

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

April 6, 2015

Council District: # 1

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

JOB ADDRESS: **1663 WEST WASHINGTON BLVD., LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5075-021-031**

On August 25, 2009, November 21, 2012, and November 25, 2014, pursuant to Section 98.0402(e) of the Los Angeles Municipal Code ("L.A.M.C."), the Department of Building and Safety (the "Department") performed annual inspections on vehicle repair facilities located at: **1663 West Washington Blvd., Los Angeles, California**, (the "Property"). The property owner was given notice of the unpaid annual inspection fees on the property as follows:

<u>Description</u>	<u>Amount</u>
Annual Inspection Fee	1,269.00
System Development Surcharge	76.14
Title Report fee	42.00
Grand Total	\$ 1,387.14

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 **\$1,387.14** be 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 **\$1,387.14** 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



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

Property Title Report

Work Order No. T10823
Dated as of: 09/24/2014

Prepared for: City of Los Angeles

SCHEDULE A
(Reported Property Information)

APN #: 5075-021-031

Property Address: 1663 W WASHINGTON BLVD ✓ **City: Los Angeles** **County: Los Angeles**

VESTING INFORMATION

Type of Instrument GRANT DEED

Grantor: EDWARD Y. YASUNAGA AND MARY ANN YASUNAGA, CO-TRUSTEES OF THE ROBERT SMITH 1983 TRUST DATED MARCH 4, 1983

Grantee: LAURA M. ONATE, A SINGLE WOMAN

Instrument: 06/0369881

Book/Page: N/A

Dated: 01/03/2006

Recorded: 02/17/2006

**MAILING ADDRESS: LAURA ONATE,
1415 CUSTOZA AVE. ROWLAND HEIGHTS, CA 91748.**

SCHEDULE B

LEGAL DESCRIPTION

LOT 62 OF ROSS AND DIXON'S TRACT, AS PER MAP RECORDED IN BOOK 1, PAGE 81 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

MORTGAGES/LIENS

Type of Instrument DEED OF TRUST

Trustor/Mortgagor: LAURA M. ONATE

Lender/Beneficiary: WASHINGTON MUTUAL BANK, FA, A FEDERAL ASSOCIATION

Trustee: STEWART TITLE OF CALIFORNIA

Instrument: 06/0369882

Book/Page: N/A

Amount: \$263,000.00

Open Ended: NO

Dated: 02/03/2006

Recorded: 02/17/2006

Maturity Date: 03/01/2036

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. T10823

SCHEDULE B (Continued)

MAILING ADDRESS: WASHINGTON MUTUAL BANK, FA. 2210 ENTERPRISE DR,
FLORENCE, SC 29501, ATTN: DOC OPS MAILSTOP FSCE 440

MAILING ADDRESS: WASHINGTON MUTUAL BANK, FA, A FEDERAL ASSOCIATION.
400 EAST MAIN STREET STOCKTON, CA 95290.

Type of Instrument MISCELLANEOUS

NOTICE OF PENDING LIEN, DATED 11/02/2009 RECORDED 11/20/2009 AS
INSTRUMENT NO. 20091762050

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

MAILING ADDRESS: ONATE LAURA M, 1415 CUSTOZA AVE, ROWLAND HGHTS CA, 91748.
ORDER ON WAIVER OF ACCOUNT AND PETITION FOR FINAL DISTRIBUTION (REAL
PROPERTY TRANSFER) DATED 11/08/2012 RECORDED 12/28/2012 AS INSTRUMENT NO.
20122022420

ADDITIONAL MAILING ADDRESS: MARIO NUNEZ, 554 LOOKING GLASS DRIVE,
DIAMOND BAR, 91765

MAILING ADDRESS: ELIO PALACIOS, 1663 WASHINGTON BLVD, LOS ANGELES, CA
90007

Steward Title

RECORDED BY

WHEN RECORDED MAIL TAX STATEMENTS
AND MAIL ORIGINAL TO:

06 0369881

Laura Onate
1415 Custozza Ave.
Rowland Hights, CA 91748

370280132

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Documentary Transfer Tax \$ 1,575.00 LA City 44
\$ 385.00 LA Co 80

GRANT DEED

Computed on full value of property conveyed
 Or computed on full value less liens and
encumbrances remaining at time of sale.

