

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

VAN AMBATIELOS

PRESIDENT

E. FELICIA BRANNON

VICE-PRESIDENT

JOSELYN GEAGA-ROSENTHAL

GEORGE HOVAGUIMIAN

JAVIER NUNEZ

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

NOTICE OF HEARING

DATE: April 15, 2015

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 **\$862.92**. 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, June 3, 2015 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 J.T. Christian at telephone number (213) 252-3305.

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.
GENERAL MANAGER



J.T. Christian
Senior 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

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

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 remove the accumulation of trash, debris, vehicle parts, rubbish, excessive vegetation or other similar conditions 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>
CLEAN	C4197	July 15, 2014	\$724.92

Title report costs were as follows:

<u>Title Search</u>	<u>Work Order No.</u>	<u>Amount</u>
FULL	T9560	\$48.00
FULL	T9694	\$48.00
FULL	T10981	\$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 \$655.80 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 \$138.00. for a total of \$862.92, 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 \$724.92, and to deposit to Fund 100 the amount of \$138.00.

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: February 26, 2015

RAYMOND S CHAN C.E., S.E.
Superintendent of Building
General Manager

J.T. Christian FOR FRANK LARA

Report and lien confirmed by
City Council on:

Frank Lara, Principal Inspector
Vacant Building Abatement

ATTEST: HOLLY WOLCOTT
CITY CLERK

BY DEPUTY

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

Property Title Report

Work Order No. T11257
Dated as of: 04/03/2015

Prepared for: City of Los Angeles

SCHEDULE A **(Reported Property Information)**

APN #: 2329-002-009

Property Address: 6552 N WOODMAN AVE

City: Los Angeles

County: Los Angeles

VESTING INFORMATION

Type of Document: Grant Deed

Grantee : 6552 Woodman LLC. a California Limited Liability Company, Vahagn Stepanyan a single man, Vartan Akopyan a single man, Sogomon Akopyan a married man as his sole and separate property

Grantor : 6552 Woodman LLC., a California Limited Liability Company

Deed Date : 1/24/2012

Recorded : 1/25/2012

Instr No. : 20120133949

**MAILING ADDRESS: 6552 Woodman LLC. a California Limited Liability Company, Vahagn Stepanyan and Vartan Akopyan and Sogomon Akopyan
2018 N. Catalina St, Los Angeles, CA 90027**

SCHEDULE B

LEGAL DESCRIPTION

The following described property:

**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 1 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 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.
Assessor's Parcel No: 2329-002-009**

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. T11257

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 : \$556,500.00

Dated : 1/13/2005

Trustor : Vahagn Stepanyan

Trustee : California Reconveyance Company

Beneficiary : Washington Mutual Bank, FA

Recorded : 1/31/2005

Instr No. : 05 0223519

Maturity Date is: 2/1/2035

MAILING ADDRESS: Washington Mutual Bank, FA, 2210 Enterprise Drive, Florence, SC 29501

MAILING ADDRESS: California Reconveyance Company – Not shown

This Deed of Trust is an ARM

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 : 9/13/2013

Instr No. : 20131338924

MAILING ADDRESS: 6552 Woodman LLC, 2018 N Catalina St, Los Angeles, CA 90027

*MAILING ADDRESS: Department of Building and Safety Code Enforcement Bureau,
3550 Wilshire Blvd., Suite 1800, Los Angeles, CA 90010*