

17

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

December 12, 2014

Council District: # 7

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

JOB ADDRESS: **13336 WEST CORCORAN STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2524-018-010**

On December 5, 2012 and May 10, 2013, 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: **13336 West Corcoran 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.

In addition, pursuant to Section 98.0421, the property owner was issued an order on November 5, 2012 to pay a code violation inspection fee after violations were identified and verified upon inspection. The non-compliance and code violation inspection fees imposed by the Department are as follows:

<u>Description</u>	<u>Amount</u>
Non-Compliance Code Enforcement fee	\$ 1,100.00
Late Charge/Collection fee (250%)	3,590.00
Code Violation Investigation fee	336.00
System Development Surcharge	20.16
System Development Surcharge late fee	50.40
Accumulated Interest (1%/month)	913.03
Title Report fee	42.00
Grand Total	\$ 6,051.59

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 **\$6,051.59** 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 **\$6,051.59** 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. T10625
Dated as of: 07/25/2014

Prepared for: City of Los Angeles

SCHEDULE A
(Reported Property Information)

APN #: 2524-018-010

Property Address: 13336 W CORCORAN ST ✓ **City:** Los Angeles **County:** Los Angeles

VESTING INFORMATION

Type of Instrument GRANT DEED

Grantor: ERADIO CASAS, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY

Grantee: ERADIO CASAS AND YOLANDA AGUILAR, HUSBAND AND WIFE, AS JOINT TENANTS

Instrument: 20110193253

Book/Page: N/A

Dated: 01/31/2011

Recorded: 02/03/2011

MAILING ADDRESS: ERADIO CASAS AND YOLANDA AGUILAR
13336 CORCORAN STREET, SAN FERNANDO, CA 91340

SCHEDULE B

LEGAL DESCRIPTION

LOT 102 OF BLOCK 161 OF MACLAY RANCHO EX MISSION DE SAN FERNANDO, IN THE CITY OF LOS ANGELES COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 6612, PAGE 353 OF MAPS, IN THE OFFICE OF THE COUNTY OF THE COUNTY RECORDER OF SAID COUNTY

MORTGAGES/LIENS

Type of Instrument DEED OF TRUST

Trustor/Mortgagor: ERADIO CASAS, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY

Lender/Beneficiary: FIRST STREET FINANCIAL INC.

Trustee: NEW CENTURY TITLE

Instrument: 20070403555

Book/Page: N/A

Amount: \$198,000.00

Open Ended: NO

Dated: 02/15/2007

Recorded: 02/26/2007

Maturity Date: 03/01/2037

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. T10625

SCHEDULE B (Continued)

MAILING ADDRESS: FIRST STREET FINANCIAL INC.,
310 COMMERCE SUITE 150, IRVINE, CALIFORNIA 92602

ADDITIONAL MAILING ADDRESS: FIRST STREET FINANCIAL INC.,
310 COMMERCE SUITE 150, IRVINE, CALIFORNIA 92602

MAILING ADDRESS: NEW CENTURY TITLE,
500 N. BRAND BLVD., #175, GLENDALE, CALIFORNIA 91203

SAID DEED OF TRUST IS SUBJECT TO A SUBSTITUTION OF TRUSTEE, DATED
05/07/2008, RECORDED 06/20/2008 AS INSTRUMENT NO. 20081101825.

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

SAID DEED OF TRUST IS SUBJECT TO A NOTICE OF TRUSTEE'S SALE, DATED
08/09/2008, RECORDED 08/12/2008, AS INSTRUMENT NO. 20081445847

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

SAID DEED OF TRUST IS SUBJECT TO A NOTICE OF TRUSTEE'S SALE, DATED
10/19/2009, RECORDED 10/27/2009, AS INSTRUMENT NO. 20091621408

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

SAID DEED OF TRUST IS SUBJECT TO A NOTICE OF TRUSTEE'S SALE, DATED
01/10/2011, RECORDED 01/12/011, AS INSTRUMENT NO. 20110067015

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

SAID DEED OF TRUST IS FURTHER SUBJECTED TO A SUBSTITUTION OF TRUSTEE,
DATED 09/12/2011, RECORDED 09/20/2011, AS INSTRUMENT NO. 20111272562

