

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

**UPDATED August 10, 2015**

July 01, 2015

Council District # 4

Case #: 102900

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

JOB ADDRESS: 2513 N WOODSTOCK ROAD

CONTRACT NO.: B120245 B120245-1 F118979-1 F122791 F122791-1 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 and fencing of the lot at the above address in the City of Los Angeles. The cost of barricading the subject building(s) was \$1,520.69. The cost of fencing the subject lot was \$2,399.66. The cost of title search(es) on the subject lot was \$42.00.

It is proposed that a lien for the total amount of **\$3,962.35** 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  
UPDATED August 10, 2015**

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, and fence the lot on the parcel located at **2513 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               | B3716                 | May 11, 2012          | \$1,220.69  |
| BARRICADE               | B3806                 | May 22, 2013          | \$300.00    |
| FENCE                   | F3643                 | May 22, 2013          | \$300.00    |
| FENCE                   | F3672                 | December 17, 2013     | \$360.64    |
| FENCE                   | F3803                 | July 07, 2015         | \$1,739.02  |

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                | T11807                | \$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 \$2,813.68 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 **\$3,962.35**, 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 **\$3,920.35**, and to deposit to Fund 48R 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

---

## ***Property Title Report***

***Work Order No. T12006***  
***Dated as of: 07/10/2015***

***Prepared for: City of Los Angeles***

---

### ***SCHEDULE A***

***(Reported Property Information)***

***APN #: 5565-020-027***

***Property Address: 2513 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.***

***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:***

***Parcel 1: Lots 9, 10, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25 and 27 of Tract No. 6014, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 104 Page 75 of Maps, in the office of the county, recorder of said County.***

***Parcel 2: All that portion of lot 21, lying Southeasterly of the Southeasterly line of Thames street, of Tract 6515, in the City or 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 or 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.***

***Parcel 3: That portion of Lot 22 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, bounded as follows: On the Southwest by the Southwesterly line of said Lot 22, on the Northeast by the Northeasterly link or said lot 22; on the West by the Easterly side of Leicester Drive, as said Leicester Drive is shown on the map of Tract 6014, recorded in Book 104 Pages 75 and 76 of Maps, records of said County; and on the East by the Westerly side of Woodstock road, as said road is shown on the map of said Tract 6014.***

**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. T12006**

**SCHEDULE B (Continued)**

**Parcel 4:** That portion of Lot 22 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, bounded as follows: On Southwest by the Southwesterly line of said lot 22, on the Northwest by the Northeasterly line of said lot 22, on the Southeast by the Southeasterly line of said Lot 22, and on the Northeast by the Southeasterly side of Woodstock road, as said road is shown on the map of Tract 6014, as per map recorded in Book 104 pages 75 and 76 of Maps, records of said County.

**Parcel 5:** That Portion of Lot 22 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 72 of Maps, in the office of the County recorder of said County, described as follows: Beginning at the intersection of the Southwesterly line of said Lot 22, with the Westerly line of Leicester drive, as said drive is show upon the map of Tract No. 6014, recorded in Book 104 Pages 75 and 76 of said map records, said point being in a curve concave Easterly, having a radius of 100.28 feet; the radial Bearing at said point being North 54 degrees 01' 22" East; thence Northerly along said curve 82.29 feet to a point at which the radius of said curve bears South 76 degrees 57' 38" East; thence North 51 degrees 20' 30" West 94.98 feet; thence South 11 degrees 57' 01" west 56.20 feet, more or less, to a point in the Southeasterly line of said lot 22; thence along said Southwesterly line South 51 degrees 20' 30" East, 132 feet, more or less, to the point of beginning.

Assessor's Parcel No: 5565020027

**MORTGAGES/LIENS**

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

**Type of Document:** Notice of Power To Sell Tax-Defaulted Property  
**Nonpayment of delinquent taxes in the amount of \$7,462.20 for the fiscal year 2007-2008,**  
**Default Number 5565 020 027. Recorded on 07/28/2011,**  
**Instrument No. 20111013560**

**MAILING ADDRESS:** Prosper Levy; 433 S Spring St 8th Fl Los Angeles CA 90013-2043  
**MAILING ADDRESS:** Treasurer and Tax Collector Secured Property Tax Division Tax Defaulted Land Unit; 225 No. Hill Street RM 130, Los Angeles, CA 90012

**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. :** 20120710870

**MAILING ADDRESS:** Prosper Levy; 433 S Spring St 8th Fl Los Angeles CA 90013-2043

**MAILING ADDRESS:** Department of Building and Safety Code Enforcement Bureau;  
3550 Wilshire Blvd., Suite 1800 Los Angeles, CA 90010