

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

January 24, 2024

Council District: # 7

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

JOB ADDRESS: **12936 NORTH SPROULE AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2509-012-029**
Re: Invoice # 807118-3

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: **12936 North Sproule Avenue, Los Angeles, CA**, (“Property”). A copy of the title report which includes a full legal description of the property is attached as Exhibit A.

Following the Department’s investigation an order or orders to comply were issued on October 14, 2019 to the property owner and all interested parties. Pursuant to Section 98.0411(a) the order warned that “a proposed noncompliance fee may be imposed for failure to comply with the order within 15 days after the compliance date specified in the order or unless an appeal or slight modification is filed within 15 days after the compliance date.” The owners failed to comply within the time prescribed by ordinance. The Department imposed non-compliance fee as follows:

<u>Description</u>	<u>Amount</u>
Non-Compliance fee	660.00
Late Charge/Collection fee (250%)	1,650.00
Title Report fee	30.00
Grand Total	\$ 2,340.00

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 **\$2,340.00** 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 the LADBS to deposit to Dept 08, Fund 48R, Balance Sheet Account 2200, any payment received against this lien in the amount of **\$2,340.00** 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, Resource Management Bureau



ATTEST: HOLLY 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. 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

This page is part of your document - DO NOT DISCARD



20111742752



Pages:
0003

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

12/22/11 AT 08:00AM

FEES:	32.00
TAXES:	1,304.80
OTHER:	0.00
PAID:	1,336.80



LEADSHEET



201112220220011

00005134599



003699557

SEQ:
07

DAR - Title Company (Hard Copy)



THIS FORM IS NOT TO BE DUPLICATED

t52

PACIFIC COAST TITLE

2

RECORDING REQUESTED BY:
Pacific Coast Title

12/22/2011



20111742752

AND WHEN RECORDED MAIL TO:

Gina Marie Gonzalez
12936 Sproule Ave
Sylmar, CA 91342

THIS SPACE FOR RECORDER'S USE ONLY:

Title Order No.: 94701657-47

Escrow No.: 14178-20

P. BALZA

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is \$256.30 CITY TRANSFER TAX \$1,048.50

[X] 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

(80) (44)

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Ramon Contreras and Paula Contreras, husband and wife as joint tenants

hereby GRANT(s) to:

Gina Marie Gonzalez, an unmarried woman

the real property in the City of Los Angeles, County of Los Angeles, State of California, described as:
LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF
Also Known as: 12936 Sproule Ave, nue, Sylmar (Area) Los Angeles, California 91342
AP#: 2509-012-029

2509-012-029-600-000-6050

DATED October 14, 2011

STATE OF CALIFORNIA

COUNTY OF Harris

On 11/2/11 before me, Florestela Silverio
Ramon Contreras and Paula Contreras

A Notary Public in and for said State personally appeared

Ramon Contreras
Paula Contreras

Ramon Contreras
Ramon Contreras

Paula Contreras
Paula Contreras

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

(Seal)

MAIL TAX STATEMENTS TO PARTY SHOWN BELOW; IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE:

7C

3

EXHIBIT "A"

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

THAT PORTION IN BLOCK 97 OF MACLAY RANCHO EX-MISSION DE SAN FERNANDO, TN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 37 PAGES 5 TO 16 INCLUSIVE OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN THE NORTHEASTERLY LINE OF SAID BLOCK, DISTANT NORTHWESTERLY ALONG SAID LINE 629.00 FEET FROM THE MOST EASTERLY CORNER OF SAID BLOCK; THENCE SOUTHWESTERLY PARALLEL WITH THE SOUTHEASTERLY LINE OF SAID BLOCK, A DISTANCE OF 122.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTHWESTERLY PARALLEL WITH THE SOUTHEASTERLY LINE OF SAID BLOCK, A DISTANCE OF 130.00 FEET TO THE NORTHEASTERLY LINE OF THE LAND DESCRIBED IN THE DEED RECORDED IN BOOK 1580 PAGE 212 OF OFFICIAL RECORDS; THENCE NORTHWESTERLY ALONG SAID LAST MENTIONED NORTHEASTERLY LINE, A DISTANCE OF 62.5 FEET TO THE NORTHWESTERLY LINE OF THE LAND DESCRIBED IN DEED RECORDED IN BOOK 1614 PAGE 23 OF OFFICIAL RECORDS; THENCE NORTHEASTERLY ALONG SAID NORTHWESTERLY LINE A DISTANCE OF 130.00 FEET, THENCE SOUTHEASTERLY PARALLEL WITH THE NORTHEASTERLY LINE OF SAID BLOCK, A DISTANCE OF 62.5 FEET TO THE TRUE POINT OF BEGINNING.

