

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

JAVIER NUNEZ
PRESIDENT

JACOB STEVENS
VICE PRESIDENT

CORISSA HERNANDEZ
MOISES ROSALES
NANCY YAP

CITY OF LOS ANGELES
CALIFORNIA



KAREN BASS
MAYOR

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

OSAMA YOUNAN, P.E.
GENERAL MANAGER
SUPERINTENDENT OF BUILDING

JOHN WEIGHT
EXECUTIVE OFFICER

NOTICE OF HEARING
POSTING COPY

DATE: June 14, 2024

APN: 2509-012-029

Council District: # 7

Regarding the property known as:

12936 NORTH SPROULE AVENUE, LOS ANGELES, CA

Under the Authority of the provisions of
Chapter IX, Articles 1 and 8, of the Los Angeles Municipal Code
and

Division 7, Chapter 1, Article 4.6 of the Los Angeles Administrative Code

Pursuant to the provisions of Section 98.0411, Section 98.0402 and Section 91.103 of the Los Angeles Municipal Code, the Department of Building and Safety filed a Notice of Pending Lien with the Los Angeles County Recorder's Office to recover a portion of the inspection and administrative costs incurred by the Department while identifying, investigating and securing compliance of code violations and/or performing annual inspections at the property located at: **12936 North Sproule Avenue, Los Angeles, California**, (the "Property"). A copy of the title report containing a full legal description of the property is attached as Exhibit "A". A list of code violations is also attached as Exhibit "D".

The Department has advised the Los Angeles City Council (the "City Council") of the code enforcement costs incurred in identifying and investigating the code violations and/or performing the annual inspections referenced above. These costs include any relevant late charges or collection fees and interest at 1% per month after 60 days of nonpayment. The total amount due is **\$2,340.00**. It is the Department's recommendation that a lien in this amount be recorded against the property pursuant to Section 7.35.3 of the Los Angeles Administrative Code.

The property owner and all interested parties referenced in the attached list (Exhibit "B") are hereby given notice that the City Council will consider the Department's report on the code enforcement costs referenced above and decide whether to approve the proposed lien. **The hearing will be held on Wednesday, July 31, 2024, at 10:00 a.m. in the Los Angeles City Council Chamber Hall located at 200 North Spring Street, Room 340, Los Angeles, California.** The property owner and all interested parties shall have 45 days from the date of this notice to pay the above referenced fee before the lien is recorded.

The owner and all interested parties may appear at the City Council Hearing to object to the confirmation of the proposed lien in the amount specified. Failure to appear at the City Council Hearing may result in the recordation of the proposed lien against the property and the placement of this Direct Assessment on the Secured Tax Roll for the County of Los Angeles without further notice.

RECEIVED
CITY CLERK'S OFFICE

2024 JUL 15 PM 2:33

CITY CLERK

DEPUTY

**NOTICE OF HEARING
POSTING COPY**

DATE: **June 14, 2024**

APN #: **2509-012-029**

Regarding the property known as:

12936 NORTH SPROULE AVENUE, LOS ANGELES, CA

.....
If you are planning to file a written protest, please provide 1 copy not later than ten (10) days in advance of the hearing date to the Office of the City Clerk, 200 North Spring Street, Room 395, Los Angeles, CA 90012, Attention: Clerk of the Council.

For additional information, contact Financial Services at telephone number (213) 482-6890.

This Notice of Hearing is being served pursuant to Division 7, Chapter 1, Article 4.6, Section 7.35.3 (f) of the Los Angeles Administrative Code.

DEPARTMENT OF BUILDING AND SAFETY

Agnes Sondervan-Rosenfeld

Agnes A. Sondervan-Rosenfeld
Management Analyst

****The City Council will take public comment from members of the public in the Council Chamber and also by teleconference. Members of the public who wish to offer public comment to the Council via teleconference should call 1-669-254-5252 and use Meeting ID No. 160 535 8466 and then press #. Press # again when prompted for participant ID. Once admitted into the meeting, press *9 to request to speak. Written public comment may be submitted at LACouncilComment.com**

As a covered entity under Title II of the American 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.

send #30 #740

**Department of Building and Safety
Financial Services Division,
201 N. Figueroa Street, Room #940
Los Angeles, CA, 90012**

