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.
GENERAL MANAGER
FRANK BUSH
EXECUTIVE OFFICER

February 26, 2015

Council District # 2
Case #: 458367

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

JOB ADDRESS: **6558 N WOODMAN AVE**

CONTRACT NO.: **280064302-1 B120245-2 C123679 T123628**

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 barricading of all openings and cleaning of the lot at the above address in the City of Los Angeles. The cost of barricading the subject building(s) was $559.22. The cost of cleaning the subject lot was $483.28. The cost of investigating the violation(s) was $1,651.64. The cost of title search(es) on the subject lot was $42.00.

It is proposed that a lien for the total amount of **$2,736.14** 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.
GENERAL MANAGER

J.T. Christian
FOR FRANK LARA

Frank Lara, Principal Inspector
Vacant Building Abatement

RC:FL: fmr

Attachments

REPORT OF ABATE OF A PUBLIC NUISANCE

On April 11, 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 secure all openings accessible for entry from the exterior of the building(s) and weatherproof the barricades installed, and remove the accumulation of trash, debris, vehicle parts, rubbish, excessive vegetation or other similar conditions on the parcel located at **6558 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:

Work Description	Work Order No.	Date Completed	Cost
BARRICADE	B3932	July 15, 2014	$559.22
CLEAN	C4196	July 15, 2014	$483.28

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

Fee	Invoice No.	Amount	Late Fees	Total
CODE VIOLATION INSPECTION FEE	545793-1	$356.16	$1,295.48	$1,651.64

Title report costs were as follows:

Title Search	Work Order No.	Amount
FULL	T10980	$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 $1,137.80 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 $1,651.64, plus the Cost of Title Search(es) on the subject lot was $42.00. for a total of **$2,736.14**, 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 **$1,034.94**, and to deposit to Fund 48R the amount of $1,651.64, and to deposit to Fund 100 the amount of $42.00..

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

JT Christian
FOR FRANK LARA

Frank Lara, Principal Inspector
Vacant Building Abatement

Report and lien confirmed by
City Council on:

ATTEST: HOLLY WOLCOTT
CITY CLERK

BY

DEPUTY

February 19, 2015

ASSIGNED INSPECTOR: DUANE JOHNSON
JOB ADDRESS: **6558 N WOODMAN AVE**
ASSESSORS PARCEL NO.: 2329-002-010

CASE #: 458367

Last Full Title: 02/04/2015 Last Update Title:

LIST OF OWNERS AND INTERESTED PARTIES

1 6552 WOODMAN LLC
c/o DAVIT GHUMASYAN
1931 VARNA AVE
VAN NUYS, CA 91402
Capacity: OWNER

2 6552 WOODMAN LLC
2018 N CATALINA ST
LOS ANGELES, CA 90027
Capacity: OWNER

3 NATIONSTAR MORTGAGE, LLC
350 HIGHLAND DRIVE
LEWISVILLE, TX 75067
Capacity: INTERESTED PARTY

4 COUNTRYWIDE HOME LOANS, INC.
MS SV-79 DOCUMENT PROCESSING
P.O. BOX 10423
VAN NUYS, CA 91410-0423
Capacity: INTERESTED PARTY

In2-Res
Intuitive Real Estate Solutions

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

Property Title Report

Work Order No. T10980 ***Prepared for:*** *City of Los Angeles*
Dated as of: 1/28/2015

SCHEDULE A

(Reported Property Information)

APN #: *2329-002-010*

Property Address: *6558 N WOODMAN AVE* ***City:*** *Los Angeles* ***County:*** *Los Angeles*

VESTING INFORMATION
Type of Instrument: *Grant Deed*
Grantee : *6552 Woodman LLC, a California Limited Liability Company*
Grantor : *Davit Ghumashyan, a single man*
Deed Date : *1/25/2006* ***Recorded :*** *2/27/2006*
Instr No. : *06 0423924*

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

SCHEDULE B

LEGAL DESCRIPTION
The following described property:

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 Pages 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

Assessor's Parcel No: 2329-002-010

MORTGAGES/LIENS

Type of Instrument: *A deed of trust to secure an indebtedness in the amount shown below, and any other obligations secured thereby*
Amount : *$480,000.00* ***Dated :*** *3/22/2005*
Trustor : *Davit Ghumashyan*
Trustee : *ReconTrust Company, N.A.*
Beneficiary : *MERS, Inc., as nominee for Countrywide Home Loans, Inc.*
Loan No. : *MIN 1000157-0004886921-4*
Recorded : *4/5/2005* ***Instr No. :*** *05 0782329*
Maturity Date is: 4/1/2035
This Deed of Trust is an ARM

Mailing Address: *Recontrust Company, N.A.,*
225 W Hillcrest Drive, MSN : TO-02, Thousand Oaks, CA 91360

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

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

The assignment of the beneficial interest under said deed of trust which names:
Assignee : *NationStar Mortgage, LLC*
Recorded : *11/7/2013* ***Instr No. :*** *20131587402*

