

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

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

FRANK BUSH  
EXECUTIVE OFFICER

January 22, 2015

Council District: # 12

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

JOB ADDRESS: 12115 NORTH BRADFORD PLACE, LOS ANGELES, CA  
ASSESSORS PARCEL NO. (APN): 2606-013-020

On April 5, 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: **12115 North Bradford Place, 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%)	1,375.00
Accumulated Interest (1%/month)	1,183.94
Title Report fee	42.00
<b>Grand Total</b>	<b>\$ 3,150.94</b>

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 **\$3,150.94** 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 **\$3,150.94** 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

Lien confirmed by  
City Council on:

ATTEST: HOLLY WOLCOTT, CITY CLERK

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. T10487  
Dated as of: 07/16/2014

Prepared for: City of Los Angeles

### SCHEDULE A (Reported Property Information)

APN #: 2606-013-020

Property Address: 12115 N BRADFORD PL ✓ City: Los Angeles County: Los Angeles

### VESTING INFORMATION

Type of Instrument GRANT DEED

Grantor: ADIK DYLAMANI TEHRANI

Grantee: ADIK DYLAMANI TEHRANI, A SINGLE MAN

Instrument: 06/1427263

Book/Page: N/A

Dated: 06/16/2006

Recorded: 06/28/2006

MAILING ADDRESS: ADIK DYLAMANI TEHRANI,  
12115 BRADFORD PLACE, GRANADA HILLS, CA 91344.

### SCHEDULE B

### LEGAL DESCRIPTION

LOT 23 OF TRACT NO. 23895, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 643, PAGES 15 TO 19 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

### MORTGAGES/LIENS

Type of Instrument DEED OF TRUST

Trustor/Mortgagor: ADIK DYLAMANI TEHRANI, AKA EDDIE DILAMANI

Lender/Beneficiary: WASHINGTON MUTUAL BANK, FA

Trustee: GUARDIAN TITLE

Instrument: 03/2414327

Book/Page: N/A

Amount: \$207,000.00

Open Ended: NO

Dated: 08/09/2003

Recorded: 08/20/2003

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

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Work Order No. T10487

**SCHEDULE B (Continued)**

**Maturity Date:** 09/01/2033

**MAILING ADDRESS:** WASHINGTON MUTUAL BANK FA, LANDAMERICA ONESTOP,  
560 LINDBERGH DR, CORAOPOLIS PA, 15108

**ADDITIONAL MAILING ADDRESS:** CHRISTINA LOPEZ,  
9451 CORBIN AVE., NORTHRIDGE, CA 91324.

**ADDITIONAL MAILING ADDRESS:** ADIK DYLAMANI TEHRANI,  
12115 BRADFORD PL, GRANADA HILLS, CA 91344

**MAILING ADDRESS:** WASHINGTON MUTUAL BANK, FA, 9451 CORBIN AVE.,  
NORTHRIDGE, CA 91324.

SAID DEED OF TRUST IS FURTHER SUBJECT TO A SUBSTITUTION OF TRUSTEE,  
DATED 04/21/2010 RECORDED 05/12/2010, AS INSTRUMENT NO. 20100647624.

**MAILING ADDRESS:** QUALITY LOAN SERVICE CORP. 2141 5TH AVENUE, SAN  
DIEGO, CA 92101.

**Type of Instrument** DEED OF TRUST

**Trustor/Mortgagor:** ADIK DYLAMANY TEHRANI, AKA EDDIE DILAMANI,

**Lender/Beneficiary:** HOUSEHOLD FINANCE CORPORATION OF CALIFORNIA

**Trustee:** HOUSEHOLD FIANCE CORPORATION OF CALIFORNIA

**Instrument:** 03/3041049

**Book/Page:** N/A

**Amount:** \$35,000.00

**Open Ended:** YES

**Dated:** 09/22/2003

**Recorded:** 10/10/2003

**Maturity Date:** 09/22/2033

**Comments:** \*BORROWER, PROPERTY ADDRESS AND PARCEL NUMBER MATCH ON SUBJECT  
PROPERTY BUT LEGAL DESCRIPTION ATTACHED DOES NOT MATCH

**MAILING ADDRESS:** RECORDS PROCESSING SERVICES,  
577 LAMONT ROAD, ELMHURST, IL 60126.

**ADDITIONAL MAILING ADDRESS:** ADIK DYLAMANY TEHRANI,  
12115 BRADFORD PLACE, GRANADA HILLS, CA 91344.

**ADDITIONLA MAILING ADDRESS:** HOUSEHOLD FINANCE CORPORATION OF CALIFORNIA,  
225 WEST BROADWAY, SUITE 115, GLENDALE, CA 91204.

SAID DEED OF TRUST IS SUBJECT TO A CORPORATE ASSIGNMENT OF DEED OF  
TRUST, FROM HOUSEHOLD FINANCE CORPORATION OF CALIFORNIA (ASSIGNOR)  
TO INTERSTATETD INVESTMENT (ASSIGNEE), DATED 06/27/2011 RECORDED  
09/13/2011, AS INSTRUMENT NO. 20111241746.

