, upon payment of all sums owing to  
you, to reconvey, without warranty, to the person(s) entitled thereto, the right, title and interest  
now held by you thereunder.

\_\_\_\_\_  
WASHINGTON MUTUAL BANK, FA

By \_\_\_\_\_

Its \_\_\_\_\_

# EXHIBIT B

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

Date: **August 18, 2017**

Last Full Title: **07/12/2017**

Last Update to Title:

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## LIST OF OWNERS AND INTERESTED PARTIES

- 1) JOHN OGBUNAMIRI & GRACE AGWAOMA OGBUNAMIRI  
812 WEST 62ND STREET  
LOS ANGELES, CA 90044  
CAPACITY: OWNERS
  
- 2). WASHINGTON MUTAL BANK FA  
1170 SILBER ROAD  
HOUSTON, TX 77055  
CAPACITY: INTERESTED PARTY

# Property Detail Report

# EXHIBIT C

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



CoreLogic

RealQuest Professional

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

## Owner Transfer Information

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

## Last Market Sale Information

Recording/Sale Date:	<b>07/11/2003 / 05/16/2003</b>	1st Mtg Amount/Type:	<b>\$157,500 / CONV</b>
Sale Price:	<b>\$175,000</b>	1st Mtg Int. Rate/Type:	<b>/ ADJ</b>
Sale Type:	<b>UNKNOWN</b>	1st Mtg Document #:	<b>1981255</b>
Document #:	<b>1981254</b>	2nd Mtg Amount/Type:	<b>/</b>
Deed Type:	<b>GRANT DEED</b>	2nd Mtg Int. Rate/Type:	<b>/</b>
Transfer Document #:		Price Per SqFt:	<b>\$105.68</b>
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:	<b>08/31/1999 / 08/19/1999</b>	Prior Lender:	<b>AMERICAS WHOLESALE LENDER</b>
Prior Sale Price:	<b>\$105,000</b>	Prior 1st Mtg Amt/Type:	<b>\$84,000 / CONV</b>
Prior Doc Number:	<b>1649493</b>	Prior 1st Mtg Rate/Type:	<b>/ FIX</b>
Prior Deed Type:	<b>GRANT DEED</b>		

## Property Characteristics

Gross Area:		Parking Type:		Construction:	
Living Area:	<b>1,656</b>	Garage Area:		Heat Type:	<b>HEATED</b>
Tot Adj Area:		Garage Capacity:		Exterior wall:	
Above Grade:		Parking Spaces:		Porch Type:	
Total Rooms:		Basement Area:		Patio Type:	
Bedrooms:	<b>4</b>	Finish Bsmnt Area:		Pool:	
Bath(F/H):	<b>2 /</b>	Basement Type:		Air Cond:	<b>YES</b>
Year Built / Eff:	<b>1923 / 1929</b>	Roof Type:		Style:	
Fireplace:	<b>Y / 1</b>	Foundation:		Quality:	
# of Stories:	<b>1.00</b>	Roof Material:		Condition:	
Other Improvements:	<b>ADDITION</b>				

## Site Information

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

## Tax Information

Total Value:	<b>\$210,173</b>	Assessed Year:	<b>2016</b>	Property Tax:	<b>\$5,127.63</b>
Land Value:	<b>\$168,142</b>	Improved %:	<b>20%</b>	Tax Area:	<b>212</b>
Improvement Value:	<b>\$42,031</b>	Tax Year:	<b>2016</b>	Tax Exemption:	
Total Taxable Value:	<b>\$210,173</b>				