MEMO: NOTICE OF HEARING

DATE: 07/30/2024

To:	INSPECTOR: MARK VAN SLOOTEN	From:	Liens Clerk, LADBS, City of LA
Fax:	(213) 485-8897	Fax:	(213) 202-9871
Phone:	(818) 374-9820	Phone:	(213) 482-7284
Re:	LIEN HEARING on 07/31/2024		
Pages:			

☒ **Urgent** ☐ **For Review** ☐ **Please Comment** ☐ **Please Reply** ☐ **Please Recycle**

Enclosed is: (i) one "Notice of Hearing" to be posted at the address indicated on the notice, and (ii) one "Certificate of Posting of Notice of Hearing" to be signed and returned to me after posting. You previously inspected this property. A lien has been processed on the property due to delinquent invoices. A lien confirmation hearing will be held at City Hall on 07/31/2024.

We request that you post the "Notice of Hearing" at the indicated address as soon as possible. After posting please sign, date and return the one page "certificate of posting of notice of hearing" to me at mail stop # 115. Also include a few pictures of the site address if possible. Thanks.

CEB LIENS SECTION
Department of Building and Safety
Code Enforcement Bureau
221 North Figueroa St, 11th Floor
Phone: (213) 482-7284
Fax: (213) 202-9871
Mail Stop # 115



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

Property Title Report

Work Order No. T17065
Dated as of: 06/29/2022

Prepared for: City of Los Angeles

SCHEDULE A
(Reported Property Information)

APN #: 2509-012-029

Property Address: 12936 N SPROULE AVE

City: Los Angeles

County: Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : GINA MARIE GONZALEZ

Grantor : RAMON CONTRERAS AND PAULA CONTRERAS

Deed Date : 10/14/2011

Recorded : 12/22/2011

Instr No. : 11-1742752

MAILING ADDRESS: GINA MARIE GONZALEZ
12936 SPROULE AVE, SYLMAR, CA 91342

SCHEDULE B

LEGAL DESCRIPTION

Block: 97 Subdivision Name: MACLAY RANCHO EX MISSION DE SAN FERNANDO Brief Description:
THE MACLAY RANCHO NW 62.5 FT OF SE 691.5 FT OF SW 130 FT OF NE 252 FT EX OF ST OF
LOT BLK 97

MORTGAGES/LIENS

Type of Document: ASSIGNMENT OF DEED OF TRUST

Recording Date: 10/25/2012

Document #: 12-1623884

Loan Amount: \$227,093

Lender Name: WELLS FARGO BANK

Borrowers Name: GINA MARIE GONZALEZ

MAILING ADDRESS: WELLS FARGO BANK
PO BOX 1629 MINNEAPOLIS, MN 55440

EXHIBIT B

ASSIGNED INSPECTOR: **MARK VAN SLOOTEN** Date: **June 14, 2024**
JOB ADDRESS: **12936 NORTH SPROULE AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2509-012-029**

Last Full Title: **06/29/2022** Last Update to Title:
.....

LIST OF OWNERS AND INTERESTED PARTIES

- 1) GINA MARIE GONZALEZ
12936 SPROULE AVE.
SYLMAR, CA 91342

CAPACITY: OWNER
- 1) WELLS FARGO BANK
PO BOX 1629
MINNEAPOLIS, MN 55440

CAPACITY: INTERESTED PARTY

EXHIBIT D

ASSIGNED INSPECTOR: MARK VAN SLOOTEN

Date: June 14, 2024

JOB ADDRESS: 12936 NORTH SPROULE AVENUE, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 2509-012-029

CASE NO.: 882664

ORDER NO.: A-5156233

EFFECTIVE DATE OF ORDER TO COMPLY: October 14, 2019

COMPLIANCE EXPECTED DATE: November 13, 2019

DATE COMPLIANCE OBTAINED: No Compliance to date

.....

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-5156233

1060130202093554

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

SUBSTANDARD ORDER AND NOTICE OF FEE

GONZALEZ, GINA M
12936 SPROULE AVE
SYLMAR, CA 91342

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

OCT 08 2019

CASE #: 882664

ORDER #: A-5156233

EFFECTIVE DATE: October 14, 2019

COMPLIANCE DATE: November 13, 2019

OWNER OF
SITE ADDRESS: 12936 N SPROULE AVE

To the address as shown on the
last equalized assessment roll.
Initialed by *LA*

ASSESSORS PARCEL NO.: 2509-012-029
ZONE: R1; One-Family Zone

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:

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

VIOLATION(S):

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

You are therefore ordered to: Discontinue the use and occupancy of all buildings or portions thereof occupied for living, sleeping, cooking or dining purposes which were not designed or intended to be used for such occupancies.