This page is part of your document - DO NOT DISCARD



20121623884



Pages:
0002

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

10/25/12 AT 04:42PM

FEES:	18.00
TAXES:	0.00
OTHER:	0.00
PAID:	18.00



LEADSHEET



201210251000051

00006659147



004383039

SEQ:
01

ERDS - Daily



THIS FORM IS NOT TO BE DUPLICATED

E13

Send All Notices to Assignee

RECORDING REQUESTED BY:
WELLS FARGO BANK, N.A.
2701 WELLS FARGO WAY
MAC X9999-018
MINNEAPOLIS MN 55467-8000

AND WHEN RECORDED MAIL TO
WELLS FARGO BANK, N.A.
MAC: X9999-018
PO BOX 1629
MINNEAPOLIS, MN 55440-9790

MERS MIN#: 100097000001003708
MERS PHONE#: 1-888-679-6377

ASSIGNMENT OF DEED OF TRUST

For good and valuable consideration, the sufficiency of which is hereby acknowledged, **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR PMAC LENDING SERVICES, INCORPORATED, ITS SUCCESSORS AND ASSIGNS , BOX 2026 FLINT MI 48501 1901 E VOORHEES ST STE C. DANVILLE, IL 61834** . For VALUE RECEIVED, the undersigned hereby grants, assigns, and transfers to, **WELLS FARGO BANK, NA , 1 HOME CAMPUS DES MOINES, IA 50328** assignee, all beneficial interest under that certain deed of trust, together with the certain note(s) described therein with all interest, all liens, and any rights due or to become due thereon. Said Deed of Trust for **\$227093.00** is recorded in the State of **CA** , County of **Los Angeles** Official Records, dated **12/14/2011** and recorded **12/22/2011** , as Instrument No. **20111742753** , in Book No. — , at Page No. — .

Executed by **GINA MARIE GONZALEZ, AN UNMARRIED WOMAN** as Trustors and **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR PMAC LENDING SERVICES, INC., ITS SUCCESSORS AND ASSIGNS** as the original beneficiary. Legal Description: **As more fully described in said Deed of Trust.**

Dated: **10/25/2012**

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR PMAC LENDING SERVICES, INCORPORATED, ITS SUCCESSORS AND ASSIGNS



By: **BRENDA CHEPKECH MUTUA** Assistant Secretary

STATE OF MN
COUNTY OF Dakota } s.s.

On **10/25/2012** , before me **JOHN KEALY** , a Notary Public, personally appeared **BRENDA CHEPKECH MUTUA** 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



JOHN KEALY
My Commission Expires: **01/31/2017**

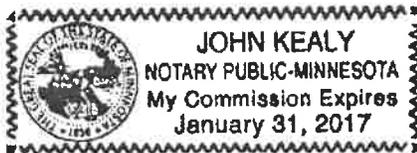


EXHIBIT B

ASSIGNED INSPECTOR: JASON BRANNON

Date: January 24, 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

2) WELLS FARGO BANK
PO BOX 1629
MINNEAPOLIS, MN 55440

CAPACITY: INTERESTED PARTY

Property Detail Report

For Property Located At :

12936 SPROULE AVE, SYLMAR, CA 91342-4235

**Owner Information**

Owner Name: **GONZALEZ GINA M**
 Mailing Address: **12936 SPROULE AVE, SYLMAR CA 91342-4235 C031**
 Vesting Codes: **UW //**

Location Information

Legal 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**
 County: **LOS ANGELES, CA** APN: **2509-012-029**
 Census Tract / Block: **1064.03 / 1** Alternate APN:
 Township-Range-Sect: Subdivision: **MACLAY RHO EX-MISSION DE SAN F**
 Legal Book/Page: **1-605** Map Reference: **2-F3 /**
 Legal Lot: **97** Tract #:
 Legal Block: **97** School District: **LOS ANGELES**
 Market Area: **SYL** School District Name: **LOS ANGELES**
 Neighbor Code: Munic/Township: **LOS ANGELES**

