

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 #: 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 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 \$660.64. The cost of title search(es) on the subject lot was \$42.00.

It is proposed that a lien for the total amount of **\$2,223.33** 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, 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

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 \$1,571.52 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 **\$2,223.33**, 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 **\$2,181.33**, 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

ASSIGNED INSPECTOR: DUANE JOHNSON
JOB ADDRESS: 2513 N WOODSTOCK ROAD
ASSESSORS PARCEL NO.: 5565-020-027

Last Full Title: 06/15/2015

Last Update Title:

LIST OF OWNERS AND INTERESTED PARTIES

- 1 PROSPER LEVY
c/o TWIN SPRINGS LLC
ADAM S ROSSMAN ESQ
433 S SPRING STREET 8TH FLOOR
LOS ANGELES, CA 90013
Capacity: OWNER
- 2 PROSPER LEVY
c/o ALEX P AGHAJANIAN ESQ
225 S LAKE AVENUE #1180
PASADENA, CA 91101
Capacity: OWNER
- 3 PROSPER LEVY
c/o HENRY LEVY BEN KALAF
810 CORD CIRCLE DR
BEVERLY HILLS, CA 90210
Capacity: OWNER
- 4 SECURED PROPERTY TAX DIVISION
TAX DEFAULTED LAND UNIT
225 NORTH HILL STREET ROOM 130
LOS ANGELES, CA 90012
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. T11807
Dated as of: 06/12/2015

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., 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:

Lot 23 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.

Assessor's Parcel No: 5565-020-027

MORTGAGES/LIENS

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

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 : 10/27/2008

Instr No. : 20081905100

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. T11807

SCHEDULE B (Continued)

MAILING ADDRESS: Prosper Levy, 433 South Spring Street, Suite 100, Los Angeles, CA 90013

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

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: Secured Property Tax Division, Tax Defaulted Land Unit,
225 No. Hill Street, RM 130, Los Angeles, CA 90012

Mailing Address: Prosper Levy, 433 S Spring St 8th FL, Los Angeles, CA 90013-2043

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

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

WestCoast Title Company



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

Work Order No. T6072 **Prepared for: City of Los Angeles**
Type of Report: Update Report
Order Date: 09-18-2008 **Updated as of: 05-15-2009** **Fee: \$5.00**

-SCHEDULE A-
(Reported Property Information)

For Assessors Parcel Number: 5565-020-027

Situs Address: 2513 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, 8th Floor
Los Angeles, CA 90013

-SCHEDULE B-

-The Property Reported Herein is Described as follows:

Lot 23 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(s) 75 of Maps, in the office of the County Recorder of said County.

Except all oil, gas and mineral rights in said land, as reserved in the deed from Laurel Canyon Land Company, recorded in Book 754, Page 191, Official Records.

WestCoast Title Company

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

Page 2
Order Number: T6072

-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: 03-2689855
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 08-1905100
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

Work Order No. T5279 **Prepared for: City of Los Angeles**
Type of Report: GAP Report
Order Date: 09-18-2008 **Dated as of: 09-22-2008** **Fee: \$48.00**

-SCHEDULE A-
(Reported Property Information)

For Assessors Parcel Number: 5565-020-027

Situs Address: 2513 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: 06-1548873
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:

Lot 23 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(s) 75 of Maps, in the office of the County Recorder of said County.

Except all oil, gas and mineral rights in said land, as reserved in the deed from Laurel Canyon Land Company, recorded in Book 754, Page 191, Official Records.

WestCoast Title Company

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

Page 2
Order Number: T5279

-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*

*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: 03-2689855
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 :
,, CA



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 6014 LOT 23	APN:	5565-020-027
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	1941.02 / 1	Subdivision:	6014
Township-Range-Sect:		Map Reference:	33-E1 /
Legal Book/Page:	104-75	Tract #:	6014
Legal Lot:	23	School District:	LOS ANGELES
Legal Block:		School District Name:	
Market Area:	C03	Munic/Township:	
Neighbor Code:			

Owner Transfer Information

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

Last Market Sale Information

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

Title Company: CHICAGO TITLE INSURANCE COMPAN

Lender:
Seller Name: HADAR HOLDINGS INC

Prior Sale Information

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

Property Characteristics

Gross Area:		Parking Type:		Construction:	
Living Area:		Garage Area:		Heat Type:	
Tot Adj Area:		Garage Capacity:		Exterior wall:	
Above Grade:		Parking Spaces:		Porch Type:	
Total Rooms:		Basement Area:		Patio Type:	
Bedrooms:		Finish Bsmnt Area:		Pool:	
Bath(F/H):	/	Basement Type:		Air Cond:	
Year Built / Eff:	/	Roof Type:		Style:	
Fireplace:	/	Foundation:		Quality:	
# of Stories:		Roof Material:		Condition:	
Other Improvements:					

Site Information

Zoning:	LARE11	Acres:	0.13	County Use:	VACANT RESIDENTIAL (010V)
Lot Area:	5,463	Lot Width/Depth:	x	State Use:	
Land Use:	RESIDENTIAL (NEC)	Res/Comm Units:	/	Water Type:	
Site Influence:				Sewer Type:	

Tax Information

Total Value:	\$42,015	Assessed Year:	2014	Property Tax:	\$2,444.96
Land Value:	\$37,815	Improved %:	10%	Tax Area:	67
Improvement Value:	\$4,200	Tax Year:	2014	Tax Exemption:	
Total Taxable Value:	\$42,015				

Comparable Summary

For Property Located At

,, CA



CoreLogic

RealQuest Professional

0 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: 0

Subject Property	Low	High	Average
No comparable selected			

*= user supplied for search only

<input type="checkbox"/> # F	Address	Sale Price	Yr Blt	Bed	Baths/Restrooms(Full)	Last Recording	Bld/Liv	Lot Area	Dist
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Subject Property

07/14/2005

5,463

N/A

The subject property is not geo-coded to utilize the distance criteria. Please refine your comps criteria by using a different geographic option.