

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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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

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

FRANK BUSH
EXECUTIVE OFFICER

October 14, 2015

Council District: # 10

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

JOB ADDRESS: 2303 WEST 23RD STREET, LOS ANGELES, CA
ASSESSORS PARCEL NO. (APN): 5058-008-010

On September 11, 2010, 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: **2303 West 23rd 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 Code Enforcement fee	550.00
Late Charge/Collection fee (250%)	825.00
Accumulated Interest (1%/month)	956.78
Title Report fee	42.00
Grand Total	\$ 2,373.78

Pursuant to the authority granted by Section 7.35.3 of the Los Angeles Administrative Code, it is proposed a lien for a total sum of **\$2,373.78** 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 **\$2,373.78** on the referenced property. A copy of the title report which includes a full legal description of the property is attached as Exhibit A. A list of all the names and addresses of owners and all interested parties entitled to notice is included (Exhibit B). Also attached is a report which includes the current fair market value of the property including all encumbrances of record on the property as of the date of the report (Exhibit C).

DEPARTMENT OF BUILDING AND SAFETY


Steve Ongele
Chief, Resource Management Bureau

ATTEST: HOLLY WOLCOTT, CITY CLERK

Lien confirmed by
City Council on:

BY: _____
DEPUTY

EXHIBIT A



5711 W. SLAUSON AVE., SUITE 170
CULVER CITY, CA 90230
Phone 310-649-2020 310-649-0030 Fax

Property Title Report

Work Order No. T11980
Dated as of: 07/10/2015

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 5058-008-010

Property Address: 2303 W 23RD ST

City: Los Angeles

County: Los Angeles

VESTING INFORMATION

Type of Document: Grant Deed

Grantee : Salvador Figueroa, a single man and Oscar Gutierrez, a single man as joint tenants

Grantor : Salvador Figueroa, a single man

Deed Date : 11/7/2006

Recorded : 7/7/2009

Instr No. : 20091015317

MAILING ADDRESS: Salvador Figueroa and Oscar Gutierrez,
2303 West 23th Street Los Angeles, California 90018.

SCHEDULE B

LEGAL DESCRIPTION

The following described property:

Situated in the City of Los Angeles, County of Los Angeles, State of California: Lot 22 in Block 8 of Kinney Heights Tract, in the City of Los Angeles, State of California, as per map recorded in Book 2 Page 2 of Maps, in the Office of the County recorder of said County.

Assessor's Parcel No: 5058-008-010

MORTGAGES/LIENS

Type of Document: A deed of trust to secure an indebtedness in the amount shown below, and any other obligations secured thereby

Amount : \$275,000.00

Dated : 11/2/2006

Trustor : Salvador A. Figueroa

Trustee : Landamerica Commonwealth Title

INTUITIVE REAL ESTATE SOLUTIONS
5711 W. SLAUSON AVE., SUITE 170
CULVER CITY, CA 90230
Phone 310-649-2020 310-649-0030 Fax

Work Order No. T11980

SCHEDULE B (Continued)

Beneficiary : *Grand Capital and Associates, Inc.*

Recorded : 11/13/2006

Instr No. : 20062497077

Maturity Date is: 12/1/2036

MAILING ADDRESS: *Grand Capital and Associates, Inc.,
2400 E. Katella Avenue Suite 1220, Anaheim, CA 92806*

MAILING ADDRESS: *Landamerica Commonwealth Title – None Shown*

Recording Requested By:
ORANGE COAST TITLE

2

RECORDING REQUESTED BY:



AND WHEN RECORDED MAIL TO:
AND MAIL TAX STATEMENT TO:
Oscar Gutierrez
2303 West 23th Street
Los Angeles, California 90018

Order No. 1069561-01
Escrow No.
Parcel No. 5058-008-010

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

"THIS IS A BONAFIDE GIFT AND THE GRANTOR RECEIVED NOTHING IN RETURN, R&T11911."