Owner Transfer Information

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

Last Market Sale Information

Recording/Sale Date: **12/22/2011 / 10/14/2011** 1st Mtg Amount/Type: **\$227,093 / FHA**
 Sale Price: **\$233,000** 1st Mtg Int. Rate/Type: **/**
 Sale Type: **FULL** 1st Mtg Document #: **1742753**
 Document #: **1742752** 2nd Mtg Amount/Type: **/**
 Deed Type: **GRANT DEED** 2nd Mtg Int. Rate/Type: **/**
 Transfer Document #: Price Per SqFt: **\$190.67**
 New Construction: Multi/Split Sale:
 Title Company: **PACIFIC COAST TITLE CO.**
 Lender: **PMAC LNDG SVCS INC**
 Seller Name: **CONTRERAS RAMON & PAULA**

Prior Sale Information

Prior Rec/Sale Date: **01/23/2006 / 11/23/2005** Prior Lender: **NEW CENTURY MTG CORP**
 Prior Sale Price: **\$499,000** Prior 1st Mtg Amt/Type: **\$399,200 / CONV**
 Prior Doc Number: **154111** Prior 1st Mtg Rate/Type: **7.40 / ADJUSTABLE INT RATE LOAN**
 Prior Deed Type: **GRANT DEED**

Property Characteristics

Gross Area:		Parking Type:	PARKING AVAIL	Construction:	
Living Area:	1,222	Garage Area:		Heat Type:	CENTRAL
Tot Adj Area:		Garage Capacity:		Exterior wall:	STUCCO
Above Grade:		Parking Spaces:	2	Porch Type:	
Total Rooms:	5	Basement Area:		Patio Type:	COVERED PATIO
Bedrooms:	2	Finish Bsmnt Area:		Pool:	POOL
Bath(F/H):	2 /	Basement Type:		Air Cond:	
Year Built / Eff:	1964 / 1964	Roof Type:		Style:	CONVENTIONAL
Fireplace:	Y / 1	Foundation:	RAISED	Quality:	
# of Stories:	1	Roof Material:	COMPOSITION SHINGLE	Condition:	

Other Improvements: **FENCE;FENCED YARD;SHED Building Permit****Site Information**

Zoning:	LAR1	Acres:	0.14	County Use:	SINGLE FAMILY RESID (0101)
Lot Area:	6,189	Lot Width/Depth:	63 x 102	State Use:	
Land Use:	SFR	Res/Comm Units:	1 /	Water Type:	
Site Influence:				Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$270,365	Assessed Year:	2021	Property Tax:	\$3,510.73
Land Value:	\$138,084	Improved %:	49%	Tax Area:	16
Improvement Value:	\$132,281	Tax Year:	2021	Tax Exemption:	
Total Taxable Value:	\$270,365				

Comparable Sales Report

For Property Located At

**12936 SPROULE AVE, SYLMAR, CA 91342-4235**

14 Comparable(s) Selected.

Report Date: 07/19/2022

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$233,000	\$400,000	\$2,250,000	\$763,536
Bldg/Living Area	1,222	1,071	1,352	1,191
Price/Sqft	\$190.67	\$373.48	\$1,680.36	\$630.72
Year Built	1964	1923	1961	1950
Lot Area	6,189	4,901	14,322	7,153
Bedrooms	2	2	4	3
Bathrooms/Restrooms	2	1	2	2
Stories	1.00	1.00	1.00	1.00
Total Value	\$270,365	\$58,607	\$534,864	\$304,757
Distance From Subject	0.00	0.06	0.45	0.29

*= user supplied for search only

Comp #:1				Distance From Subject:0.06 (miles)
Address:	13916 BEAVER ST, SYLMAR, CA 91342-4206			
Owner Name:	PHOENIX REALTY INVESTMENTS LLC			
Seller Name:	BARRAGAN ROBERT E			
APN:	2509-017-014	Map Reference:	2-F3 /	Living Area: 1,339
County:	LOS ANGELES, CA	Census Tract:	1064.03	Total Rooms: 6
Subdivision:	22492	Zoning:	LAR1	Bedrooms: 3
Rec Date:	01/31/2022	Prior Rec Date:	07/16/1969	Bath(F/H): 2 /
Sale Date:	12/30/2021	Prior Sale Date:		Yr Built/Eff: 1958 / 1959
Sale Price:	\$2,250,000	Prior Sale Price:	\$21,000	Air Cond:
Sale Type:	FULL	Prior Sale Type:	FULL	Style: CONVENTIONAL
Document #:	118114	Acres:	0.14	Fireplace: /
1st Mtg Amt:		Lot Area:	6,300	Pool:
Total Value:	\$464,798	# of Stories:	1	Roof Mat: COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/	Parking: PARKING AVAIL

