

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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CITY OF LOS ANGELES
CALIFORNIA



ANTONIO R. VILLARAIGOSA
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

June 12, 2013

Council District # 2

Case #: 484183

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

JOB ADDRESS: 6552 N WOODMAN AVE
CONTRACT NO.: 280064302-1 F118978-1 T118541-2

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 fencing of the lot at the above address in the City of Los Angeles. The cost of fencing the subject lot was \$8,137.58. The cost of investigating the violation(s) was \$1,306.01. The cost of title search(es) on the subject lot was \$48.00.

It is proposed that a lien for the total amount of **\$9,491.59** 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.
SUPERINTENDENT OF BUILDING
INTERIM GENERAL MANAGER

Gene Dieris for:

Frank Lara, Principal Inspector
Vacant Building Abatement

RO:FL: fmr

Attachments

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

ASSIGNED INSPECTOR: DUANE JOHNSON
JOB ADDRESS: 6552 N WOODMAN AVE
ASSESSORS PARCEL NO.: 2329-002-010

Last Full Title: 06/11/2013

Last Update Title:

LIST OF OWNERS AND INTERESTED PARTIES

- | | | |
|---|--|----------------------------|
| 1 | 6552 WOODMAN LLC
2018 N CATALINA ST
LOS ANGELES, CA 90027 | Capacity: OWNER |
| 2 | 6552 WOODMAN LLC
c/o DAVIT GHUMASYAN
7931 VARNA AVE
VAN NUYS, CA 91402 | Capacity: OWNER |
| 3 | BAC HOME LOANS SERVICING
LP FKA COUNTRYWIDE
c/o RECONTRUST COMPANY
1800 TAPO CANYON RD CA6-914-01-94
SIMI VALLEY, CA 93063 | Capacity: INTERESTED PARTY |
| 4 | COUNTRYWIDE HOME LOANS INC
MS SV-79 DOCUMENT PROCESSING
PO BOX 10423
VAN NUYS, CA 91410-0423 | Capacity: INTERESTED PARTY |
| 5 | CORELOGIC
MAILSTOP: ASGN
1 CORELOGIC DRIVE
WESTLAKE, TX 76262-9823 | Capacity: INTERESTED PARTY |

Westcoast Title



& Abstract Company, Inc.

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

Work Order No. T9446

Prepared for: City of Los Angeles

Type of Report: GAP Report

Order Date: 06-04-2013

Dated as of: 05-29-2013

Fee: \$48.00

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

For Assessors Parcel Number: 2329-002-010

Situs Address: 6552 N Woodman Ave.

City: Los Angeles

County: Los Angeles

-VESTING INFORMATION (Ownership)

The last Recorded Document Transferring Fee Title Recorded on:

As Document Number: 06-0423924

Documentary Transfer Tax: \$None

In Favor of: 6552 Woodman LLC, a California Limited Liability Company

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 200 feet of that portion of Lot 19 of Tract No. 1000, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 19, Page(s) 1 to 34 Inclusive of Maps, in the office of the County Recorder of said County, described as follows:

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 Northwest corner of said Lot; thence Southerly along the Westerly line of said Lot 330 feet, more or less, to the point of beginning.

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 in the City of Los Angeles, Recorded in Book 6751 Page 45 Official Records, and Re-recorded in Book 6681 Page 379, in Book 6707 Page 261 and in Book 4783 Page 290, in Book 6764 Page 76 and in Book 6697 Page 384 Official Records respectively.

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: T9446

-Schedule B Continued-

*1. A Deed of Trust Recorded on 04-05-2005
as Document Number 05-0782329
Amount: \$480,000.00
Trustor: Davit Ghumashyan, a Single Man
Trustee: ReconTrust Company, N.A.
Beneficiary: Countrywide Home Loans, Inc., a Corporation*

*Mailing Address: Countrywide Home Loans, Inc., a Corporation
MS SV-79 Document Processing
P.O. Box 10423
Van Nuys, CA 91410-0423*

*An Assignment of Beneficial interest Recorded on 01-28-2013
as Document Number 13-0139425
Interest assigned to: U.S. Bank National Association as Trustee for BAFC 2008-1 Mortgage Pass-Through
Certificates Series 2008-1 whose address is 135 S. LaSalle 1511, Chicago, IL 60603*

*Mailing Address: CoreLogic
Mail Stop: ASGN
1 CoreLogic Drive
Westlake, TX 76262-9823*

