

CITY OF LOS ANGELES

CALIFORNIA

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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



JAVIER NUNEZ
PRESIDENT

ELVIN W. MOON
VICE PRESIDENT

JOSELYN GEAGA-ROSENTHAL
LAUREL GILLETTE
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OSAMA YOUNAN, P.E.
GENERAL MANAGER
SUPERINTENDENT OF BUILDING

JOHN WEIGHT
EXECUTIVE OFFICER

July 14, 2022

Council District: # 8

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

JOB ADDRESS: **1137 WEST 76TH STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **6019-014-020**
Re: Invoice #792425-3

Pursuant to the authority granted by Section 91.103 of the Los Angeles Municipal Code, the Los Angeles Department of Building and Safety (LADBS) investigated and identified code violations at: **1137 West 76th Street, Los Angeles, CA** ("Property"). A copy of the title report which includes a full legal description of the property is attached as Exhibit A.

Pursuant to Section 98.0421, the property owner was issued an order on August 30, 2019, to pay a code violation inspection fee after violations were identified and verified upon inspection. The code violation inspection fees imposed by the LADBS are as follows:

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

Pursuant to the authority granted by Section 7.35.3 of the Los Angeles Administrative Code, it is proposed that a lien for a total sum of **\$1,276.56** be recorded against the property. It is requested that the Honorable City Council of the City of Los Angeles (the "Council") designate the time and place protest can be heard concerning this matter, as set forth in Sections 7.35.3 and 7.35.5 of the Los Angeles Administrative Code.

It is further requested that Council instruct LADBS to deposit to Dept 08, Fund 48R, Balance Sheet Account 2200, any payment received against this lien in the amount of **\$1,276.56** on the referenced property. A copy of the title report which includes a full legal description of the property is attached as Exhibit A. A list of all the names and addresses of owners and all interested parties entitled to notice is included (Exhibit B). Also attached is a report which includes the current fair market value of the property including all encumbrances of record on the property as of the date of the report (Exhibit C).

DEPARTMENT OF BUILDING AND SAFETY

Ana Mae Yutan
Chief, LADBS Resource Management Bureau

ATTEST: HOLLY L. WOLCOTT, CITY CLERK

Lien confirmed by
City Council on:

BY: _____
DEPUTY



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

Property Title Report

Work Order No. T17053
Dated as of: 06/17/2022

Prepared for: City of Los Angeles

SCHEDULE A
(Reported Property Information)

APN #: 6019-014-020

Property Address: 1137 W 76TH ST City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Document: QUITCLAIM DEED

Grantee : SHAMEKA S BOUDREAUX

Grantor : JOYCE STEWART AS TRUSTEE OF THE ERNEST AND JOYCE STEWART TRUST

Deed Date : 01/03/2017

Recorded : 02/14/2017

Instr No. : 17-0183926

MAILING ADDRESS: SHAMEKA S BOUDREAUX
2954 W SOUTH BUTTE RD, QUEEN CREEK, AZ 85142

SCHEDULE B

LEGAL DESCRIPTION

Lot Number: 113 Tract No: 715 Brief Description: TRACT # 715 LOT 113

MORTGAGES/LIENS

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

This page is part of your document - DO NOT DISCARD



20170183926



Pages:
0002

Recorded/Filed in Official Records
Recorder's Office, Los Angeles County,
California

02/14/17 AT 02:43PM

| | |
|---------|-------|
| FEES : | 25.00 |
| TAXES : | 0.00 |
| OTHER : | 0.00 |
| PAID : | 25.00 |



LEADSHEET



201702142830073

00013337051



008132236

SEQ:
02

DAR - Mail (Intake)



THIS FORM IS NOT TO BE DUPLICATED

RECORDING REQUESTED BY

Sanders & Montalto, LLP

AND WHEN RECORDED MAIL THIS DEED AND, UNLESS OTHERWISE SHOWN BELOW, MAIL TAX STATEMENT TO:

Name Sanders & Montalto, LLP
Street 21250 Hawthorne Blvd., Suite 485
Address Torrance, California 90503
City & State
Zip

Document Number: 13337051



Batch Number: 8132236



Title Order No.

Escrow No.

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Quitclaim Deed

THE UNDERSIGNED GRANTOR (S) DECLARE (S)

APN: 6019-014-020

DOCUMENTARY TRANSFER TAX IS \$ 0 - Transfer without Consideration

unincorporated area City of Los Angeles

computed on full value of interest or property conveyed, or

computed on full value less value of liens or encumbrances remaining at time of sale, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, JOYCE STEWART as Trustee of the ERNEST and JOYCE STEWART TRUST, as to its undivided one-half (1/2) interest, as Tenant in Common

hereby REMISE, RELEASE AND FOREVER QUITCLAIM to SHAMEKA S. BOUDREAUX, a married woman, as her sole and separate property

the following described real property in the City of Los Angeles

County of Los Angeles, state of California

Lot 113 of Tract 715 as per map recorded in Book 17, Pages 54-55 of Maps, in the office of the Recorder of Los Angeles County. Commonly known as 1137 W. 76th Street, Los Angeles, California

"This conveyance transfers an interest into or out of a Living Trust, R & T 11930."

Dated

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
COUNTY OF Los Angeles

On 1/3/17 before me,

Nicholas T. Montalto, Notary Public
(here insert name and title of the officer)

,notary public, personally appeared JOYCE STEWART

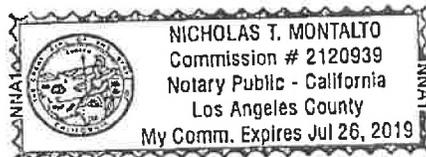
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s),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

Signature

Joyce Stewart as Trustee
JOYCE STEWART, as Trustee



(This area for official notarial seal)

MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE; IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE
SHAMEKA S. BOUDREAUX 2954 W. South Butte Road Queen Creek, Arizona 85142

Name

Street Address

City, State & Zip

Record Under

EXHIBIT B

ASSIGNED INSPECTOR: **KIM DOEPPING**
JOB ADDRESS: **1137 WEST 76TH STREET, LOS ANGELES, CA**
ASSESSOR PARCEL NO. (APN): **6019-014-020**

Date: **July 14, 2022**

Last Full Title: **06/17/2022**

Last Update to Title:

.....