Code Section(s) in Violation: 91.8902.14, 91.8902, 91.103.1, 91.5R103.1, 12.21A.1(a) of the L.A.M.C.

Location: Rear yard.

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

1060130202093554

INVESTIGATION FEE REQUIRED:

Whenever any work has been commenced without authorization by a permit or application for inspection, and which violates provisions of Articles 1 through 8 of Chapter IX of the Los Angeles Municipal Code (L.A.M.C.), and if no order has been issued by the department or a court of law requiring said work to proceed, a special investigation fee which shall be double the amount charged for an application for inspection, license or permit fee, but not less than \$400.00, shall be collected on each permit, license or application for inspection. Section 98.0402 (a) L.A.M.C.

APPEAL PROCEDURES:

There is an appeal procedure established in this city whereby the Department of Building and Safety and the Board of Building and Safety Commissioners have the authority to hear and determine error or abuse of discretion, or requests for slight modification of the requirements contained in this order when appropriate fees have been paid. Section 98.0403.1 and 98.0403.2 L.A.M.C.

NOTICE:

Relocation assistance may be required if a tenant is evicted in order to comply with an order from a governmental agency. (LAMC 151.09.A.11 & 163.00 to 163.07) For information, call the Los Angeles Housing + Community Investment Department (HCIDLA) at (866) 557-RENT (7368) or go to: <http://hcidla.lacity.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 (818)374-9856.
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector :



For:

Date: October 08, 2019

JOHN HAMILTON
14410 SYLVAN STREET SUITE 105
VAN NUYS, CA 91401
(818)374-9856

John.Hamilton@lacity.org

MN10819

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

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

www.ladbs.org

2. Unapproved use of the recreational room as habitable space in the R1 zone.

You are therefore ordered to: 1) Discontinue the unapproved use of the recreational room as habitable space.

Code Section(s) in Violation: 12.26E, and 12.21A.1.(a) of the L.A.M.C.

Location: Rear yard.

3. Electrical work has been done without the required permits and approvals.

You are therefore ordered to: Obtain all required electrical permits and approvals.

Code Section(s) in Violation: 93.0201, 93.0104, 91.103.1 12.21A.1.(a) of the L.A.M.C.

Location: Rear yard.

Comments: Full kitchen and bathroom have been added to the recreational room without the required permits.

4. Plumbing work has been done without the required permits and approvals.

You are therefore ordered to: Obtain all required plumbing permits and approvals.

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

Location: Rear yard.

Comments: Full kitchen and bathroom have been added to the recreational room.

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

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.

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

July 11, 2024

Re: 12936 Sproule Ave, Los Angeles, CA

APN: 2509-012-029

To whom it may concern:

I purchased home in 2011 with pool room/house and restroom. I am attaching exhibit 1 showing that previous owners started process to convert garage to a recreation room and storage.

Dated 05/18/2006

Record I.D: 50791953

Status: Issued

I am enclosing other documents which also show improvements made by the previous owner.

Date: 06/01/2006

Record: 50818960

Exhibit 2

Exhibit 3 shows converting the existing 1 story type v garage into 13'x 20' recreation room and bath which was already there. COFO issued

Date: 04/24/2017

Record: 63542954

Exhibit 4 shows add 2 car carports to an existing 1 story which COFO was issued.

Date: 4/24/2017

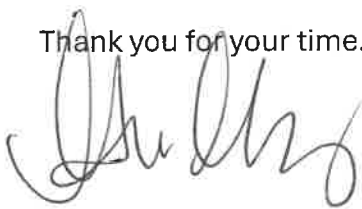
Record: 63542953

I allowed a friend to reside with relatives at 12936 Sproule (main house) in 2019. We traveled out of the country for 1 week and she had moved herself, her daughter and granddaughter to the back room/ recreation room without permission. When we returned, we asked her to please move back into her room in the front house and she refused to.