Comp #:2				Distance From Subject:0.07 (miles)
Address:	13867 AZTEC ST, SYLMAR, CA 91342-4201			
Owner Name:	ACOSTA ANTONIO			
Seller Name:	ACOSTA RAFAEL & HERLINDA			
APN:	2509-017-002	Map Reference:	2-F3 /	Living Area: 1,071
County:	LOS ANGELES, CA	Census Tract:	1064.03	Total Rooms: 5
Subdivision:	22492	Zoning:	LAR1	Bedrooms: 3
Rec Date:	11/16/2021	Prior Rec Date:	03/14/1996	Bath(F/H): 2 /
Sale Date:	10/05/2021	Prior Sale Date:		Yr Built/Eff: 1958 / 1958
Sale Price:	\$400,000	Prior Sale Price:	\$115,000	Air Cond:
Sale Type:	FULL	Prior Sale Type:	FULL	Style: CONVENTIONAL
Document #:	1701708	Acres:	0.15	Fireplace: /
1st Mtg Amt:	\$342,083	Lot Area:	6,330	Pool:
Total Value:	\$176,472	# of Stories:	1	Roof Mat: COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/	Parking: PARKING AVAIL

Comp #:3				Distance From Subject:0.20 (miles)
Address:	13903 HUBBARD ST, SYLMAR, CA 91342-4116			
Owner Name:	CUASCH ZILLA/FRANCIA ENRIQUE N			

Seller Name:	SALAZAR FERNANDO & HECTOR		
APN:	2509-011-023	Map Reference:	2-E4 /
County:	LOS ANGELES, CA	Census Tract:	1064.03
Subdivision:	NACLAY EXMISSION DE SAN FERNAN	Zoning:	LAR1
Living Area:	1,116		
Total Rooms:	5		
Bedrooms:	3		
Rec Date:	01/25/2022	Prior Rec Date:	10/20/2015
Sale Date:	11/16/2021	Prior Sale Date:	09/16/2015
Sale Price:	\$665,000	Prior Sale Price:	\$400,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	92282	Acres:	0.18
1st Mtg Amt:	\$615,587	Lot Area:	7,743
Total Value:	\$437,454	# of Stories:	1
Land Use:	SFR	Park Area/Cap#:	/
Bath(F/H):	1 /		
Yr Built/Eff:	1954 / 1954		
Air Cond:	EVAP COOLER		
Style:	CONVENTIONAL		
Fireplace:	/		
Pool:	/		
Roof Mat:	COMPOSITION SHINGLE		
Parking:	PARKING AVAIL		

Comp #:	4	Distance From Subject:	0.21 (miles)
Address:	2041 8TH ST, SAN FERNANDO, CA 91340-1033		
Owner Name:	LOPEZ HECTOR		
Seller Name:	CARLON EDWARD S TRUST		
APN:	2513-002-034	Map Reference:	/
County:	LOS ANGELES, CA	Census Tract:	3201.01
Subdivision:	MACLAY RANCHO EX-MISSION	Zoning:	SFR1*
Living Area:	1,080		
Total Rooms:	3		
Bedrooms:	3		
Rec Date:	12/20/2021	Prior Rec Date:	/
Sale Date:	11/05/2021	Prior Sale Date:	/
Sale Price:	\$700,500	Prior Sale Price:	/
Sale Type:	FULL	Prior Sale Type:	/
Document #:	1883762	Acres:	0.33
1st Mtg Amt:	\$560,080	Lot Area:	14,322
Total Value:	\$208,691	# of Stories:	/
Land Use:	SFR	Park Area/Cap#:	/
Bath(F/H):	2 /		
Yr Built/Eff:	1923 / 1946		
Air Cond:	/		
Style:	/		
Fireplace:	/		
Pool:	/		
Roof Mat:	/		
Parking:	/		

