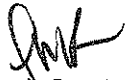


**CITY OF LOS ANGELES**  
INTER-DEPARTMENTAL CORRESPONDENCE

DATE: September 19, 2013

TO: Candy Rosales, Senior Clerk Typist  
Office of the City Clerk

FROM:   
Flora Robinson, Senior Clerk Typist  
Administration and Liens  
Code Enforcement Bureau  
Department of Building and Safety

**SUBJECT: 6552 WOODMAN AVENUE \_ CF 13-0160-S100**

This property was **CONTINUED** to October 8, 2013. We are re-submitting Notice of Hearing due to an error found in the Assessor Parcel Number. There were no changes in the lien amount and the owners and interested parties.

fmr

c: Duane Johnson, Building Mechanical Inspector, CEB, LADBS  
Charles Kalibbala, Senior Accountant I, Financial Services, LADBS  
Lien Files, CEB, LADBS

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.  
SUPERINTENDENT OF BUILDING  
INTERIM GENERAL MANAGER

NOTICE OF HEARING

DATE: July 18, 2013

CASE #: 484183

Regarding the property known as:

**6552 N WOODMAN AVE**

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 \$9,491.59. 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, September 10, 2013 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

**6552 N WOODMAN AVE - 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.

RAYMOND S. CHAN, C.E., S.E.  
SUPERINTENDENT OF BUILDING  
INTERIM GENERAL MANAGER



Frank Lara  
Principal Inspector

**6552 N WOODMAN AVE - NOTICE OF HEARING**

**Interested Parties List:**

6552 WOODMAN LLC  
2018 N CATALINA ST  
LOS ANGELES CA 90027

6552 WOODMAN LLC  
c/o DAVIT GHUMASYAN  
7931 VARNA AVE  
VAN NUYS CA 91402

BAC HOME LOANS SERVICING  
LP FKA COUNTRYWIDE  
c/o RECONTRUST COMPANY  
1800 TAPO CANYON RD CA6-914-01-94  
SIMI VALLEY CA 93063

COUNTRYWIDE HOME LOANS INC  
MS SV-79 DOCUMENT PROCESSING  
PO BOX 10423  
VAN NUYS CA 91410-0423

CORELOGIC  
MAILSTOP: ASGN  
1 CORELOGIC DRIVE  
WESTLAKE TX 76262-9823

## REPORT OF ABATE OF A PUBLIC NUISANCE

On November 20, 2012 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 fence the lot on the parcel located at 6552 N WOODMAN AVE , 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>
FENCE	F3630	March 15, 2013	\$4,788.78
FENCE	F3639	March 15, 2013	\$3,348.80

Additionally, there are unpaid invoices for fees assessed to recover Departmental costs in pursuit of compliance as follows:

<u>Fee</u>	<u>Invoice No.</u>	<u>Amount</u>	<u>Late Fees</u>	<u>Total</u>
CODE VIOLATION INSPECTION FEE	566306-6	\$356.16	\$949.85	\$1,306.01

Title report costs were as follows:

<u>Title Search</u>	<u>Work Order No.</u>	<u>Amount</u>
FULL	T9446	\$48.00

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 \$6,216.72 plus an amount equal to forty percent (40%) or a minimum of \$100.00 of such cost, plus the fee for investigating the violation(s) of \$1,306.01, plus the Cost of Title Search(es) on the subject lot was \$48.00. for a total of \$9,491.59, 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 \$8,137.58, to deposit to Fund 48R the amount of \$1,306.01, and to deposit to Fund 100 the amount of \$48.00.

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: June 12, 2013

Raymond S. Chan, C.E., S.E.  
Superintendent Of Building  
Interim General Manager

*Gene Dieris for:*

Report and lien confirmed by  
City Council on:

Frank Lara, Principal Inspector  
Vacant Building Abatement

ATTEST: JUNE LAGMAY  
CITY CLERK

BY

DEPUTY

# Westcoast Title



## **& Abstract Company, Inc.**

400 S. Alhambra Ave. Ste B  
Monterey Park, Ca. 91755  
Phone 626-548-2479 818-337-0474 fax

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**Work Order No. T9694**  
Type of Report: GAP Report  
Order Date: 09-05-2013

**Prepared for: City of Los Angeles**

**Dated as of: 08-29-2013**

**Fee: \$48.00**

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**-SCHEDULE A-**  
**(Reported Property Information)**

**For Assessors Parcel Number: 2329-002-009**

**Situs Address: 6552 N Woodman Ave.**

**City: Los Angeles**

**County: Los Angeles**

**-VESTING INFORMATION (Ownership)**

**The last Recorded Document Transferring Fee Title Recorded on: 01-25-2012**

**As Document Number: 12-0133949**

**Documentary Transfer Tax: \$None**

**In Favor of: 6552 Woodman LLC, a California Limited Liability Company, Vahagn Stepanyan, a Single Man, Vartan Akopyan, a Single Man, Sogomon Akopyan, Married Man as his Sole and Separate Property**

**Mailing Address: 6552 Woodman LLC  
2018 N. Catalina St.  
Los Angeles, CA 90027**

**-SCHEDULE B-**

**-The Property Reported Herein is Described as follows:**

**The North 50 feet of the South 150 feet of that portion of Lot 19, Tract 1000, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 19, Page(s) 1 of Maps, in the office of the County Recorder of said County.**

**Beginning at a point in the Westerly line of said Lot, distant Northerly 969.1 feet from the Southwest corner of said Lot; thence Easterly parallel with the South line of said Lot, 275 feet; thence Northerly parallel with the Westerly line of said Lot, 330 feet, more or less, to the Northerly line of said Lot; thence Westerly along said Northerly line 275 feet more or less, to the North-east corner of said Lot; thence Southerly along the Westerly line of said Lot, 330 feet, more or less, to the point of beginning.**

**Westcoast Title & Abstract Company, Inc.**

400 S. Alhambra Ave. Ste B  
Monterey Park, Ca. 91755  
Phone 626-548-2479 818-337-0474 fax

Page 2  
Order Number: T9694

**-Schedule B Continued-**

*Except the East 110 feet of said land.*

*Also except that portion of said land included within the lines of Woodman Avenue and Ventura Canyon Avenue, as described in Deeds to the City of Los Angeles, Recorded in Book 6751 page 45 of Official Records, and Re-Recorded in Book 6681 Page 379, in Book 6707 Page 261, in Book 4783 Page 290, in Book 6764 Page 76 and in Book 6697 Page 384 of Official Records Respectively.*

*Also except all water in or under said land.*

*1. A Deed of Trust Recorded on 01-31-2005  
as Document Number 05-0223519  
Amount: \$556,500.00  
Trustor: Vahagn Stepanyan, a Single Man  
Trustee: California Reconveyance Company  
Beneficiary: Washington Mutual Bank, FA, a Federal Association*

*Mailing Address: Washington Mutual Bank, FA  
2210 Enterprise Drive  
Florence, SC 29501  
Attn: Doc Ops MailStop FSCE 440*

*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