Due to her condition, I became her caretaker through IHSS. I stopped being her caretaker when she became combative and would threaten myself and my family. I had to take legal action because of these threats and false accusations, which is when I started the eviction process. In retaliation, she contacted the Department of building and safety. She also attempted to countersuit me in small claims court (see exhibit 5). The case was dismissed, and the eviction was granted (see attached) exhibit 6

I am making the payment requested but I do believe the fine is unnecessary and the inspector, Mr. John Hamilton was very rude and judgmental. I don't understand how Mr. Hamilton could bad mouth another inspector, being his peer, for a job that was already signed off. I ask that this be reviewed and redetermined.

Thank you for your time.

A handwritten signature in dark ink, appearing to read 'Gina Gonzalez', with a stylized, cursive script.

Gina Gonzalez



June 28, 2024
Document Report

Documents

Digital Image {46a35e75-bde7-4ea5-8253-a7009d02773c}

Document Number(s)

06016-20000-09443

Record Description

Record ID: 50791953

Doc Type: BUILDING PERMIT

Sub Type: BLDG-ALTER/REPAIR

Doc Date: 05/18/2006

Status: ISSUED

Doc Version: None

AKA Address: None

Project Name: None

Disaster ID: None

Subject: None

Product Name: None

Manufacturer's Name: None

Expired Date: None

Receipt Number: None

Case Number: None

Scan Number: 1020525200631076

Dwelling Units: 0

Comments: CONVERT (E) GARAGE (18'X20') TO REC ROOM (13'X20') & STORAGE (5'X20'). ALL WORK PER TYPE V-SHEET. SEE COMMENTS.

Property Address(es)

12936 12936 N SPROULE AVE 91342-0000

Legal Description(s)

Tract: THE MACLAY RANCHO

Block: Lot: 97 Arb: 10

Map Reference:M R 37-5/16 Modifier :PT

Contact

Name: SAL TOVAR

PIN(s)

222B153 188

Exhibit 1



June 28, 2024
Document Report

Assessor Number(s)

2509-012-029

Council District(s)

7

Census Tracts(s)

1064.030

District Offices(s)

VN

Permit Reference(s)

2006VN97315

Primary Use

MISCELLANEOUS BUILDING/STRUCTURE

Note: If you have any questions, please visit one of our Records Counter Section open Monday thru Fridays from 7:30 AM to 4:30 PM,
EXCEPT on Wednesdays which opens from 9:00 AM to 4:30 PM.

Locations: Metro - 201 N. Figueroa St., 1st Floor Rm. 110, Los Angeles CA 90012
Van Nuys - 6262 Van Nuys Blvd, 2nd Floor Van Nuys CA 91401

Exhibit 1



June 28, 2024
Document Report

Documents

Digital Image {fa5fcf63-5d01-4912-90e5-cca21ac4f1ce}

Document Number(s)

06016-20001-09443

Record Description

Record ID: 50818960

Doc Type: BUILDING PERMIT

Sub Type: BLDG-ALTER/REPAIR

Doc Date: 06/01/2006

Status: ISSUED

Doc Version: None

AKA Address: None

Project Name: None

Disaster ID: None

Subject: None

Product Name: None

Manufacturer's Name: None

Expired Date: None

Receipt Number: None

Case Number: None

Scan Number: 1020605200631637

Dwelling Units: None

Comments: ADD 1/2 BATHROOM TO RECREATION ROOM W/ OUTSIDE SHOWER

Property Address(es)

12936 12936 N SPROULE AVE 91342-0000

Legal Description(s)

Tract: THE MACLAY RANCHO

Block: Lot: 97 Arb: 10

Map Reference:M R 37-5/16 Modifier :PT

Contact

Name: SAL TOVAR

PIN(s)

222B153 188

Assessor Number(s)

2509-012-029

Exhibit 2



June 28, 2024
Document Report

Council District(s)

7

Census Tracts(s)

1064.030

District Offices(s)

VN

Permit Reference(s)

2006VN98276

Primary Use

MISCELLANEOUS BUILDING/STRUCTURE

Note: If you have any questions, please visit one of our Records Counter Section open Monday thru Fridays from 7:30 AM to 4:30 PM,
EXCEPT on Wednesdays which opens from 9:00 AM to 4:30 PM.