**SCHEDULE B (Continued)**

**MAILING ADDRESS:** AARON FABBLAN INTERSTATE TD INVESTMENT, 300 E  
ESPLANADE DR STE 410, OXNARD, CA 93030

**Type of Instrument** DEED OF TRUST

**Trustor/Mortgagor:** ADIK DYLAMANI TEHRANI, A SINGLE MAN

**Lender/Beneficiary:** MERS AS NOMINEE FOR QUICK LOAN FUNDING, A CALIFORNIA CORPORATION.

**Trustee:** LANDAMERICA COMMONWEALTH

**Instrument:** 06/1427264

**Book/Page:** N/A

**Amount:** \$100,000.00

**Open Ended:** NO

**Dated:** 06/16/2006

**Recorded:** 06/28/2006

**Maturity Date:** 07/01/2036

**MAILING ADDRESS:** QUICK LOAN FUNDING, INC.  
535 ANTON BLVD, SUITE 400, COSTA MESA, CALIFORNIA, 92626.

**ADDITIONAL MAILING ADDRESS:** QUICK LOAN FUNDING, INC.  
535 ANTON BLVD, SUITE 600, COSTA MESA, CALIFORNIA, 92626.

**MAILING ADDRESS:** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.  
("MERS"), P.O BOX 2026, FLINT, MI 48501-2026.

**Type of Instrument** MISCELLANEOUS

NOTICE OF PENDING LIEN DATED 07/13/2010 RECORDED 07/16/2010, AS  
INSTRUMENT NO. 20100977421

**MAILING ADDRESS:** DEPARTMENT OF BUILDING AND SAFETY FINANCIAL SERVICES DIVISION,  
201 N. FIGUEROA ST., 9TH FLOOR, LOS ANGELES, CA 90012.

**MAILING ADDRESS:** TEHRANI ADIK D,  
12115 BRADFORD PL, GRANADA HILLS CA, 91344

2

RECORDING REQUESTED BY:  
LandAmerica Commonwealth Title

RECORDING REQUESTED BY:  
Platinum Coast Escrow, Inc.

06 1427263

AND WHEN RECORDED MAIL TO:

Adik Dylamani Tehrani  
12115 Bradford Place  
Granada Hills, CA 91344

Escrow No. 27197-1P  
Order No. 07468356-06  
Parcel No. 2606-013-020

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

THE UNDERSIGNED GRANTOR DECLARES THAT DOCUMENTARY TRANSFER TAX IS \$ and CITY \$ *0.*  
 computed on full value of property conveyed, or  
 computed on full value less liens or encumbrances remaining at the time of sale.  
 unincorporated area:  Granada Hills, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
Adik Dylamani Tehrani

hereby Grants to Adik Dylamani Tehrani, a single man

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

Please see exhibit "A"

Date June 16, 2006

Borrower's Signature

*Edd*

Adik Dylamani Tehrani

THIS CONVEYANCE CHANGES THE MANNER IN WHICH  
TITLE IS HELD, GRANTOR(S) AND GRANTEE(S) REMAIN  
THE SAME AND CONTINUE TO HOLD THE SAME  
PROPORTIONATE INTEREST, R & T 11911.

STATE OF California }  
COUNTY OF Los Angeles }<sup>SS</sup>

On June 17, 2006 before me, Satenik Antonyan a Notary Public  
Adik Dylamani Tehrani 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

06/28/06

WITNESS my hand and official seal

Signature *SAntonyan*



Mail Tax Statements to SAME AS ABOVE or Address Noted Below

8/20/03

Recording Requested By:  
Washington Mutual Bank, FA

Return To:

LANDAMERICA ONESTOP  
560 LINDBERGH DR  
CORADPOLIS PA 15108

03 2414327

2

Prepared By:  
Christina Lopez  
9451 Corbin Ave.  
Northridge, CA 91324

2606-013-020

[Space Above This Line For Recording Data]

### DEED OF TRUST

#### 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 August 9, 2003 together with all Riders to this document.
- (B) "Borrower" is Adik Dylamani Tehrani, AKA Eddie Dilamani

Borrower's address is 12115 Bradford Pl Granada Hills, CA 91344

Borrower is the trustor under this Security Instrument.