APN:5075-021-031
Order No. 370280132
Escrow No.120014

WILSHIRE ESCROW COMPANY

By: 

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
EDWARD Y. YASUNAGA and MARY ANN YASUNAGA, Co-Trustees of the Robert
Smith 1983 Trust dated March 4, 1983, do hereby

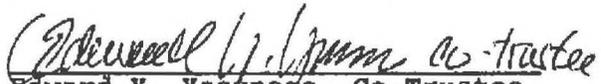
^{M.}
GRANT to LAURA ONATE, a single woman

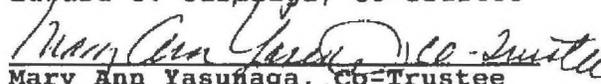
the real property in the City of Los Angeles, County of Los Angeles,
State of California, described as:

Lot 62 of Ross and Dixon's Tract, as per map recorded in Book 1, Page
81 of Maps, in the office of the County Recorder of said County.

Excepting therefrom all oil, oil rights, natural gas rights, mineral
rights, all other hydrocarbon substances by whatsoever name known, and
all water, claims or rights to water, together with appurtenant rights
thereto, without, however, any right to enter upon the surface of said
land nor any portion of said land, as excepted or reserved by Deed
recorded May 23, 1961 as Instrument No. 1811, of Official Records.

January 3, 2006


Edward Y. Yasunaga, Co-Trustee

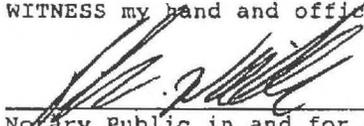

Mary Ann Yasunaga, Co-Trustee

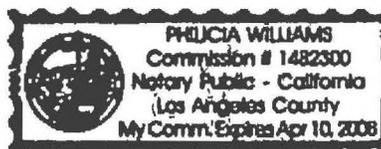
SEE EXHIBIT A

STATE OF CALIFORNIA)
) ss
COUNTY OF LOS ANGELES)

On January 9, 2006 before me,  Notary Public
a Notary Public in and for said state, personally appeared, Edward Y. Yasunaga and Mary Ann Yasunaga Co Trustees
~~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~~ 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, execute the instrument.

WITNESS my hand and official seal.


Notary Public in and for said County and State



5075-021-031

2/17/06

2

Stewart Title

AFTER RECORDING RETURN TO:

Washington Mutual Bank, FA
2210 Enterprise Dr
Florence, SC 29501
Attn: Doc Ops mailstop FSCE 440

06 0369882

370280132

[Space Above This Line For Recording Data]

WILSHIRE ESCROW 120014

DEED OF TRUST

03-1293-070922473-7

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 February 3, 2006, together with all Riders to this document.

(B) "Borrower" is LAURA M. ONATE

Borrower is the trustor under this Security Instrument.

(C) "Lender" is Washington Mutual Bank, FA, a federal association. Lender is a Bank organized and existing under the laws of United States of America. Lender's address is 400 East Main Street Stockton, CA 95290.

Lender is the beneficiary under this Security Instrument.

(D) "Trustee" is STEWART TITLE OF CALIFORNIA

(E) "Note" means the promissory note signed by Borrower and dated February 3, 2006. The Note states that Borrower owes Lender Two Hundred Sixty-Three Thousand & 00/100

Dollars (U.S. \$ 263,000.00) plus interest. Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than March 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.

5075-021-631

(H) "Riders" means all Riders to this Security Instrument that are executed by Borrower. The following Riders are to be executed by Borrower (check box as applicable)

- | | | |
|---|---|--|
| <input checked="" type="checkbox"/> Adjustable Rate Rider | <input type="checkbox"/> Condominium Rider | <input checked="" type="checkbox"/> 1-4 Family Rider |
| <input type="checkbox"/> Graduated Payment Rider | <input type="checkbox"/> Planned Unit Development Rider | <input type="checkbox"/> Biweekly Payment Rider |
| <input type="checkbox"/> Balloon Rider | <input type="checkbox"/> Rate Improvement Rider | <input type="checkbox"/> Second Home Rider |
| <input type="checkbox"/> Other(s) [specify] | | |

(I) "Applicable Law" means all controlling applicable federal, state and local statutes, regulations, ordinances and administrative rules and orders (that have the effect of law) as well as all applicable final, non-appealable judicial opinions.