Comp #:	5	Distance From Subject:	0.23 (miles)
Address:	12853 BORDEN AVE, SYLMAR, CA 91342-4217		
Owner Name:	VALENCIA NOE/GOMEZ LILIA		
Seller Name:	SOLIS PABLO		
APN:	2508-006-001	Map Reference:	2-E4 /
County:	LOS ANGELES, CA	Census Tract:	1064.03
Subdivision:	8826	Zoning:	LAR1
Living Area:	1,092		
Total Rooms:	5		
Bedrooms:	3		
Rec Date:	12/01/2021	Prior Rec Date:	11/14/2002
Sale Date:	10/15/2021	Prior Sale Date:	09/05/2002
Sale Price:	\$610,000	Prior Sale Price:	\$236,000
Sale Type:	FULL	Prior Sale Type:	UNKNOWN
Document #:	1772449	Acres:	0.11
1st Mtg Amt:	\$579,500	Lot Area:	4,901
Total Value:	\$315,758	# of Stories:	1
Land Use:	SFR	Park Area/Cap#:	/
Bath(F/H):	1 /		
Yr Built/Eff:	1947 / 1947		
Air Cond:	EVAP COOLER		
Style:	CONVENTIONAL		
Fireplace:	Y / 1		
Pool:	/		
Roof Mat:	COMPOSITION SHINGLE		
Parking:	ATTACHED GARAGE		

Comp #:	6	Distance From Subject:	0.25 (miles)
Address:	2017 PHILLIPPI ST, SAN FERNANDO, CA 91340-1030		
Owner Name:	CARDENAS FRANCISCO J M/CORONA LAURA G R		
Seller Name:	WIGGINS 1998 FAMILY TRUST OF		
APN:	2517-003-020	Map Reference:	2-F4 /
County:	LOS ANGELES, CA	Census Tract:	3201.01
Subdivision:	8719	Zoning:	SFR1*
Living Area:	1,171		
Total Rooms:	5		
Bedrooms:	2		
Rec Date:	11/03/2021	Prior Rec Date:	/
Sale Date:	09/28/2021	Prior Sale Date:	/
Sale Price:	\$650,000	Prior Sale Price:	/
Sale Type:	FULL	Prior Sale Type:	/
Document #:	1648479	Acres:	0.15
1st Mtg Amt:	\$520,000	Lot Area:	6,751
Total Value:	\$58,607	# of Stories:	1
Land Use:	SFR	Park Area/Cap#:	/
Bath(F/H):	1 /		
Yr Built/Eff:	1947 / 1947		
Air Cond:	/		
Style:	CONVENTIONAL		
Fireplace:	Y / 1		
Pool:	/		
Roof Mat:	WOOD SHAKE		
Parking:	PARKING AVAIL		

Comp #:	7			Distance From Subject:	0.29 (miles)
Address:	14061 HERRON ST, SYLMAR, CA 91342-4112				
Owner Name:	MARTINEZ ERICK E C & CAYAX/MARIN CHARMAIGNE T				
Seller Name:	MORALES MARIA				
APN:	2508-005-008	Map Reference:	2-E3 /	Living Area:	1,190
County:	LOS ANGELES, CA	Census Tract:	1064.03	Total Rooms:	6
Subdivision:	8826	Zoning:	LAR1	Bedrooms:	2
Rec Date:	06/23/2022	Prior Rec Date:	11/10/1988	Bath(F/H):	1 /
Sale Date:	05/04/2022	Prior Sale Date:	11/1988	Yr Built/Eff:	1947 / 1949
Sale Price:	\$525,000	Prior Sale Price:	\$122,000	Air Cond:	EVAP COOLER
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	659385	Acres:	0.17	Fireplace:	/
1st Mtg Amt:	\$498,750	Lot Area:	7,400	Pool:	
Total Value:	\$271,597	# of Stories:	1	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/	Parking:	PARKING AVAIL