(C) "Lender" is Washington Mutual Bank, FA

Lender is a Bank organized and existing under the laws of the United States of America

0072118482

CALIFORNIA - Single Family-Fannie Mae/Freddie Mac UNIFORM INSTRUMENT

Form 3005 1/01

VMP - 6(CA) 10207

Page 1 of 15

Initials: *E-D*

VMP MORTGAGE FORMS - (800)521-7291

2

Recording requested by:

When recorded mail to:

Quality Loan Service Corp.  
2141 5th Avenue  
San Diego, CA 92101  
619-645-7711



Space above this line for recorders use

TS # CA-10-353751-RM

Order # 100208206-CA-DCO

### Substitution of Trustee

WHEREAS, ADIK DYLAMANI TEHRANI , AKA EDDIE DILAMANI was the original Trustor, GUARDIAN TITLE was the original Trustee, and WASHINGTON MUTUAL BANK, FA A BANK was the original Beneficiary under that certain Deed of Trust dated 8/9/2003 and recorded on 8/20/2003 as Instrument No. 03 2414327, in book xxx, page xxx of Official Records of LOS ANGELES County, CA; and

WHEREAS, the undersigned is the present Beneficiary under said Deed of Trust, and

WHEREAS, the undersigned desires to substitute a new Trustee under said Deed of Trust in place and stead of said original Trustee, or Successor Trustee, thereunder, in the manner provided for in said Deed of Trust,

NOW, THEREFORE, the undersigned hereby substitutes QUALITY LOAN SERVICE CORPORATION ,as Trustee under said Deed of Trust.

Whenever the context hereof so requires, the masculine gender includes the feminine and/or neuter, and the singular number includes the plural.

20

03 3041049

Recording Requested By

WHEN RECORDED MAIL TO

NAME Records Processing Services  
 STREET ADDRESS 577 Lamont Road  
 CITY & STATE Elmhurst, IL 60126

2

SPACE ABOVE THIS LINE FOR RECORDER'S USE

DEED OF TRUST

(Page 1 of 7)

213200

If this box is checked, this Deed of Trust secures future advances.

THIS DEED OF TRUST is made this 22ND day of SEPTEMBER, 20 03, among the Trustor, ADIK DYLAMANY TEHRANI AKA: EDDIE DILAMANI

whose address is 12115 BRADFORD PLACE, GRANADA HILLS, CA 91344  
 (herein "Borrower"), HOUSEHOLD FINANCE CORPORATION OF CALIFORNIA  
 (herein "Trustee") and the Beneficiary, HOUSEHOLD FINANCE CORPORATION OF CALIFORNIA,  
 a corporation organized and existing under the laws of DELAWARE whose address is  
 225 WEST BROADWAY, SUITE 115, GLENDALE, CA 91204  
 (herein "Lender").

The following paragraph preceded by a checked box is applicable.

WHEREAS, Borrower is indebted to Lender in the principal sum of \$ \_\_\_\_\_, evidenced by Borrower's Loan Agreement dated \_\_\_\_\_ and any extensions or renewals thereof (including those pursuant to any Renegotiable Rate Agreement) (herein "Note"), providing for monthly installments of principal and interest, including any adjustments to the amount of payments or the contract rate if that rate is variable, with the balance of the indebtedness, if not sooner paid, due and payable on \_\_\_\_\_;

WHEREAS, Borrower is indebted to Lender in the principal sum of \$ 35,000.00, or so much thereof as may be advanced pursuant to Borrower's Revolving Loan Agreement dated SEPTEMBER 22, 2003 and extensions and renewals thereof (herein "Note"), providing for monthly installments, and interest at the rate and under the terms specified in the Note, including any adjustments in the interest rate if that rate is variable, and providing for a credit limit stated in the principal sum above and an initial advance of \$ 35,000.00;

TO SECURE to Lender the repayment of the indebtedness, including future advances, evidenced by the Note, with interest thereon at the applicable contract rate (including any adjustments to the amount of payment or the contract rate if that rate is variable) and other charges; the payment of all other sums, with interest thereon, advance in accordance herewith to protect the security of this Deed of Trust; and the performance of the covenants and agreements of Borrower herein contained, Borrower, in consideration of the indebtedness herein recited and the trust herein created, irrevocably grants and conveys to Trustee, in trust with power of sale, the following described property located in the County of LOS ANGELES State of California;

APN 2606-013-020

CONTINUED ON EXHIBIT A-LEGAL DESCRIPTION

which has the address of 12115 BRADFORD PLACE, GRANADA HILLS  
 (Street) (City)  
 California 91344 (herein "Property Address");  
 (Zip Code)



03 3041049

REQUEST FOR NOTICE OF DEFAULT AND FORECLOSURE UNDER SUPERIOR MORTGAGES OR DEEDS OF TRUST

(Page 7 of 7)

Borrower and Lender request the holder of any mortgage, deed of trust or other encumbrance with a lien which has priority over this Deed of Trust to give Notice to Lender, at Lender's address set forth on page one of this Deed of Trust, of any default under the superior encumbrance of any sale or other foreclosure action.

