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

ROBERT R. "Bud" OVROM
GENERAL MANAGER

RAYMOND S. CHAN, C.E., S.E.
EXECUTIVE OFFICER

CF 10-1347

NOTICE OF HEARING

DATE: September 20, 2010

CASE #: 307526

Regarding the property known as:
18120 W VALLEY VISTA 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 **\$7,226.24**. 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 Tuesday, November 9, 2010 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.

18120 W VALLEY VISTA 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 **Frank Lara** at telephone number **(213) 252-3931**.

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.

Robert "Bud" Ovrom
General Manager

A handwritten signature in cursive script, appearing to read "Frank Lara", written in black ink.

FRANK LARA
Principal Inspector

18120 W VALLEY VISTA BLVD - NOTICE OF HEARING

Interested Parties List:

ALEXANDER NIKOLAYCHUK
5150 LOS BONITOS WY
LOS ANGELES CA 90027

ING BANK FSB
600 WEST ST GERMAIN STREET SUITE 200
ST CLOUD MN 56301

EQUITY LOAN SERVICES, INC
NATIONAL RECORDING
1100 SUPERIOR AVE. STE. 200
CLEVELAND OH 44114

REPORT OF ABATE OF A PUBLIC NUISANCE

On August 27, 2009 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, remove the accumulation of trash, debris, vehicle parts, rubbish, excessive vegetation or other similar conditions, and fence the lot on the parcel located at 18120 W VALLEY VISTA 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>
BARRICADE	May 19, 2010	\$1,816.50
CLEAN	June 04, 2010	\$1,070.30
FENCE	May 19, 2010	\$4,339.44

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 \$5,161.60 plus an amount equal to forty percent (40%) or a minimum of \$100.00 of such cost, for a total of \$7,226.24, be recorded against said property.

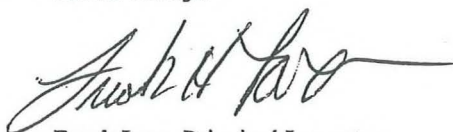
It is further requested that the Honorable Council instruct the Financial Services Section of the Department of Building and Safety, that upon receipt of any payment on this lien against this property to deposit the amount to Dept. 08 (Bldg. & Safety Dept.), Fund 346, Revenue Source No. 3191 in the amount of \$7,226.24.

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 08, 2010

Robert R. 'Bud' Ovrom
General Manager



Frank Lara, Principal Inspector
Citywide Nuisance Abatement Program

Report and lien confirmed by
City Council on:

ATTEST: JUNE LAGMAY
CITY CLERK

BY
DEPUTY

WestCoast Title Company



400 S Alhambra Ave.
Irwindale, Ca. 91706
{626} 307-1145 {626} 307-1784 fax

<i>Work Order No. T 7268</i>	<i>Prepared for: City of Los Angeles</i>	
<i>Type of Report: GAP Report</i>		
<i>Order Date: Sept 9, 2010</i>	<i>Dated as of: Sept. 8, 2010</i>	<i>Fee: \$48.00</i>

-SCHEDULE A-
(Reported Property Information)

For Assessors Parcel Number: 2181-031-005

Situs Address: 18120 Valley Vista Blvd. City: Los Angeles County: Los Angeles

-VESTING INFORMATION (Ownership)

The last Recorded Document Transferring Fee Title Recorded on: 11/07/2007
As Document Number: 07-2499072
Documentary Transfer Tax: \$1,210.00
In Favor of: Alexander Nikolaychuk, a married man as his sole and separate property

Mailing Address: Alexander Nikolaychuk
5150 Los Bonitos Way
Los Angeles, CA 90027

-SCHEDULE B-

-The Property Reported Herein is Described as follows:

Lot 403 of Tract No.15675, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 367, Page(s)8 through 15 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: T7268

-Schedule B Continued-

*1.A Deed of Trust Recorded on 11/07/2007
as Document Number 07-2499073
Amount: \$880,000.00
Trustor: Alexander Nikolychuk, a married man as his sole and separate property
Trustee: First American Title Company
Beneficiary: ING Bank, FSB, a federal savings bank*

*Mailing Address: ING Bank, FSB
600 West St. Germain St., Ste 200
St Cloud, MN 56301*

*2.A Deed of Trust Recorded on 08/20/2008
as Document Number 08-1506009
Amount: \$50,000.00
Trustor: Alexander Nikolychuk, a married man as his sole and separate property
Trustee: First American Title Insurance
Beneficiary: Charter One, a division of RBS Citizens, N.A 1 Citizens Plaza, Providence, RI 02903*

*Mailing Address: Equity Loan Services, Inc.
1100 Superior Ave., Ste. 200
Cleveland, OH 44114
National Recording*

*3.A Notice of Sub Standard Property Recorded on: 08/28/2009
as Document Number: 09-1325107
Filed by the City of Los Angeles, Code Enforcement Department*

*4.A Notice of Pending Lien Recorded 05/21/2010
as Document Number 10-0696503
Filed by the City of Los Angeles Dept. of Building and Safety*

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