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

SAID DEED OF TRUST IS SUBJECT TO A NOTICE OF TRUSTEE'S SALE, DATED
09/19/2011, RECORDED 09/21/2011, AS INSTRUMENT NO. 20111283088

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

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. T10625

SCHEDULE B (Continued)

SAID DEED OF TRUST IS SUBJECT TO A NOTICE OF TRUSTEE'S SALE, DATED 11/08/2011, RECORDED 11/10/2011, AS INSTRUMENT NO. 20111526044

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

SAID DEED OF TRUST IS FURTHER SUBJECTED TO A CORPORATION ASSIGNMENT OF DEED OF TRUST, FROM FIRST STREET FINANCIAL INC, A CALIFORNIA CORPORATION (ASSIGNOR) TO AURORA BANK (ASSIGNEE), DATED 02/21/2007, RECORDED 06/24/2014, AS INSTRUMENT NO. 20140652546

MAILING ADDRESS: AURORA BANK FSB, ATTN: ASSIGNMENT PREP, 2617 COLLEGE PARK,
P.O. BOX 1706, SCOTTSBLUFF, NE 69363-1706

ADDITIONAL MAILING ADDRESS: AURORA BANK FSB, 2617 COLLEGE PARK,
P.O. BOX 1706, SCOTTSBLUFF, NE 69363-1706

SAID DEED OF TRUST IS FURTHER SUBJECTED TO A CORPORATE ASSIGNMENT OF DEED OF TRUST, FROM AURORA COMMERCIAL CORP., SUCCESSOR ENTITY BY MERGER TO AURORA BANK FSB BY NATIONSTAR MORTGAGE, LLC, ITS ATTORNEY-IN-FACT (ASSIGNOR) TO U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR STRUCTURED ASSET-SECURITIES CORPORATION MORTGAGE PASSTHROUGH CERTIFICATES, SERIES 2007-BC4 (ASSIGNEE), DATED 05/28/2014, RECORDED 06/24/2014, AS INSTRUMENT NO. 20140652547

MAILING ADDRESS: NATIONSTAR MORTGAGE,
2617 COLLEGE PARK, SCOTTSBLUFF, NE 69361

ADDITIONAL MAILING ADDRESS: U.S. BANK NATIONAL ASSOCIATION AS
TRUSTEE FOR STRUCTURED ASSET-SECURITIES CORPORATION MORTGAGE PASSTHROUGH
CERTIFICATES, SERIES 2007-BC4, 425 WALNUT, CINCINNATI, OH 45202

SAID DEED OF TRUST IS FURTHER SUBJECTED TO A SUBSTITUTION OF TRUSTEE, DATED 06/13/2014, RECORDED 07/09/2014, AS INSTRUMENT NO. 20140703527

MAILING ADDRESS: SAGE POINT LENDER SERVICES, LLC,
400 EXCHANGE, SUITE 110, IRVINE, CA 92602

SAID DEED OF TRUST IS FURTHER SUBJECTED TO A NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, DATED 01/02/2014, RECORDED 07/09/2014, AS INSTRUMENT NO. 20140703528

MAILING ADDRESS: SAGE POINT LENDER SERVICES, LLC,
400 EXCHANGE, SUITE 110, IRVINE, CA 92602

AND WHEN RECORDED MAIL TO:

MR. AND MRS.

13336 1886 Corcoran Street
San Fernando, CA 91340



THIS SPACE FOR RECORDER'S USE ONLY.

GRANT DEED

"This is a bonafide gift and the grantor received nothing in return, R&T 11911."

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is \$00.00

[X] computed on full value of property conveyed, or

[] computed on full value less value of liens or encumbrances remaining at time of sale.

[] Unincorporated area [X] City of San Fernando AND

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

Eradio Casas, a Married man as his sole and separate property.

hereby GRANT(s) to:

Eradio Casas and Yolanda Aguilar, Husband and Wife, as Joint Tenants.

the real property in the City of San Fernando Area, County of Los Angeles, State of California, described as Lot 102 of Block 161 of Maclay Rancho Ex Mission De San Fernando, in the City of Los Angeles County of Los Angeles, State of California, as per Map recorded in Book 6612, Page 353 of Maps, in the Office of the County Recorder of said County.