(J) "Community Association Dues, Fees, and Assessments" means all dues, fees, assessments and other charges that are imposed on Borrower or the Property by a condominium association, homeowners association or similar organization.

(K) "Electronic Funds Transfer" means any transfer of funds, other than a transaction originated by check, draft, or similar paper instrument, which is initiated through an electronic terminal, telephonic instrument, computer, or magnetic tape so as to order, instruct, or authorize a financial institution to debit or credit an account. Such term includes, but is not limited to, point-of-sale transfers, automated teller machine transactions, transfers initiated by telephone, wire transfers, and automated clearinghouse transfers

(L) "Escrow Items" means those items that are described in Section 3.

(M) "Miscellaneous Proceeds" means any compensation, settlement, award of damages, or proceeds, whether by way of judgment, settlement or otherwise, paid by any third party (other than insurance proceeds paid under the coverages described in Section 5) for: (i) damage to, or destruction of, the Property, (ii) condemnation or other taking of all or any part of the Property, (iii) conveyance in lieu of condemnation; or (iv) misrepresentations of, or omissions as to, the value and/or condition of the Property

(N) "Mortgage Insurance" means insurance protecting Lender against the nonpayment of, or default on, the Loan.

(O) "Periodic Payment" means the regularly scheduled amount due for (i) principal and interest under the Note, plus (ii) any amounts under Section 3 of this Security Instrument.

(P) "RESPA" means the Real Estate Settlement Procedures Act (12 U.S.C. Section 2601 et seq.) and its implementing regulation, Regulation X (24 C.F.R. Part 3500), as they might be amended from time to time, or any additional or successor legislation or regulation that governs the same subject matter. As used in this Security Instrument, "RESPA" refers to all requirements and restrictions that are imposed in regard to a "federally related mortgage loan" even if the Loan does not qualify as a "federally related mortgage loan" under RESPA.

(Q) "Successor in Interest of Borrower" means any party that has taken title to the Property, whether or not that party has assumed Borrower's obligations under the Note and/or this Security Instrument

TRANSFER OF RIGHTS IN THE PROPERTY

This Security Instrument secures to Lender (i) the repayment of the Loan, and all renewals, extensions and modifications of the Note; and (ii) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower irrevocably

2/17/06

4

03-1293-070922473-7

grants and conveys to Trustee, in trust, with power of sale, the following described property located in Los Angeles County, California:

SEE ATTACHED LEGAL DESCRIPTION

which currently has the address of 1663 W WASHINGTON BLVD,
[Street]
LOS ANGELES, California 90006 ("Property Address"):
[City] [Zip Code]

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property."

BORROWER COVENANTS that Borrower is lawfully seised of the estate hereby conveyed and has the right to grant and convey the Property and that the Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property.

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

1. **Payment of Principal, Interest, Escrow Items, Prepayment Charges, and Late Charges.** Borrower shall pay when due the principal of, and interest on, the debt evidenced by the Note and any prepayment charges and late charges due under the Note. Borrower shall also pay funds for Escrow Items pursuant to Section 3. Payments due under the Note and this Security Instrument shall be made in U.S. currency. However, if any check or other instrument received by Lender as payment under the Note or this Security Instrument is returned to Lender unpaid, Lender may require that any or all subsequent payments due under the Note and this Security Instrument be made in one of more of the following forms, as selected by Lender: (a) cash; (b) money order; (c) certified check, bank check, treasurer's check or cashier's check, provided any such check is drawn upon an institution whose deposits are insured by a federal agency, instrumentality, or entity; or (d) Electronic Funds Transfer.