Locations: Metro - 201 N. Figueroa St., 1st Floor Rm. 110, Los Angeles CA 90012
Van Nuys - 6262 Van Nuys Blvd, 2nd Floor Van Nuys CA 91401

Exhibit 2



June 28, 2024
Document Report

Documents

Digital Image {B3058C33-2720-4417-BEEB-12243127334F}

Document Number(s)

CERT 31518

06016-20001-09443

06016-20000-09443

Record Description

Record ID: 63542954

Doc Type: CERTIFICATE OF OCCUPANCY

Sub Type: None

Doc Date: 04/24/2017

Status: COFO ISSUED

Doc Version: None

AKA Address: None

Project Name: None

Disaster ID: None

Subject: None

Product Name: None

Manufacturer's Name: None

Expired Date: None

Receipt Number: None

Case Number: None

Scan Number: None

Dwelling Units: 1

Comments: CONVERT EXISTING 1-STORY, TYPE V, 18' X 20' GARAGE INTO 13' X 20' RECREATION ROOM WITH 1/2 BATH AND OUTSIDE SHOWER, ACCESSORY TO POOL USE, AND 5' X 20' STORAGE. ACCESSORY TO AN R-3 OCCUPANCY.

Property Address(es)

12936 12936 N SPROULE AVE 91342-

Legal Description(s)

Tract: THE MACLAY RANCHO

Block: Lot: 97 Arb: 10

Map Reference: M R 37-5/16 Modifier :PT

Contact

Name: SAL TOVAR

Exhibit 3



June 28, 2024
Document Report

PIN(s)

222B153 188

Assessor Number(s)

2509-012-029

Council District(s)

7

Census Tracts(s)

1064.03

District Offices(s)

VN

Permit Reference(s)

2006VN98276

2006VN97315

Primary Use

MISCELLANEOUS BUILDING/STRUCTURE

Note: If you have any questions, please visit one of our Records Counter Section open Monday thru Fridays from 7:30 AM to 4:30 PM,
EXCEPT on Wednesdays which opens from 9:00 AM to 4:30 PM.

Locations: Metro - 201 N. Figueroa St., 1st Floor Rm. 110, Los Angeles CA 90012
Van Nuys - 6262 Van Nuys Blvd, 2nd Floor Van Nuys CA 91401

Exhibit 3



June 28, 2024
Document Report

Documents

Digital Image {57291201-9050-4D2F-9DA0-54E7FD707703}

Document Number(s)

CERT 31519

06014-20000-04406

Record Description

Record ID: 63542953

Doc Type: CERTIFICATE OF OCCUPANCY

Sub Type: None

Doc Date: 04/24/2017

Status: COFO ISSUED

Doc Version: None

AKA Address: None

Project Name: None

Disaster ID: None

Subject: None

Product Name: None

Manufacturer's Name: None

Expired Date: None

Receipt Number: None

Case Number: None

Scan Number: None

Dwelling Units: 1

Comments: ADD 17' X 18' TWO CAR CARPORT TO AN EXISTING 1-STORY, TYPE V,
SINGLE FAMILY DWELLING. R-3/U-1 OCCUPANCY.

Property Address(es)

12936 12936 N SPROULE AVE 91342-

Legal Description(s)

Tract: THE MACLAY RANCHO

Block: Lot: 97 Arb: 10

Map Reference:M R 37-5/16 Modifier :PT

Contact

Name: SAL TOVAR

PIN(s)

222B153 188

Exhibit 4



June 28, 2024
Document Report

Assessor Number(s)

2509-012-029

Council District(s)

7

Census Tracts(s)

1064.03

District Offices(s)

VN

Permit Reference(s)

2006VN97317

Primary Use

SINGLE-FAMILY DWELLING

Note: If you have any questions, please visit one of our Records Counter Section open Monday thru Fridays from 7:30 AM to 4:30 PM,
EXCEPT on Wednesdays which opens from 9:00 AM to 4:30 PM.

Locations: Metro - 201 N. Figueroa St., 1st Floor Rm. 110, Los Angeles CA 90012
Van Nuys - 6262 Van Nuys Blvd, 2nd Floor Van Nuys CA 91401

Exhibit 4

CASE INFORMATION

Case Information | Register Of Actions | FUTURE HEARINGS | PARTY INFORMATION

Case Number: 20CHSC00113

TRUDY WILLIAMS VS GINA M GONZALEZ, ET AL.

