

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

VAN AMBATIELOS
PRESIDENT

E. FELICIA BRANNON
VICE PRESIDENT

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JAVIER NUNEZ

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

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

FRANK BUSH
GENERAL MANAGER

June 3, 2019

Council District: # 7

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

JOB ADDRESS: **13335 WEST ASTORIA STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2582-015-015**
RE: Invoice # 719999-2

Pursuant to the authority granted by Section 91.103 of the Los Angeles Municipal Code, the Department of Building and Safety (the "Department") investigated and identified code violations at: **13335 West Astoria Street, Los Angeles, California**, (the "Property"). A copy of the title report which includes a full legal description of the property is attached as Exhibit A.

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

<u>Description</u>	<u>Amount</u>
Non-Compliance fee	660.00
Late Fee	1,650.00
Accumulated Interest (1% month)	422.54
Title Report fee	38.00
Grand Total	\$ 2,770.54

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 **\$2,770.54** recorded against the property. It is requested that the Honorable City Council of the City of Los Angeles (the "City Council") designate the time and place protest can be heard concerning this matter, as set forth in Sections 7.35.3 and 7.35.5 of the Los Angeles Administrative Code.

It is further requested that the City Council instruct the Department to deposit to Dept 08, Fund 48R, Balance Sheet Account 2200, any payment received against this lien in the amount of **\$2,770.54** on the referenced property. A copy of the title report which includes a full legal description of the property is attached as Exhibit A. A list of all the names and addresses of owners and all interested parties entitled to notice is included (Exhibit B). Also attached is a report which includes the current fair market value of the property including all encumbrances of record on the property as of the date of the report (Exhibit C).

DEPARTMENT OF BUILDING AND SAFETY


Steve Orgele
Chief, Resource Management Bureau

ATTEST: HOLLY WOLCOTT, CITY CLERK

Lien confirmed by
City Council on:

BY: _____
DEPUTY



P.O. BOX 5152
CULVER CITY, CA 90231
Phone 310-943-9235 latitle@in2-res.com

Property Title Report

Work Order No. T15937
Dated as of: 05/29/2019

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 2582-015-015

Property Address: 13335 W ASTORIA ST **City:** Los Angeles **County:** Los Angeles

VESTING INFORMATION

Type of Document: QUITCLAIM DEED

Grantee : EMILIO C. SANDOVAL AND CONNIE R. SANDOVAL

Grantor : EMILIO C. SANDOVAL

Deed Date : 08/08/1988

Recorded : 08/22/1988

Instr No. : 88-1328086

MAILING ADDRESS: EMILIO C. SANDOVAL AND CONNIE R. SANDOVAL
13335 ASTORIA ST SYLMAR CA 91342

SCHEDULE B

LEGAL DESCRIPTION

Lot: 2,210 Abbreviated Description: LOT:2,210 SEC/TWN/RNG/MER:SEC 23 TWN 03N RNG 15W 1.3
MORE OR LESS ACS COM AT SE COR OF LOT 2 IN SEC 23 T 3N R 15W TH W ON S LINE OF SD
LOT 265 FT TH N 220 FT TH E TO A PT N

MORTGAGES/LIENS

Type of Document: DEED OF TRUST WITH ASSIGNMENT OF RENTS

Recording Date: 10/16/2015

Document #: 15-1275746

Loan Amount: \$75,000

Lender Name: INTERNATIONAL FIDELITY INSURANCE COMPANY

Borrowers Name: CONNIE R SANDOVAL; EMILIO C SANDOVAL

MAILING ADDRESS: INTERNATIONAL FIDELITY INSURANCE COMPANY
P.O. BOX 9810 CALABASAS, CA 91372



88 1328086

RECORDING REQUESTED BY

FIRST AMERICAN TITLE COMPANY OF LOS ANGELES

AND WHEN RECORDED MAIL THIS DEED AND, UNLESS OTHER WISE SHOWN BELOW, MAIL TAX STATEMENTS TO

NAME EMILIO AND CONNIE SANDOVAL
ADDRESS 13335 Astoria
CITY & STATE Sylmar, Calif 91342
ZIP