THE UNDERSIGNED GRANTOR(S) DECLARE(S) THAT DOCUMENTARY TRANSFER TAX IS \$0.00 and CITY \$ 0.00
_____ computed on full value of property conveyed, or
_____ computed on full value less liens or encumbrances remaining at the time of sale
_____ unincorporated area: _____ Los Angeles, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Salvador Figueroa, a single man

hereby GRANTS to Salvador Figueroa, a single man and Oscar Gutierrez, a single man as Joint Tenants

the following described real property in the County of Los Angeles, State of California:

LEGAL DESCRIPTION IS ATTACHED HERETO AND MADE A PART OF HEREIN

Date November 7, 2006

This document filed for record by Orange Coast Title Company of Los Angeles as an accommodation only, it has not been examined as to its execution or as to its affects upon title.

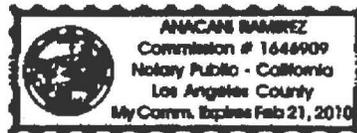
Salvador Figueroa

STATE OF CALIFORNIA }
COUNTY OF LOS Angeles } S S

DOCUMENT
OF

On November 7, 2006, before me, Anacani Ramirez, Notary Public,
personally appeared Salvador Figueroa
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s)
is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the
entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.



5069986-10
COMMONWEALTH LAND TITLE CO.

Recording Requested By:
Grand Capital & Associates

[Company Name]

And When Recorded Mail To:
Grand Capital & Associates

[Company Name]

Attn: Colin / Brenda

[Name of Natural Person]

2400 E. Katella Avenue Suite 1220

[Street Address]

Anaheim, CA 92806

[City, State Zip Code]

11/13/08



20062497077

2

5058-008010

[Space Above This Line For Recording Date]

DEED OF TRUST

36

DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined in Sections 3, 11, 13, 18, 20 and 21. Certain rules regarding the usage of words used in this document are also provided in Section 16.

(A) "Security Instrument" means this document, which is dated November 2, 2006, together with all Riders to this document.

(B) "Borrower" is ^{A.} SALVADOR FIGUEROA, a single man

. Borrower is the trustor under this Security Instrument.

(C) "Lender" is Grand Capital & Associates, Inc.
Lender is a California corporation organized
and existing under the laws of California. Lender's address is 2400 E. Katella Ave., #1220, Anaheim, CA 92806 Lender is the beneficiary under this Security Instrument.

(D) "Trustee" is Landamerica Commonwealth Title

(E) "Note" means the promissory note signed by Borrower and dated November 2, 2006.
The Note states that Borrower owes Lender two hundred seventy five thousand and NO/100ths
Dollars (U.S. \$ 275,000.00) plus interest. Borrower has promised to pay this debt in regular Periodic
Payments and to pay the debt in full not later than December 1, 2036

(F) "Property" means the property that is described below under the heading "Transfer of Rights in the Property."

(G) "Loan" means the debt evidenced by the Note, plus interest, any prepayment charges and late charges due under the Note, and all sums due under this Security Instrument, plus interest.

Loan No: 124621938

California Deed of Trust-Single Family-Fannie Mae/Freddie Mac UNIFORM INSTRUMENT
—THE COMPLIANCE SOURCE, INC.—
www.compliance-source.com

Page 1 of 12

Form 3005 01/01

14001CA 08/99

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RECORDER'S MEMO:
LEGIBLE COPY ATTACHED HERETO

EXHIBIT B

ASSIGNED INSPECTOR: **LEO MILBAUER**

Date: **October 14, 2015**

JOB ADDRESS: **2303 WEST 23RD STREET, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **5058-008-010**

Last Full Title: **07/10/2015**

Last Update to Title:

LIST OF OWNERS AND INTERESTED PARTIES

- 1). SALVADOR FIGUEROA AND
OSCAR GUTIERREZ
2303 WEST 23RD STREET
LOS ANGELES, CA. 90018-1308
CAPACITY: OWNERS

- 2). GRAND CAPITAL AND ASSOCIATES, INC.
2400 EAST KATELLA AVENUE STE 1220
ANAHEIM, CA. 92806
CAPACITY: INTERESTED PARTY

Property Detail Report

For Property Located At :
2303 W 23RD ST, LOS ANGELES, CA 90018-1308

 CoreLogic
RealQuest Professional

Owner Information

Owner Name: FIGUEROA SALVADOR/GUTIERREZ OSCAR
Mailing Address: 2303 W 23RD ST, LOS ANGELES CA 90018-1308 C021
Vesting Codes: SM // JT

Location Information

Legal Description: KINNEY HEIGHTS TRACT EX OF ST LOT 22
County: LOS ANGELES, CA APN: 5058-008-010
Census Tract / Block: 2214.01 / 1 Alternate APN:
Township-Range-Sect: Subdivision: KINNEY HEIGHTS TR
Legal Book/Page: Map Reference: 43-D4 /
Legal Lot: 22 Tract #: LOS ANGELES
Legal Block: 8 School District:
Market Area: C16 School District Name:
Neighbor Code: Munic/Township:

Owner Transfer Information

Recording/Sale Date: 07/07/2009 / 11/07/2006 Deed Type: GRANT DEED
Sale Price: 1st Mtg Document #:
Document #: 1015317

Last Market Sale Information

Recording/Sale Date: 12/05/1997 / 11/12/1997 1st Mtg Amount/Type: /
Sale Price: 1st Mtg Int. Rate/Type: /
Sale Type: 1st Mtg Document #: /
Document #: 1920321 2nd Mtg Amount/Type: /
Deed Type: DEED 2nd Mtg Int. Rate/Type: /
Transfer Document #: Price Per SqFt:
New Construction: Multi/Split Sale:
Title Company: AMERICAN TITLE CO.

Lender:
Seller Name: GUTIERREZ OSCAR

Prior Sale Information

Prior Rec/Sale Date: 12/05/1997 / 10/14/1997 Prior Lender: METROCITY
Prior Sale Price: \$126,500 Prior 1st Mtg Amt/Type: \$138,150 / CONV
Prior Doc Number: 1920320 Prior 1st Mtg Rate/Type: / FIX
Prior Deed Type: GRANT DEED

Property Characteristics

Gross Area:		Parking Type:	DETACHED GARAGE	Construction:	FRAME
Living Area:	1,377	Garage Area:		Heat Type:	HEATED
Tot Adj Area:		Garage Capacity:	2	Exterior wall:	STUCCO
Above Grade:		Parking Spaces:	2	Porch Type:	
Total Rooms:	6	Basement Area:		Patio Type:	
Bedrooms:	3	Finish Bsmnt Area:		Pool:	
Bath(F/H):	1 /	Basement Type:		Air Cond:	CONVENTIONAL
Year Built / Eff:	1952 / 1955	Roof Type:		Style:	AVERAGE
Fireplace:	/	Foundation:	SLAB COMPOSITION SHINGLE	Quality:	GOOD
# of Stories:	1.00	Roof Material:		Condition:	

Other Improvements:

Site Information

Zoning:	LAR1	Acres:	0.16	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	6,937	Lot Width/Depth:	47 x 147	State Use:	PUBLIC
Land Use:	SFR	Res/Comm Units:	/	Water Type:	INDIVIDUAL
Site Influence:				Sewer Type:	

Tax Information

Total Value:	\$343,062	Assessed Year:	2015	Property Tax:	\$4,229.92
Land Value:	\$272,086	Improved %:	21%	Tax Area:	67
Improvement Value:	\$70,976	Tax Year:	2014	Tax Exemption:	HOMEOWNER
Total Taxable Value:	\$336,062				