LIST OF OWNERS AND INTERESTED PARTIES

- 1) SHAMEKA S BOUDREAUX AND KENNETH A BOUDREAUX
2954 W SOUTH BUTTE RD
QUEEN CREEK, AZ 85142
CAPACITY: OWNERS

Property Detail Report

For Property Located At :

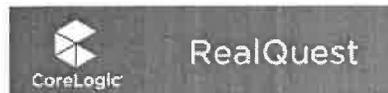
1137 W 76TH ST, LOS ANGELES, CA 90044-2409



| | | | |
|-------------------------------------|---|--------------------------|----------------------------|
| Owner Information | | | |
| Owner Name: | BOUDREAUX SHAMEKA S/BOURDEAUX KENNETH A | | |
| Mailing Address: | 2954 W SOUTH BUTTE RD, QUEEN CREEK AZ 85142-4746 R032 | | |
| Vesting Codes: | // | | |
| Location Information | | | |
| Legal Description: | TRACT # 715 LOT 113 | | |
| County: | LOS ANGELES, CA | APN: | 6019-014-020 |
| Census Tract / Block: | 2378.00 / 2 | Alternate APN: | |
| Township-Range-Sect: | | Subdivision: | 715 |
| Legal Book/Page: | 17-54 | Map Reference: | 51-F6 / |
| Legal Lot: | 113 | Tract #: | 715 |
| Legal Block: | | School District: | LOS ANGELES |
| Market Area: | C36 | School District Name: | LOS ANGELES |
| Neighbor Code: | | Munic/Township: | LOS ANGELES |
| Owner Transfer Information | | | |
| Recording/Sale Date: | 02/14/2017 / 01/03/2017 | Deed Type: | QUIT CLAIM DEED |
| Sale Price: | | 1st Mtg Document #: | |
| Document #: | 183926 | | |
| Last Market Sale Information | | | |
| Recording/Sale Date: | / | 1st Mtg Amount/Type: | / |
| Sale Price: | | 1st Mtg Int. Rate/Type: | / |
| Sale Type: | | 1st Mtg Document #: | |
| Document #: | | 2nd Mtg Amount/Type: | / |
| Deed Type: | | 2nd Mtg Int. Rate/Type: | / |
| Transfer Document #: | | Price Per SqFt: | |
| New Construction: | | Multi/Split Sale: | |
| Title Company: | | | |
| Lender: | | | |
| Seller Name: | | | |
| Prior Sale Information | | | |
| Prior Rec/Sale Date: | / | Prior Lender: | |
| Prior Sale Price: | | Prior 1st Mtg Amt/Type: | / |
| Prior Doc Number: | | Prior 1st Mtg Rate/Type: | / |
| Prior Deed Type: | | | |
| Property Characteristics | | | |
| Gross Area: | | Parking Type: | |
| Living Area: | 1,170 | Garage Area: | |
| Tot Adj Area: | | Garage Capacity: | |
| Above Grade: | | Parking Spaces: | |
| Total Rooms: | | Basement Area: | |
| Bedrooms: | 2 | Finish Bsmnt Area: | |
| Bath(F/H): | 1 / | Basement Type: | |
| Year Built / Eff: | 1912 / 1923 | Roof Type: | |
| Fireplace: | Y / 1 | Foundation: | |
| # of Stories: | 1 | Roof Material: | |
| Other Improvements: | ADDITION Building Permit | | |
| Site Information | | | |
| Zoning: | LAR1 | Acres: | 0.14 |
| | | County Use: | SINGLE FAMILY RESID (0100) |
| Lot Area: | 5,936 | Lot Width/Depth: | 50 x 119 |
| Land Use: | SFR | Res/Comm Units: | 1 / |
| Site Influence: | CORNER | State Use: | |
| | | Water Type: | |
| | | Sewer Type: | TYPE UNKNOWN |
| Tax Information | | | |
| Total Value: | \$35,946 | Assessed Year: | 2021 |
| Land Value: | \$21,709 | Improved %: | 40% |
| Improvement Value: | \$14,237 | Tax Year: | 2021 |
| Total Taxable Value: | \$35,946 | Property Tax: | \$711.07 |
| | | Tax Area: | 212 |
| | | Tax Exemption: | |

Comparable Sales Report

For Property Located At

**1137 W 76TH ST, LOS ANGELES, CA 90044-2409**

20 Comparable(s) Selected.

Report Date: 06/28/2022

Summary Statistics:

| | Subject | Low | High | Average |
|-----------------------|----------|-----------|-----------|-----------|
| Sale Price | \$0 | \$525,000 | \$895,000 | \$652,425 |
| Bldg/Living Area | 1,170 | 1,008 | 1,320 | 1,196 |
| Price/Sqft | \$0.00 | \$458.72 | \$768.90 | \$547.67 |
| Year Built | 1912 | 1908 | 1941 | 1926 |
| Lot Area | 5,936 | 3,884 | 6,990 | 5,418 |
| Bedrooms | 2 | 2 | 3 | 2 |
| Bathrooms/Restrooms | 1 | 1 | 2 | 1 |
| Stories | 1.00 | 1.00 | 2.00 | 1.05 |
| Total Value | \$35,946 | \$33,234 | \$487,314 | \$262,076 |
| Distance From Subject | 0.00 | 0.04 | 0.48 | 0.28 |