Title Order No. Escrow No. 1092518

RECORDED IN OFFICIAL RECORDS
OF LOS ANGELES COUNTY, CA
AUG 22 1988 AT 8 A.M.
Recorder's Office

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Quitclaim Deed

FEE \$27 R
A.F.N.I. 2

44

The undersigned declares that the documentary transfer tax is \$ NONE and is
 computed on the full value of the interest or property conveyed, or is
 computed on the full value less the value of liens or encumbrances remaining thereon at the time of sale. The land, tenements or realty is located in
 unincorporated area city of LOS ANGELES

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

EMILIO C. SANDOVAL

do es hereby remise, release and forever quitclaim to

EMILIO C. SANDOVAL AND CONNIE R. SANDOVAL, HUSBAND AND WIFE AS JOINT TENANTS

the following described real property in the CITY OF LOS ANGELES county of LOS ANGELES state of California:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

APN 2582-015-014

THIS IS A BONAFIDE GIFT AND THE GRANTOR RECEIVED NOTHING IN RETURN R & T 11911

Dated AUGUST 8, 1988

Emilio C. Sandoval
EMILIO C. SANDOVAL

STATE OF CALIFORNIA,)
COUNTY OF LOS ANGELES) SS.
On 8-15-88 before me, the undersigned, a Notary Public in and for said State, personally appeared

EMILIO C. SANDOVAL

personally known to me
 proved to me on the basis of satisfactory evidence to be the person is whose name is subscribed to the within instrument and acknowledged that he executed the same

Adrienne Sherida
Adrienne Sherida
Signature of Notary

FOR NOTARY SEAL OR STAMP
OFFICIAL SEAL
ADRIENNE SHERIDAN
NOTARY PUBLIC - CALIFORNIA
EXPIRES 01/01/91
LOS ANGELES COUNTY
My Commission Exp. 01-01-1991

MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE; IF NO PARTY SO SHOWN, MAIL AS DIRECTED ABOVE

Name Street Address City & State

8807247-10



SCHEDULE "A"

2

PROPERTY LOCATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

PARCEL 1:

A portion of Lot 2, Section 23, Township 3 North, Range 15 West, San Bernardino Meridian, in the city of Los Angeles, according to the official plat of the Survey of said land, as approved by the Surveyor General on January 14, 1879, described as follows:

Beginning at the Southeasterly corner of Lot 2, Section 23, Township 3 North, Range 15 West, San Bernardino Meridian, running; thence Westerly along the Southerly line of Lot 2, 265 feet; thence North 220 feet; thence Easterly to a point on the Easterly line of Lot 2, distant thereon 210 feet North of said Southeasterly corner; thence Southerly along the East line 210 feet to the point of beginning.

EXCEPT an undivided one-half interest in fee in and to all oil, gas, asphaltum or other hydrocarbon substances within or underlying said land recoverable therefrom or thereon as reserved in deed from Frank C. Mortimer, Building and Loan Commissioner of the state of California, recorded May 24, 1945 in Book 21994 Page 197, Official Records.

ALSO EXCEPT therefrom one-fifth oil and mineral rights as reserved by Marcel Crevolin and Cecile Crevolin, his wife, and Lucien Crevolin and Rosine Crevolin, his wife, by deed recorded in Book 23894 Page 295, Official Records.

