

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

—
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PRESIDENT

E. FELICIA BRANNON
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GEORGE HOVAGUIMIAN
JAVIER NUNEZ
—

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

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

—
FRANK M. BUSH
GENERAL MANAGER

OSAMA YOUNAN, P.E.
EXECUTIVE OFFICER
—

June 26, 2017

Council District # 7

Case #: 716687

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

JOB ADDRESS: 12225 W TERRA BELLA ST
CONTRACT NO.: C128935 T123628-2 T128934

Pursuant to the provisions of Section 91.8903 and Section 91.8904, Los Angeles Municipal Code the Department of Building and Safety has caused the cleaning of the lot at the above address in the City of Los Angeles. The cost of cleaning the subject lot was \$1,244.32. The cost of title search(es) on the subject lot was \$80.00.

It is proposed that a lien for the total amount of **\$1,324.32** be recorded against the real property upon which the services were rendered. The official report, in duplicate, as required in connection with this matter is submitted for your consideration.

It is requested that the Honorable Council designate the time and place, when and where protest can be heard concerning this matter, as set forth in Section 91.8906 of the Los Angeles Municipal Code and Section 7.35.3, Los Angeles Administrative Code.

FRANK M. BUSH
GENERAL MANAGER

Alexander Moffat, Principal Inspector
Lien Review

FB:AM: fmr

Attachments

REPORT OF ABATE OF A PUBLIC NUISANCE

On April 26, 2016 pursuant to the authority granted by Section 91.8903 and 91.8904 of the Los Angeles Municipal Code, the Department of Building and Safety ordered the owners or other parties in interest within thirty days(30) days to remove the accumulation of trash, debris, vehicle parts, rubbish, excessive vegetation or other similar conditions on the parcel located at **12225 W TERRA BELLA ST** , within the limits of the City of Los Angeles, State of California, being more particularly described as follows:

See Attached Title Report for Legal Description

The owners or other parties in interest of the above described property having failed to comply with the time prescribed by Ordinance, the Department solicited bids, awarded a contract and caused said abatement of nuisance as follows:

<u>Work Description</u>	<u>Work Order No.</u>	<u>Date Completed</u>	<u>Cost</u>
CLEAN	C4448	May 11, 2017	\$1,244.32

Additionally, there are unpaid invoices for fees assessed to recover Departmental costs in pursuit of compliance as follows:

Title report costs were as follows:

<u>Title Search</u>	<u>Work Order No.</u>	<u>Amount</u>
FULL	T13744	\$42.00
FULL	T14374	\$38.00

Pursuant to the authority granted by Section 91.8906 of the Los Angeles Municipal Code and Section 7.35.3 of the Los Angeles Administrative Code, it is proposed that a lien for the sum of \$968.80 plus an amount equal to forty percent (40%) or a minimum of \$100.00 of such cost, plus the Cost of Title Search(es) on the subject lot was \$80.00. for a total of **\$1,324.32**, be recorded against said property.

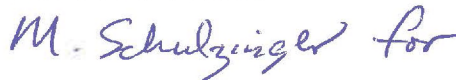
It is further requested that the Honorable Council instruct the Financial Services Section of the Department of Building and Safety, that upon receipt of any payment on this lien against this property to deposit the amount to Dept. 08 (Bldg. & Safety Dept.), Fund 346, Revenue Source No. 3191 in the amount of **\$1,244.32**, and to deposit to Fund 100 the amount of **\$80.00**.

Please see attached for the names and addresses of owners entitled to notice. Also attached is a statement of the fair market value of this property including all encumbrances of record on the property as of the date of this report.

This official report, in duplicate, as set forth in Section 91.8906 of the Los Angeles Municipal Code and Section 7.35.3 of the Los Angeles Administrative Code is submitted for your consideration.

DATED: June 26, 2017

FRANK M. BUSH
Superintendent of Building
GENERAL MANAGER



Report and lien confirmed by
City Council on:

Alexander Moffat, Lien Review
Lien Review

ATTEST: HOLLY WOLCOTT
CITY CLERK

BY

DEPUTY

ASSIGNED INSPECTOR: DUANE JOHNSON
JOB ADDRESS: **12225 W TERRA BELLA ST**
ASSESSORS PARCEL NO.: 2532-014-016

Last Full Title: 06/16/2017

Last Update Title:

LIST OF OWNERS AND INTERESTED PARTIES

1 DERAN L WILLIAMS ET AL TR
TERRA BELLA TRUST
PO BOX 3836
CHATSWORTH, CA 91313

Capacity: OWNER

2 BANK OF NEW YORK
2860 EXCHANGE BLVD #100
SOUTHLAKE, TX 76092

Capacity: INTERESTED PARTY



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

Property Title Report

Work Order No. T14374
Dated as of: 06/15/2017

Prepared for: City of Los Angeles

SCHEDULE A (Reported Property Information)

APN #: 2532-014-016

Property Address: 12225 W TERRA BELLA ST City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : TERRA BELLA TRUST; DERAN L WILLIAMS & KELLY WILLIAMS AND TRUST HOLDING SERVICE CO AS CO-TRUSTEES

Grantor : DERAN L WILLIAMS; KELLY WILLIAMS

Deed Date : 10/20/2007

Recorded : 10/25/2007

Instr No. : 07-2419618

MAILING ADDRESS: TERRA BELLA TRUST; DERAN L WILLIAMS & KELLY WILLIAMS AND TRUST HOLDING SERVICE CO AS CO-TRUSTEES
PO BOX 3836 CHATSWORTH CA 91313

SCHEDULE B

LEGAL DESCRIPTION

Lot: 1 Tract No: 25147 Abbreviated Description: LOT:1 CITY:REGION/CLUSTER:
03/03127 TR#:25147 TRACT # 25147 LOT 1 City/Muni/Twp: REGION/CLUSTER: 03/03127

MORTGAGES/LIENS

Type of Document: ASSIGNMENT OF DEED OF TRUST

Recording Date: 11/06/2014

Document #: 14-1178848

Loan Amount: \$486,000

Lender Name: AMERICAS WHOLESAL LENDER

Borrowers Name: DERAN L WILLIAMS,; KELLY WILLIAMS,

MAILING ADDRESS: BANK OF NEW YORK
2860 EXCHANGE BLVD #100 SOUTHLAKE, TX 76092



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

Property Title Report

Work Order No. T13744
Dated as of: 09/13/2016

Prepared for: City of Los Angeles

SCHEDULE A (Reported Property Information)

APN #: 2532-014-016

Property Address: 12225 W TERRA BELLA ST City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : TERRA BELLA TRUST, DERAN L WILLIAMS, KELLY WILLIAMS AND TRUST HOLDING SERVICE CO AS CO-TRUSTEES

Grantor : DERAN L WILLIAMS & KELLY WILLIAMS

Deed Date : 10/20/2007

Recorded : 10/25/2007

Instr No. : 07-2419618

MAILING ADDRESS: TERRA BELLA TRUST, DERAN L WILLIAMS, KELLY WILLIAMS AND TRUST HOLDING SERVICE CO AS CO-TRUSTEES
PO BOX 3836 CHATSWORTH CA 91313

SCHEDULE B

LEGAL DESCRIPTION

Lot: 1 Tract No: 25147 Abbreviated Description: LOT:1 CITY:REGION/CLUSTER:
01/01168 TR#:25147 TRACT # 25147 LOT 1 City/Muni/Twp: REGION/CLUSTER: 01/01168

MORTGAGES/LIENS

Type of Document: ASSIGNMENT OF DEED OF TRUST

Recording Date: 11/06/2014

Document #: 14-1178848

Loan Amount: \$486,000

Lender Name: AMERICAS WHOLESAL LENDER

Borrowers Name: DERAN L WILLIAMS & KELLY WILLIAMS

MAILING ADDRESS: THE BANK OF NEW YORK
2860 EXCHANGE BLVD #100 SOUTHLAKE, TX 76092



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

Property Title Report

Work Order No. T13478
Dated as of: 08/09/2016

Prepared for: City of Los Angeles

SCHEDULE A ***(Reported Property Information)***

APN #: 2532-014-016

Property Address: 12225 W TERRA BELLA ST City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : TERRA BELLA TRUST, DERAN L. WILLIAMS, KELLY WILLIAMS AND TRUST HOLDING SERVICE CO AS CO-TRUSTEE

Grantor : DERAN L WILLIAMS AND KELLY WILLIAMS

Deed Date : 10/20/2007

Recorded : 10/25/2007

Instr No. : 07-2419618

**MAILING ADDRESS: TERRA BELLA TRUST, DERAN L. WILLIAMS, KELLY WILLIAMS AND TRUST HOLDING SERVICE CO AS CO-TRUSTEE
PO BOX 3836 CHATSWORTH CA 91313**

SCHEDULE B

LEGAL DESCRIPTION

**Lot: 1 Tract No: 25147 Abbreviated Description: LOT:1 CITY:REGION/CLUSTER:
01/01168 TR#:25147 TRACT # 25147 LOT 1 City/Muni/Twp: REGION/CLUSTER: 01/01168**

MORTGAGES/LIENS

Type of Document: ASSIGNMENT OF DEED OF TRUST

Recording Date: 11/06/2014

Document #: 14-1178848

Loan Amount: \$486,000

Lender Name: AMERICAS WHOLESAL LENDER

Borrowers Name: DERAN L WILLIAMS AND KELLY WILLIAMS

**MAILING ADDRESS: THE BANK OF NEW YORK
2860 EXCHANGE BLVD #100 SOUTHLAKE, TX 76092**



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

Property Title Report

Work Order No. T13179
Dated as of: 04/21/2016

Prepared for: City of Los Angeles

SCHEDULE A (Reported Property Information)

APN #: 2532-014-016

Property Address: 12225 W TERRA BELLA ST **City:** Los Angeles **County:** Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : TERRA BELLA TRUST, DERAN L WILLIAMS, KELLY WILLIAMS AND TRUST HOLDING SERVICE CO AS CO-TRUSTEES

Grantor : DERAN L WILLIAMS AND KELLY WILLIAMS

Deed Date : 10/20/2007

Recorded : 10/25/2007

Instr No. : 07-2419618

MAILING ADDRESS: TERRA BELLA TRUST, DERAN L WILLIAMS, KELLY WILLIAMS AND TRUST HOLDING SERVICE CO AS CO-TRUSTEES
PO BOX 3836 CHATSWORTH CA 91313

SCHEDULE B

LEGAL DESCRIPTION

Lot: 1 **Tract No:** 25147 **Abbreviated Description:** LOT:1 CITY:REGION/CLUSTER:
01/01168 **TR#:**25147 **TRACT #** 25147 **LOT 1 IMP1=SFR,1**
UNIT,1729SF,YB:1960,03BD/02BA.City/Muni/Twp: REGION/CLUSTER: 01/01168

MORTGAGES/LIENS

Type of Document: ASSIGNMENT OF DEED OF TRUST

Recording Date: 11/06/2014

Document #:14-1178848

Loan Amount: \$486,000

Lender Name: AMERICAS WHOLESAL LENDER

Borrowers Name: DERAN L WILLIAMS AND KELLY WILLIAMS

MAILING ADDRESS: BANK OF NEW YORK
2860 EXCHANGE BLVD #100 SOUTHLAKE, TX 76092

Property Detail Report

For Property Located At :
12225 TERRA BELLA ST, PACOIMA, CA 91331-1553



Owner Information

Owner Name: **WILLIAMS DERAN L/TERRA BELLA**
 Mailing Address: **PO BOX 3836, CHATSWORTH CA 91313-3836 B007**
 Vesting Codes: **/ A / TR**

Location Information

Legal Description:	TRACT # 25147 LOT 1	APN:	2532-014-016
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	1041.08 / 3	Subdivision:	25147
Township-Range-Sect:		Map Reference:	9-C1 /
Legal Book/Page:	653-3	Tract #:	25147
Legal Lot:	1	School District:	LOS ANGELES
Legal Block:		School District Name:	
Market Area:	PAC	Munic/Township:	
Neighbor Code:			

Owner Transfer Information

Recording/Sale Date:	10/25/2007 / 10/20/2007	Deed Type:	GRANT DEED
Sale Price:		1st Mtg Document #:	
Document #:	2419618		

Last Market Sale Information

Recording/Sale Date:	05/27/1988 / 04/1988	1st Mtg Amount/Type:	\$86,250 / CONV
Sale Price:	\$115,000	1st Mtg Int. Rate/Type:	/
Sale Type:	FULL	1st Mtg Document #:	854468
Document #:	854467	2nd Mtg Amount/Type:	/
Deed Type:	CORPORATION GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$66.51
New Construction:		Multi/Split Sale:	
Title Company:	CHICAGO TITLE INSURANCE		
Lender:	COMPAN		
Seller Name:	PLAZA S&L		
	TRUJILLO LIONEL LOPEZ		

Prior Sale Information

Prior Rec/Sale Date:	/	Prior Lender:	/
Prior Sale Price:		Prior 1st Mtg Amt/Type:	/
Prior Doc Number:		Prior 1st Mtg Rate/Type:	/
Prior Deed Type:			

Property Characteristics

Gross Area:		Parking Type:	ATTACHED GARAGE	Construction:	FRAME
Living Area:	1,729	Garage Area:		Heat Type:	CENTRAL
Tot Adj Area:		Garage Capacity:	2	Exterior wall:	STUCCO
Above Grade:		Parking Spaces:	2	Porch Type:	
Total Rooms:	5	Basement Area:		Patio Type:	COVERED PATIO
Bedrooms:	3	Finish Bsmnt Area:		Pool:	POOL
Bath(F/H):	2 /	Basement Type:		Air Cond:	CENTRAL
Year Built / Eff:	1960 / 1960	Roof Type:		Style:	CONVENTIONAL
Fireplace:	Y / 1	Foundation:	SLAB	Quality:	AVERAGE
# of Stories:	1.00	Roof Material:	COMPOSITION SHINGLE	Condition:	AVERAGE
Other Improvements:	FENCE;FENCED YARD				

Site Information

Zoning:	LARS	Acres:	0.25	County Use:	SINGLE FAMILY RESID (0101)
Lot Area:	10,849	Lot Width/Depth:	70 x 155	State Use:	
Land Use:	SFR	Res/Comm Units:	/	Water Type:	PUBLIC
Site Influence:				Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$210,693	Assessed Year:	2016	Property Tax:	\$2,698.06
Land Value:	\$93,445	Improved %:	56%	Tax Area:	13
Improvement Value:	\$117,248	Tax Year:	2016	Tax Exemption:	HOMEOWNER
Total Taxable Value:	\$203,693				

Comparable Summary

For Property Located At



12225 TERRA BELLA ST, PACOIMA, CA 91331-1553

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	\$115,000	\$400,000	\$435,000	\$417,500
Bldg/Living Area	1,729	1,529	1,560	1,544
Price/Sqft	\$66.51	\$261.61	\$278.85	\$270.23
Year Built	1960	1965	1973	1969
Lot Area	10,849	7,459	8,777	8,118
Bedrooms	3	4	4	4
Bathrooms/Restrooms	2	2	2	2
Stories	1.00	1.00	1.00	1.00
Total Value	\$210,693	\$369,281	\$390,870	\$380,076
Distance From Subject	0.00	0.18	0.28	0.23

*= 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										
		12225 TERRA BELLA ST	\$115,000	1960	3	2	05/27/1988	1,729	10,849	0.0
Comparables										
<input checked="" type="checkbox"/>	1	11052 BORDEN AVE	\$435,000	1973	4	2	03/09/2017	1,560	8,777	0.18
<input checked="" type="checkbox"/>	2	11189 CHIVERS AVE	\$400,000	1965	4	2	12/13/2016	1,529	7,459	0.28