*A Notice of Default Recorded on: 09-03-2010
Document Number: 10-1245754*

*A Notice of Trustee Sale Recorded: 09-13-2012
Document No.: 12-1368674
Trustees Name: ReconTrust Company, N.A.*

*Mailing Address: ReconTrust Company
1800 Tapo Canyon Rd., CA6-914-01-94
Simi Valley, CA 93063*

*2. A Deed of Trust Recorded on 04-05-2005
as Document Number 05-0782330
Amount: \$60,000.00
Trustor: Davit Ghumashyan, a Single Man
Trustee: ReconTrust Company, N.A.
Beneficiary: Countrywide Home Loans, Inc.*

*Mailing Address: Countrywide Home Loans, Inc., a Corporation
MS SV-79 Document Processing
P.O. Box 10423
Van Nuys, CA 91410-0423*

Westcoast Title & Abstract Company, Inc.

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

Page 3
Order Number: T9446

-Schedule B Continued-

*Mailing Address: Mortgage Electronic Registration Systems, Inc. (MERS)
P.O. Box 2026
Flint, MI 48501-2026*

*3. A Notice of Building(s), Structure(s), or Premises Placed into the Rent Escrow Account Program
(REAP) Recorded on 10-02-2008
as Document Number 08-1771320
Filed by: Los Angeles Housing Department
(see attached document for details)*

*4. A Notice of Pending Lien Recorded 03-01-2013
as Document Number 13-0321198
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

Westcoast Title



& Abstract Company, Inc.

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

Work Order No. T9115	Prepared for: City of Los Angeles
Type of Report: GAP Report	
Order Date: 10-31-2012	Dated as of: 11-06-2012 Fee: \$48.00

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

For Assessors Parcel Number: 2329-002-010

Situs Address: 6552 N Woodman Ave. **City:** Los Angeles **County:** Los Angeles

-VESTING INFORMATION (Ownership)

The last Recorded Document Transferring Fee Title Recorded on: 02-27-2006
As Document Number: 06-0423924
Documentary Transfer Tax: \$None
In Favor of: 6552 Woodman LLC, a California Limited Liability Company

**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 200 feet of that portion of Lot 19 of Tract No. 1000, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 19, Page(s) 1 to 34 Inclusive of Maps, in the office of the County Recorder of said County, described as follows;

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 Northwest corner of said Lot; thence Southerly along the Westerly line of said Lot 330 feet, more or less, to the point of beginning.

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 in the City of Los Angeles, Recorded in Book 6751, Page 45 Official Records, and re-Recorded in Book 6681, Page 379, in Book 6707, Page 261 and in Book 4783, Page 290, in Book 6764, Page 76 and in Book 6697, Page 384 Official Records respectively.

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: T9115

-Schedule B Continued-

1. A Deed of Trust Recorded on 04-05-2005
as Document Number 05-0782329
Amount: \$480,000.00
Trustor: Davit Ghumashyan, a Single Man
Trustee: ReconTrust Company, N.A.
Beneficiary: Countrywide Home Loans, Inc., a Corporation

Mailing Address: Countrywide Home Loans, Inc.
MS SV-79 Document Processing
P.O. Box 10423
Van Nuys, CA 91410-0423

Mailing Address: Mortgage Electronic Registration Systems, Inc. (MERS)
P.O. Box 2026
Flint, MI 48501-2026

An Assignment of Beneficial interest Recorded on 09-16-2010
as Document Number 10-1310872
Interest assigned to: BAC Home Loans Servicing, LP FKA Countrywide Home Loans Servicing, LP

Mailing Address: ReconTrust Company
1800 Tapo Canyon Rd., CA6-914-01-94
Simi Valley, CA 93063

A Notice of Default Recorded on: 09-03-2010
Document Number: 10-1245754

A Notice of Trustee Sale Recorded: 09-13-2012
Document No.: 12-1368674
Trustees Name: ReconTrust Company, N.A.

Mailing Address: ReconTrust Company
1800 Tapo Canyon Rd., CA6-914-01-94
Simi Valley, CA 93063

2. A Deed of Trust Recorded on 04-05-2005
as Document Number 05-0782330
Amount: \$60,000.00
Trustor: Davit Ghumashyan, a Single Man
Trustee: ReconTrust Company, N.A.
Beneficiary: Countrywide Home Loans, Inc.

Mailing Address: Countrywide Home Loans, Inc.
MS SV-79 Document Processing
P.O. Box 10423
Van Nuys, CA 91410-0423

Westcoast Title & Abstract Company, Inc.

