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DEPARTMENT OF
BUILDING AND SAFETY
201 NORTH FIGUEROA STREET
LOS ANGELES, CA 90012

ANDREW A. ADELMAN, P.E.
GENERAL MANAGER

RAYMOND CHAN
EXECUTIVE OFFICER

NOTICE OF HEARING

CF 09-1431

DATE: August 06, 2009

CASE #: 104695

Regarding the property known as:
10824 S AVALON BLVD

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 **\$649.70**. 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, September 30, 2009 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.

10824 S AVALON BLVD - 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 **Adrian 'Andi' Harris** at telephone number **(213) 252-3909**.

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.

ANDREW A. ADELMAN, P.E.
General Manager

A handwritten signature in black ink, appearing to read 'Adrian Harris', with a stylized flourish at the end.

ADRIAN HARRIS
Principal Inspector

10824 S AVALON BLVD - NOTICE OF HEARING

Interested Parties List:

KOP HOLDINGS INC
c/o ANDREW KWIAT
10680 WEST PICO BLVD SUITE 485
LOS ANGELES CA 90064

KOP HOLDINGS INC
c/o RICHARD MYAMOTO
5629 EAST BEVERLY BLVD
LOS ANGELES CA 90022

SCP HOLDINGS L P
c/o FRANK PLUNG
5629 EAST BEVERLY BLVD
LOS ANGELES CA 90022

NANCY M OCEGUEDA - ANDREW KWIAT & SONYA KWIAT
LIVING TRUST DATED JULY 13, 1990 - PM DEVELOPMENTS LLC
c/o ANDREW KWIAT
10680 WEST PICO BLVD SUITE 485
LOS ANGELES CA 90064

REPORT OF ABATE OF A PUBLIC NUISANCE

On October 23, 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 remove the accumulation of trash, debris, vehicle parts, rubbish, excessive vegetation or other similar conditions on the parcel located at 10824 S AVALON BLVD , 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>Job Description</u>	<u>Date Completed</u>	<u>Cost</u>
CLEAN	.. February 09, 2006	\$324.85
CLEAN	May 17, 2006	\$324.85

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 \$449.70 plus an amount equal to forty percent (40%) or a minimum of \$100.00 of such cost, for a total of \$649.70, be recorded against said property.

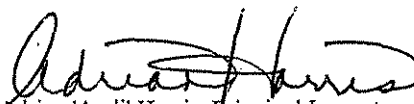
It is further requested that the Honorable Council instruct the Financial Services Section of the Department of Building and Safety, that upon receipt of any payment on this lien against this property to deposit the amount to Dept. 08 (Bldg. & Safety Dept.), Fund 346, Revenue Source No. 3191 in the amount of \$424.85 and Revenue Source No. 3779 in the amount of \$224.85.

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: June 01, 2009

ANDREW A. ADELMAN, P.E.
General Manager


Adrian 'Andi' Harris, Principal Inspector
Citywide Nuisance Abatement Program

Report and lien confirmed by
City Council on:

ATTEST: JUNE LAGMAN
CITY CLERK

BY

DEPUTY

WestCoast Title Company



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

Work Order No. T6174
Type of Report: GAP Report
Order Date: 06-19-2009

Prepared for: City of Los Angeles
Dated as of: 06-17-2009

Fee: \$48.00

-SCHEDULE A-
(Reported Property Information)

For Assessors Parcel Number: 6071-002-005

Situs Address: 10824 S. Avalon Boulevard

City: Los Angeles

County: Los Angeles

-VESTING INFORMATION (Ownership)

The last Recorded Document Transferring Fee Title Recorded on: 11-13-2007

As Document Number: 07-2535486

Documentary Transfer Tax: None

In Favor of: KOP Holdings, Inc., a California Corporation

Mailing Address: Andrew Kwiat
c/o KOP Holdings, Inc.
10680 West Pico Blvd., Suite 485
Los Angeles, CA 90064

-SCHEDULE B-

-The Property Reported Herein is Described as follows:

Lot 3 in Block 34, of Tract No. 6478, in the City of Los Angeles, County of Los Angeles, State of California,
as per map recorded in Book 68, Page(s) 93 to 99 Inclusive of Maps, in the office of the County Recorder
of said County.

WestCoast Title Company

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

Page 2
Order Number: T6174

-Schedule B Continued-

1. A Notice of Pending Lien Recorded 08-09-2004
as Document Number 04-2044308
Filed by the City of Los Angeles Dept. of Building and Safety

2. A Certificate of Lien Recorded on 05-10-2006
as Document Number 06-1037843
Filed by: Bureau of Street Lighting
(see attached document for details)

3. A Deed of Trust Recorded on 10-24-2007
as Document Number 07-2412470
Amount: \$160,897.50
Trustor: Andrew Kwiat
Trustee: Wilshire Escrow Company, a California Corporation
Beneficiary: Nancy M. Ocegueda, a Married Woman, as to 1/3 interest, Andrew Kwiat and Sonya Kwiat as Trustees of their Living Trust Dated July 13, 1990 as to 1/3 interest and PM Developments, LLC, a California Limited Liabilities Company as to the remaining 1/3 interest

Mailing Address: Andrew Kwiat
10680 West Pico Blvd., Suite 485
Los Angeles, CA 90064

An Assignment of Beneficial interest Recorded on 12-03-2007
as Document Number 07-2646111
Interest assigned to: SCP Holdings, L.P.

Mailing Address: Frank Phung
c/o SCP Holdings, LP
5629 East Beverly Blvd.
Los Angeles, CA 90022

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