PARCEL 2:

That portion of Lot 2 of Fractional Section 23, Township 3 North, Range 15 West, San Bernardino Meridian, in the city of Los Angeles, according to the official plat of said land filed in the District Land Office on February 9, 1882, described as follows:

Beginning at the Southeasterly corner of said Lot 2; thence Westerly along the Southerly line of said lot, a distance of 265 feet; thence Northerly along the Easterly line of the land described in the deed to Sam L. Davison and wife, recorded on January 16, 1959 as Instrument No. 3220, in Book D335 Page 171, Official Records, to the Northerly line of said Lot 2; thence Easterly along said Northerly line to the Northeasterly corner of said lot; thence Southerly along the Easterly line of said Lot 2 to the point of beginning.

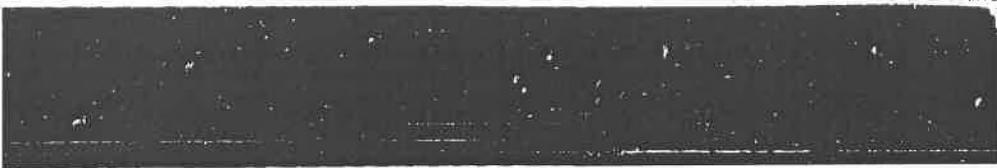
EXCEPT that portion of said land lying Southerly of a line extending from a point in the Westerly line of said land distant Northerly thereon 220 feet from the Southerly line of said Lot 2, to a point in

the Easterly line of said land distant Northerly, thereon 210 feet from said Southerly line of Lot 2.

88 1328086

5. CLAIMS, DEMANDS AND ACTIONS. Those shall (a) appear to and

Beneficiary's name



This page is part of your document - DO NOT DISCARD



20151275746



Pages:
0005

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

10/16/15 AT 01:26PM

FEES:	52.00
TAXES:	0.00
OTHER:	0.00
PAID:	52.00



LEADSHEET



201510161890030

00011261969



007169634

SEQ:
01

DAR - Counter (Upfront Scan)



THIS FORM IS NOT TO BE DUPLICATED

RECORDING REQUESTED BY

AND AFTER RECORDING RETURN TO:
INTERNATIONAL FIDELITY INSURANCE COMPANY
P.O. Box 9810
Calabasas, CA 91372-9810

SPACE ABOVE THIS LINE FOR RECORDING

DEED OF TRUST WITH ASSIGNMENT OF RENTS

THIS DEED OF TRUST WITH ASSIGNMENT OF RENTS ("Deed of Trust"), which is executed as part of a security transaction, is made as of 2/27/2015, among CONNIE R. SANDOVAL AND EMILIO C. SANDOVAL ("Trustor"), James D. Portman or Robert Kersnick ("Trustee"), and International Fidelity Insurance Company ("Beneficiary"). To secure the timely payment of monies due to and all losses, damages, expenditures and liability suffered, sustained, made or incurred by Beneficiary or any of its agents or producers on account of, growing out of, or resulting from the bail bond(s) or undertaking(s) ("Bond") issued or caused to be issued by Beneficiary for CONNIE R. SANDOVAL ("Defendant") using power(s) of attorney number(s) (if known) _____,

in the total amount of \$ 75,000.00 (the "Indebtedness") pursuant to and including (A) a certain BAIL BOND AGREEMENT executed by Defendant (the "Bail Bond Agreement") (B) any Promissory Note and Installment Payment Plan for Unpaid Premium and Expenses executed in connection with the Bond (the "Note") (collectively the Bail Bond Agreement, and the Note shall be referred to as the "Indebtedness Documents") and to secure the due and prompt and complete observance and performance of each and every obligation, covenant and agreement of (a) Trustor contained in this Deed of Trust, and (b) of Trustor and Defendant pursuant to the Indebtedness Documents and any other instrument evidencing, securing, guaranteeing or governing the Indebtedness (collectively the "Obligations"), Trustor GRANTS, BARGAINS, SELLS, AND CONVEYS to Trustee in Trust the property described as:

Lot 23 Block _____ Tract SEE EXHIBIT A APN 2582-015-015
as per map recorded in Book, _____, Page _____ of Maps, Records in
the office of the County Recorder of LOS ANGELES County.
Commonly known as 13335 ASTORIA ST, SYLMAR CA 91324
City of SYLMAR County of LOS ANGELES, State of California

together with the rents, issues and profits thereof; subject, however, to the right, power and authority hereinafter given to and conferred upon Beneficiary to collect and apply such rents, issues and profits and together with the improvements now or hereafter erected on the Property, and all easements, appurtenances, and fixtures now or hereafter a part of the Property (collectively, the "Mortgaged Property"), with power of sale and right of entry, to have and to hold the Mortgaged Property to Trustee, its successors in trust, and the Trustee's assigns forever, and Trustor does hereby bind itself, its successors, and its assigns to warrant and forever defend the title to the Mortgaged Property to Trustee against anyone lawfully claiming it or any part of it; provided, however, that if the Indebtedness is paid in full as and when it becomes due and payable and the Obligations are performed on or before the date they are to be performed and discharged, then the liens, security interests, estates, and rights granted by this Deed of Trust shall terminate; otherwise, they shall remain in full force and effect. **To protect the security of this Deed of Trust, Trustor agrees:**(1) to keep the Mortgaged Property in good condition and repair;(2) to pay all taxes and assessments affecting Mortgaged Property, and (3) To provide, maintain and deliver to Beneficiary fire and extended coverage hazard insurance satisfactory to and with loss payable to Beneficiary. **It is mutually agreed:** (1) That any award of damages in connection with any condemnation for public use of or injury to Mortgaged Property or any part thereof is hereby assigned and shall be paid to Beneficiary, (2) That as additional security, Trustor hereby gives to and confers upon Beneficiary the right, power and authority, during the continuance of these Trusts, to collect the rents, issues and profits of Mortgaged Property, reserving unto Trustor the right, prior to any default by Trustor in payment of any Indebtedness secured hereby or in performance of any agreement hereunder, to collect and retain such rents, issues and profits as they become due and payable. This assignment of rents is to be effective to create a present security interest in existing and future rents of the Mortgaged Property under California Civil Code §2938. Upon any such default, Beneficiary may at any time without notice, either in person, by agent, or by a receiver to be appointed by a court, and without regard to the adequacy of any security for the indebtedness hereby secured, enter upon