Comparable Sales Report

For Property Located At



CoreLogic

RealQuest Professional

2303 W 23RD ST, LOS ANGELES, CA 90018-1308**3 Comparable(s) Selected.**

Report Date: 10/14/2015

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$0	\$385,000	\$649,500	\$524,833
Bldg/Living Area	1,377	1,212	1,551	1,425
Price/Sqft	\$0.00	\$317.66	\$429.56	\$365.13
Year Built	1952	1907	1920	1913
Lot Area	6,937	5,609	7,754	6,788
Bedrooms	3	2	3	3
Bathrooms/Restrooms	1	1	2	1
Stories	1.00	1.00	1.00	1.00
Total Value	\$343,062	\$32,675	\$219,469	\$101,074
Distance From Subject	0.00	0.02	0.47	0.31

* = user supplied for search only

Comp #:1		Distance From Subject:0.02 (miles)	
Address: 2292 W 23RD ST, LOS ANGELES, CA 90018-1319			
Owner Name: PROCTOR MARJORIE K TRUST			
Seller Name: BORODA PHILIP			
APN: 5058-007-004	Map Reference: 43-D4 /	Living Area: 1,551	
County: LOS ANGELES, CA	Census Tract: 2214.01	Total Rooms: 7	
Subdivision: KINNEY HEIGHTS TR	Zoning: LAR4	Bedrooms: 3	
Rec Date: 05/01/2015	Prior Rec Date: 03/09/2015	Bath(F/H): 1 /	
Sale Date: 04/02/2015	Prior Sale Date: 02/11/2015	Yr Built/Eff: 1920 / 1921	
Sale Price: \$540,000	Prior Sale Price: \$405,000	Air Cond:	
Sale Type: FULL	Prior Sale Type: FULL	Style: CONVENTIONAL	
Document #: 500036	Acres: 0.18	Fireplace: Y / 1	
1st Mtg Amt:	Lot Area: 7,754	Pool:	
Total Value: \$51,079	# of Stories: 1.00	Roof Mat: COMPOSITION SHINGLE	
Land Use: SFR	Park Area/Cap#: / 2	Parking: PARKING AVAIL	

Comp #:2		Distance From Subject:0.44 (miles)	
Address: 2014 5TH AVE, LOS ANGELES, CA 90018-1116			
Owner Name: COHEN FAMILY TRUST			
Seller Name: HALM PETER & MONICK P			
APN: 5060-026-010	Map Reference: 43-D4 /	Living Area: 1,512	
County: LOS ANGELES, CA	Census Tract: 2188.00	Total Rooms:	
Subdivision: WEST ARLINGTON HEIGHTS	Zoning: LARD2	Bedrooms: 3	
Rec Date: 06/29/2015	Prior Rec Date: 02/05/2015	Bath(F/H): 1 /	
Sale Date: 05/27/2015	Prior Sale Date: 01/29/2015	Yr Built/Eff: 1912 / 1912	
Sale Price: \$649,500	Prior Sale Price: \$367,273	Air Cond:	
Sale Type: FULL	Prior Sale Type: FULL	Style:	
Document #: 773861	Acres: 0.16	Fireplace: /	
1st Mtg Amt: \$519,600	Lot Area: 7,000	Pool:	
Total Value: \$219,469	# of Stories:	Roof Mat:	
Land Use: SFR	Park Area/Cap#: /	Parking:	

Comp #:3		Distance From Subject:0.47 (miles)	
Address: 3226 W 27TH ST, LOS ANGELES, CA 90018-2417			
Owner Name: MAHAL KARANPREET/MAHAL ANANTPREET			
Seller Name: JORDAN H E LIVING TRUST			
APN: 5052-012-023	Map Reference: 43-D5 /	Living Area: 1,212	
County: LOS ANGELES, CA	Census Tract: 2189.00	Total Rooms:	
Subdivision: SOUTH ARLINGTON ST TR	Zoning: LARD5	Bedrooms: 2	
Rec Date: 07/16/2015	Prior Rec Date:	Bath(F/H): 2 /	
Sale Date: 07/13/2015	Prior Sale Date:	Yr Built/Eff: 1907 / 1925	
Sale Price: \$385,000	Prior Sale Price:	Air Cond:	
Sale Type: FULL	Prior Sale Type:	Style:	
Document #: 857683	Acres: 0.13	Fireplace: /	
1st Mtg Amt: \$265,000	Lot Area: 5,609	Pool:	
Total Value: \$32,675	# of Stories: 1.00	Roof Mat:	
Land Use: SFR	Park Area/Cap#: /	Parking:	