* = user supplied for search only

| | | | | | |
|--------------|--|-------------------------------------|------------|---------------|-------------|
| Comp #: | 1 | Distance From Subject: 0.04 (miles) | | | |
| Address: | 1152 W 76TH ST, LOS ANGELES, CA 90044-2410 | | | | |
| Owner Name: | THOMAS D L & ADDISON-THO TRUST | | | | |
| Seller Name: | THOMAS D L & ADDISON-T TRUST | | | | |
| APN: | 6019-014-026 | Map Reference: | 51-F6 / | Living Area: | 1,240 |
| County: | LOS ANGELES, CA | Census Tract: | 2378.00 | Total Rooms: | |
| Subdivision: | 715 | Zoning: | LAR1 | Bedrooms: | 2 |
| Rec Date: | 06/08/2022 | Prior Rec Date: | 02/23/1971 | Bath(F/H): | 2 / |
| Sale Date: | 05/24/2022 | Prior Sale Date: | | Yr Built/Eff: | 1939 / 1944 |
| Sale Price: | \$657,000 | Prior Sale Price: | \$4,500 | Air Cond: | |
| Sale Type: | FULL | Prior Sale Type: | FULL | Style: | |
| Document #: | 609263 | Acres: | 0.14 | Fireplace: | / |
| 1st Mtg Amt: | \$630,000 | Lot Area: | 5,928 | Pool: | |
| Total Value: | \$58,058 | # of Stories: | 1 | Roof Mat: | |
| Land Use: | SFR | Park Area/Cap#: | / | Parking: | |

| | | | | | |
|--------------|--|-------------------------------------|------------|---------------|---------------------|
| Comp #: | 2 | Distance From Subject: 0.08 (miles) | | | |
| Address: | 1142 W 74TH ST, LOS ANGELES, CA 90044-2458 | | | | |
| Owner Name: | GALDAMEZ JOSE B/BARRIENTOS LORENA E | | | | |
| Seller Name: | TAYLOR ROSE M | | | | |
| APN: | 6019-013-018 | Map Reference: | 51-F6 / | Living Area: | 1,185 |
| County: | LOS ANGELES, CA | Census Tract: | 2378.00 | Total Rooms: | 6 |
| Subdivision: | LORETTA TR | Zoning: | LAR1 | Bedrooms: | 2 |
| Rec Date: | 01/20/2022 | Prior Rec Date: | 04/06/1970 | Bath(F/H): | 2 / |
| Sale Date: | 12/08/2021 | Prior Sale Date: | | Yr Built/Eff: | 1922 / 1926 |
| Sale Price: | \$620,000 | Prior Sale Price: | \$18,500 | Air Cond: | YES |
| Sale Type: | FULL | Prior Sale Type: | FULL | Style: | CONVENTIONAL |
| Document #: | 77120 | Acres: | 0.16 | Fireplace: | Y / 1 |
| 1st Mtg Amt: | \$557,844 | Lot Area: | 6,989 | Pool: | |
| Total Value: | \$477,127 | # of Stories: | 1 | Roof Mat: | COMPOSITION SHINGLE |
| Land Use: | SFR | Park Area/Cap#: | / | Parking: | ATTACHED GARAGE |

| | | | | |
|-------------|--|-------------------------------------|--|--|
| Comp #: | 3 | Distance From Subject: 0.11 (miles) | | |
| Address: | 1227 W 76TH ST, LOS ANGELES, CA 90044-2411 | | | |
| Owner Name: | HU JACQUELYN/BLUE JARED R & CHRISTINA | | | |

| | | | | | |
|--------------|------------------------|-------------------|-------------------|---------------|--------------------|
| Seller Name: | TUCHEZ EMILIA | Map Reference: | 51-F6 / | Living Area: | 1,278 |
| APN: | 6019-007-018 | Census Tract: | 2378.00 | Total Rooms: | |
| County: | LOS ANGELES, CA | Zoning: | LAR1 | Bedrooms: | 3 |
| Subdivision: | 715 | Prior Rec Date: | 09/14/2005 | Bath(F/H): | 2 / |
| Rec Date: | 12/03/2021 | Prior Sale Date: | 08/12/2005 | Yr Built/Eff: | 1926 / 1949 |
| Sale Date: | 12/01/2021 | Prior Sale Price: | \$386,000 | Air Cond: | |
| Sale Price: | \$625,000 | Prior Sale Type: | FULL | Style: | |
| Sale Type: | FULL | Acres: | 0.12 | Fireplace: | / |
| Document #: | 1795208 | Lot Area: | 5,342 | Pool: | |
| 1st Mtg Amt: | \$500,000 | # of Stories: | 1 | Roof Mat: | |
| Total Value: | \$487,314 | Park Area/Cap#: | / | Parking: | |
| Land Use: | SFR | | | | |

| | | | |
|--------------|---|------------------------|------------------------|
| Comp #: | 4 | Distance From Subject: | 0.12 (miles) |
| Address: | 1041 W 76TH ST, LOS ANGELES, CA 90044-2407 | | |
| Owner Name: | INVESTING SOLUTIONS LLC | | |
| Seller Name: | CASCADE FUNDING MTG TRUST HB5 | | |
| APN: | 6019-018-021 | Map Reference: | 51-F6 / |
| County: | LOS ANGELES, CA | Census Tract: | 2378.00 |
| Subdivision: | 715 | Zoning: | LAR1 |
| Rec Date: | 04/13/2022 | Prior Rec Date: | 10/17/1969 |
| Sale Date: | 03/24/2022 | Prior Sale Date: | |
| Sale Price: | \$525,000 | Prior Sale Price: | \$17,000 |
| Sale Type: | FULL | Prior Sale Type: | FULL |
| Document #: | 411768 | Acres: | 0.14 |
| 1st Mtg Amt: | | Lot Area: | 5,933 |
| Total Value: | \$33,234 | # of Stories: | 1 |
| Land Use: | SFR | Park Area/Cap#: | / |
| | | Living Area: | 1,008 |
| | | Total Rooms: | 5 |
| | | Bedrooms: | 2 |
| | | Bath(F/H): | 1 / |
| | | Yr Built/Eff: | 1923 / 1923 |
| | | Air Cond: | YES |
| | | Style: | |
| | | Fireplace: | Y / 1 |
| | | Pool: | |
| | | Roof Mat: | |
| | | Parking: | ATTACHED GARAGE |