and take possession of Mortgaged Property or any part thereof, in its own name sue for or otherwise collect such rents, issues, and profits, including those past due and unpaid, and apply the same, less costs and expenses of operation and collection, including reasonable attorneys' fees, upon any indebtedness secured hereby, and in such order as Beneficiary may determine. The entering upon and taking possession of Mortgaged Property, the collection of such rents, issues and profits and the application thereof as aforesaid, shall not cure or waive any default or notice of default hereunder or invalidate any act done pursuant to such notice. (3) That upon default by Trustor in payment of any Indebtedness or Obligations secured hereby or in performance of any agreement hereunder, Beneficiary may declare all sums secured hereby immediately due and payable by delivery to Trustee of written declaration of default and demand for sale and of written notice of default and of election to cause to be sold Mortgaged Property, which notice Trustee shall cause to be filed for record. Beneficiary also shall deposit with Trustee this Deed of Trust, Indebtedness Documents and all documents evidencing expenditures secured hereby. After the lapse of such time as may then be required by law following the recordation of said notice of default, and notice of sale having been given as then required by law, Trustee, without demand on Trustor, shall sell Mortgaged Property at the time and place fixed by it in said notice of sale, either as a whole or in separate parcels, and in such order as it may determine, at public auction to the highest bidder for cash in lawful money of the United States, payable at time of sale. Any amounts disbursed by Beneficiary or agents shall become additional debt of Trustor secured by this Deed of Trust. These amounts shall bear interest at the Indebtedness Documents rate allowed by law from the date of disbursement and shall be payable, with such interest, upon notice from Beneficiary to Trustor requesting payment. (4) This Deed of Trust applies to, inures to the benefit of and binds all parties, hereto, their heirs, legatees, devisees, administrators, executors, successors and assignees. (5) In recognition of the fact that Defendant, not Trustor, may be the maker of the Indebtedness, Trustor agrees to the following provisions: (A) Trustor authorizes Beneficiary at any time, in its discretion without notice or demand and without affecting the indebtedness or Obligations and liabilities of Trustor, to: (i) enter into agreements with Defendant and, in accordance with such agreements, renew, extend, amend, waive, restructure, release, accelerate, or otherwise change the time for payment of, or otherwise change the terms of the Indebtedness; (ii) accept new or additional documents, instruments, or agreements relative to the Indebtedness Documents or the Indebtedness; (iii) accept partial payments on the Indebtedness Documents or the Indebtedness; (iv) Take and hold collateral or additional guaranties for the Indebtedness Documents or the Indebtedness and amend, alter, exchange, substitute, transfer, enforce, waive, subordinate, terminate, or release any such collateral or guaranties; (v) apply any collateral, and direct the order and manner of sale as Beneficiary in its sole and absolute discretion may determine; (vi) settle, release on terms satisfactory to Beneficiary or by operation of law or otherwise, compound, compromise, collect, or otherwise liquidate the Indebtedness Documents or the Indebtedness and/or the collateral or any guaranty therefor in any manner, whether in liquidation, reorganization, receivership, bankruptcy, or otherwise; (vii) release Defendant or any other party for all or any part of the Indebtedness Documents or the Indebtedness; or (viii) assign the Indebtedness Documents, and with it the Deed of Trust, in whole or in part. (B) Trustor's obligations under the Deed of Trust are independent of those of any other person. Beneficiary may bring a separate action against Trustor, and Trustor waives any right to require Beneficiary to proceed against Defendant or any other person, firm, or corporation or to proceed against or exhaust any other security held by it at any time or to pursue any other remedy in its powers, and Trustor agrees that Beneficiary shall not be obligated to resort to any other security, including security given by Defendant, with any priority, in any particular order, or at all, even if such action destroys, alters, or otherwise impairs Trustor's subrogation rights or the Trustor's right to proceed against Defendant for reimbursement, or both. (C) Trustor waives and agrees not to assert or take advantage of: (i) any right to require Beneficiary to proceed against Defendant or any other person or any security now or later held by Beneficiary or to pursue any other remedy whatsoever, including any such right or any other right set forth in California Civil Code §2845 or §2850; (ii) any defense based on any legal disability of Defendant or any other person, or any discharge or limitation of the liability of Defendant or any other person to Beneficiary, or any restraint or stay applicable to actions against Defendant or any other person, whether such disability, discharge, limitation, restraint, or stay is consensual, or by order of a court or other governmental authority, or arising by operation of law or any liquidation, reorganization, receivership, bankruptcy, insolvency, debtor-relief proceeding, or from any other use; (iii) presentment, demand, protest, setoffs, counterclaims, and notice of any kind; (iv) any defense based on the modification, renewal, extension, or other alteration of the Indebtedness; (v) any defense based on Beneficiary's negligence, including the failure to record an interest under the Deed of Trust, the failure to protect any security interest, or the failure to file a claim in any bankruptcy of Defendant, Trustor, or of any other person; (vi) any defense based on a statute of limitations to the fullest extent permitted by law and any defense based on Beneficiary's delay in enforcing the Deed of Trust; (vii) all rights of subrogation, reimbursement, indemnity, contribution, any other rights that may become available to Trustor under California Civil Code §§2787-2856, inclusive, all rights to enforce any remedy that Beneficiary may have against Defendant or any other person, and all rights to participate in any security held by Beneficiary for the Indebtedness, including any such right or any other right set forth in California Civil Code §1845, §2848 or §2849, until the Indebtedness has been performed in full, and any defense based on the impairment of any subrogation rights that Trustor may have; (viii) any defense based on or arising from any defense that Defendant may have to the performance of any part of the Indebtedness; (ix) any defense to recovery by Beneficiary of a deficiency after a nonjudicial sale of real or personal property, any defense based on the unavailability to Beneficiary of recovery of a deficiency judgment after nonjudicial sale of real or personal property, and any defense based on or arising from California Code of Civil Procedure §580a, §580b, §580d or §726 (including any fair value limitations under §726 of that Code) or based on or arising from Division 9 or any other applicable division of the California Commercial Code; (x) any defense based on the death, incapacity, lack of authority, or termination of existence or revocation by any person(s) or entity(ies), or the substitution of any party to this Deed of Trust; (xi) any defense based on or related to Trustor's lack of knowledge of Defendant's financial condition; (xii) any defense based on California Civil Code §2809; and (xiii) any defense or right based on the acceptance by Beneficiary or an affiliate of Beneficiary of a deed in lieu of foreclosure, without extinguishing the debt, even if such acceptance destroys, alters, or otherwise impairs subrogation rights of Trustor, or the right of Trustor to proceed against Defendant for reimbursement, or both. (D) Trustor, by