Comp #:	8			Distance From Subject:	0.33 (miles)
Address:	13977 HUBBARD ST, SYLMAR, CA 91342-4168				
Owner Name:	ORTIZ THOMAS/MONTENEGRO MELISSA				
Seller Name:	TANDOC PAOLO				
APN:	2508-008-023	Map Reference:	2-E4 /	Living Area:	1,133
County:	LOS ANGELES, CA	Census Tract:	1064.03	Total Rooms:	5
Subdivision:	8826	Zoning:	LAR1	Bedrooms:	2
Rec Date:	10/26/2021	Prior Rec Date:	10/23/2018	Bath(F/H):	2 /
Sale Date:	10/14/2021	Prior Sale Date:	10/04/2018	Yr Built/Eff:	1957 / 1957
Sale Price:	\$680,000	Prior Sale Price:	\$460,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	1605914	Acres:	0.13	Fireplace:	Y / 1
1st Mtg Amt:	\$625,000	Lot Area:	5,499	Pool:	
Total Value:	\$473,957	# of Stories:	1	Roof Mat:	WOOD SHAKE
Land Use:	SFR	Park Area/Cap#:	/	Parking:	PARKING AVAIL

Comp #:	9			Distance From Subject:	0.34 (miles)
Address:	14145 RAVEN ST, SYLMAR, CA 91342-4152				
Owner Name:	GAMINO JOSE L JR/CARRANZA JOSE G				
Seller Name:	2018-4 IH BORROWER LP				
APN:	2508-003-022	Map Reference:	2-E3 /	Living Area:	1,192
County:	LOS ANGELES, CA	Census Tract:	1064.03	Total Rooms:	6
Subdivision:	7602	Zoning:	LAR1	Bedrooms:	2
Rec Date:	04/01/2022	Prior Rec Date:	11/17/1986	Bath(F/H):	1 /
Sale Date:	02/16/2022	Prior Sale Date:	10/1986	Yr Built/Eff:	1950 / 1955
Sale Price:	\$785,000	Prior Sale Price:		Air Cond:	
Sale Type:	FULL	Prior Sale Type:		Style:	CONVENTIONAL
Document #:	366340	Acres:	0.19	Fireplace:	Y / 1
1st Mtg Amt:	\$770,781	Lot Area:	8,467	Pool:	POOL
Total Value:	\$442,922	# of Stories:	1	Roof Mat:	WOOD SHAKE
Land Use:	SFR	Park Area/Cap#:	/	Parking:	ATTACHED GARAGE

Comp #:	10			Distance From Subject:	0.34 (miles)
Address:	2027 WARREN ST, SAN FERNANDO, CA 91340-1648				
Owner Name:	BALL THOMAS/BALL LUZ B				
Seller Name:	FRANCISCO REGINALD & LILIA				
APN:	2517-009-018	Map Reference:	2-E4 /	Living Area:	1,350
County:	LOS ANGELES, CA	Census Tract:	3201.01	Total Rooms:	5
Subdivision:	22666	Zoning:	SFR1*	Bedrooms:	3
Rec Date:	05/27/2022	Prior Rec Date:	12/14/2018	Bath(F/H):	1 /
Sale Date:	04/27/2022	Prior Sale Date:	10/19/2018	Yr Built/Eff:	1961 / 1970
Sale Price:	\$805,000	Prior Sale Price:	\$515,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	573134	Acres:	0.16	Fireplace:	Y / 1
1st Mtg Amt:	\$764,750	Lot Area:	7,072	Pool:	
Total Value:	\$534,864	# of Stories:	1	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/	Parking:	PARKING AVAIL

Comp #:11 Distance From Subject:0.37 (miles)
 Address: 14107 HERRON ST, SYLMAR, CA 91342-4114
 Owner Name: OSIO JONAH R G/ROVIRA NATASHA J M
 Seller Name: BARKER DANNY & PRICILLA
 APN: 2508-012-026 Map Reference: 2-E4 / Living Area: 1,352
 County: LOS ANGELES, CA Census Tract: 1064.03 Total Rooms: 6
 Subdivision: 8858 Zoning: LAR1 Bedrooms: 4
 Rec Date: 11/30/2021 Prior Rec Date: 08/01/2018 Bath(F/H): 2 /
 Sale Date: 11/04/2021 Prior Sale Date: 07/31/2018 Yr Built/Eff: 1956 / 1960
 Sale Price: \$644,000 Prior Sale Price: \$410,000 Air Cond: CONVENTIONAL
 Sale Type: FULL Prior Sale Type: FULL Style: Y / 1
 Document #: 1769121 Acres: 0.17 Fireplace: /
 1st Mtg Amt: \$579,600 Lot Area: 7,414 Pool: GRAVEL & ROCK
 Total Value: \$422,532 # of Stories: 1 Roof Mat: ATTACHED
 Land Use: SFR Park Area/Cap#: / Parking: GARAGE