| | | | |
|--------------|---|------------------------|----------------------------|
| Comp #: | 5 | Distance From Subject: | 0.15 (miles) |
| Address: | 1221 W 74TH ST, LOS ANGELES, CA 90044-2459 | | |
| Owner Name: | SANTANA STEVE/AVALOS JENNIFER | | |
| Seller Name: | PAO WILLIAM M | | |
| APN: | 6019-009-019 | Map Reference: | 51-F6 / |
| County: | LOS ANGELES, CA | Census Tract: | 2378.00 |
| Subdivision: | 2427 | Zoning: | LAR1 |
| Rec Date: | 10/13/2021 | Prior Rec Date: | 06/01/2017 |
| Sale Date: | 10/06/2021 | Prior Sale Date: | 05/26/2017 |
| Sale Price: | \$575,000 | Prior Sale Price: | \$389,000 |
| Sale Type: | FULL | Prior Sale Type: | FULL |
| Document #: | 1542067 | Acres: | 0.13 |
| 1st Mtg Amt: | \$494,000 | Lot Area: | 5,597 |
| Total Value: | \$417,084 | # of Stories: | 1 |
| Land Use: | SFR | Park Area/Cap#: | / |
| | | Living Area: | 1,014 |
| | | Total Rooms: | |
| | | Bedrooms: | 2 |
| | | Bath(F/H): | 1 / |
| | | Yr Built/Eff: | 1923 / 1923 |
| | | Air Cond: | YES |
| | | Style: | |
| | | Fireplace: | Y / 1 |
| | | Pool: | |
| | | Roof Mat: | COMPOSITION SHINGLE |
| | | Parking: | DETACHED GARAGE |

| | | | |
|--------------|---|------------------------|---------------------|
| Comp #: | 6 | Distance From Subject: | 0.17 (miles) |
| Address: | 1035 W 78TH ST, LOS ANGELES, CA 90044-3501 | | |
| Owner Name: | LAMAR CRYSTAL L | | |
| Seller Name: | DPS PROPERTY LLC | | |
| APN: | 6019-017-020 | Map Reference: | 51-F6 / |
| County: | LOS ANGELES, CA | Census Tract: | 2378.00 |
| Subdivision: | 715 | Zoning: | LAR1 |
| Rec Date: | 10/22/2021 | Prior Rec Date: | 01/26/2021 |
| Sale Date: | 09/03/2021 | Prior Sale Date: | 12/31/2020 |
| Sale Price: | \$650,000 | Prior Sale Price: | \$435,000 |
| Sale Type: | FULL | Prior Sale Type: | FULL |
| Document #: | 1592782 | Acres: | 0.14 |
| 1st Mtg Amt: | \$617,500 | Lot Area: | 5,927 |
| Total Value: | \$51,593 | # of Stories: | 2 |
| Land Use: | SFR | Park Area/Cap#: | / |
| | | Living Area: | 1,152 |
| | | Total Rooms: | |
| | | Bedrooms: | 2 |
| | | Bath(F/H): | 1 / |
| | | Yr Built/Eff: | 1911 / 1920 |
| | | Air Cond: | YES |
| | | Style: | |
| | | Fireplace: | Y / 1 |
| | | Pool: | |
| | | Roof Mat: | |
| | | Parking: | |

| | | | |
|----------|---|------------------------|---------------------|
| Comp #: | 7 | Distance From Subject: | 0.18 (miles) |
| Address: | 1137 W 73RD ST, LOS ANGELES, CA 90044-2433 | | |

| | | | |
|--------------|--|-------------------|-------------------|
| Owner Name: | OPONG CHARLES K O JR/OPONG ESTHER | | |
| Seller Name: | DANIEL SHANDREA | | |
| APN: | 6019-011-021 | Map Reference: | 51-F6 / |
| County: | LOS ANGELES, CA | Census Tract: | 2378.00 |
| Subdivision: | LORETTA | Zoning: | LAR1 |
| Rec Date: | 02/08/2022 | Prior Rec Date: | 03/15/2019 |
| Sale Date: | 01/03/2022 | Prior Sale Date: | 02/07/2019 |
| Sale Price: | \$720,000 | Prior Sale Price: | \$460,000 |
| Sale Type: | FULL | Prior Sale Type: | FULL |
| Document #: | 156722 | Acres: | 0.16 |
| 1st Mtg Amt: | \$684,000 | Lot Area: | 6,988 |
| Total Value: | \$474,060 | # of Stories: | 1 |
| Land Use: | SFR | Park Area/Cap#: | / |

Living Area: **1,080**
Total Rooms: **5**
Bedrooms: **2**
Bath(F/H): **1 /**
Yr Built/Eff: **1920 / 1920**
Air Cond:
Style:
Fireplace: **Y / 1**
Pool: **POOL**
Roof Mat: **COMPOSITION SHINGLE**
Parking: **GARAGE**

| | | | |
|--------------|---|------------------------|---------------------|
| Comp #: | 8 | Distance From Subject: | 0.20 (miles) |
| Address: | 1057 W 73RD ST, LOS ANGELES, CA 90044-2431 | | |
| Owner Name: | VELASQUEZ LUIS M/MILIAN ERICKA A | | |
| Seller Name: | ROSE M LOVE LIVING TRUST | | |
| APN: | 6019-021-023 | Map Reference: | 51-F6 / |
| County: | LOS ANGELES, CA | Census Tract: | 2378.00 |
| Subdivision: | LORETTA TR | Zoning: | LAR1 |
| Rec Date: | 04/19/2022 | Prior Rec Date: | 04/09/2001 |
| Sale Date: | 03/22/2022 | Prior Sale Date: | 03/30/2001 |
| Sale Price: | \$665,000 | Prior Sale Price: | \$95,000 |
| Sale Type: | FULL | Prior Sale Type: | FULL |
| Document #: | 428499 | Acres: | 0.16 |
| 1st Mtg Amt: | \$631,750 | Lot Area: | 6,990 |
| Total Value: | \$203,223 | # of Stories: | 1 |
| Land Use: | SFR | Park Area/Cap#: | / |