Payments are deemed received by Lender when received at the location designated in the Note or at such other location as may be designated by Lender in accordance with the notice provisions in Section 15. Lender may return any payment or partial payment if the payment or partial payments are insufficient to bring the Loan current. Lender may accept any payment or partial payment insufficient to bring the Loan current, without waiver of any rights hereunder or prejudice to its rights to refuse such payment or partial payments in the future, but Lender is not obligated to apply such payments at the time such payments are accepted. If each Periodic

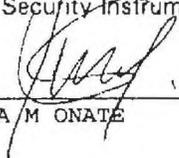
06 0369882

03-1293-070922473-7

24. Substitute Trustee. Lender, at its option, may from time to time appoint a successor trustee to any Trustee appointed hereunder by an instrument executed and acknowledged by Lender and recorded in the office of the Recorder of the county in which the Property is located. The instrument shall contain the name of the original Lender, Trustee and Borrower, the book and page where this Security Instrument is recorded and the name and address of the successor trustee. Without conveyance of the Property, the successor trustee shall succeed to all the title, powers and duties conferred upon the Trustee herein and by Applicable Law. This procedure for substitution of trustee shall govern to the exclusion of all other provisions for substitution. Trustee may destroy the Note and the Security Instrument three (3) years after issuance of a full reconveyance or release (unless directed in such request to retain them)

25. Statement of Obligation Fee. Lender may collect a fee not to exceed the maximum amount permitted by Applicable Law for furnishing the statement of obligation as provided by Section 2943 of the Civil Code of California

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument and in any Rider executed by Borrower and recorded with it

X 

LAURA M ONATE

2/17/06

18

03-1293-070922473-7

(Space Below This Line For Acknowledgment)

State of CALIFORNIA)
County of Los Angeles) SS.

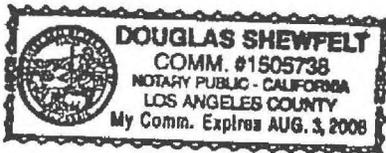
On FEB. 7, 2006, before me, DOUGLAS SHEWPELT, a Notary Public in and for the State of

California, personally appeared M^r
LAURA ONATE

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

Signature [Handwritten Signature]
Notary Public in and for the State of California



06 0369882

RECORDING REQUESTED BY
CITY OF LOS ANGELES

WHEN RECORDED MAIL TO:

Department of Building and Safety
Financial Services Division
201 N. Figueroa St., 9th Floor
Los Angeles, CA 90012



SPACE ABOVE THIS LINE FOR RECORDER'S USE

NOTICE OF PENDING LIEN

Notice is hereby given that, pursuant to the provisions of Section 98.0402 of Division 4 of Article 8 of Chapter IX of the Los Angeles Municipal Code (LAMC), the City of Los Angeles has incurred the cost of inspections of the property described below. The City of Los Angeles intends to impose a lien against the property described below to recover the cost of such inspections, plus appropriate fees and fines, as authorized by LAMC Section 98.0402 and Section 7.35.5 of Article 4.6 of Chapter I of Division 7 of the Los Angeles Administrative Code, upon confirmation of the City Council.

For further information regarding this notice and the status of Department proceedings, please contact Nancy Truong of the Department of Building and Safety between 9.00 a.m. and 11:00 a.m., Monday through Friday. (Invoice No. 4727503)

Telephone Number: (213) 482-6890

Office Location: 201 N. Figueroa St., Suite 940

The property subject to this Notice of Pending Lien is that certain real property in the City of Los Angeles, County of Los Angeles, State of California, described as follows.

ROSS AND DIXON'S TRACT 62 M B 1-81

THIS NOTICE WILL CONTINUE IN FULL FORCE AND EFFECT UNTIL THE CITY OF LOS ANGELES RECORDS A SUBSEQUENT NOTICE OF TERMINATION OF PENDING LIEN OR A NOTICE OF LIEN.

APN 5075-021-031

AKA 1663 W WASHINGTON BLVD
LOS ANGELES

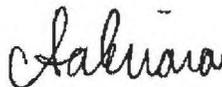
Owner:

ONATE LAURA M
1415 CUSTOZA AVE
ROWLAND HGHTS CA, 91748

DATED. This 02nd Day of November, 2009

CITY OF LOS ANGELES

By



Karen Penner, Bureau Chief
Resource Management Bureau

ORIGINAL 3

1 Mano Nunez
2 554 Looking Glass Drive
3 Diamond Bar, CA 91765
4 310-562-5384

FILED
Superior Court of California
County of Los Angeles

DEC 07 2012

John A. Clarke, Executive Officer/Clerk
By C. G. Robertson Deputy
C. G. Robertson