Comp #:12 Distance From Subject:0.42 (miles)
 Address: 1943 WARREN ST, SAN FERNANDO, CA 91340-1646
 Owner Name: DUARTE ENCARNACION O/TOCAY MAYLA P
 Seller Name: GREENE DOUGLAS TRUST
 APN: 2517-010-020 Map Reference: 2-F4 / Living Area: 1,252
 County: LOS ANGELES, CA Census Tract: 3201.01 Total Rooms: 5
 Subdivision: 8164 Zoning: SFR1* Bedrooms: 3
 Rec Date: 04/08/2022 Prior Rec Date: 05/10/1990 Bath(F/H): 2 /
 Sale Date: 03/08/2022 Prior Sale Date: / Yr Built/Eff: 1955 / 1957
 Sale Price: \$800,000 Prior Sale Price: / Air Cond: CONVENTIONAL
 Sale Type: FULL Prior Sale Type: / Style: /
 Document #: 393515 Acres: 0.14 Fireplace: /
 1st Mtg Amt: \$640,000 Lot Area: 6,033 Pool: COMPOSITION
 Total Value: \$63,357 # of Stories: 1 Roof Mat: SHINGLE
 Land Use: SFR Park Area/Cap#: / Parking: PARKING AVAIL

Comp #:13 Distance From Subject:0.44 (miles)
 Address: 12670 GLENOAKS BLVD, SYLMAR, CA 91342-4719
 Owner Name: IMANUEL SIMON M/IMANUEL BENJAMIN
 Seller Name: MARTINEZ IRMA LIVING TRUST
 APN: 2508-010-003 Map Reference: 2-E4 / Living Area: 1,134
 County: LOS ANGELES, CA Census Tract: 1064.03 Total Rooms: 5
 Subdivision: 8858 Zoning: LAR1 Bedrooms: 3
 Rec Date: 12/21/2021 Prior Rec Date: 09/15/2000 Bath(F/H): 1 /
 Sale Date: 12/08/2021 Prior Sale Date: / Yr Built/Eff: 1952 / 1952
 Sale Price: \$565,000 Prior Sale Price: / Air Cond: CENTRAL
 Sale Type: FULL Prior Sale Type: / Style: CONVENTIONAL
 Document #: 1889744 Acres: 0.14 Fireplace: /
 1st Mtg Amt: \$334,491 Lot Area: 6,250 Pool: POOL
 Total Value: / # of Stories: 1 Roof Mat: COMPOSITION
 Land Use: SFR Park Area/Cap#: / Parking: SHINGLE

Comp #:14 Distance From Subject:0.45 (miles)
 Address: 1011 ORANGE GROVE AVE, SAN FERNANDO, CA 91340-1024
 Owner Name: CHAIDEZ EMMANUEL
 Seller Name: THOMPSON HERMELINDA L/TR
 APN: 2517-008-002 Map Reference: 2-F4 / Living Area: 1,200
 County: LOS ANGELES, CA Census Tract: 3201.01 Total Rooms: 5
 Subdivision: 6573 Zoning: SFR1* Bedrooms: 3
 Rec Date: 02/28/2022 Prior Rec Date: 12/26/1991 Bath(F/H): 2 /
 Sale Date: 02/03/2022 Prior Sale Date: 12/1991 Yr Built/Eff: 1941 / 1949
 Sale Price: \$610,000 Prior Sale Price: / Air Cond: CENTRAL
 Sale Type: FULL Prior Sale Type: / Style: CONVENTIONAL
 Document #: 229394 Acres: 0.13 Fireplace: /
 1st Mtg Amt: \$548,900 Lot Area: 5,654 Pool: /
 Total Value: \$61,094 # of Stories: 1 Roof Mat: COMPOSITION
 Land Use: SFR Park Area/Cap#: / Parking: SHINGLE

EXHIBIT D

ASSIGNED INSPECTOR: **JASON BRANNON**
JOB ADDRESS: **12936 NORTH SPROULE AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2509-012-029**

Date: **January 24, 2024**

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

1060130202003554

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

VAN AMBATIELOS
PRESIDENT

E. FELICIA BRANNON
VICE-PRESIDENT

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GEORGE HOVAGUIMIAN

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CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

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

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 *CA*

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
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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.

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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 err 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

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