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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

NOTICE OF HEARING

DATE: August 13, 2015

CASE #: 102903

Regarding the property known as:  
**2529 N WOODSTOCK ROAD**

Under the Authority of the Provisions of  
Chapter IX, Article 1, of the Los Angeles Municipal Code  
and

Division 7, Chapter 1, Article 4.6 of the Los Angeles Administrative Code

Pursuant to the provisions of Section 91.8903 and Section 91.8904, Los Angeles Municipal Code the Department of Building and Safety has filed a Notice of Nuisance with the County Recorders Office on the property located at the above address, being more particularly described as follows:

*See Attached Title Report for Legal Description*

and the work performed to correct the nuisance is listed on the attached **REPORT OF ABATE OF A PUBLIC NUISANCE.**

The Department did inform the Council of the City of Los Angeles of the work performed and that the cost of the work, plus a forty percent (40 %) administrative fee, amounted to **\$391.12**. The Department recommends that a lien in the above stated amount be recorded against said property pursuant to Section 7.35.3 of the Los Angeles Administrative Code.

The owner and interested parties listed below are hereby given notice that the City Council of the City of Los Angeles will consider and pass upon a report by the Department of the cost of the work performed **at a hearing to be held on Wednesday, October 7, 2015 at 10:00 am in the Council Chamber of City Hall of the City of Los Angeles at 200 North Spring Street, Room 340, Los Angeles, California.** The owner and/or interested parties shall have 45 days from the date of this notice to pay the above referenced fee before this lien is recorded.

*See attached list of Interested Parties*

The owner and interested parties may appear at the City Council Hearing to object to the confirmation of the proposed lien in the amount specified. Failure to appear at the City Council Hearing may result in the recordation of the proposed lien against the property and the placement of this direct assessment on the Secured Tax Roll for the County of Los Angeles without further notice.

## 2529 N WOODSTOCK ROAD - NOTICE OF HEARING

**If you are planning to file a written protest**, please provide 15 copies to the Office of the City Clerk, 200 N. Spring Street, Room 395, Los Angeles, CA 90012, Attention: Clerk of the Council and provide them a minimum of ten (10) days in advance of the hearing date.

For additional information, contact J.T. Christian at telephone number (213) 252-3305.

This Notice of Hearing is being served pursuant to Division 7, Chapter 1, Article 4.6, section 7.35.3 (f) of the Los Angeles Administrative Code.

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



J.T. Christian  
Senior Inspector

**2529 N WOODSTOCK ROAD - NOTICE OF HEARING**

**Interested Parties List:**

PROSPER LEVY  
c/o HENRY LEVY - BEN KALAF  
810 CORD CIRCLE DRIVE  
BEVERLY HILLS CA 91210

PROSPER LEVY  
c/o TWIN SPRINGS LLC  
433 S SPRING STREET 8TH FLOOR  
LOS ANGELES CA 90013

PROSPER LEVY  
c/o ALEX P AGHAJANIAN ESQ  
225 S LAKE AVENUE #1180  
PASADENA CA 91101

## REPORT OF ABATE OF A PUBLIC NUISANCE

On September 11, 2003 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 secure all openings accessible for entry from the exterior of the building(s) and weatherproof the barricades installed on the parcel located at 2529 N WOODSTOCK ROAD , 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>
BARRICADE	B3721	May 14, 2012	\$349.12

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	T11805	\$42.00

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 \$291.12 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 \$42.00. for a total of \$391.12, 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 \$349.12, and to deposit to Fund 100 the amount of \$42.00.

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: July 01, 2015

RAYMOND S CHAN C.E., S.E.  
Superintendent of Building  
General Manager



Report and lien confirmed by  
City Council on:

J.T. Christian Senior Inspector  
Lien Review

ATTEST: HOLLY WOLCOTT  
CITY CLERK

BY

DEPUTY



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

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## Property Title Report

Work Order No. T12008  
Dated as of: 07/10/2015

Prepared for: City of Los Angeles

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### SCHEDULE A (Reported Property Information)

APN #: 5565-021-042

Property Address: 2529 N WOODSTOCK ROAD City: Los Angeles County: Los Angeles

### VESTING INFORMATION

Type of Document: Trustee's Deed Upon Sale

Grantee : Prosper Levy

Grantor : LandAmerica One Stop, Inc. as the successor by merger to LandAmerica Default Services, Inc.,  
as Trustee

Deed Date : 4/21/2009

Recorded : 4/27/2009

Instr No. : 20090609669

Mailing Address: Prosper Levy,  
433 S. Spring Street, 8th Floor, Los Angeles, CA 90013

### SCHEDULE B

### LEGAL DESCRIPTION

The following described property:

All that portion of Lot 21, lying Southeasterly of the Southeasterly line of Thames street, of tract 6515, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 68 Page 72 of Maps, in the office of the County recorder of said County. Except therefrom those portions thereof included in Woodstock road and in Leicester drive as dedicated on the map of Tract 6014, as per map recorded in Book 104, Page 75 of Maps.

Assessor's Parcel No: 5565-021-042

### MORTGAGES/LIENS

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

Amount : \$625,000.00

Dated : 7/23/1998

**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. T12008**

**SCHEDULE B (Continued)**

**Trustor : Arviv Enterprises, Inc.**

**Trustee : North American Title Company, a California Corporation**

**Beneficiary : Laximo, Inc.**

**Recorded : 7/24/1998**

**Instr No. : 98-1275120**

**Mailing Address: Laximo, Inc., 16601 Ventura Blvd., 4th Fl. Encino, CA 91436-1921.**

**Mailing Address: North American Title Company, a California Corporation, None shown.**

**Assignment of the above referenced security instrument is as follows:**

**Assignee : Prosper Levy**

**Recorded : 5/6/1999**

**Instr No. : 99 0822212**

**Mailing Address: Prosper Levy, None Shown.**

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

**Amount : \$1,000,000.00**

**Dated : 10/23/1998**

**Trustor : Arviv Enterprises, Inc.**

**Trustee : Stewart Title of California, Inc., a California Corporation**

**Beneficiary : Prosper Levy**

**Recorded : 10/28/1998**

**Instr No. : 98 1974215**

**Mailing Address: Prosper Levy, 16601 Ventura Blvd., 4th Fl. Encino, CA 91436-1921.**

**Mailing Address: Stewart Title of California, Inc., a California Corporation, None Shown**

**Type of Document: A claim of lien for the amount shown and any other amounts due.**

**Claimant : Department of Building and Safety Code Enforcement Bureau**

**Recorded : 5/11/2012**

**Instr No. : 20120710867**

**Mailing Address: Levy Prosper, 2529 N Woodstock Road, Los Angeles, CA 90046.**

**Mailing Address: Department of Building and Safety Code Enforcement Bureau,  
3550 Wilshire Blvd, Suite 41800, Los Angeles, CA 90010.**