Living Area: **1,320**
Total Rooms: **2**
Bedrooms: **3**
Bath(F/H): **2 /**
Yr Built/Eff: **1920 / 1933**
Air Cond:
Style:
Fireplace: **/**
Pool:
Roof Mat:
Parking:

| | | | |
|--------------|---|------------------------|---------------------|
| Comp #: | 9 | Distance From Subject: | 0.22 (miles) |
| Address: | 1037 W 73RD ST, LOS ANGELES, CA 90044-2431 | | |
| Owner Name: | RANGEL JOCSAN I | | |
| Seller Name: | LIGHTSPEED INVESTMENTS | | |
| APN: | 6019-021-019 | Map Reference: | 51-F6 / |
| County: | LOS ANGELES, CA | Census Tract: | 2378.00 |
| Subdivision: | LORETTA TR | Zoning: | LAR1 |
| Rec Date: | 10/14/2021 | Prior Rec Date: | 05/13/2021 |
| Sale Date: | 09/07/2021 | Prior Sale Date: | 05/07/2021 |
| Sale Price: | \$620,000 | Prior Sale Price: | \$425,000 |
| Sale Type: | FULL | Prior Sale Type: | FULL |
| Document #: | 1552777 | Acres: | 0.16 |
| 1st Mtg Amt: | \$465,000 | Lot Area: | 6,989 |
| Total Value: | \$383,054 | # of Stories: | 1 |
| Land Use: | SFR | Park Area/Cap#: | / |

Living Area: **1,064**
Total Rooms: **3**
Bedrooms: **3**
Bath(F/H): **1 /**
Yr Built/Eff: **1920 / 1920**
Air Cond:
Style:
Fireplace: **/**
Pool:
Roof Mat:
Parking:

| | | | |
|--------------|--|------------------------|---------------------|
| Comp #: | 10 | Distance From Subject: | 0.27 (miles) |
| Address: | 1235 W FLORENCE AVE, LOS ANGELES, CA 90044-2509 | | |
| Owner Name: | JOHNSON EUYETOYUIA M | | |
| Seller Name: | ESTRADA ALONSO | | |
| APN: | 6014-034-024 | Map Reference: | 51-F5 / |
| County: | LOS ANGELES, CA | Census Tract: | 2374.01 |
| Subdivision: | 1356 | Zoning: | LAC2 |
| Rec Date: | 10/04/2021 | Prior Rec Date: | 07/18/2019 |
| Sale Date: | 09/21/2021 | Prior Sale Date: | 06/17/2019 |
| Sale Price: | \$600,000 | Prior Sale Price: | \$475,000 |
| Sale Type: | FULL | Prior Sale Type: | FULL |
| Document #: | 1503837 | Acres: | 0.09 |
| 1st Mtg Amt: | \$600,000 | Lot Area: | 3,884 |
| Total Value: | \$479,920 | # of Stories: | 1 |
| Land Use: | SFR | Park Area/Cap#: | / |

Living Area: **1,308**
Total Rooms: **3**
Bedrooms: **3**
Bath(F/H): **/**
Yr Built/Eff: **/ 1912**
Air Cond: **YES**
Style:
Fireplace: **/**
Pool:
Roof Mat:
Parking:

| | | | |
|-------------|---|------------------------|---------------------|
| Comp #: | 11 | Distance From Subject: | 0.33 (miles) |
| Address: | 1067 W 80TH ST, LOS ANGELES, CA 90044-3509 | | |
| Owner Name: | OGBE DENNIS O/DAVEY HOPE A | | |

| | | | |
|--------------|----------------------------------|-------------------|--------------------|
| Seller Name: | OPENDOOR PROPERTY TRUST I | | |
| APN: | 6033-020-033 | Map Reference: | 57-F1 / |
| County: | LOS ANGELES, CA | Census Tract: | 2382.00 |
| Subdivision: | 8933 | Zoning: | LAR1 |
| Rec Date: | 02/24/2022 | Prior Rec Date: | 08/25/2021 |
| Sale Date: | 02/10/2022 | Prior Sale Date: | 08/10/2021 |
| Sale Price: | \$700,000 | Prior Sale Price: | \$619,000 |
| Sale Type: | FULL | Prior Sale Type: | FULL |
| Document #: | 216790 | Acres: | 0.10 |
| 1st Mtg Amt: | \$665,000 | Lot Area: | 4,140 |
| Total Value: | \$43,198 | # of Stories: | 1 |
| Land Use: | SFR | Park Area/Cap#: | / |
| | | Living Area: | 1,307 |
| | | Total Rooms: | 3 |
| | | Bedrooms: | 3 |
| | | Bath(F/H): | 2 / |
| | | Yr Built/Eff: | 1941 / 1944 |
| | | Air Cond: | |
| | | Style: | |
| | | Fireplace: | Y / 1 |
| | | Pool: | |
| | | Roof Mat: | |
| | | Parking: | |

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|--------------|--|------------------------|----------------------|
| Comp #: | 12 | Distance From Subject: | 0.37 (miles) |
| Address: | 7415 BRIGHTON AVE, LOS ANGELES, CA 90047-2538 | | |
| Owner Name: | PAULS JEFFREY/PAULS EMILY | | |
| Seller Name: | THOMPSON DELISA M | | |
| APN: | 6018-010-019 | Map Reference: | 51-E6 / |
| County: | LOS ANGELES, CA | Census Tract: | 2378.00 |
| Subdivision: | 6757 | Zoning: | LAR1 |
| Rec Date: | 01/06/2022 | Prior Rec Date: | 06/23/2003 |
| Sale Date: | 12/20/2021 | Prior Sale Date: | 04/11/2003 |
| Sale Price: | \$670,000 | Prior Sale Price: | \$220,000 |
| Sale Type: | FULL | Prior Sale Type: | FULL |
| Document #: | 23676 | Acres: | 0.12 |
| 1st Mtg Amt: | \$569,500 | Lot Area: | 5,201 |
| Total Value: | \$294,357 | # of Stories: | 1 |
| Land Use: | SFR | Park Area/Cap#: | / |
| | | Living Area: | 1,320 |
| | | Total Rooms: | 5 |
| | | Bedrooms: | 2 |
| | | Bath(F/H): | 1 / |
| | | Yr Built/Eff: | 1927 / 1927 |
| | | Air Cond: | |
| | | Style: | SPANISH |
| | | Fireplace: | / |
| | | Pool: | |
| | | Roof Mat: | ROLL |
| | | | COMPOSITION |
| | | Parking: | PARKING AVAIL |