Filing Courthouse: Chatsworth Courthouse

Filing Date: 01/14/2020

Case Type: Small Claims (Limited Jurisdiction)

Status: Judgment - contested

[Click here to access document images for this case](#)

If this link fails, you may go to the Case Document Images site and search using the case number displayed on this page

FUTURE HEARINGS

Case Information | Register Of Actions | FUTURE HEARINGS | PARTY INFORMATION

None

Case Information | Register Of Actions | FUTURE HEARINGS | PARTY INFORMATION

Parties

Plaintiff: WILLIAMS TRUDY

Defendant: GONZALEZ GINA M

Defendant: GONZALEZ ANGELICA

Case Information | Register Of Actions | FUTURE HEARINGS | PARTY INFORMATION

02/21/2020 Certificate of Mailing for (Non-Jury Trial) of 02/21/2020; Filed by: Clerk

02/21/2020 Notice of Entry of Judgment (Small Claims); Filed by: Clerk

02/21/2020 Non-Jury Trial scheduled for 02/21/2020 at 08:30 AM in Chatsworth Courthouse at Department F44 updated: Result Date to 02/21/2020; Result Type to Held

02/21/2020 Court orders judgment entered on the Plaintiff's Claim filed by Trudy Williams on 01/14/2020 as follows: Defendants Gina M Gonzalez; Angelica Gonzalez do not owe the plaintiff Trudy Williams any money on plaintiff's claim.

02/21/2020 Minute Order (Non-Jury Trial)

02/06/2020 Proof of Service - Personal (Small Claims); Filed by: Trudy Williams (Plaintiff); As to: Gina M Gonzalez (Defendant); Service Cost: 40.00; Service Cost Waived: Yes; Service Date: 02/03/2020

01/24/2020 Proof of Service - Personal (Small Claims); Filed by: Trudy Williams (Plaintiff); As to: Angelica Gonzalez (Defendant); Service Cost: 40.00; Service Cost Waived: Yes; Service Date: 01/21/2020

01/14/2020 Non-Jury Trial scheduled for 02/21/2020 at 08:30 AM in Chatsworth Courthouse at Department F44

01/14/2020 Case assigned to Hon. Tricia Taylor in Department F44 Chatsworth Courthouse

01/14/2020 Order on Court Fee Waiver (Superior Court); Signed and Filed by: Clerk; As to: Trudy Williams (Plaintiff)

01/14/2020 Request to Waive Court Fees; Filed by: Trudy Williams (Plaintiff)

01/14/2020 Plaintiff's Claim and Order to Go to Small Claims Court; Filed by: Trudy Williams (Plaintiff); As to: Gina M

exhibit
5

NORTH VALLEY DISTRICT
Chatsworth Courthouse
9425 Penfield Avenue
Chatsworth CA 91311

SMALL CLAIMS CASE NO: 20CHSC00113

- NOTICE TO ALL PLAINTIFFS AND DEFENDANTS -

Your small claims case has been decided. If you lost the case, and the court ordered you to pay money, your wages, money, and property may be taken without further warning from the court. Read the back of this sheet for important information about your rights.

- AVISO A TODOS LOS DEMANDANTES Y DEMANDADOS -

Su caso ha sido resuelto por la corte para reclamos judiciales menores. Si la corte ha decidido en su contra y ha ordenado que usted pague dinero, le pueden quitar su salario, su dinero, y otras cosas de su propiedad, sin aviso adicional por parte de esta corte. Lea el reverso de este formulario para obtener informacion de importancia acerca de sus derechos.

PLAINTIFF/DEMANDANTE

Trudy Williams
P.O BOX 920662
Sylmar, CA 91392

DEFENDANT/DEMANDADO

Gina M Gonzalez
12936 Sproule Ave
Sylmar, CA 91342

Angelica Gonzalez
12936 Sproule Ave
Sylmar, CA 91342

NOTICE OF ENTRY OF JUDGMENT

JUDGMENT WAS ENTERED AS STATED BELOW ON (DATE): 02/21/2020

Court orders judgment entered on the Plaintiff's Claim filed by Trudy Williams on 01/14/2020 as follows: Defendants Gina M Gonzalez; Angelica Gonzalez do not owe the plaintiff Trudy Williams any money on plaintiff's claim.

Enforcement of the judgment is automatically postponed for 30 days or, if an appeal is filed, until the appeal is decided.

CLERK'S CERTIFICATE OF MAILING - I certify that I am not a party to this action. This *Notice of Entry of Judgment* was mailed first class, postage prepaid, in a sealed envelope to the parties at the addresses shown above. The mailing and this certification occurred at the place and on the date shown below.