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

Page 3
Order Number: T9115

-Schedule B Continued-

*Mailing Address: Mortgage Electronic Registration Systems, Inc. (MERS)
P.O. Box 2026
Flint, MI 48501-2026*

*3. A Notice of Building(s), Structure(s), or Premises Placed into the Rent Escrow Account Program
(REAP) Recorded on 10-02-2008
as Document Number 08-1771320
Filed by: Los Angeles Housing Department
(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

Property Detail Report

For Property Located At :
6552 WOODMAN AVE, VAN NUYS, CA 91401-1616



Owner Information

Owner Name: **6552 WOODMAN LLC/STEPANYAN VAHAGN**
Mailing Address: **2018 N CATALINA ST, LOS ANGELES CA 90027-1826 C006**
Vesting Codes: **// CO**

Location Information

Legal Description: **TRACT # 1000 LOT COM N 969.10
FT AND E 25 FT AND N 100 FT
FROM SW COR OF LOT 19 TH N 50
FT WITH A UNIFORM DEPTH OF
140 FT E PART OF LOT 19**

County:	LOS ANGELES, CA	APN:	2329-002-009
Census Tract / Block:	1235.20 / 1	Alternate APN:	
Township-Range-Sect:		Subdivision:	1000
Legal Book/Page:	19-1	Map Reference:	15-F5 / 532-C6
Legal Lot:	19	Tract #:	1000
Legal Block:		School District:	LOS ANGELES
Market Area:		Munic/Township:	
Neighbor Code:			

Owner Transfer Information

Recording/Sale Date:	01/25/2012 / 01/24/2012	Deed Type:	GRANT DEED
Sale Price:		1st Mtg Document #:	
Document #:	133949		

Last Market Sale Information

Recording/Sale Date:	01/31/2005 / 12/21/2004	1st Mtg Amount/Type:	\$556,500 / CONV
Sale Price:	\$620,000	1st Mtg Int. Rate/Type:	4.31 / ADJ
Sale Type:	FULL	1st Mtg Document #:	223519
Document #:	223518	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$265.75
New Construction:		Multi/Split Sale:	
Title Company:	AMERICAN COAST TITLE CO.		
Lender:	WASHINGTON MUTUAL BK FA		
Seller Name:	PARADA DAVID E & JOSEFA M		

Prior Sale Information

Prior Rec/Sale Date:	10/02/2001 / 08/20/2001	Prior Lender:	GREENPOINT MTG FNDG
Prior Sale Price:	\$245,000	Prior 1st Mtg Amt/Type:	\$192,000 / CONV
Prior Doc Number:	1865855	Prior 1st Mtg Rate/Type:	/
Prior Deed Type:	GRANT DEED		

Property Characteristics

Gross Area:	2,333	Parking Type:		Construction:	
Living Area:	2,333	Garage Area:		Heat Type:	
Tot Adj Area:		Garage Capacity:		Exterior wall:	
Above Grade:		Parking Spaces:		Porch Type:	
Total Rooms:		Basement Area:		Patio Type:	
Bedrooms:	6	Finish Bsmnt Area:		Pool:	
Bath(F/H):	3 /	Basement Type:		Air Cond:	YES
Year Built / Eff:	1952 / 1952	Roof Type:		Style:	
Fireplace:	/	Foundation:		Quality:	
# of Stories:		Roof Material:		Condition:	
Other Improvements:					

Site Information

Zoning:	LAR3	Acres:	0.16	County Use:	MULTI-FAMILY 3-UNIT (0300)
Lot Area:	7,000	Lot Width/Depth:	x	State Use:	
Land Use:	TRIPLEX	Res/Comm Units:	/	Water Type:	
Site Influence:				Sewer Type:	

Tax Information

Total Value: **\$322,000**
Land Value: **\$193,200**
Improvement Value: **\$128,800**
Total Taxable Value: **\$322,000**

Assessed Year: **2012**
Improved %: **40%**
Tax Year: **2012**

Property Tax: **\$4,347.23**
Tax Area: **13**
Tax Exemption:

Comparable Summary

For Property Located At



CoreLogic

RealQuest Professional

6552 WOODMAN AVE, VAN NUYS, CA 91401-1616

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

#	F	Address	Sale Price	Yr	Bit	Bed	Baths/Restrooms(Full)	Last Recording	Bld/Liv	Lot Area	Dist
Subject Property											
		6552 WOODMAN AVE	\$620,000	1952	6		3	01/31/2005	2,333	7,000	0.0

No Comps were found. Please modify search criteria.