Also Known as: ~~1886~~ Corcoran Street, San Fernando, CA 91340

AP#: 2524-018-010

13336

DATED January 31, 2011

STATE OF CALIFORNIA

COUNTY OF

On

before me,

A Notary Public in and for said State personally appeared

Eradio Casas

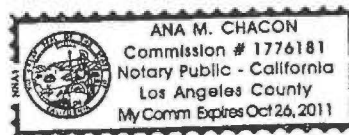


Eradio Casas

ERADIO CASAS

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal.



Signature

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

(Seal)

NEW CENTURY TITLE (GLENDALE)

Recording Requested By:
FIRST STREET FINANCIAL INC.



And After Recording Return To.
FIRST STREET FINANCIAL INC.
310 COMMERCE SUITE 150
IRVINE, CALIFORNIA 92602
Loan Number: 07012915

5370213 *wn*

[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 FEBRUARY 15, 2007, together with all Riders to this document.

(B) "Borrower" is ERADIO CASAS, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY

Borrower is the trustor under this Security Instrument

(C) "Lender" is FIRST STREET FINANCIAL INC.

Lender is a CALIFORNIA CORPORATION
and existing under the laws of CALIFORNIA

organized

Lender's address is 310 COMMERCE SUITE 150, IRVINE, CALIFORNIA 92602

Lender is the beneficiary under this Security Instrument

(D) "Trustee" is NEW CENTURY TITLE
500 N. BRAND BLVD., #175, GLENDALE, CALIFORNIA 91203

(E) "Note" means the promissory note signed by Borrower and dated FEBRUARY 15, 2007. The Note states that Borrower owes Lender ONE HUNDRED NINETY-EIGHT THOUSAND AND 00/100 Dollars (U S \$ 198,000.00)

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, 2037.

(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.

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(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 type="checkbox"/> Adjustable Rate Rider | <input type="checkbox"/> Planned Unit Development Rider |
| <input type="checkbox"/> Balloon Rider | <input type="checkbox"/> Biweekly Payment Rider |
| <input type="checkbox"/> 1-4 Family Rider | <input type="checkbox"/> Second Home Rider |
| <input type="checkbox"/> Condominium Rider | <input checked="" type="checkbox"/> Other(s) [specify] |
- ADJUSTABLE RATE BALLOON RIDER,
PREPAYMENT RIDER TO SECURITY INST

(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 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. §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 grants and conveys to Trustee, in trust, with power of sale, the following described property located in the

COUNTY of LOS ANGELES

[Type of Recording Jurisdiction]

[Name of Recording Jurisdiction]

LOT 102 IN BLOCK 161 OF MACLAY RANCHO EX MISSION DE SAN FERNANDO, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP ATTACHED TO DEED RECORDED IN BOOK 6612 PAGE 353 OF OFFICIAL RECORDS OF SAID COUNTY.
A.P.N.: 2524-018-010

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which currently has the address of 13336 CORCORAN STREET

LOS ANGELES
[City]

[Street]
California 91340 ("Property Address")
[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 seized 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 or 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 Payment is applied as of its scheduled due date, then Lender need not pay interest on unapplied funds. Lender may hold such unapplied funds until Borrower makes payment to bring the Loan current. If Borrower does not do so within a reasonable period of time, Lender shall either apply such funds or return them to Borrower. If not applied earlier, such funds will be applied to the outstanding principal balance under the Note immediately prior to foreclosure. No offset or claim which Borrower might have now or in the future against Lender shall relieve Borrower from making payments due under the Note and this Security Instrument or performing the covenants and agreements secured by this Security Instrument.

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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

ERADIO CASAS
ERADIO CASAS

(Seal)
-Borrower

(Seal)
-Borrower

(Seal)
-Borrower

(Seal)
-Borrower

(Seal)
-Borrower

(Seal)
-Borrower

Witness

Witness

07 0403555

CALIFORNIA--Single Family--Fannie Mae/Freddie Mac UNIFORM INSTRUMENT
Form 3005 1/01 (10/04/06) Page 13 of 14

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www.docmagic.com

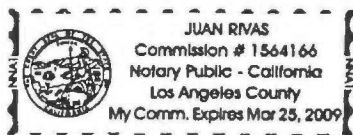
15

[Space Below This Line For Acknowledgment]

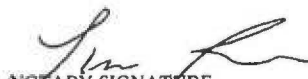
State of California)
County of LOS ANGELES) ss
On 2/15/07 before me Juan Rivas, Notary Public
personally appeared ERADIO CASAS