5
6 Self-Represented

RECEIVED

NOV 29 2012

PROBATE DEPT.
SUPERIOR COURT

9 SUPERIOR COURT OF THE STATE OF CALIFORNIA
10 IN AND FOR THE COUNTY OF LOS ANGELES - CENTRAL DISTRICT

12
13 In Re Estate of
14 Laura Onate

15 Deceased

CASE NUMBER BP 128335

~~RECEIVED~~ ORDER ON WAIVER OF
ACCOUNT AND PETITION FOR FINAL
DISTRIBUTION

DATE Nov. 8, 2012

TIME 8 30 AM

DEPT 11

21
22 The Petition for First and Final Report of Administration, Waiver of Account and Petition
23 for Final Distribution, came before the above stated Court located at 111 N Hill Street, Los
24 Angeles, CA 90012 in Dept 11 on November 8, 2012 at 8 30 a m
25 All notices were properly given as required by law, the Court after considering the Petition and
26 evidence submitted therewith, the Court orders as follows

- 27 1 The administration of the estate be brought to a close and/or terminated without
28 an accounting.

Order

12/10/2012

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

The First and Final Report of Petitioner as Administrator is settled, allowed and approved as filed,

Petitioner's Administrator Letters terminate. Approval on this matter was granted by the court on November 8, 2012 at 8 30AM in Department 11

The estate consisted of community and separate property of the decedent

Decedent was survived by (second) husband, Elio Palacios and two children, Mario Nunez & Guido Nunez

Distribution of the estate of decedent is as follows

a One hundred (100) percent of the Decedent's 1/2 community interest is transferred and 1/2 community interest of surviving spouse is confirmed in the real property to surviving spouse Elio Palacios, widower as his sole and separate property, located at 1663 Washington Blvd in Los Angeles, CA, 90007 legally described as

1 "Lot 62 of Ross and Dixon's tract as per map recorded in Book 1, Page 81 of Maps, in the office of the County Recorder of said county"

2 APN 5075-021-031

b Mario Nunez and Guido Nunez disclaim any and all interest in the real property located at 1663 Washington Blvd, Los Angeles, CA 90007, and assign any and all interest they may have in the real property to Elio Palacios (Disclaimers are on file with the Court)

c The real property was valued at \$224,000 by a court appointed referee at the time the Petition for Final Distribution was filed.

d Decedent's estate also consisted of separate property bank account with cash in the amount of approximately \$19,200

1 Cash distributions are as follows

1 Mario Nunez 1/3

2 Guido Nunez 1/3

3. Elio Palacios 1/3

Order

2

12/10/2012

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

ii Any prior cash distribution made to relatives of Decedent were made from the 1/3 interest each of Mario Nunez and Guido Nunez, \$4,350.00 equally from each totaling \$8,700. Thus, Mario Nunez and Guido Nunez' 1/3 each distribution of the \$19,200 is reduced by \$4,350.00 each.

e Household items, furniture and clothing belonging to the decedent were donated to Goodwill Industries and The Salvation Army.

Mario Nunez, Administrator, waived statutory commissions.

Distribution of any other property of the decedent of his/her estate not now known or hereafter discovered be made to the person(s) entitled as follows:

- (a) Mario Nunez, son, 1/3
- (b) Guido Nunez, son, 1/3
- (c) Elio Palacios, surviving spouse, 1/3

IT IS SO ORDERED

Michael I. Levanas

Dated DEC 07 2012

Judge of the Superior Court

L.

MICHAEL I. LEVANAS, Judge



I certify that this is a true and correct copy of the Order on file in this office consisting of 3 pages, as filed on DEC 07 2012 Executive Officer/Clerk of the Superior Court of California, County of Los Angeles.

Date DEC 28 2012 Deputy

[Signature]

D WADE

Order

12/10/2012

EXHIBIT B

ASSIGNED INSPECTOR: **JAMES VORHIS**

Date: **April 6, 2015**

JOB ADDRESS: **1663 WEST WASHINGTON BLVD., LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **5075-021-031**

Last Full Title: **09/24/2014**

Last Update to Title:

LIST OF OWNERS AND INTERESTED PARTIES

- 1). LAURA M. ONATE
1415 CUSTOZA AVE.
ROWLAND HEIGHTS, CA. 91748-2212
CAPACITY: OWNER

- 2). WASHINGTON MUTUAL BANK, FA
ATTN: DOC OPS MAILSTOP FSCE 440
2210 ENTERPRISE DR.
FLORENCE, SC. 29501
CAPACITY: INTERESTED PARTIES