execution of this Deed of Trust, represents to Beneficiary that the relationship between Trustor and Defendant is such that Trustor has access to all relevant facts and information on the Indebtedness and on Defendant, and that Beneficiary can rely on Trustor having such access. Trustor waives and agrees not to assert any duty of Beneficiary to disclose to Trustor any facts that it may now know or later learn about Defendant, regardless of whether Beneficiary has reason to believe that any such facts materially increase the risk beyond that which Trustor intends to assume, has reason to believe that such facts are unknown to Trustor, or has a reasonable opportunity to communicate such facts to Trustor. Trustor is fully responsible for being and keeping informed of Defendant's financial condition and all circumstances bearing on the risk of nonpayment of any Indebtedness secured by this Deed of Trust. (E) Trustor waives all rights and defenses that Trustor may have because Defendant's debt is secured by real property: This means, among other things, that Beneficiary may collect from Trustor without first foreclosing on any real or personal property collateral pledged by Defendant; and if Beneficiary forecloses on any real property collateral pledged by Defendant, then (i) the amount of the debt may be reduced only by the price for which that collateral is sold at the foreclosure sale, even if the collateral is worth more than the sale price, and (ii) Beneficiary may collect from Trustor even if Beneficiary, by foreclosing on the real property collateral, has destroyed any right Trustor may have to collect from Defendant. This is an unconditional and irrevocable waiver of any rights and defenses Trustor may have because Defendant's debt is secured by real property. These rights and defenses include any rights or defenses based on California Code of Civil Procedure §580a, §580b, §580d or §726. (F) On a default under the Indebtedness, or any part of it, Beneficiary may elect to foreclose nonjudicially or judicially against any real or personal property security it holds for the Indebtedness or any part of it, or exercise any other remedy. No such action by Beneficiary shall release or limit the liability of Trustor, even if the effect of that action is to deprive Trustor of the right to collect reimbursement from Defendant or any other person for any sums paid to Beneficiary, or to obtain reimbursement by means of any security held by Beneficiary for the Indebtedness, or to impair any subrogation right Trustor may have. (G) Trustor waives demand, protest, and notice of any kind, including, without limiting the generality of the foregoing, notice of the existence, creation, or incurring of new or additional indebtedness, or of any action or nonaction by Defendant, Beneficiary, any endorser, any creditor of Defendant or Trustor under this or any other instrument, or any other person whatsoever, in connection with any Indebtedness or evidence of Indebtedness held by Beneficiary as collateral or in connection with any Indebtedness secured by this Deed of Trust. (H) With or without notice to Trustor, Beneficiary may, in its sole and absolute discretion, at any time and from time to time, in such manner and on such terms as it considers best: (a) apply any and all payments or recoveries from Defendant, from Trustor, from any trustor or endorser, or realized from any security, in such manner, order, and priority as Beneficiary elects, to any Indebtedness of Defendant to Beneficiary whether or not such Indebtedness is secured by this Deed of Trust or is otherwise secured or is due at the time of such application; and (b) refund to Defendant any payment received by Beneficiary on any Indebtedness secured by this Deed of Trust, and payment of the amount refunded shall be fully secured by this Deed of Trust. (I) No exercise or nonexercise by Beneficiary of any right hereby or otherwise given it, no dealing by Beneficiary with Defendant or any other person, and no change, impairment, or suspension of any right or remedy of Beneficiary, shall in any way affect any obligation of Trustor under this Deed of Trust or give Trustor any recourse against Beneficiary.