ADIK DILAMANI TEHRANI
ADIK DILAMANI Tehrani - Borrower
AKA: EDDIE DILAMANI - Borrower

STATE OF CALIFORNIA, LOS ANGELES County ss:

On this 22nd day of SEPT, in the year 2003, before me, the undersigned, a Notary Public in and for said State, personally appeared Adik Dylamany Tehrani AKA: Eddie Dilamani, personally known to me, or proved to me on the basis of satisfactory evidence, to be the person(s) whose name(s) is subscribed to the foregoing instrument, and acknowledged that he 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. (Reserved for official seal)

Signature: Shirley A Edwards

SHIRLEY A EDWARDS Name (typed or printed)

My Commission expires: 2/19/2007

Title Order No. 0003-548895

Escrow Loan No. 121

Deed of Trust WITH POWER OF SALE (LONG FORM) Housekey Financial Corporation AS TRUSTEE

DO NOT RECORD FOR RECONVEYANCE OR FORECLOSURE SEND TO THE NEAREST OFFICE OF HOUSEKEY FINANCIAL CORPORATION REQUEST FOR FULL RECONVEYANCE To be used only when note has been paid. Dated To HOUSEKEY FINANCIAL CORPORATION, Trustee: The undersigned is the legal owner and holder of all indebtedness secured by the within Deed of Trust. All sums secured by said Deed of Trust have been fully paid and satisfied; and you are hereby requested and directed, on payment to of any sums owing to you under the terms of said Deed of Trust, to cancel all evidences of indebtedness, secured by said Deed of Trust, delivered to you herewith together with the said Deed of Trust, and to reconvey, without warranty, to the parties designated by the terms of said Deed of Trust, the estate now held by you under the same. MAIL RECONVEYANCE TO: (By) (By) Do not lose or destroy this Deed of Trust OR THE NOTE which it secures. Both must be delivered to the Trustee for cancellation before reconveyance will be made.

04-29-02 00T



\*T5716048E184DOT9000CA0079G70\*\*DILAMANI

ORIGINAL

CA007967

2

Recording Requested By:  
HSBC CONSUMER LENDING

When Recorded Return To:

AARON FABBIAN  
INTERSTATE TD INVESTMENT  
300 E ESPLANADE DR STE 410  
OXNARD, CA 93030



**CORPORATE ASSIGNMENT OF DEED OF TRUST**

Los Angeles, California  
SELLER'S SERVICING #:21420500374948 "DILAMANI"

Prepared By: Gail Ferrari, HSBC CONSUMER LENDING 2929 WALDEN AVE, DEPEW, NY 14043 716-651-6100

For Value Received, Household Finance Corporation of California hereby grants, assigns and transfers to INTERSTATE TD INVESTMENTS at 300 E ESPLANADE DR, STE 410, OXNARD, CA 93030 all beneficial interest under that certain Deed of Trust dated 09/22/2003, in the amount of \$35,000.00, executed by ADIK DYLAMANY TEHRANI AKA: EDDIE DILAMANI to HOUSEHOLD FINANCE CORPORATION OF CALIFORNIA and Recorded: 10/10/2003 in Book: N/A Page: N/A as Instrument No.: 03 3041049 in the County of Los Angeles, State of California.

Therein described or referred to, in said Deed of Trust, the money due and to become due thereon with interest, and all rights accrued or to accrue under said Deed of Trust.

In witness whereof this instrument is executed.

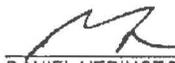
Household Finance Corporation of California  
On June 27th, 2011

  
ALLAN KEOHANE, Vice-President

STATE OF New York  
COUNTY OF Erie

On June 27th, 2011, before me, DANIEL HERINGTON, a Notary Public in and for Erie in the State of New York, personally appeared ALLAN KEOHANE, Vice- President, 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, and that by his/her/their signature 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,

  
DANIEL HERINGTON  
Notary Expires: 09/22/2012 #01HE6193739  
Qualified in Erie County



(This area for notarial seal)

\*GF1\*GF1HSB1\*06/27/2011 07 58 17 AM\*HSB101HSB1A0000000000000710654\* CAL.OS A\*21420500374948 CASTATE\_TRUST\_ASSIGN\_ASSN \*\*GF1HSB1\*

2

**RECORDING REQUESTED BY:**  
**LandAmerica Commonwealth Title**

Recording Requested By:  
QUICK LOAN FUNDING  
535 ANTON BLVD  
COSTA MESA., STE 600, CALIFORNIA  
92626

06 1427264

And After Recording Return To:  
QUICK LOAN FUNDING, INC.  
535 ANTON BLVD., SUITE 400  
COSTA MESA, CALIFORNIA 92626  
Loan Number: 106057019

[Space Above This Line For Recording Data]

**DEED OF TRUST**

MIN: 1003375-0606010812-1

THIS DEED OF TRUST is made this 16th day of JUNE, 2006 among the Trustor.  
ADIK DYLAMANI TEHRANI, A SINGLE MAN