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



NOTARY SEAL


NOTARY SIGNATURE
Juan Rivas
(Typed Name of Notary)

07 0403555

EXHIBIT B

ASSIGNED INSPECTOR: **JAMES ABREU**

Date: **December 12, 2014**

JOB ADDRESS: **13336 WEST CORCORAN STREET, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **2524-018-010**

Last Full Title: **7/25/2014**

Last Update to Title:

LIST OF OWNERS AND INTERESTED PARTIES

- 1). ERADIO CASA & YOLANDA AGUILAR
13336 CORCORAN STREET
SAN FERNANDO, CA. 91340-2206 CAPACITY: OWNERS
- 2). FIRST STREET FINANCIAL INC.
310 COMMERCE, SUITE 150
IRVINE, CA. 92602 CAPACITY: INTERESTED PARTIES
- 3). NEW CENTURY TITLE
500 NORTH BRAND BLVD., #175
GLENDALE, CA. 91203 CAPACITY: INTERESTED PARTIES
- 4). QUALITY LOAN SERVICE CORP.
2141 5TH AVENUE
SAN DIEGO, CA. 92101 CAPACITY: INTERESTED PARTIES
- 5). AURORA BANK FSB
ATTN: ASSIGNMENT PREP
2617 COLLEGE PARK
P.O. BOX 1706
SCOTTSBLUFF, NE. 69363-1706 CAPACITY: INTERESTED PARTIES
- 6). NATIONSTAR MORTGAGE
2617 COLLEGE PARK
SCOTTSBLUFF, NE. 69361-1706 CAPACITY: INTERESTED PARTIES
- 7). U.S. BANK NATIONAL ASSOCIATION, TRUSTEE
425 WALNUT
CINCINNATI, OH. 45202 CAPACITY: INTERESTED PARTIES
- 8). SAGE POINT LENDER SERVICES, LLC
400 EXCHANGE, SUITE 110
IRVINE, CA. 92602 CAPACITY: INTERESTED PARTIES

Property Detail Report

For Property Located At :
13336 CORCORAN ST, SAN FERNANDO, CA 91340-2206



Owner Information

Owner Name: CASAS ERADIO/AGUILAR YOLANDA
 Mailing Address: 13336 CORCORAN ST, SAN FERNANDO CA 91340-2206 C065
 Vesting Codes: HW // JT

Location Information

Legal Description: BLOCK 161 THE MACLAY RANCHO EX MISSION OF SAN FERNANDO LOT 102
 County: LOS ANGELES, CA APN: 2524-018-010
 Census Tract / Block: 1043.10 / 1 Alternate APN:
 Township-Range-Sect: Subdivision: MACLAY
 Legal Book/Page: 1-605 Map Reference: 3-A6 / 482-C7
 Legal Lot: 102 Tract #:
 Legal Block: 161 School District: LOS ANGELES
 Market Area: PAC School District Name:
 Neighbor Code: Munic/Township:

Owner Transfer Information

Recording/Sale Date: 02/03/2011 / 01/31/2011 Deed Type: GRANT DEED
 Sale Price: 1st Mtg Document #:
 Document #: 193253

Last Market Sale Information

Recording/Sale Date: 02/24/2000 / 11/25/1999 1st Mtg Amount/Type: \$126,953 / FHA
 Sale Price: \$128,000 1st Mtg Int. Rate/Type: / FIXED
 Sale Type: FULL 1st Mtg Document #: 271733
 Document #: 271732 2nd Mtg Amount/Type: \$3,840 / CONV
 Deed Type: GRANT DEED 2nd Mtg Int. Rate/Type: /
 Transfer Document #: Price Per SqFt: \$161.21
 New Construction: Multi/Split Sale:
 Title Company: HERKS TITLE AGCY
 Lender: NORWEST MTG INC
 Seller Name: DEL SUR

Prior Sale Information

Prior Rec/Sale Date: 08/17/1999 / Prior Lender:
 Prior Sale Price: Prior 1st Mtg Amt/Type: /
 Prior Doc Number: 1545183 Prior 1st Mtg Rate/Type: /
 Prior Deed Type: QUIT CLAIM DEED