| | | | |
|--------------|---|------------------------|---------------------|
| Comp #: | 13 | Distance From Subject: | 0.38 (miles) |
| Address: | 1039 W 70TH ST, LOS ANGELES, CA 90044-5237 | | |
| Owner Name: | CONTRERAS KATHELINEE E/ESTRADA JOSELYN H | | |
| Seller Name: | FIGUEROA IMA I | | |
| APN: | 6014-028-015 | Map Reference: | 51-F5 / |
| County: | LOS ANGELES, CA | Census Tract: | 2374.01 |
| Subdivision: | 1648 | Zoning: | LAR1 |
| Rec Date: | 10/05/2021 | Prior Rec Date: | 11/12/2010 |
| Sale Date: | 09/23/2021 | Prior Sale Date: | 09/15/2010 |
| Sale Price: | \$635,000 | Prior Sale Price: | \$235,000 |
| Sale Type: | FULL | Prior Sale Type: | FULL |
| Document #: | 1508832 | Acres: | 0.13 |
| 1st Mtg Amt: | \$603,250 | Lot Area: | 5,853 |
| Total Value: | \$278,140 | # of Stories: | 1 |
| Land Use: | SFR | Park Area/Cap#: | / |
| | | Living Area: | 1,296 |
| | | Total Rooms: | 3 |
| | | Bedrooms: | 3 |
| | | Bath(F/H): | 2 / |
| | | Yr Built/Eff: | 1919 / 1928 |
| | | Air Cond: | |
| | | Style: | |
| | | Fireplace: | Y / 1 |
| | | Pool: | |
| | | Roof Mat: | |
| | | Parking: | |

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|--------------|---|------------------------|---------------------|
| Comp #: | 14 | Distance From Subject: | 0.38 (miles) |
| Address: | 1262 W 80TH ST, LOS ANGELES, CA 90044-2310 | | |
| Owner Name: | MCCOWAN TANYA D/MCINTOSH EDNA L | | |
| Seller Name: | HUGHES GWENDOLYN R | | |
| APN: | 6033-008-039 | Map Reference: | 57-F1 / |
| County: | LOS ANGELES, CA | Census Tract: | 2382.00 |
| Subdivision: | 8933 | Zoning: | LAR1 |
| Rec Date: | 01/19/2022 | Prior Rec Date: | 08/01/2000 |
| Sale Date: | 01/11/2022 | Prior Sale Date: | |
| Sale Price: | \$730,000 | Prior Sale Price: | |
| Sale Type: | FULL | Prior Sale Type: | |
| Document #: | 71473 | Acres: | 0.09 |
| 1st Mtg Amt: | \$584,000 | Lot Area: | 4,080 |
| Total Value: | \$194,873 | # of Stories: | 1 |
| Land Use: | SFR | Park Area/Cap#: | / |
| | | Living Area: | 1,270 |
| | | Total Rooms: | 2 |
| | | Bedrooms: | 2 |
| | | Bath(F/H): | 2 / |
| | | Yr Built/Eff: | 1936 / 1936 |
| | | Air Cond: | |
| | | Style: | |
| | | Fireplace: | Y / 1 |
| | | Pool: | |
| | | Roof Mat: | |
| | | Parking: | |

| | | | |
|--------------|--|------------------------|---------------------|
| Comp #: | 15 | Distance From Subject: | 0.40 (miles) |
| Address: | 840 W 74TH ST, LOS ANGELES, CA 90044-5113 | | |
| Owner Name: | PRIME REHABS INC | | |
| Seller Name: | GAULTNEY ADRIENNE | | |

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|--------------|-----------------------------------|-------------------|---------|---------------|-------------|
| APN: | 6020-006-006 | Map Reference: | 51-F6 / | Living Area: | 1,052 |
| County: | LOS ANGELES, CA | Census Tract: | 2377.10 | Total Rooms: | |
| Subdivision: | MCCARTHY COMPANYS FLORENCE AVE | Zoning: | LARD2 | Bedrooms: | 2 |
| Rec Date: | 02/25/2022 | Prior Rec Date: | | Bath(F/H): | 1 / |
| Sale Date: | 01/18/2022 | Prior Sale Date: | | Yr Built/Eff: | 1908 / 1910 |
| Sale Price: | \$550,500 | Prior Sale Price: | | Air Cond: | |
| Sale Type: | FULL | Prior Sale Type: | | Style: | |
| Document #: | 224641 | Acres: | 0.13 | Fireplace: | / |
| 1st Mtg Amt: | | Lot Area: | 5,600 | Pool: | |
| Total Value: | \$210,456 | # of Stories: | 1 | Roof Mat: | |
| Land Use: | SFR | Park Area/Cap#: | / | Parking: | |

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|--------------|--|------------------------------------|------------|---------------|-------------|
| Comp #:16 | | Distance From Subject:0.40 (miles) | | | |
| Address: | 1204 W 81ST ST, LOS ANGELES, CA 90044-2338 | | | | |
| Owner Name: | REDWOOD HOLDINGS LLC | | | | |
| Seller Name: | GREEN ELBERT | | | | |
| APN: | 6033-009-026 | Map Reference: | 57-F1 / | Living Area: | 1,292 |
| County: | LOS ANGELES, CA | Census Tract: | 2382.00 | Total Rooms: | |
| Subdivision: | 8933 | Zoning: | LAR1 | Bedrooms: | 2 |
| Rec Date: | 01/26/2022 | Prior Rec Date: | 01/09/1967 | Bath(F/H): | 2 / |
| Sale Date: | 01/03/2022 | Prior Sale Date: | | Yr Built/Eff: | 1929 / 1933 |
| Sale Price: | \$630,000 | Prior Sale Price: | \$22,000 | Air Cond: | YES |
| Sale Type: | FULL | Prior Sale Type: | FULL | Style: | |
| Document #: | 99177 | Acres: | 0.09 | Fireplace: | Y / 1 |
| 1st Mtg Amt: | | Lot Area: | 4,081 | Pool: | |
| Total Value: | \$45,095 | # of Stories: | 1 | Roof Mat: | |
| Land Use: | SFR | Park Area/Cap#: | / | Parking: | |