(herein "Borrower").  
LANDAMERICA COMMONWEALTH, 535 ANTON BLVD., SUITE 440, COSTA MESA, CALIFORNIA 92626 (herein "Trustee").  
and the Beneficiary. Mortgage Electronic Registration Systems, Inc. ("MERS"), (solely as nominee for Lender, as hereinafter defined, and Lender's successors and assigns). MERS is organized and existing under the laws of Delaware, and has an address and telephone number of P.O. Box 2026, Flint, MI 48501-2026, tel. (888) 679-MERS.  
QUICK LOAN FUNDING, A CALIFORNIA CORPORATION is organized and existing under the laws of CALIFORNIA and has an address of 535 ANTON BLVD, COSTA MESA., STE 600, CALIFORNIA 92626

(herein "Lender").  
BORROWER, in consideration of the indebtedness herein recited and the trust herein created, irrevocably grants and conveys to Trustee, in trust, with power of sale, the following described property located in the County of LOS ANGELES, State of California:  
LOT 23 OF TRACT NO. 23895, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 643, PAGES 15 TO 19 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.  
A.P.N.: 2606-013-020

THIS SECURITY INSTRUMENT IS SUBORDINATE TO AN EXISTING FIRST LIEN(S) OF RECORD which has the address of 12115 BRADFORD PLACE

GRANADA HILLS, California, 91344 (herein "Property Address")  
(City) (Street) (Zip Code)

06 28 96

# EXHIBIT B

ASSIGNED INSPECTOR: **JASON SIBLEY**

Date: **January 22, 2015**

JOB ADDRESS: **12115 NORTH BRADFORD PLACE, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **2606-013-020**

Last Full Title: **07/16/2014**

Last Update to Title:

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## LIST OF OWNERS AND INTERESTED PARTIES

- 1). ADIK DYLAMANI TEHRANI  
12115 BRADFORD PLACE  
GRANADA HILLS, CA. 91344-2322      CAPACITY: OWNER
  
- 2). WASHINGTON MUTUAL BANK, FA  
LANDAMERICA ONESTOP  
560 LINDBERGH DRIVE  
CORAOPOLIS, PA. 15108      CAPACITY: INTERESTED PARTIES
  
- 3). CHRISTINA LOPEZ  
9451 CORBIN AVENUE  
NORTHRIDGE, CA. 91324      CAPACITY: INTERESTED PARTY
  
- 4). WASHINGTON MUTUAL BANK, FA  
9451 CORBIN AVENUE  
NORTHRIDGE, CA. 91324      CAPACITY: INTERESTED PARTIES
  
- 5). QUALITY LOAN SERVICE CORPORATION  
2141 5<sup>TH</sup> AVENUE  
SAN DIEGO, CA. 92101      CAPACITY: INTERESTED PARTIES
  
- 6). RECORDS PROCESSING SERVICES  
577 LAMONT ROAD  
ELMHURST, IL. 60126      CAPACITY: INTERESTED PARTIES
  
- 7). HOUSEHOLD FINANCE CORPORATION OF CALIFORNIA  
225 WEST BROADWAY, SUITE 115  
GLENDALE, CA. 91204      CAPACITY: INTERESTED PARTIES

8). ARRON FABBIAN INTERSTATE TD INVESTMENT  
300 EAST ESPLANDE DRIVE, SUITE 410  
OXNARD, CA. 93030 CAPACITY: INTERESTED PARTIES

9). QUICK LOAN FUNDING, INC.  
535 ANTON BLVD., SUITE 400  
COSTA MESA, CA. 92626 CAPACITY: INTERESTED PARTIES

10). MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.  
P.O. BOX 2026  
FLINT, MI. 78501-2026 CAPACITY: INTERSTED PARTIES

**Property Detail Report**

For Property Located At :  
**12115 BRADFORD PL, GRANADA HILLS, CA 91344-2322**

**Owner Information**

Owner Name: **TEHRANI ADIK D**  
 Mailing Address: **12115 BRADFORD PL, GRANADA HILLS CA 91344-2322 C005**  
 Vesting Codes: **SM //**

**Location Information**

Legal Description:	<b>TRACT # 23895 LOT 23</b>	APN:	<b>2606-013-020</b>
County:	<b>LOS ANGELES, CA</b>	Alternate APN:	
Census Tract / Block:	<b>1066.42 / 1</b>	Subdivision:	<b>23895</b>
Township-Range-Sect:		Map Reference:	<b>1-E5 / 481-C6</b>
Legal Book/Page:	<b>643-15</b>	Tract #:	<b>23895</b>
Legal Lot:	<b>23</b>	School District:	<b>LOS ANGELES</b>
Legal Block:		School District Name:	
Market Area:	<b>GH</b>	Munic/Township:	
Neighbor Code:			

**Owner Transfer Information**

Recording/Sale Date:	<b>06/28/2006 / 06/16/2006</b>	Deed Type:	<b>GRANT DEED</b>
Sale Price:		1st Mtg Document #:	<b>1427264</b>
Document #:	<b>1427263</b>		

