

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 #: 102902

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

JOB ADDRESS: **2505 N WOODSTOCK ROAD**
CONTRACT NO.: **B120245 B120245-1 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 at the above address in the City of Los Angeles. The cost of barricading the subject building(s) was \$2,532.76. The cost of title search(es) on the subject lot was \$42.00.

It is proposed that a lien for the total amount of **\$2,574.76** 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 10, 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 **2505 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	B3719	May 14, 2012	\$966.38
BARRICADE	B3740	September 07, 2012	\$966.38
BARRICADE	B3808	May 22, 2013	\$300.00
BARRICADE	B3905	March 14, 2014	\$300.00

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	T11809	\$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 \$1,822.54 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 **\$2,574.76**, 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 **\$2,574.76**, 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: 2505 N WOODSTOCK ROAD
ASSESSORS PARCEL NO.: 5565-020-029

Last Full Title: 06/15/2015

Last Update Title:

LIST OF OWNERS AND INTERESTED PARTIES

- | | | |
|---|--|-----------------|
| 1 | PROSPER LEVY
c/o TWIN SPRINGS LLC
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 91210 | Capacity: OWNER |



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

Property Title Report

Work Order No. T11809
Dated as of: 06/12/2015

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 5565-020-029

Property Address: 2505 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. Springs Street, 8th Floor, Los Angeles, CA, 90013.

SCHEDULE B

LEGAL DESCRIPTION

The following described property:

Situated in the County of Los Angeles, State of California Lot 25 of Tract No. 6014, 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: 5565-020-029

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 : 5/11/2012

Instr No. : 20120710868

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

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. T11806

SCHEDULE B (Continued)

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 : \$1,000,000.00

Dated : 10/23/1998

Trustor : *Arviv Enterprises, Inc., a corporation*

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

Beneficiary : *Prosper Levy*

Recorded : 10/28/1998

Instr No. : 98 1974215

MAILING ADDRESS: *Stewart Title of California, Inc., a California corporation, None Shown.*

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

WestCoast Title Company



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

Work Order No. T6070

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: 5565-020-029

Situs Address: 2505 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 25 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: T6070

-Schedule B Continued-

1. *A Notice of Sub Standard Property Recorded on: 11-16-2000
as Document Number: 00-1796404
Filed by the City of Los Angeles, Code Enforcement Department*

2. *A Notice of Sub Standard Property Recorded on: 09-05-2003
as Document Number: 03-2595890
Filed by the City of Los Angeles, Code Enforcement Department*

3. *A Notice of Pending Action Recorded 12-15-2004
as Document Number 04-3242872
Case Number: BC 325736
Defendants Name: Hadar Holdings, Inc., all persons unknown claiming any legal or equitable right, title,
estate lien, or interest in the property described in the complaint; and DOES 1 through 20, inclusive
Plaintiff: ABDO Enterprises, Inc., a California Corporation*

*Mailing Address of Plaintiff: Farhad Novian, Esq.
R. Michael Collum, Esq.
Novian & Novian, LLP Attorney at Law
1801 Century Park East, Suite 1201
Los Angeles, CA 90067*

4. *A Notice of Intent to Demolish Recorded on 10-27-2008
as Document Number 08-1905102
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

<i>Work Order No. T5277</i>	<i>Prepared for: City of Los Angeles</i>	
<i>Type of Report: GAP Report</i>		
<i>Order Date: 09-18-2008</i>	<i>Dated as of: 09-22-2008</i>	<i>Fee: \$48.00</i>

-SCHEDULE A-
(Reported Property Information)

For Assessors Parcel Number: 5565-020-029

Situs Address: 2505 N. Woodstock Road City: Los Angeles County: Los Angeles

-VESTING INFORMATION (Ownership)

The last Recorded Document Transferring Fee Title Recorded on: 11-27-2007
As Document Number: 07-2609907
Documentary Transfer Tax: None
In Favor of: Alan W. Kapilow, Trustee of the AWK Separate Property Trust Dated 12/15/2003

Mailing Address: Alan Kapilow
1842 Washington Way
Venice, CA 90291

-SCHEDULE B-

-The Property Reported Herein is Described as follows:

Lot 25 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: T5277

-Schedule B Continued-

*1. A Notice of Sub Standard Property Recorded on: 11-16-2000
as Document Number: 00-1796404
Filed by the City of Los Angeles, Code Enforcement Department*

*2. 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*

*3. A Notice of Sub Standard Property Recorded on: 09-05-2003
as Document Number: 03-2595890
Filed by the City of Los Angeles, Code Enforcement Department*

*4. A Notice of Pending Action Recorded 12-15-2004
as Document Number 04-3242872
Case Number: BC 325736
Defendants Name: Hadar Holdings, Inc., all persons unknown claiming any legal or equitable right, title,
estate lien, or interest in the property described in the complaint; and DOES 1 through 20, inclusive
Plaintiff: ABDO Enterprises, Inc., a California Corporation*

*Mailing Address of Plaintiff: Farhad Novian, Esq.
R. Michael Collum, Esq.
Novian & Novian, LLP Attorney at Law
1801 Century Park East, Suite 1201
Los Angeles, CA 90067*

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 25	APN:	5565-020-029
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:	25	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:	SINGLE FAMILY RESID (0101)
Lot Area:	5,503	Lot Width/Depth:	x	State Use:	
Land Use:	SFR	Res/Comm Units:	/	Water Type:	
Site Influence:				Sewer Type:	

Tax Information

Total Value:	\$43,065	Assessed Year:	2014	Property Tax:	\$2,482.93
Land Value:	\$38,865	Improved %:	10%	Tax Area:	67
Improvement Value:	\$4,200	Tax Year:	2014	Tax Exemption:	
Total Taxable Value:	\$43,065				

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
Subject Property						07/14/2005		5,503	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.