Property Characteristics

Gross Area:		Parking Type:	PARKING AVAIL	Construction:	
Living Area:	794	Garage Area:		Heat Type:	HEATED
Tot Adj Area:		Garage Capacity:	1	Exterior wall:	SHINGLE SIDING
Above Grade:		Parking Spaces:	1	Porch Type:	
Total Rooms:	3	Basement Area:		Patio Type:	
Bedrooms:	2	Finish Bsmnt Area:		Pool:	
Bath(F/H):	1 /	Basement Type:		Air Cond:	
Year Built / Eff:	1930 / 1985	Roof Type:		Style:	CONVENTIONAL
Fireplace:	/	Foundation:	RAISED	Quality:	
# of Stories:	1.00	Roof Material:	COMPOSITION	Condition:	
			SHINGLE		

Other Improvements:

Site Information

Zoning:	LAR1	Acres:	0.17	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	7,564	Lot Width/Depth:	50 x 150	State Use:	
Land Use:	SFR	Res/Comm Units:	/	Water Type:	
Site Influence:				Sewer Type:	

Tax Information

Total Value:	\$160,474	Assessed Year:	2014	Property Tax:	\$2,009.03
Land Value:	\$101,551	Improved %:	37%	Tax Area:	13
Improvement Value:	\$58,923	Tax Year:	2013	Tax Exemption:	HOMEOWNER
Total Taxable Value:	\$153,474				

Comparable Summary

For Property Located At



CoreLogic

RealQuest Professional

13336 CORCORAN ST, SAN FERNANDO, CA 91340-2206**2 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: 2**

	Subject Property	Low	High	Average
Sale Price	\$128,000	\$299,500	\$325,000	\$312,250
Bldg/Living Area	794	825	825	825
Price/Sqft	\$161.21	\$363.03	\$393.94	\$378.48
Year Built	1930	1937	1937	1937
Lot Area	7,564	6,731	6,767	6,749
Bedrooms	2	2	2	2
Bathrooms/Restrooms	1	1	1	1
Stories	1.00	1.00	1.00	1.00
Total Value	\$160,474	\$48,000	\$243,396	\$145,698
Distance From Subject	0.00	0.44	0.45	0.44

*= user supplied for search only

<input checked="" type="checkbox"/>	# F	Address	Sale Price	Yr Blt	Bed	Baths/Restrooms(Full)	Last Recording	Bld/Liv	Lot Area	Dist
Subject Property										
		13336 CORCORAN ST	\$128,000	1930	2	1	02/24/2000	794	7,564	0.0
Comparables										
<input checked="" type="checkbox"/>	1	815 GRISWOLD AVE	\$299,500	1937	2	1	04/18/2014	825	6,731	0.44
<input checked="" type="checkbox"/>	2	827 GRISWOLD AVE	\$325,000	1937	2	1	08/28/2014	825	6,767	0.45

Comparable Sales Report

For Property Located At



CoreLogic

RealQuest Professional

13336 CORCORAN ST, SAN FERNANDO, CA 91340-2206**2 Comparable(s) Selected.**

Report Date: 12/04/2014

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$128,000	\$299,500	\$325,000	\$312,250
Bldg/Living Area	794	825	825	825
Price/Sqft	\$161.21	\$363.03	\$393.94	\$378.48
Year Built	1930	1937	1937	1937
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Stories	1.00	1.00	1.00	1.00
Total Value	\$160,474	\$48,000	\$243,396	\$145,698
Distance From Subject	0.00	0.44	0.45	0.44

*= user supplied for search only

Comp #: 1		Distance From Subject: 0.44 (miles)	
Address: 815 GRISWOLD AVE, SAN FERNANDO, CA 91340-1420			
Owner Name: SANCHEZ SANDRA			
Seller Name: ALVARADO ALICE C TRUST			
APN:	2515-021-030	Map Reference:	2-F5 / 482-C6
County:	LOS ANGELES, CA	Census Tract:	3201.00
Subdivision:		Zoning:	SFR1*
Rec Date:	04/18/2014	Prior Rec Date:	03/14/1975
Sale Date:	03/06/2014	Prior Sale Date:	
Sale Price:	\$299,500	Prior Sale Price:	\$24,500
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	398372	Acres:	0.15
1st Mtg Amt:	\$294,074	Lot Area:	6,731
Total Value:	\$48,000	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	825
		Total Rooms:	4
		Bedrooms:	2
		Bath(F/H):	1 /
		Yr Built/Eff:	1937 / 1950
		Air Cond:	
		Style:	CONVENTIONAL
		Fireplace:	/
		Pool:	
		Roof Mat:	WOOD SHAKE
		Parking:	PARKING AVAIL

Comp #: 2		Distance From Subject: 0.45 (miles)	
Address: 827 GRISWOLD AVE, SAN FERNANDO, CA 91340-1420			
Owner Name: WADE HUGO A & MARIA I/GONZALEZ BRANDON			
Seller Name: GONZALEZ BYRON E			
APN:	2515-021-027	Map Reference:	2-F5 / 482-C6
County:	LOS ANGELES, CA	Census Tract:	3201.00
Subdivision:	11	Zoning:	SFR1*
Rec Date:	08/28/2014	Prior Rec Date:	09/04/2008
Sale Date:	07/18/2014	Prior Sale Date:	08/27/2008
Sale Price:	\$325,000	Prior Sale Price:	\$232,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	909218	Acres:	0.16
1st Mtg Amt:	\$319,113	Lot Area:	6,767
Total Value:	\$243,396	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 2
		Living Area:	825
		Total Rooms:	4
		Bedrooms:	2
		Bath(F/H):	1 /
		Yr Built/Eff:	1937 / 1950
		Air Cond:	
		Style:	CONVENTIONAL
		Fireplace:	/
		Pool:	
		Roof Mat:	WOOD SHAKE
		Parking:	DETACHED GARAGE

EXHIBIT D

ASSIGNED INSPECTOR: **JAMES ABREU**

Date: **December 12, 2014**

JOB ADDRESS: **13336 WEST CORCORAN STREET, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **2524-018-010**

CASE#: **481842**

ORDER NO: **A-3143620**

EFFECTIVE DATE OF ORDER TO COMPLY: **November 5, 2012**

COMPLIANCE EXPECTED DATE: **December 5, 2012**

DATE COMPLIANCE OBTAINED: **No Compliance to Date**

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

VIOLATIONS:

SEE ATTACHED ORDER # A-3143620

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

HELENA JUBANY
PRESIDENT
MARSHA L. BROWN
VICE-PRESIDENT
VAN AMBATIELOS
VICTOR H. CUEVAS
SEPAND SAMZADEH

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

ORDER TO COMPLY AND NOTICE OF FEE

CASAS, ERADIO AND AGUILAR, YOLANDA
13336 CORCORAN ST
SAN FERNANDO, CA 91340

CASE #: 481842

ORDER #: A-3143620

On NOV 02 2012 the EFFECTIVE DATE: November 05, 2012
Date
undersigned mailed this notice by
regular mail - postage prepaid, to
the addressee as shown on the last
equalized assessment roll.

COMPLIANCE DATE: December 05, 2012

OWNER OF

SITE ADDRESS: 13336 W CORCORAN ST

ASSESSORS PARCEL NO.: 2524-018-010

ZONE: R1; One-Family Zone

Signature

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, YOU ARE ORDERED TO PAY THE CODE VIOLATION INSPECTION FEE (C.V.I.F) OF \$356.16 (\$336 fee plus a six percent Systems Development Surcharge of \$20.16) WHICH WILL BE BILLED TO YOU SEPARATELY . 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.

Location: Driveway.

2. Open storage within the required yards.

You are therefore ordered to: Discontinue the open storage of house hold goods 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.

Location: Front yard.

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: Front yard.

NON-COMPLIANCE FEE WARNING:

In addition to the C.V.I.F. noted above, 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 (818)374-9862.
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector:

James Abreu

Date: November 02, 2012

JAMES ABREU
14410 SYLVAN STREET SUITE 105
VAN NUYS, CA 91401
(818)374-9862

Q

REVIEWED BY

EXHIBIT D

ASSIGNED INSPECTOR: **JAMES ABREU**

Date: December 12, 2014

JOB ADDRESS: **13336 WEST CORCORAN STREET, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **2524-018-010**

CASE#: 481842

ORDER NO: A-3229753

EFFECTIVE DATE OF ORDER TO COMPLY: **April 10, 2013**

COMPLIANCE EXPECTED DATE: **May 10, 2013**

DATE COMPLIANCE OBTAINED: **No Compliance to Date**

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

VIOLATIONS:

SEE ATTACHED ORDER # A-3229753

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



ANTONIO R. VILLARAIGOSA
MAYOR

DEPARTMENT OF
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201 NORTH FIGUEROA STREET
LOS ANGELES, CA 90012

ROBERT R. "Bud" OVROM
GENERAL MANAGER

RAYMOND S. CHAN, C.E., S.E.
EXECUTIVE OFFICER

ORDER TO COMPLY-SUPPLEMENTAL AND NOTICE OF FEE

CASAS, ERADIO AND AGUILAR, YOLANDA
13336 CORCORAN ST
SAN FERNANDO, CA 91340

APR 04 2013

On _____ the
Date _____
undersigned mailed this notice by
regular mail, postage prepaid, to
the addressee as shown on the last
equalized assessment roll.

CASE #: 481842

ORDER #: A-3229753

EFFECTIVE DATE: April 10, 2013

COMPLIANCE DATE: May 10, 2013

OWNER OF

SITE ADDRESS: 13336 W CORCORAN ST

ASSESSORS PARCEL NO.: 2524-018-010

ZONE: R1; One-Family Zone

Signature

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 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:

This order is a supplement to any and all preceding orders issued by the Department of Building and Safety relative to the case number noted above. You are hereby required to comply with the terms of this and all preceding orders.

Further investigation of the property (Site Address) listed above has revealed that there are additional violations of the Los Angeles Municipal Code (L.A.M.C.). Following is a current list of violations:

VIOLATION(S):

1. The garage has been converted to habitable space without the required permits and approvals.

You are therefore ordered to: Discontinue the use as a dwelling and restore the garage to its originally permitted use as a garage.

Code Section(s) in Violation: 12.21A.1.(a), 12.21A4(a), 12.21A4(m), 91.8902.14, 91.8105, 91.103.1 of the L.A.M.C.

Location: Garage.

Comments: Door to be opened and flooring/carpet removed.

2. Unapproved occupancy or use of the trailers, unapproved additions and garage as living area.

You are therefore ordered to: Discontinue the unapproved occupancy or use of the trailers, unapproved additions and garage as living area.

Code Section(s) in Violation: 91.104.2.5, 91.103.1, 12.26E and 12.21A.1.(a) of the L.A.M.C.

Location: Back yard.

Comments: Trailers to be registered to property or removed.

3. The construction of a addition to the side and back of garage, detached building used as bathroom in back yard and detached building at rear of property was/is constructed without the required permits and approvals.

You are therefore ordered to: 1) Demolish and remove all construction work performed without the required permit(s). 2) Restore the existing structure(s) to its originally approved condition, OR 3) Submit plans, obtain the required permits and expose the work for proper inspections.

Code Section(s) in Violation: 91.8105, 91.106.1.1, 91.106.1.2, 91.108.4, 91.106.3.2, 91.103.1, 93.0104, 94.103.1.1, 95.112.1, 91.5R106.1.1, 91.5R106.1.2, 91.5R108.4, 91.5R106.3.2, 91.5R103.1, 12.21A.1.(a) of the L.A.M.C.

Location: Back yard.

Comments: Addition to back and side of garage, detached bathroom building and all buildings at rear of property.

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.

In addition to the C.V.I.F. noted above, 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.

INVESTIGATION FEE REQUIRED:

Whenever any work has been commenced without authorization by a permit or application for inspection, and which violates provisions of Articles 1 through 8 of Chapter IX of the Los Angeles Municipal Code (L.A.M.C.), and if no order has been issued by the department or a court of law requiring said work to proceed, a special investigation fee which shall be double the amount charged for an application for inspection, license or permit fee, but not less than \$400.00, shall be collected on each permit, license or application for inspection. Section 98.0402 (a) L.A.M.C.

APPEAL PROCEDURES:

There is an appeal procedure established in this city whereby the Department of Building and Safety and the Board of Building and Safety Commissioners have the authority to hear and determine 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)374-9862.
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector: James Abreu

Date: April 02, 2013

JAMES ABREU
14410 SYLVAN STREET SUITE 105
VAN NUYS, CA 91401
(818)374-9862
James.Abreu@lacity.org


REVIEWED BY