Mailing Address: *NationStar Mortgage, LLC, 350 Highland Drive, Lewisville, TX 75067*

A deed of trust to secure an indebtedness in the amount shown below, and any other obligations secured thereby
Amount : *$60,000.00* ***Dated :*** *3/23/2005*
Trustor : *Davit Ghumashyan*
Trustee : *ReconTrust Company, N.A.*
Beneficiary : *MERS, Inc., as nominee for Countrywide Home Loans, Inc.*
Loan No. : *MIN 1000157-0004886928-9*
Recorded : *4/5/2005* ***Instr No. :*** *05 782330*

Mailing Address: *Recontrust Company, N.A.,*
225 W Hillcrest Drive, MSN : TO-02, Thousand Oaks, CA 91360

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

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

Work Order No. T8561	***Prepared for:*** *City of Los Angeles*	
Type of Report:GAP Report		
Order Date: 04-06-2012	*Dated as of: 04-15-2012*	*Fee: $48.00*

-SCHEDULE A-
(Reported Property Information)

For Assessors Parcel Number: 2329-002-010

Situs Address: 6558 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 LL
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, 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.

 Continued....

Westcoast Title & *Abstract Company, Inc.*
400 S. Alhambra Ave. Ste B
Monterey Park, Ca. 91755
Phone 626-548-2479 818-337-0474 fax

-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 761, 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

2. A Notice of Building(s), Structure(s), or Premises Placed into the Rent Escrow Account Program (REAP) Recorded on 09-12-2008
as Document Number 08-1651730
Filed by: Los Angeles Housing Department
(see attached document for details)

3. A Notice of Sub Standard Property Recorded on: 04-06-2012
as Document Number: 12-0525616
Filed by the City of Los Angeles, Code Enforcement Department

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 :
6558 WOODMAN AVE, VAN NUYS, CA 91401-1616

CoreLogic
RealQuest Professional

Owner Information

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

Location Information

Legal Description:	TRACT # 1000 LOT COM N 969.10 FT AND E 25 FT AND N 150 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:	2329-002-010
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:	VG	School District Name:	
Neighbor Code:		Munic/Township:	

Owner Transfer Information

Recording/Sale Date:	/	Deed Type:	
Sale Price:		1st Mtg Document #:	
Document #:			

Last Market Sale Information

Recording/Sale Date:	04/05/2005 / 03/21/2005	1st Mtg Amount/Type:	$480,000 / CONV
Sale Price:	$600,000	1st Mtg Int. Rate/Type:	1.00 / ADJ
Sale Type:	UNKNOWN	1st Mtg Document #:	782329
Document #:	782328	2nd Mtg Amount/Type:	$60,000 / CONV
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/ ADJ
Transfer Document #:		Price Per SqFt:	$257.18
New Construction:		Multi/Split Sale:	
Title Company:	PROVIDENT TITLE		
Lender:	COUNTRYWIDE HM LNS INC		
Seller Name:	PALMER HAROLD L TRUST		

Prior Sale Information

Prior Rec/Sale Date:	/	Prior Lender:	
Prior Sale Price:		Prior 1st Mtg Amt/Type:	/
Prior Doc Number:		Prior 1st Mtg Rate/Type:	/
Prior Deed Type:			

Property Characteristics

Gross Area:		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:	3 /	Water Type:	
Site Influence:				Sewer Type:	

Tax Information

Total Value:	$405,000	Assessed Year:	2014	Property Tax:	$14,696.40
Land Value:	$270,000	Improved %:	33%	Tax Area:	13
Improvement Value:	$135,000	Tax Year:	2014	Tax Exemption:	
Total Taxable Value:	$405,000				

Comparable Summary

For Property Located At

CoreLogic RealQuest Professional

6558 WOODMAN AVE, VAN NUYS, CA 91401-1616

1 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: 1

	Subject Property	Low	High	Average
Sale Price	$600,000	$440,000	$440,000	$440,000
Bldg/Living Area	2,333	2,333	2,333	2,333
Price/Sqft	$257.18	$188.60	$188.60	$188.60
Year Built	1952	1952	1952	1952
Lot Area	7,000	6,999	6,999	6,999
Bedrooms	6	6	6	6
Bathrooms/Restrooms	3	3	3	3
Stories	0.00	0.00	0.00	0.00
Total Value	$405,000	$341,038	$341,038	$341,038
Distance From Subject	0.00	0.00	0.00	0.00

*= user supplied for search only

☑	#	F	Address	Sale Price	Yr Blt	Bed	Baths/Restrooms(Full)	Last Recording	Bld/Liv	Lot Area	Dist
Subject Property											
			6558 WOODMAN AVE	**$600,000**	**1952**	**6**	**3**	**04/05/2005**	**2,333**	**7,000**	**0.0**
Comparables											
☑	1		6562 WOODMAN AVE	$440,000	1952	6	3	08/08/2014	2,333	6,999	0