IN WITNESS WHEREOF, Trustor has executed this Deed of Trust as of the date first above written.

CONNIE R. SANDOVAL
Trustor Name (print)

Signature *Connie R. Sandoval*

EMILIO C. SANDOVAL
Trustor Name (print)

Signature *Emilio C. Sandoval*

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)
) ss.
COUNTY OF LOS ANGELES)

On 2/27/2015, 2015, before me, RICHARD L FAIR, a Notary Public in and for said State, personally appeared CONNIE R. SANDOVAL AND EMILIO C. SANDOVAL, 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 persons(s), or the entity upon behalf of which the person(s) acted, executed said 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.

Richard L Fair
Signature (Seal)



EXHIBIT A

Location Information

Legal Description:	1.3 MORE OR LESS ACS COM AT SE COR OF LOT 2 IN SEC 23 T 3N R 15W TH W ON S LINE OF SD LOT 265 FT TH N 220 FT TH E TO A PT N ON E LINE OF SD LOT 210 FT FROM BEG TH S TO BEG PART OF LOT 2 IN SW 1/4 OF LOT 23		
County:	LOS ANGELES, CA	APN:	2582-015-015
Census Tract / Block:	1060.20 / 2	Alternate APN:	
Township-Range-Sect:	3N-15-23	Subdivision:	
Legal Book/Page:		Map Reference:	13-A1 /
Legal Lot:	23	Tract #:	

EXHIBIT C

Owner Information

Owner Name: SANDOVAL EMILIO C/SANDOVAL CONNIE R
 Mailing Address: 13335 ASTORIA ST, SYLMAR CA 91342-2434 C022
 Vesting Codes: //

Location Information

Legal Description: 1.3 MORE OR LESS ACS COM AT SE COR OF LOT 2 IN SEC 23 T 3N R 15W TH W ON S LINE OF SD LOT 265 FT TH N 220 FT TH E TO A PT N ON E LINE OF SD LOT 210 FT FROM BEG TH S TO BEG PART OF LOT 2 IN SW 1/4 OF LOT 23
 LOS ANGELES, CA

County:	LOS ANGELES, CA	APN:	2582-015-015
Census Tract / Block:	1060.20 / 2	Alternate APN:	
Township-Range-Sect:	3N-15-23	Subdivision:	
Legal Book/Page:		Map Reference:	13-A1 /
Legal Lot:	23	Tract #:	
Legal Block:		School District:	LOS ANGELES
Market Area:	SYL	School District Name:	LOS ANGELES
Neighbor Code:		Munic/Township:	

Owner Transfer Information

Recording/Sale Date:	08/22/1988 / 08/1988	Deed Type:	QUIT CLAIM DEED
Sale Price:		1st Mtg Document #:	
Document #:	1328086		

Last Market Sale Information

Recording/Sale Date:	01/04/1978 /	1st Mtg Amount/Type:	/
Sale Price:	\$91,000	1st Mtg Int. Rate/Type:	/
Sale Type:	FULL	1st Mtg Document #:	
Document #:		2nd Mtg Amount/Type:	/
Deed Type:	DEED (REG)	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$78.99
New Construction:		Multi/Split Sale:	