**Comparable Sales Report**

For Property Located At



CoreLogic

RealQuest Professional

**812 W 62ND ST, LOS ANGELES, CA 90044-5406****1 Comparable(s) Selected.**

Report Date: 08/16/2017

**Summary Statistics:**

	<b>Subject</b>	<b>Low</b>	<b>High</b>	<b>Average</b>
Sale Price	\$175,000	\$395,000	\$395,000	\$395,000
Bldg/Living Area	1,656	1,672	1,672	1,672
Price/Sqft	\$105.68	\$236.24	\$236.24	\$236.24
Year Built	1923	1908	1908	1908
Lot Area	5,520	5,398	5,398	5,398
Bedrooms	4	3	3	3
Bathrooms/Restrooms	2	2	2	2
Stories	1.00	1.00	1.00	1.00
Total Value	\$210,173	\$195,263	\$195,263	\$195,263
Distance From Subject	0.00	0.19	0.19	0.19

\* = user supplied for search only

Comp #:	1	Distance From Subject: 0.19 (miles)			
Address:	623 W 61ST ST, LOS ANGELES, CA 90044-6336				
Owner Name:	GALDAMEZ EDILIO & NATIVIDAD/GUARDADO ENOC F				
Seller Name:	RIOS MARGARITA				
APN:	6004-026-014	Map Reference:	52-A4 /	Living Area:	1,672
County:	LOS ANGELES, CA	Census Tract:	2371.02	Total Rooms:	
Subdivision:	3	Zoning:	LAR2	Bedrooms:	3
Rec Date:	07/21/2017	Prior Rec Date:	09/28/1995	Bath(F/H):	2 /
Sale Date:	06/07/2017	Prior Sale Date:		Yr Built/Eff:	1908 / 1920
Sale Price:	\$395,000	Prior Sale Price:		Air Cond:	
Sale Type:	FULL	Prior Sale Type:		Style:	
Document #:	820012	Acres:	0.12	Fireplace:	/
1st Mtg Amt:	\$387,845	Lot Area:	5,398	Pool:	
Total Value:	\$195,263	# of Stories:	1.00	Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

# EXHIBIT D

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

**Date: August 18, 2017**

**CASE#: 695363**  
**ORDER NO: A-3871220**

EFFECTIVE DATE OF ORDER TO COMPLY: **September 24, 2015**  
COMPLIANCE EXPECTED DATE: **October 24, 2015**  
DATE COMPLIANCE OBTAINED: **July 13, 2017**

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

### **VIOLATIONS:**

SEE ATTACHED ORDER # A-3871220

1  
0  
1  
0  
0  
4  
0  
0  
4  
0  
4  
0  
0  
1  
0  
0  
7  
0  
0  
0

**BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS**

**VAN AMBATIELOS  
PRESIDENT**

**E. FELICIA BRANNON  
VICE-PRESIDENT**

**JOSELYN GEAGA-ROSENTHAL**

**GEORGE HOVAGUIMIAN**

**JAVIER NUNEZ**

**CITY OF LOS ANGELES  
CALIFORNIA**



**ERIC GARCETTI  
MAYOR**

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

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

**FRANK BUSH  
EXECUTIVE OFFICER**

**ORDER TO COMPLY AND NOTICE OF FEE**

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

**CASE #: 695363  
ORDER #: A-3871220  
EFFECTIVE DATE: September 24, 2015  
COMPLIANCE DATE: October 24, 2015**

**OWNER OF**

**SITE ADDRESS: 812 W 62ND ST**

**ASSESSORS PARCEL NO.: 6004-013-028**

**ZONE: RD2; Min. Per Unit 2,000**

**MAILED  
9/16/15**

**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. The approximate 13' x 24' of a patio addition to the Single Family 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, 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), 12.09A of the L.A.M.C.**

- 2. Rubbish, garbage, trash and debris on the premises.**

**You are therefore ordered to: 1) Remove the rubbish, garbage, trash and debris from the premises. 2) Maintain the premises in a clean and sanitary condition.**

**Code Section(s) in Violation: 91.8104, 91.8104.2, 91.103.1, 12.21A.1.(a) of the L.A.M.C.**

- 3. Excessive or overgrown vegetation on the premises.**



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

