

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

FRANK M. BUSH
GENERAL MANAGER

OSAMA YOUNAN, P.E.
EXECUTIVE OFFICER

July 26, 2019

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.: B131051 B131051-2 C128935-1 C128935-2 F127623-2 G127648-2 T128934

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, cleaning of the lot, fencing of the lot and graffiti abatement at the above address in the City of Los Angeles. The cost of barricading the subject building(s) was \$2,559.57. The cost of cleaning the subject lot was \$1,114.70. The cost of fencing the subject lot was \$2,961.28. The cost of exterior graffiti abatement of the subject building(s) was \$314.13.

It is proposed that a lien for the total amount of \$6,987.68 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.

FRANK M. BUSH
GENERAL MANAGER

Armond Gregoryona 7-25-19

Armond Gregoryona, Principal Inspector
Lien Review

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 fence the lot,abate the graffiti, 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:

<u>Work Description</u>	<u>Work Order No.</u>	<u>Date Completed</u>	<u>Cost</u>
BARRICADE	B4350	January 07, 2019	\$300.00
BARRICADE	B4355	January 23, 2019	\$939.62
BARRICADE	B4368	June 24, 2019	\$1,319.95
CLEAN	C4549	January 16, 2019	\$322.30
CLEAN	C4571	May 28, 2019	\$792.40
FENCE	F4070	June 04, 2019	\$2,961.28
GRAFFITI ABATEMENT	G2239	January 28, 2019	\$314.13
			\$6,949.68

Title report costs were as follows:

<u>Title Search</u>	<u>Work Order No.</u>	<u>Amount</u>
FULL	T16066	\$38.00
		\$38.00

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 \$4,969.41 plus applicable fees and charges, plus the Cost of Title Search(es) on the subject lot was \$38.00 for a total of \$6,987.68, 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 \$1,253.75, , and to deposit to Fund 100 the amount of \$38.00.

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: July 26, 2019

FRANK M. BUSH
GENERAL MANAGER

 7-26-19

Report and lien confirmed by
City Council on:

Armond Gregoryona, Principal Inspector
Lien Review

ATTEST: HOLLY WOLCOTT
CITY CLERK

BY
DEPUTY

ASSIGNED INSPECTOR: RICHARD SIMONS
JOB ADDRESS: 6558 N WOODMAN AVE
ASSESSORS PARCEL NO.: 2329-002-010

Last Full Title: 07/19/2019

Last Update Title:

LIST OF OWNERS AND INTERESTED PARTIES

- 1 US BANK NA BANK OF AMERICA FUNDING CORP SERIES
2008-1
6558 WOODMAN AVE.
VAN NUYS, CA 91401-1616
Capacity: OWNER
- 2 US BANK NA BANK OF AMERICA FUNDING CORP SERIES
2008-1
C/O XOME ATTN: DAVE HOFF
8740 LUCENT BLVD. STE 601
HIGHLANDS RANCH, CO 80129
Capacity: OWNER
- 3 US BANK NA BANK OF AMERICA FUNDING CORP SERIES
2008-1
REED SMITH LLP ATTN:ELIZABETH S.McCALL ESQ.
20 STANWIX ST STE 1200
PITTSBURGH, PA 15222
Capacity: OWNER
- 4 US BANK NA BANK OF AMERICA FUNDING CORP SERIES
2008-1
C/O NATIONSTAR MORTGAGE LLC D/B/A/MR.COOPER
8950 CYPRESS WATERS BLVD
COPPELL, TX 75019
Capacity: OWNER



P.O. BOX 5152
CULVER CITY, CA 90231
Phone 310-943-9235 latitle@in2-res.com

Property Title Report

Work Order No. T16066
Dated as of: 07/19/2019

Prepared for: City of Los Angeles

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 Document: TRUSTEE'S DEED UPON SALE