**Last Market Sale Information**

Recording/Sale Date:	<b>04/26/1991 / 02/1991</b>	1st Mtg Amount/Type:	<b>\$235,000 / CONV</b>
Sale Price:	<b>\$280,000</b>	1st Mtg Int. Rate/Type:	<b>/ ADJ</b>
Sale Type:	<b>FULL</b>	1st Mtg Document #:	
Document #:	<b>602416</b>	2nd Mtg Amount/Type:	<b>/</b>
Deed Type:	<b>GRANT DEED</b>	2nd Mtg Int. Rate/Type:	<b>/</b>
Transfer Document #:		Price Per SqFt:	<b>\$119.50</b>
New Construction:		Multi/Split Sale:	
Title Company:	<b>COMMONWEALTH TITLE CO</b>		
Lender:	<b>NEWPORT PACIFIC FNDG</b>		
Seller Name:	<b>WYNN ARTHUR C</b>		

**Prior Sale Information**

Prior Rec/Sale Date:	<b>08/25/1964 /</b>	Prior Lender:	
Prior Sale Price:	<b>\$3,500</b>	Prior 1st Mtg Amt/Type:	<b>/</b>
Prior Doc Number:		Prior 1st Mtg Rate/Type:	<b>/</b>
Prior Deed Type:	<b>DEED (REG)</b>		

**Property Characteristics**

Gross Area:		Parking Type:	<b>PARKING AVAIL</b>	Construction:	
Living Area:	<b>2,343</b>	Garage Area:		Heat Type:	<b>CENTRAL</b>
Tot Adj Area:		Garage Capacity:	<b>2</b>	Exterior wall:	<b>STUCCO</b>
Above Grade:		Parking Spaces:	<b>2</b>	Porch Type:	
Total Rooms:	<b>8</b>	Basement Area:		Patio Type:	<b>COVERED PATIO</b>
Bedrooms:	<b>4</b>	Finish Bsmnt Area:		Pool:	
Bath(F/H):	<b>2 /</b>	Basement Type:		Air Cond:	<b>EVAP COOLER</b>
Year Built / Eff:	<b>1959 / 1961</b>	Roof Type:		Style:	<b>CONVENTIONAL</b>
Fireplace:	<b>Y / 1</b>	Foundation:	<b>SLAB</b>	Quality:	
# of Stories:	<b>2.00</b>	Roof Material:	<b>WOOD SHAKE</b>	Condition:	
Other Improvements:	<b>FENCE; ADDITION; FENCED YARD</b>				

**Site Information**

Zoning:	<b>LARS</b>	Acres:	<b>0.48</b>	County Use:	<b>SINGLE FAMILY RESID (0100)</b>
Lot Area:	<b>20,940</b>	Lot Width/Depth:	<b>178 x 118</b>	State Use:	
Land Use:	<b>SFR</b>	Res/Comm Units:	<b>/</b>	Water Type:	
Site Influence:				Sewer Type:	<b>TYPE UNKNOWN</b>

**Tax Information**

Total Value:	<b>\$411,970</b>	Assessed Year:	<b>2014</b>	Property Tax:	<b>\$5,336.80</b>
Land Value:	<b>\$340,324</b>	Improved %:	<b>17%</b>	Tax Area:	<b>16</b>
Improvement Value:	<b>\$71,646</b>	Tax Year:	<b>2014</b>	Tax Exemption:	<b>HOMEOWNER</b>
Total Taxable Value:	<b>\$404,970</b>				

**Comparable Sales Report**

For Property Located At



CoreLogic

RealQuest Professional

**12115 BRADFORD PL, GRANADA HILLS, CA 91344-2322****7 Comparable(s) Selected.**

Report Date: 01/14/2015

**Summary Statistics:**

	<b>Subject</b>	<b>Low</b>	<b>High</b>	<b>Average</b>
Sale Price	\$280,000	\$560,000	\$725,000	\$642,000
Bldg/Living Area	2,343	2,009	2,356	2,163
Price/Sqft	\$119.50	\$237.69	\$343.60	\$297.71
Year Built	1959	1957	1975	1963
Lot Area	20,940	10,987	17,037	12,144
Bedrooms	4	3	4	4
Bathrooms/Restrooms	2	2	3	2
Stories	2.00	1.00	2.00	1.29
Total Value	\$411,970	\$123,551	\$618,189	\$369,098
Distance From Subject	0.00	0.09	0.47	0.34

\*= user supplied for search only

Comp #:	1	Distance From Subject:0.09 (miles)			
Address:	12128 BAMBI PL, GRANADA HILLS, CA 91344-2316				
Owner Name:	ALEJANDRE RUDY & NADIA				
Seller Name:	RILEY W J & P M TRUST				
APN:	2606-012-029	Map Reference:	1-E5 / 481-C6	Living Area:	2,356
County:	LOS ANGELES, CA	Census Tract:	1066.42	Total Rooms:	8
Subdivision:	23895	Zoning:	LARE11	Bedrooms:	3
Rec Date:	06/26/2014	Prior Rec Date:	06/05/1968	Bath(F/H):	2 /
Sale Date:	06/17/2014	Prior Sale Date:		Yr Built/Eff:	1959 / 1963
Sale Price:	\$560,000	Prior Sale Price:	\$8,000	Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	658372	Acres:	0.27	Fireplace:	Y / 2
1st Mtg Amt:	\$417,000	Lot Area:	11,738	Pool:	POOL
Total Value:	\$123,551	# of Stories:	2.00	Roof Mat:	WOOD SHAKE
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	PARKING AVAIL