Title Company:
 Lender:
 Seller Name: SANDOVAL EMILIO C

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:	PARKING AVAIL	Construction:	
Living Area:	1,152	Garage Area:		Heat Type:	HEATED
Tot Adj Area:		Garage Capacity:	1	Exterior wall:	STUCCO
Above Grade:		Parking Spaces:	1	Porch Type:	
Total Rooms:	4	Basement Area:		Patio Type:	COVERED PATIO
Bedrooms:	2	Finish Bsmnt Area:		Pool:	POOL
Bath(F/H):	1 /	Basement Type:		Air Cond:	
Year Built / Eff:	1915 / 1928	Roof Type:		Style:	CONVENTIONAL
Fireplace:	/	Foundation:	RAISED	Quality:	
# of Stories:	1	Roof Material:	WOOD SHAKE	Condition:	
Other Improvements:	FENCE;ADDITION;FENCED YARD;LAUNDRY ROOM Building Permit				

Site Information

Zoning:	LARS	Acres:	1.30	County Use:	SINGLE FAMILY RESID (0101)
Lot Area:	56,622	Lot Width/Depth:	x	State Use:	
Land Use:	SFR	Res/Comm Units:	1 /	Water Type:	
Site Influence:				Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$83,406	Assessed Year:	2018	Property Tax:	\$1,193.43
Land Value:	\$55,818	Improved %:	33%	Tax Area:	16
Improvement Value:	\$27,588	Tax Year:	2018	Tax Exemption:	HOMEOWNER
Total Taxable Value:	\$76,406				

EXHIBIT D

ASSIGNED INSPECTOR: **JOHN HAMILTON**
JOB ADDRESS: **13335 WEST ASTORIA STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2582-015-015**

Date: **June 3, 2019**

CASE#: **739754**
ORDER NO: **A-4193663**

EFFECTIVE DATE OF ORDER TO COMPLY: **October 20, 2016**
COMPLIANCE EXPECTED DATE: **November 14, 2016**
DATE COMPLIANCE OBTAINED: **No Compliance to Date**

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-4193663

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. BUŠH
GENERAL MANAGER

OSAMA YOUNAN, P.E.
EXECUTIVE OFFICER

ORDER TO COMPLY AND NOTICE OF FEE

SANDOVAL, EMILIO C AND CONNIE R
13335 ASTORIA ST
SYLMAR, CA 91342

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

OCT 14 2016

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

CASE #: 739754
ORDER #: A-4193663
EFFECTIVE DATE: October 20, 2016
COMPLIANCE DATE: November 14, 2016

OWNER OF
SITE ADDRESS: 13335 W ASTORIA ST

ASSESSORS PARCEL NO.: 2582-015-015

ZONE: RS; Suburban 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:

VIOLATION(S):

1. Open storage of inoperable vehicles.

You are therefore ordered to: Discontinue the open storage of inoperable vehicle(s).

Code Section(s) in Violation: 12.21A.1.(a) and 12.21A.8.(b) of the L.A.M.C.

2. Open storage of vehicle parts in a residential zone.

You are therefore ordered to: Discontinue the open storage of vehicle parts in a residential zone

Code Section(s) in Violation: 12.21A.1.(a) and 12.21A.8.(b) of the L.A.M.C.

3. Open storage within the required yards.

You are therefore ordered to: Discontinue the open storage of materials in the required yard(s).

Code Section(s) in Violation: 12.03, 12.21A.1.(a) and 12.21C.1.(g) 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

1060322201730397

4. Rubbish, garbage, trash and debris on the premises.

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

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

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.

APPEAL PROCEDURES:

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

If you have any questions or require any additional information please feel free to contact me at (818)374-9856.

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

Inspector :



Date: October 12, 2016

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

John.Hamilton@lacity.org

MH 10/12/16

REVIEWED BY

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