Grantee : U S BANK NA; BANC OF AMERICA FUNDING CORP

Grantor : DAVIT GHUMASHYAN

Deed Date : 05/29/2018

Recorded : 05/31/2018

Instr No. : 18-0538094

MAILING ADDRESS: U S BANK NA; BANC OF AMERICA FUNDING CORP
6558 WOODMAN AVE VAN NUYS CA 91401

SCHEDULE B

LEGAL DESCRIPTION

Lot: 19 Tract No: 1000 Abbreviated Description: LOT:19 TR#:1000 TRACT # 1000 LOT COM N 969.10 FT AND E 25 FT AND N 150 FT FROM SW COR OF LOT 19TH N 50 FT WITH A UNIFORM DEPTH OF 140 FT E

MORTGAGES/LIENS

We find no Open Mortgages/Deeds of Trust of Record.

Property Detail Report

For Property Located At :

6558 WOODMAN AVE, VAN NUYS, CA 91401-1616



Owner Information

Owner Name: US BK NA SERIES 2008-1
 Mailing Address: 6558 WOODMAN AVE, VAN NUYS CA 91401-1616 C014
 Vesting Codes: // CE

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 /
Legal Lot:	19	Tract #:	1000
Legal Block:		School District:	LOS ANGELES
Market Area:	VG	School District Name:	LOS ANGELES
Neighbor Code:		Munic/Township:	

Owner Transfer Information

Recording/Sale Date:	05/31/2018 / 05/23/2018	Deed Type:	TRUSTEE'S DEED (FORECLOSURE)
Sale Price:	\$588,950	1st Mtg Document #:	
Document #:	538094		

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:	Building Permit				

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:	\$765,000	Assessed Year:	2018	Property Tax:	\$9,434.04
Land Value:	\$459,000	Improved %:	40%	Tax Area:	13
Improvement Value:	\$306,000	Tax Year:	2018	Tax Exemption:	
Total Taxable Value:	\$765,000				

Comparable Sales Report

For Property Located At



6558 WOODMAN AVE, VAN NUYS, CA 91401-1616

1 Comparable(s) Selected.

Report Date: 07/18/2019

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$600,000	\$820,000	\$820,000	\$820,000
Bldg/Living Area	2,333	2,406	2,406	2,406
Price/Sqft	\$257.18	\$340.81	\$340.81	\$340.81
Year Built	1952	1952	1952	1952
Lot Area	7,000	9,158	9,158	9,158
Bedrooms	6	6	6	6
Bathrooms/Restrooms	3	3	3	3
Stories	0.00	0.00	0.00	0.00
Total Value	\$765,000	\$271,670	\$271,670	\$271,670
Distance From Subject	0.00	0.47	0.47	0.47

*= user supplied for search only

Comp #:1				Distance From Subject:0.47 (miles)
Address:	6439 FULTON AVE, VAN NUYS, CA 91401-1303			
Owner Name:	MINASYAN SARKIS/MINASYAN ANAHIT			
Seller Name:	BUTCHER ROBERT LIVING TRUST			
APN:	2329-024-028	Map Reference:	15-F5 /	Living Area: 2,406
County:	LOS ANGELES, CA	Census Tract:	1235.20	Total Rooms:
Subdivision:	1336	Zoning:	LARD1.5	Bedrooms: 6
Rec Date:	02/07/2019	Prior Rec Date:		Bath(F/H): 3 /
Sale Date:	08/29/2018	Prior Sale Date:		Yr Built/Eff: 1952 / 1952
Sale Price:	\$820,000	Prior Sale Price:		Air Cond: YES
Sale Type:	FULL	Prior Sale Type:		Style:
Document #:	114110	Acres:	0.21	Fireplace: /
1st Mtg Amt:	\$630,000	Lot Area:	9,158	Pool:
Total Value:	\$271,670	# of Stories:		Roof Mat:
Land Use:	TRIPLEX	Park Area/Cap#:	/	Parking: