

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

July 01, 2015

Council District # 4  
Case #: 102903

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

JOB ADDRESS: **2529 N WOODSTOCK ROAD**  
CONTRACT NO.: **B120245 T123628-1**

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 barricading of all openings at the above address in the City of Los Angeles. The cost of barricading the subject building(s) was \$349.12. The cost of title search(es) on the subject lot was \$42.00.

It is proposed that a lien for the total amount of **\$391.12** 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.

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

J.T. Christian Senior Inspector  
Lien Review

RC:JC: fmr

Attachments

## 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

June 24, 2015

CASE #: 102903

ASSIGNED INSPECTOR: DUANE JOHNSON  
JOB ADDRESS: 2529 N WOODSTOCK ROAD  
ASSESSORS PARCEL NO.: 5565-021-042

Last Full Title: 06/15/2015

Last Update Title:

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**LIST OF OWNERS AND INTERESTED PARTIES**

- 1 PROSPER LEVY  
c/o HENRY LEVY - BEN KALAF  
810 CORD CIRCLE DRIVE  
BEVERLY HILLS, CA 91210  
Capacity: OWNER
  
- 2 PROSPER LEVY  
c/o TWIN SPRINGS LLC  
433 S SPRING STREET 8TH FLOOR  
LOS ANGELES, CA 90013  
Capacity: OWNER
  
- 3 PROSPER LEVY  
c/o ALEX P AGHAJANIAN ESQ  
225 S LAKE AVENUE #1180  
PASADENA, CA 91101  
Capacity: OWNER



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. T11805**  
**Dated as of: 06/12/2015**

**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 OneStop, 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**

*We find no Open Mortgages/Deeds of Trust of Record.*

# WestCoast Title Company



15480 Arrow Hwy. Suite 216  
Irwindale, Ca. 91706  
{626} 307-1145 {626} 307-1784 fax

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|                                      |  |
|--------------------------------------|--|
| <b>Work Order No. T6074</b>          | <b>Prepared for: City of Los Angeles</b> |
| <b>Type of Report: Update Report</b> |  |
| <b>Order Date: 09-18-2008</b>        | <b>Updated as of: 09-22-2008</b>         |
|                                      | <b>Fee: \$5.00</b>                       |

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

**For Assessors Parcel Number: 5565-021-042**

**Situs Address: 2529 N. Woodstock Road City: Los Angeles County: Los Angeles**

**-VESTING INFORMATION (Ownership)**

**The last Recorded Document Transferring Fee Title Recorded on: 04-27-2009**  
**As Document Number: 09-0609669**  
**Documentary Transfer Tax: None**  
**In Favor of: Prosper Levy**

**Mailing Address: Prosper Levy**  
**c/o Twin Springs, LLC**  
**433 S. Spring Street, 8<sup>th</sup> Floor**  
**Los Angeles, CA 90013**

**-SCHEDULE B-**

**-The Property Reported Herein is Described as follows:**

**All that portion of Lot 21 lying Southeasterly of the Southeasterly line of Thames Street, of Tract No. 6515, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 68, Page(s) 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.**

**Except all oil, gas and mineral rights in said land as reserved by Laurel Canyon Land Company, in the Deed recorded in Book 2689, Page 376, Official Records.**

# WestCoast Title Company

15480 Arrow Hwy, Suite 216  
Irwindale, Ca. 91706  
{626} 307-1145 {626} 307-1784 fax

Page 2  
Order Number: T6074

## ***-Schedule B Continued-***

*1. A Notice of Assessment Recorded on 08-13-2003  
as Document Number 03-2342864  
Filed by: Secretary - Mountains Recreation and Conservation Authority  
(see attached document for details)*

*2. A Notice of Sub Standard Property Recorded on: 09-12-2003  
as Document Number: 03-2689854  
Filed by the City of Los Angeles, Code Enforcement Department*

*3. A Notice of Intent to Demolish Recorded on 10-27-2008  
as Document Number 08-1905103  
Filed by: Department of Building and Safety  
(see attached document for details)*

***A Statement of information may be required to provide further information on the owners listed below:***

***No Statement of information is required.***

End of Report

# WestCoast Title Company



15480 Arrow Hwy. Suite 216  
Irwindale, Ca. 91706  
{626} 307-1145 {626} 307-1784 fax

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|                                   |  |
|-----------------------------------|--|
| <b>Work Order No. T5281</b>       | <b>Prepared for: City of Los Angeles</b> |
| <b>Type of Report: GAP Report</b> |  |
| <b>Order Date: 09-18-2008</b>     | <b>Dated as of: 09-22-2008</b>           |
|                                   | <b>Fee: \$48.00</b>                      |

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

**For Assessors Parcel Number: 5565-021-042**

**Situs Address: 2529 N. Woodstock Road City: Los Angeles County: Los Angeles**

**-VESTING INFORMATION (Ownership)**

**The last Recorded Document Transferring Fee Title Recorded on: 07-13-2006**  
**As Document Number: 06-1548875**  
**Documentary Transfer Tax: None**  
**In Favor of: Alan W. Kapilow, as Trustee of the AWK Separate Property Trust Dated 12/15/2003**

**Mailing Address: Mr. Allen Sarlo**  
**c/o 1842 Washington Way**  
**Venice, CA 90291**

**-SCHEDULE B-**

**-The Property Reported Herein is Described as follows:**

**All that portion of Lot 21 lying Southeasterly of the Southeasterly line of Thames Street, of Tract No. 6515, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 68, Page(s) 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.**

**Except all oil, gas and mineral rights in said land as reserved by Laurel Canyon Land Company, in the Deed recorded in Book 2689, Page 376, Official Records.**

# WestCoast Title Company

15480 Arrow Hwy. Suite 216  
Irwindale, Ca. 91706  
(626) 307-1145 (626) 307-1784 fax

Page 2  
Order Number: T5281

## **-Schedule B Continued-**

*1. A Deed of Trust Recorded on 10-04-2002  
as Document Number 02-2348220  
Amount: \$2,000,000.00  
Trustor: Popular Realty, LLC, a California Limited Liability Company  
Trustee: Chicago Title Company, a California Corporation  
Beneficiary: Prosper Levy, as Individual*

*Mailing Address: Prosper Levy  
433 South Spring Street, Suite 100  
Los Angeles, CA 90013*

*A Notice of Default Recorded on: 09-18-2007  
Document Number: 07-2141785*

*A Notice of Trustee Sale Recorded: 01-30-2008  
Document No.: 08-0178758  
Trustees Name: LandAmerica Default Services*

*Address: LandAmerica Default Services  
P.O. Box 5899  
6 Executive Circle, Suite 100  
Irvine, CA 92616*

*2. A Notice of Assessment Recorded on 08-13-2003  
as Document Number 03-2342864  
Filed by: Secretary - Mountains Recreation and Conservation Authority  
(see attached document for details)*

*3. A Notice of Sub Standard Property Recorded on: 09-12-2003  
as Document Number: 03-2689854  
Filed by the City of Los Angeles, Code Enforcement Department*

*A Statement of information may be required to provide further information on the owners listed below:*

**No Statement of information is required.**

End of Report

# Property Detail Report

For Property Located At :  
**2529 WOODSTOCK RD, LOS ANGELES, CA 90046**



## Owner Information

Owner Name: **PROSPER LEVY**  
 Mailing Address: **433 S SPRING ST #8THFL, LOS ANGELES CA 90013-2009 C052**  
 Vesting Codes: **//**

## Location Information

Legal Description: **TRACT NO 6515 LOT COM AT INTERSECTION OF SE LINE OF LEICESTER DR WITH NE LINE OF LOT 21 TH SE ON SD NE LINE TO W LINE OF WOODSTOCK RD TH S THEREON TO SW LINE OF SD LOT TH NW ON SD SW LINE TO SD SE LOT 21**

|                       |                        |                       |                     |
|-----------------------|------------------------|-----------------------|---------------------|
| County:               | <b>LOS ANGELES, CA</b> | APN:                  | <b>5565-021-042</b> |
| Census Tract / Block: | <b>1941.02 / 1</b>     | Alternate APN:        |                     |
| Township-Range-Sect:  |                        | Subdivision:          | <b>6515</b>         |
| Legal Book/Page:      | <b>68-72</b>           | Map Reference:        | <b>33-E1 /</b>      |
| Legal Lot:            | <b>21</b>              | Tract #:              | <b>6515</b>         |
| Legal Block:          |                        | School District:      | <b>LOS ANGELES</b>  |
| Market Area:          | <b>C03</b>             | School District Name: |                     |
| Neighbor Code:        |                        | Munic/Township:       |                     |

## Owner Transfer Information

|                      |                                |                     |                       |
|----------------------|--------------------------------|---------------------|-----------------------|
| Recording/Sale Date: | <b>04/27/2009 / 04/21/2009</b> | Deed Type:          | <b>TRUSTEE'S DEED</b> |
| Sale Price:          | <b>\$1,000,000</b>             | 1st Mtg Document #: |                       |
| Document #:          | <b>609669</b>                  |                     |                       |

## Last Market Sale Information

|                      |                                |                         |              |
|----------------------|--------------------------------|-------------------------|--------------|
| Recording/Sale Date: | <b>07/14/2005 / 06/24/2005</b> | 1st Mtg Amount/Type:    | <b>/</b>     |
| Sale Price:          |                                | 1st Mtg Int. Rate/Type: | <b>/</b>     |
| Sale Type:           | <b>N</b>                       | 1st Mtg Document #:     |              |
| Document #:          | <b>1660175</b>                 | 2nd Mtg Amount/Type:    | <b>/</b>     |
| Deed Type:           | <b>GRANT DEED</b>              | 2nd Mtg Int. Rate/Type: | <b>/</b>     |
| Transfer Document #: |                                | Price Per SqFt:         |              |
| New Construction:    |                                | Multi/Split Sale:       | <b>MULTI</b> |

Title Company: **CHICAGO TITLE INSURANCE COMPAN**

Lender:  
 Seller Name: **HADAR HOLDINGS INC**

## Prior Sale Information

|                      |                                |                          |                                  |
|----------------------|--------------------------------|--------------------------|----------------------------------|
| Prior Rec/Sale Date: | <b>07/14/2005 / 11/15/2004</b> | Prior Lender:            | <b>PRIVATE INDIVIDUAL</b>        |
| Prior Sale Price:    |                                | Prior 1st Mtg Amt/Type:  | <b>\$130,211 / PRIVATE PARTY</b> |
| Prior Doc Number:    | <b>1660173</b>                 | Prior 1st Mtg Rate/Type: | <b>/ FIX</b>                     |
| Prior Deed Type:     | <b>GRANT DEED</b>              |                          |                                  |

## Property Characteristics

|                   |                    |                    |  |                |                |
|-------------------|--------------------|--------------------|--|----------------|----------------|
| Gross Area:       |                    | Parking Type:      |  | Construction:  |                |
| Living Area:      | <b>3,243</b>       | Garage Area:       |  | Heat Type:     | <b>CENTRAL</b> |
| Tot Adj Area:     |                    | Garage Capacity:   |  | Exterior wall: |                |
| Above Grade:      |                    | Parking Spaces:    |  | Porch Type:    |                |
| Total Rooms:      |                    | Basement Area:     |  | Patio Type:    |                |
| Bedrooms:         | <b>3</b>           | Finish Bsmnt Area: |  | Pool:          |                |
| Bath(F/H):        | <b>4 /</b>         | Basement Type:     |  | Air Cond:      | <b>CENTRAL</b> |
| Year Built / Eff: | <b>2000 / 2000</b> | Roof Type:         |  | Style:         |                |
| Fireplace:        | <b>/</b>           | Foundation:        |  | Quality:       |                |
| # of Stories:     |                    | Roof Material:     |  | Condition:     |                |

## Site Information

|                 |               |                  |             |             |                                   |
|-----------------|---------------|------------------|-------------|-------------|-----------------------------------|
| Zoning:         | <b>LARE11</b> | Acres:           | <b>0.19</b> | County Use: | <b>SINGLE FAMILY RESID (0100)</b> |
| Lot Area:       | <b>8,441</b>  | Lot Width/Depth: | <b>x</b>    | State Use:  |                                   |
| Land Use:       | <b>SFR</b>    | Res/Comm Units:  | <b>/</b>    | Water Type: |                                   |
| Site Influence: |               |                  |             | Sewer Type: |                                   |

## Tax Information

|                      |                 |                |             |                |                   |
|----------------------|-----------------|----------------|-------------|----------------|-------------------|
| Total Value:         | <b>\$61,975</b> | Assessed Year: | <b>2014</b> | Property Tax:  | <b>\$2,889.08</b> |
| Land Value:          | <b>\$57,775</b> | Improved %:    | <b>7%</b>   | Tax Area:      | <b>67</b>         |
| Improvement Value:   | <b>\$4,200</b>  | Tax Year:      | <b>2014</b> | Tax Exemption: |                   |
| Total Taxable Value: | <b>\$61,975</b> |                |             |                |                   |

# Comparable Summary

For Property Located At



CoreLogic

RealQuest Professional

**2529 WOODSTOCK RD, LOS ANGELES, CA 90046**

**10 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: 10

|                       | Subject Property | Low         | High        | Average     |
|-----------------------|------------------|-------------|-------------|-------------|
| Sale Price            | \$0              | \$1,100,000 | \$4,895,000 | \$2,169,850 |
| Bldg/Living Area      | 3,243            | 2,878       | 3,663       | 3,139       |
| Price/Sqft            | \$0.00           | \$364.12    | \$1,516.89  | \$688.92    |
| Year Built            | 2000             | 1948        | 1991        | 1970        |
| Lot Area              | 8,441            | 7,450       | 33,048      | 19,779      |
| Bedrooms              | 3                | 3           | 5           | 4           |
| Bathrooms/Restrooms   | 4                | 3           | 6           | 4           |
| Stories               | 0.00             | 1.00        | 2.00        | 1.83        |
| Total Value           | \$61,975         | \$275,000   | \$2,175,000 | \$1,138,171 |
| Distance From Subject | 0.00             | 0.18        | 0.49        | 0.34        |

\*= 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 |
|-------------------------------------|-----|---------------------------|-------------|--------|-----|-----------------------|----------------|---------|----------|------|
| <b>Subject Property</b>             |     |                           |             |        |     |                       |                |         |          |      |
|                                     |     | 2529 WOODSTOCK RD         |             | 2000   | 3   | 4                     | 07/14/2005     | 3,243   | 8,441    | 0.0  |
| <b>Comparables</b>                  |     |                           |             |        |     |                       |                |         |          |      |
| <input checked="" type="checkbox"/> | 1   | 8150 WILLOW GLEN RD       | \$3,000,000 |        | 4   | 4                     | 10/31/2014     | 2,878   | 28,728   | 0.18 |
| <input checked="" type="checkbox"/> | 2   | 2430 ACHILLES DR          | \$1,966,000 | 1972   | 5   | 6                     | 09/12/2014     | 3,340   | 7,450    | 0.25 |
| <input checked="" type="checkbox"/> | 3   | 2630 ALGODON CT           | \$1,700,000 | 1956   | 4   | 3                     | 01/07/2015     | 2,888   | 27,574   | 0.27 |
| <input checked="" type="checkbox"/> | 4   | 2398 HERCULES DR          | \$1,915,000 | 1977   | 3   | 4                     | 02/13/2015     | 3,663   | 19,836   | 0.27 |
| <input checked="" type="checkbox"/> | 5   | 7901 ZEUS DR              | \$1,100,000 | 1977   | 3   | 3                     | 04/29/2015     | 3,021   | 9,454    | 0.3  |
| <input checked="" type="checkbox"/> | 6   | 7893 WOODROW WILSON DR    | \$4,895,000 | 1948   | 3   | 3                     | 10/03/2014     | 3,227   | 33,048   | 0.38 |
| <input checked="" type="checkbox"/> | 7   | 8016 OCEANUS DR           | \$1,120,000 | 1976   | 3   | 3                     | 11/13/2014     | 2,924   | 21,489   | 0.38 |
| <input checked="" type="checkbox"/> | 8   | 7524 DEVISTA DR           | \$1,360,000 | 1964   | 4   | 3                     | 02/12/2015     | 3,000   | 16,056   | 0.45 |
| <input checked="" type="checkbox"/> | 9   | 2149 MOUNT OLYMPUS DR     | \$2,830,000 | 1972   | 5   | 3                     | 11/18/2014     | 3,343   | 24,940   | 0.46 |
| <input checked="" type="checkbox"/> | 10  | 2435 HORSE SHOE CANYON RD | \$1,812,500 | 1991   | 4   | 4                     | 03/27/2015     | 3,110   | 9,219    | 0.49 |