Place of mailing: Chatsworth CA 91311
Date of mailing: 02/24/2020

Sherril R. Carter, Executive Officer / Clerk of Court

Michael Peter Hende

Clerk by _____, Deputy

- The county provides small claims advisor services free of charge. Read the information sheet on the reverse.

Exhibit 5

COUNTY OF LOS ANGELES
SHERIFF'S DEPARTMENT
COURT SERVICES DIVISION

NOTICE TO VACATE

CASE NUMBER: 19CHWD01663

TO: Judgment debtor, members of the judgment debtor's household, and any occupants residing with the judgment debtor.

By virtue of a *Writ of Possession of Real Property*, a copy of which is attached,
YOU ARE ORDERED TO VACATE THE PREMISES DESCRIBED IN THE WRIT NOT LATER

THAN: 1-5, 2020.

SHERIFF'S BRANCH (Name, Address and Telephone Number)

☐

SHERIFF'S DEPARTMENT
CIVIL MANAGEMENT BUREAU
SAN FERNANDO OFFICE
900 THIRD STREET, ROOM 1081
SAN FERNANDO, CA 91340
(818) 696-2773

☐

JIM McDONNELL, SHERIFF

By: V. HENDER

Date: 12-31-19

Deputy

☐

76N654E SH-CI-52 (REV. 9/94)

NOTICE TO VACATE

Hubert
6

SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES

Civil Division

North Valley District, Chatsworth Courthouse, Department F44

20CHSC00113

TRUDY WILLIAMS vs GINA M GONZALEZ, et al.

February 21, 2020

8:30 AM

Judge: Honorable Tricia Taylor
Judicial Assistant: M. Henderson
Courtroom Assistant: None

CSR: Electronically Recorded
ERM: None
Deputy Sheriff: P. Choi

APPEARANCES:

For Plaintiff(s): Trudy Williams

For Defendant(s): Angelica Gonzalez; Gina M Gonzalez

NATURE OF PROCEEDINGS: Non-Jury Trial

The matter is called for hearing.

The parties are sworn and testify.

The Court inquires with the parties.

The Court reviews and returns the exhibits presented by the parties.

The Court takes the matter under submission.

Later, the Court rules as follows:

Court orders judgment entered on the Plaintiff's Claim filed by Trudy Williams on 01/14/2020 as follows: Defendants Gina M Gonzalez; Angelica Gonzalez do not owe the plaintiff Trudy Williams any money on plaintiff's claim.

Certificate of Mailing is attached.

*exhibit
5*

Los Angeles Department of Building and Safety

Receipt Information

Thank you for using our Online Services. Below is your receipt information and any further information and links required to complete your transaction.

Service Type:

[Pay and View Invoice](#)(Invoice Number: 8071183)

Address:

12936 SPROULE AVE, SYLMAR, CA 91342

Order Amount: \$ 2310.00

Payment Date: 7/12/2024 2:24:24 PM

Receipt Number: 1879504

Los Angeles Department of Building and Safety

Permit Information: 12936 N SPROULE AVE 91342

Certificate Of Occupancy Details

Certificate Number

31519

Associated Permits

06014-20000-04406

CofO Status

CofO Issued

City Department approvals required prior to the issuance of a Certificate of Occupancy:

☒ Building and Safety

CofO Issued

Date	Description	Status	Phone	Comment
12/29/2008	Building Verification	Not Applicable		
10/03/2016	BMI Verification	OK for CofO		
09/30/2016	Electrical Verification	Not Applicable	(818) 374-1179	
12/29/2008	Elevator Verification	Not Applicable	(818) 374-1147	
12/29/2008	Fire Sprinkler Verification	Not Applicable		
12/29/2008	Grading Verification	Not Applicable	(818) 374-4359	
09/30/2016	Heat/Vent,A/C Verification	Not Applicable	(818) 374-1179	
09/30/2016	Plumbing Verification	Not Applicable	(818) 374-1179	
12/29/2008	Pressure Vessel Verification	Not Applicable	(818) 374-1149	

☒ Public Works

OK for CofO

☒ HCIDLA Housing Dept

OK for CofO

☒ LAFD

OK for CofO

☒ Rec and Parks

OK for CofO

☒ Air Quality Management District

OK for CofO

Invoice # 8071183
Cost # 2801497342