- 3). WASHINGTON MUTUAL BANK, FA
400 EAST MAIN ST.
STOCTON, CA. 95290
CAPACITY: INTERESTED PARTIES

- 4). MARIO NUNEZ
554 LOOKING GLASS DR.
DIAMOND BAR, CA. 91765
CAPACITY: INTERESTED PARTIES

- 5). ELIO PALACIOS
1663 WASHINGTON BLVD.
LOS ANGELES, CA. 9007
CAPACITY: INTERESTED PARTIES

Property Detail Report

For Property Located At :
1663 W WASHINGTON BLVD, LOS ANGELES, CA 90007-1118

**Owner Information**

Owner Name: **ONATE LAURA M**
 Mailing Address: **1415 CUSTOZA AVE, ROWLAND HEIGHTS CA 91748-2212 C024**
 Vesting Codes: **SW //**

Location Information

Legal Description: **ROSS AND DIXON'S TRACT LOT 62**
 County: **LOS ANGELES, CA** APN: **5075-021-031**
 Census Tract / Block: **2212.20 / 2** Alternate APN:
 Township-Range-Sect: Subdivision: **ROSS & DIXONS**
 Legal Book/Page: Map Reference: **43-F4 /**
 Legal Lot: **62** Tract #:
 Legal Block: School District: **LOS ANGELES**
 Market Area: **C16** School District Name:
 Neighbor Code: Munic/Township:

Owner Transfer Information

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

Last Market Sale Information

Recording/Sale Date: **02/17/2006 / 01/03/2006** 1st Mtg Amount/Type: **\$263,000 / CONV**
 Sale Price: **\$350,000** 1st Mtg Int. Rate/Type: **6.75 / ADJ**
 Sale Type: **FULL** 1st Mtg Document #: **369882**
 Document #: **369881** 2nd Mtg Amount/Type: **/**
 Deed Type: **GRANT DEED** 2nd Mtg Int. Rate/Type: **/**
 Transfer Document #: Price Per SqFt: **\$524.74**
 New Construction: Multi/Split Sale:
 Title Company: **STEWART TITLE**
 Lender: **WASHINGTON MUTUAL BK FA**
 Seller Name: **SMITH ROBERT 1983 TRUST**

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

Year Built / Eff: 1963 / 1963	Total Rooms/Offices	Garage Area:
Gross Area: 667	Total Restrooms:	Garage Capacity:
Building Area: 667	Roof Type:	Parking Spaces:
Tot Adj Area:	Roof Material:	Heat Type:
Above Grade:	Construction:	Air Cond: YES
# of Stories:	Foundation:	Pool:
Other Improvements:	Exterior wall:	Quality:
	Basement Area:	Condition:

Site Information

Zoning: LAC2	Acres: 0.09	County Use: 2610
Lot Area: 3,984	Lot Width/Depth: x	State Use:
Land Use: AUTO SALES	Commercial Units:	Water Type:
Site Influence:	Sewer Type:	Building Class:

Tax Information

Total Value: \$390,171	Assessed Year: 2014	Property Tax: \$4,984.09
Land Value: \$334,435	Improved %: 14%	Tax Area: 210
Improvement Value: \$55,736	Tax Year: 2014	Tax Exemption:
Total Taxable Value: \$390,171		

Comparable Summary

For Property Located At



CoreLogic

RealQuest Professional

1663 W WASHINGTON BLVD, LOS ANGELES, CA 90007-1118

0 Comparable(s) found. (Click on the address to view more property information)

▶ View Report

▶ Configure Display Fields

▶ Modify Comparable Search Criteria

Summary Statistics For Selected Properties: 0

Subject Property	Low	High	Average
No comparable selected			

*= user supplied for search only

F Address Sale Price Yr Blt Bed Baths/Restrooms(Full) Last Recording Bld/Liv Lot Area Dist

Subject Property	Sale Price	Yr Blt	Bed	Baths/Restrooms(Full)	Last Recording	Bld/Liv	Lot Area	Dist
1663 W WASHINGTON BLVD	\$350,000	1963			02/17/2006	667	3,984	0.0

No Comps were found. Please modify search criteria.