EXHIBIT D

ASSIGNED INSPECTOR: **LEO MILBAUER**

Date: **October 14, 2015**

JOB ADDRESS: **2303 WEST 23RD STREET, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **5058-008-010**

CASE#: **389019**

ORDER NO: **A-2587407**

EFFECTIVE DATE OF ORDER TO COMPLY: **August 17, 2010**

COMPLIANCE EXPECTED DATE: **September 11, 2010**

DATE COMPLIANCE OBTAINED: **February 14, 2011**

LIST OF IDENTIFIED CODE VIOLATIONS
(ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-2587407

2010 SEP 23 11:58 AM

BOARD OF BUILDING AND SAFETY COMMISSIONERS

- MARSHA L. BROWN PRESIDENT
VAN AMBATIELOS VICE-PRESIDENT
VICTOR H. CUEVAS
HELENA JUBANY
ELENORE A. WILLIAMS

CITY OF LOS ANGELES CALIFORNIA



ANTONIO R. VILLARAIGOSA MAYOR

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

ROBERT R. 'Bud' OVROM GENERAL MANAGER
RAYMOND S. CHAN, C.E., S.E. EXECUTIVE OFFICER

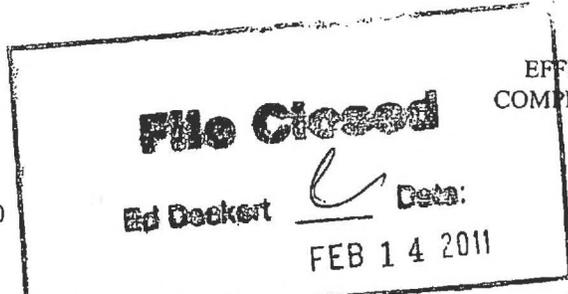
Handwritten case information including CASE #, DATE, and other markings.

ORDER TO COMPLY

SALVADOR FIGUEROA
2303 W 23RD ST
LOS ANGELES, CA 90018

CASE #: 389019
ORDER #: A-2587407
EFFECTIVE DATE: August 17, 2010
COMPLIANCE DATE: September 11, 2010

OWNER OF
SITE ADDRESS: 2303 W 23RD ST
ASSESSORS PARCEL NO.: 5058-008-010
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.) as follows:

VIOLATION(S):

- 1. This use is prohibited as a home occupation.

You are therefore ordered to: Discontinue the home occupation which is prohibited.
Code Section(s) in Violation: 12.05A.16.(b), 12.21A.1.(a) of the L.A.M.C.
Location: Auto repair business from garage

- 2. Conducting major auto repair in a residential zone.

You are therefore ordered to: 1) Discontinue the major auto repair being conducted in a residential zone.
Code Section(s) in Violation: 12.21A.1.(a) and 12.21A.8.(a) of the L.A.M.C.
Location: Driveway and garage

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 day from the Compliance Date, will result in imposition of the fee noted below.

A proposed noncompliance fee in the amount of \$550.00 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 \$1,925.00.

Any person who fails to pay the non-compliance fee, late charge and collection fee shall also pay interest. Interest shall be



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

PDJ
AUG 16 2010 1 of 2

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:

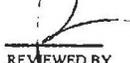
There is an appeal procedure established in this city whereby the Department of Building and Safety and the Board of Building and Safety Commissioners have the authority to hear and determine error or abuse of discretion, or requests for slight modification of the requirements contained in this order 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 (213)252-3952. Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector: 

Date: August 12, 2010

EDMOND DECKERT
3550 WILSHIRE BLVD. SUITE 1800
LOS ANGELES, CA 90010
(213)252-3952


REVIEWED BY