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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 #: 102900

Regarding the property known as:
2513 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 **\$3,962.35**. 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.

2513 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

2513 N WOODSTOCK ROAD - NOTICE OF HEARING

Interested Parties List:

PROSPER LEVY
c/o TWIN SPRINGS LLC
ADAM S ROSSMAN ESQ
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

PROSPER LEVY
c/o HENRY LEVY BEN KALAF
810 CORD CIRCLE DR
BEVERLY HILLS CA 90210

SECURED PROPERTY TAX DIVISION
TAX DEFAULTED LAND UNIT
225 NORTH HILL STREET ROOM 130
LOS ANGELES CA 90012

**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