Comp #:	2	Distance From Subject:0.3 (miles)			
Address:	12327 JOLETTE AVE, GRANADA HILLS, CA 91344-1633				
Owner Name:	AGHAJANYAN DIANA				
Seller Name:	MOALEJI NORWAN				
APN:	2608-025-007	Map Reference:	1-E4 / 481-C6	Living Area:	2,110
County:	LOS ANGELES, CA	Census Tract:	1066.41	Total Rooms:	8
Subdivision:	22752	Zoning:	LARE11	Bedrooms:	4
Rec Date:	06/16/2014	Prior Rec Date:	01/03/2011	Bath(F/H):	2 /
Sale Date:	06/12/2014	Prior Sale Date:	11/23/2010	Yr Built/Eff:	1964 / 1964
Sale Price:	\$725,000	Prior Sale Price:	\$591,500	Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	617576	Acres:	0.26	Fireplace:	Y / 1
1st Mtg Amt:	\$507,500	Lot Area:	11,227	Pool:	POOL
Total Value:	\$618,189	# of Stories:	2.00	Roof Mat:	GRAVEL & ROCK
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	ATTACHED GARAGE

Comp #:	3	Distance From Subject:0.33 (miles)			
Address:	17152 MIDWOOD DR, GRANADA HILLS, CA 91344-2341				
Owner Name:	DANESHJOU ALI/SADEGHI FERESHTEH				
Seller Name:	CHIKHANI LIVING TRUST				
APN:	2606-017-022	Map Reference:	1-E5 / 481-C7	Living Area:	2,091
County:	LOS ANGELES, CA	Census Tract:	1066.42	Total Rooms:	6
Subdivision:	23892	Zoning:	LARS	Bedrooms:	3
Rec Date:	06/04/2014	Prior Rec Date:	05/01/1985	Bath(F/H):	2 /
Sale Date:	05/01/2014	Prior Sale Date:		Yr Built/Eff:	1958 / 1960
Sale Price:	\$580,000	Prior Sale Price:	\$142,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	575282	Acres:	0.27	Fireplace:	Y / 1

1st Mtg Amt:	\$320,000	Lot Area:	11,794	Pool:	POOL
Total Value:	\$272,563	# of Stories:	1.00	Roof Mat:	WOOD SHAKE
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	ATTACHED GARAGE

Comp #:	4	Address: 17101 BARNESTON ST, GRANADA HILLS, CA 91344-2442			Distance From Subject:	0.34 (miles)
Owner Name:	COE JAMES P & LILIANA V					
Seller Name:	PAPP MARIA FAMILY TRUST					
APN:	2606-018-019	Map Reference:	1-E5 / 481-C7	Living Area:	2,009	
County:	LOS ANGELES, CA	Census Tract:	1066.42	Total Rooms:	8	
Subdivision:	22589	Zoning:	LARS	Bedrooms:	4	
Rec Date:	12/16/2014	Prior Rec Date:	12/01/1995	Bath(F/H):	2 /	
Sale Date:	09/09/2014	Prior Sale Date:		Yr Built/Eff:	1958 / 1958	
Sale Price:	\$621,000	Prior Sale Price:	\$167,270	Air Cond:	CENTRAL	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL	
Document #:	1362330	Acres:	0.25	Fireplace:	Y / 1	
1st Mtg Amt:	\$609,752	Lot Area:	10,987	Pool:		
Total Value:	\$319,696	# of Stories:	1.00	Roof Mat:	GRAVEL & ROCK	
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	ATTACHED GARAGE	

Comp #:	5	Address: 16925 KNOLLWOOD DR, GRANADA HILLS, CA 91344-2630			Distance From Subject:	0.42 (miles)
Owner Name:	VOSKANYAN LIANA LIVING TRUST					
Seller Name:	TATE CHRISTOPHER & DEBORAH					
APN:	2609-003-007	Map Reference:	1-F4 / 481-D7	Living Area:	2,323	
County:	LOS ANGELES, CA	Census Tract:	1066.45	Total Rooms:	6	
Subdivision:	22830	Zoning:	LARA	Bedrooms:	3	
Rec Date:	06/13/2014	Prior Rec Date:	01/22/1993	Bath(F/H):	3 /	
Sale Date:	05/07/2014	Prior Sale Date:		Yr Built/Eff:	1957 / 1958	
Sale Price:	\$700,000	Prior Sale Price:	\$310,000	Air Cond:	CENTRAL	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL	
Document #:	612197	Acres:	0.39	Fireplace:	Y / 1	
1st Mtg Amt:	\$625,000	Lot Area:	17,037	Pool:	POOL	
Total Value:	\$438,406	# of Stories:	1.00	Roof Mat:	WOOD SHAKE	
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	PARKING AVAIL	