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|--------------|--|------------------------------------|------------|---------------|------------------------|
| Comp #:17 | | Distance From Subject:0.42 (miles) | | | |
| Address: | 1107 W 69TH ST, LOS ANGELES, CA 90044-2530 | | | | |
| Owner Name: | R & J PROPERTY INVESTMENTS LLC | | | | |
| Seller Name: | STOCKPILE PROP VENTURES LLC | | | | |
| APN: | 6014-022-017 | Map Reference: | 51-F5 / | Living Area: | 1,102 |
| County: | LOS ANGELES, CA | Census Tract: | 2374.01 | Total Rooms: | |
| Subdivision: | 1356 | Zoning: | LAR1 | Bedrooms: | 2 |
| Rec Date: | 05/02/2022 | Prior Rec Date: | 04/29/2022 | Bath(F/H): | 1 / |
| Sale Date: | 04/14/2022 | Prior Sale Date: | 04/06/2022 | Yr Built/Eff: | 1937 / 1937 |
| Sale Price: | \$580,000 | Prior Sale Price: | \$555,000 | Air Cond: | |
| Sale Type: | FULL | Prior Sale Type: | FULL | Style: | |
| Document #: | 475748 | Acres: | 0.11 | Fireplace: | / |
| 1st Mtg Amt: | \$565,675 | Lot Area: | 4,685 | Pool: | |
| Total Value: | \$281,581 | # of Stories: | 1 | Roof Mat: | COMPOSITION SHINGLE |
| Land Use: | SFR | Park Area/Cap#: | / | Parking: | DETACHED GARAGE |

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|--------------|--|------------------------------------|------------|---------------|---------------|
| Comp #:18 | | Distance From Subject:0.44 (miles) | | | |
| Address: | 1206 W 68TH ST, LOS ANGELES, CA 90044-2527 | | | | |
| Owner Name: | CORDON DELMY A | | | | |
| Seller Name: | OCHOA JOSE R | | | | |
| APN: | 6014-023-014 | Map Reference: | 51-F5 / | Living Area: | 1,168 |
| County: | LOS ANGELES, CA | Census Tract: | 2374.01 | Total Rooms: | 5 |
| Subdivision: | 1356 | Zoning: | LAR1 | Bedrooms: | 3 |
| Rec Date: | 02/11/2022 | Prior Rec Date: | 10/15/2009 | Bath(F/H): | 2 / |
| Sale Date: | 12/21/2021 | Prior Sale Date: | 08/12/2009 | Yr Built/Eff: | 1922 / 1925 |
| Sale Price: | \$650,000 | Prior Sale Price: | \$240,000 | Air Cond: | |
| Sale Type: | FULL | Prior Sale Type: | FULL | Style: | MEDITERRANEAN |
| Document #: | 173470 | Acres: | 0.11 | Fireplace: | Y / 1 |
| 1st Mtg Amt: | \$638,226 | Lot Area: | 4,680 | Pool: | |
| Total Value: | \$286,194 | # of Stories: | 1 | Roof Mat: | BUILT-UP |
| Land Use: | SFR | Park Area/Cap#: | / | Parking: | CARPORT |

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|-------------|---|------------------------------------|
| Comp #:19 | | Distance From Subject:0.47 (miles) |
| Address: | 7306 DALTON AVE, LOS ANGELES, CA 90047-2233 | |
| Owner Name: | DEMPSEY DUAN L | |

| | | | | | |
|--------------|-------------------------|-------------------|-------------------|---------------|----------------------|
| Seller Name: | JAZZNATT DEV INC | Map Reference: | 51-E6 / | Living Area: | 1,164 |
| APN: | 6018-006-017 | Census Tract: | 2378.00 | Total Rooms: | 5 |
| County: | LOS ANGELES, CA | Zoning: | LAR1 | Bedrooms: | 2 |
| Subdivision: | 6757 | Prior Rec Date: | 12/02/2021 | Bath(F/H): | 1 / |
| Rec Date: | 05/09/2022 | Prior Sale Date: | 11/24/2021 | Yr Built/Eff: | 1939 / 1939 |
| Sale Date: | 04/20/2022 | Prior Sale Price: | \$575,000 | Air Cond: | |
| Sale Price: | \$895,000 | Prior Sale Type: | FULL | Style: | SPANISH |
| Sale Type: | FULL | Acres: | 0.12 | Fireplace: | / |
| Document #: | 499762 | Lot Area: | 5,402 | Pool: | |
| 1st Mtg Amt: | \$856,022 | # of Stories: | 1 | Roof Mat: | ROLL |
| Total Value: | \$216,984 | | | | COMPOSITION |
| Land Use: | SFR | Park Area/Cap#: | / | Parking: | PARKING AVAIL |

| | | | | | |
|--------------|---|------------------------|---------------------|---------------|--------------------|
| Comp #: | 20 | Distance From Subject: | 0.48 (miles) | | |
| Address: | 1039 W 82ND ST, LOS ANGELES, CA 90044-3517 | | | | |
| Owner Name: | JONES-KING BYRON/SERPANCHY TRACY | | | | |
| Seller Name: | HL3 ALPHA LLC | | | | |
| APN: | 6033-017-039 | Map Reference: | 57-F1 / | Living Area: | 1,302 |
| County: | LOS ANGELES, CA | Census Tract: | 2382.00 | Total Rooms: | |
| Subdivision: | 8933 | Zoning: | LAR1 | Bedrooms: | 2 |
| Rec Date: | 11/08/2021 | Prior Rec Date: | 03/04/2021 | Bath(F/H): | 1 / |
| Sale Date: | 10/11/2021 | Prior Sale Date: | 02/22/2021 | Yr Built/Eff: | 1936 / 1936 |
| Sale Price: | \$751,000 | Prior Sale Price: | \$540,000 | Air Cond: | |
| Sale Type: | FULL | Prior Sale Type: | FULL | Style: | |
| Document #: | 1668071 | Acres: | 0.09 | Fireplace: | Y / 1 |
| 1st Mtg Amt: | \$675,900 | Lot Area: | 4,077 | Pool: | |
| Total Value: | \$325,982 | # of Stories: | 1 | Roof Mat: | |
| Land Use: | SFR | Park Area/Cap#: | / | Parking: | |

EXHIBIT D

ASSIGNED INSPECTOR: **KIM DOEPPING**
JOB ADDRESS: **1137 WEST 76TH STREET, LOS ANGELES, CA**
ASSESSOR PARCEL NO. (APN): **6019-014-020**

Date: **July 14, 2022**

CASE NO.: **874717**
ORDER NO.: **A-5115087**

EFFECTIVE DATE OF ORDER TO COMPLY: **August 30, 2019**
COMPLIANCE EXPECTED DATE: **September 29, 2019**
DATE COMPLIANCE OBTAINED: **No compliance to date**

.....

LIST OF IDENTIFIED CODE VIOLATIONS
(ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-5115087

105112020198002

BOARD OF BUILDING AND SAFETY COMMISSIONERS

VAN AMBATIELOS PRESIDENT

E. FELICIA BRANNON VICE-PRESIDENT

JOSELYN GEAGA-ROSENTHAL

GEORGE HOVAGUIMIAN

JAVIER NUNEZ

CITY OF LOS ANGELES CALIFORNIA



ERIC GARCETTI MAYOR

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

FRANK M. BUSH GENERAL MANAGER

OSAMA YOUNAN, P.E. EXECUTIVE OFFICER

ORDER TO COMPLY AND NOTICE OF FEE

BOUDREAUX, SHAMEKA S AND BOURDEAUX, KENNETH A 2954 W SOUTH BUTTE RD QUEEN CREEK, AZ 85142

CASE #: 874717 ORDER #: A-5115087 EFFECTIVE DATE: August 30, 2019 COMPLIANCE DATE: September 29, 2019

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

AUG 26 2019

OWNER OF SITE ADDRESS: 1137 W 76TH ST

ASSESSORS PARCEL NO.: 6019-014-020 ZONE: R1; One-Family Zone

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

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 18' x 18' attached carport 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.

2. Right of entry for inspection.

You are therefore ordered to: Allow the representative from the Los Angeles Department of Building and Safety to enter the property and conduct an inspection.

Code Section(s) in Violation: 98.0105, 91.103.1, 93.0104, 94.103.1.1, 95.112.1, 12.21A.1.(a) of the L.A.M.C.

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



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

3. Not providing or maintaining the required covered off street parking.

You are therefore ordered to: Provide/maintain required off-street parking.

Code Section(s) in Violation: 12.21A4, 12.21A.4.(m), 12.21A.1.(a) of the L.A.M.C.

NON-COMPLIANCE FEE WARNING:

YOU ARE IN VIOLATION OF THE L.A.M.C. IT IS YOUR RESPONSIBILITY TO CORRECT THE VIOLATION(S) AND CONTACT THE INSPECTOR LISTED BELOW TO ARRANGE FOR A COMPLIANCE INSPECTION BEFORE THE NON-COMPLIANCE FEE IS IMPOSED. Failure to correct the violations and arrange for the compliance inspection within 15 days from the Compliance Date, will result in imposition of the fee noted below.

In addition to the C.V.I.F. noted above, a proposed noncompliance fee in the amount of \$660.00 may be imposed for failure to comply with the order within 15 days after the compliance date specified in the order or unless an appeal or request for slight modification is filed within 15 days of the compliance date.

If an appeal or request for slight modification is not filed within 15 days of the compliance date or extensions granted therefrom, the determination of the department to impose and collect a non-compliance fee shall be final. Section 98.0411 L.A.M.C.

NOTE: FAILURE TO PAY THE NON-COMPLIANCE FEE WITHIN 30 DAYS AFTER THE DATE OF MAILING THE INVOICE, MAY RESULT IN A LATE CHARGE OF TWO (2) TIMES THE NON-COMPLIANCE FEE PLUS A 50 PERCENT COLLECTION FEE FOR A TOTAL OF \$2,310.00.

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

PENALTY WARNING:

Any person who violates or causes or permits another person to violate any provision of the Los Angeles Municipal Code (L.A.M.C.) is guilty of a misdemeanor which is punishable by a fine of not more than \$1000.00 and/or six (6) months imprisonment for each violation. Section 11.00 (m) L.A.M.C.

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.

TAX WARNING: THIS NOTICE AFFECTS OWNERS OF RENTAL HOUSING.

The Department of Building and Safety has determined by inspection that this building is substandard per Section 17274 and 24436.5 of the State Revenue and Taxation Code. These sections provide in part that a taxpayer who derives rental income from housing determined by the local regulatory agency to be substandard by reason of violation of state or local codes dealing with health, safety or building, cannot deduct from state personal income tax and bank and corporation income tax, deductions for interest, depreciation or taxes attributable to such substandard structure where the substandard conditions are not corrected within six (6) months after notice of violation by the regulatory agency. Please note that the effective date of this order marks the beginning of the six (6) month period referred to above. The department is required by law to notify the State Franchise Tax Board of failure to comply with these code sections.

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



CODE ENFORCEMENT BUREAU

For routine City business and non-emergency services: Call 3-1-1

www.ladbs.org

Any questions regarding invoices or how to pay fees should be directed to financial services at (213) 482-6890.
Any questions regarding the order to comply and compliance matters contact the inspector noted below at (213)978-4512.
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector : _____

Date: August 23, 2019

JAMES VORHIS
1968 W ADAMS BLVD, SUITE G-16
LOS ANGELES, CA 90018
(213)978-4512
JAMES.H.VORHIS@lacity.org

REVIEWED BY

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



CODE ENFORCEMENT BUREAU
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