Comp #:	6	Address: 12400 MCLENNAN AVE, GRANADA HILLS, CA 91344-1722			Distance From Subject:	0.42 (miles)
Owner Name:	FRAHM JASON & JOANNA					
Seller Name:	SEITZ B A 2007 TRUST					
APN:	2609-026-045	Map Reference:	1-F4 / 481-D6	Living Area:	2,106	
County:	LOS ANGELES, CA	Census Tract:	1066.45	Total Rooms:	8	
Subdivision:	28061	Zoning:	LARE11	Bedrooms:	4	
Rec Date:	08/12/2014	Prior Rec Date:	06/30/1977	Bath(F/H):	2 /	
Sale Date:	07/01/2014	Prior Sale Date:		Yr Built/Eff:	1973 / 1973	
Sale Price:	\$640,000	Prior Sale Price:	\$110,000	Air Cond:	CENTRAL	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL	
Document #:	837719	Acres:	0.26	Fireplace:	Y / 1	
1st Mtg Amt:	\$628,408	Lot Area:	11,222	Pool:	POOL	
Total Value:	\$207,281	# of Stories:	1.00	Roof Mat:	GRAVEL & ROCK	
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	PARKING AVAIL	

Comp #:	7	Address: 11801 BABBITT AVE, GRANADA HILLS, CA 91344-2440			Distance From Subject:	0.47 (miles)
Owner Name:	FLORES-PADILLA JUAN/FLORES MARIA E					
Seller Name:	YEE CYRUS H & SHERRILL					
APN:	2606-016-036	Map Reference:	1-E5 / 481-C7	Living Area:	2,148	
County:	LOS ANGELES, CA	Census Tract:	1066.42	Total Rooms:	8	
Subdivision:	29096	Zoning:	LARE11	Bedrooms:	4	
Rec Date:	08/29/2014	Prior Rec Date:	06/01/2004	Bath(F/H):	2 /	
Sale Date:	07/29/2014	Prior Sale Date:	05/19/2004	Yr Built/Eff:	1975 / 1975	
Sale Price:	\$668,000	Prior Sale Price:	\$649,500	Air Cond:	CENTRAL	
Sale Type:	FULL	Prior Sale Type:	UNKNOWN	Style:	CONVENTIONAL	
Document #:	914270	Acres:	0.25	Fireplace:	Y / 1	
1st Mtg Amt:	\$636,446	Lot Area:	11,004	Pool:		
Total Value:	\$604,000	# of Stories:	1.00	Roof Mat:	GRAVEL & ROCK	
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	DETACHED GARAGE	

# EXHIBIT D

ASSIGNED INSPECTOR: **JASON SIBLEY**

Date: **January 22, 2015**

JOB ADDRESS: **12115 NORTH BRADFORD PLACE, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **2606-013-020**

CASE#: **367876**

ORDER NO: **A-2480256**

EFFECTIVE DATE OF ORDER TO COMPLY: **March 6, 2010**

COMPLIANCE EXPECTED DATE: **April 5, 2010**

DATE COMPLIANCE OBTAINED: **December 30, 2013**

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**LIST OF IDENTIFIED CODE VIOLATIONS**  
**(ORDER TO COMPLY)**

**VIOLATIONS:**

SEE ATTACHED ORDER # A-2480256

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

HELENA JUBANY  
PRESIDENT  
VAN AMBATIELOS  
VICE-PRESIDENT  
E. FELICIA BRANNON  
VICTOR H. CUEVAS  
SEPAND SAMZADEH

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.  
SUPERINTENDENT OF BUILDING  
INTERIM GENERAL MANAGER

ORDER TO COMPLY

TEHRANI, ADIK D  
12115 BRADFORD PL  
GRANADA HILLS, CA 91344

CASE #: 367876  
ORDER #: A-2480256  
EFFECTIVE DATE: March 06, 2010  
COMPLIANCE DATE: April 05, 2010

OWNER OF  
SITE ADDRESS: 12115 N BRADFORD PL  
ASSESSORS PARCEL NO.: 2606-013-020  
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.

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: 1) 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.

Location: ENTIRE PROPERTY.

Comments: A CITATION WILL BE ISSUED IF VIOLATIONS ARE NOT ADDRESSED.

2. Failure to provide or maintain the required off street parking.

You are therefore ordered to: 1) Provide and/or maintain the required off street parking.

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

3. 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.

Location: ENTIRE PROPERTY.

ADDRESS ALL VIOLATIONS AND CALL FOR INSPECTION.

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

Inspector: 

Date: March 03, 2010

LEONARD MARQUEZ  
14410 SYLVAN STREET SUITE 105  
VAN NUYS, CA 91401

Leonard.Marquez@lacity.org

  
REVIEWED BY