

pg. 24

Sako Arutyunyan

From: Ramirez, Evelyn <eramirez@auditor.lacounty.gov>
Sent: Tuesday, November 27, 2018 3:50 PM
To: Sako Arutyunyan
Cc: Ivery-Simmons, Aquilla
Subject: RE: APN2601 023 065 1800 30
Attachments: 188.90.pdf

Sako,

Per our conversation, please note that we did receive a Direct Assessment Correction Form from Account # 188.90 to adjust Parcel # 2601-023-065 from \$6,154.00 to \$0.00. Our Direct Assessment corrections are processed on a first come first serve basis, our processing time frame is 2 – 4 weeks. Attached please find the Government Code for Account # 188.90.

Thank you,

Evelyn Ramirez
Los Angeles County, Auditor-Controller
Property Tax Services, Direct Assessment Unit
eramirez@auditor.lacounty.gov
(213) 893-2344

From: Sako Arutyunyan [mailto:sako.a@ptpfce.com]
Sent: Tuesday, November 27, 2018 2:28 PM
To: Ramirez, Evelyn <eramirez@auditor.lacounty.gov>
Subject: APN2601 023 065 1800 30

Hi Evelyn,

Per my conversation with Karla and you the Brush Removal fee was suppose to removed and \$6154 fee should be adjusted and a new bill should come out. Kindly email back to confirm.



City of Los Angeles - Brush Clearance
200 N. Main Street, Room 1620
Los Angeles, CA 90012-4147

INVOICE

DATE: 3/14/2018

INVOICE NO.: BC18007096

INVOICE DATE: 3/14/2018

DUE DATE: 4/13/2018



MIXED AADC 900 3

SAKO ARUTYUNYAN 317
931 CALLE CANTA
GLENDALE CA 91208-3016

Billing Questions Call: (213)978-3424
Phone Hours: 8:00 a.m.- 4:00 p.m.

Questions regarding Brush Clearance Fee
Call: (800)994-4444
Phone Hours: 8:00 a.m. - 11:00 a.m.

ASSESSOR'S IDENTIFICATION NO. (APN): 2601023065

LOCATION OF PROPERTY:

DESCRIPTION OF CHARGES	AMOUNT
Cost of clearance by a professional contractor (cleared/removed brush, weeds, and/or hazardous debris from your property)	\$4,850.00
Administrative Fee	\$1,304.00
Clearance Date 01/22/2018	
TOTAL DUE	\$6,154.00

Web payment available at: <https://epay.lafd.org/ita/vms2>
The APN and PIN information below are required to login and make payments on the website:

APN: 2601023065 PIN: [REDACTED]

Unpaid invoice will result in the filing of Special Assessment against your property with the Los Angeles County Assessor's Office, and possible legal action by the Los Angeles City Attorney's Office.

A \$35 Non Sufficient Fund fee will be assessed on all returned checks.

Please detach at dotted line and return lower portion with your payment for each APN.

TO USE YOUR CREDIT CARD FOR THE AMOUNT DUE, PLEASE COMPLETE INFORMATION BELOW.

CHECK ONE: VISA MASTERCARD AMERICAN EXPRESS DISCOVER Check

Payments made via an online banking service must include APN number and Invoice number.

CREDIT CARD #: [REDACTED]

EXP. DATE: [REDACTED]

CARD HOLDER'S NAME: _____

MAKE CHECKS PAYABLE TO: CITY OF LOS ANGELES
WRITE INVOICE NUMBER ON CHECK
THANK YOU FOR YOUR PROMPT PAYMENT

SIGNATURE: _____

Mail Payment to:

TELEPHONE NO: _____

INVOICE DATE	INVOICE NUMBER
3/14/2018	BC18007096
AMOUNT DUE	AMOUNT ENCLOSED
\$6,154.00	\$
APN	INVOICE DUE DATE: 4/13/2018
2601023065	SAKO ARUTYUNYAN

City of Los Angeles Fire Department
Brush Clearance
PO BOX 514268
Los Angeles, CA 90051-4268

03/22/2018

Brush Clearance Unit
6262 Van Nuys Blvd. Suite 451
Van Nuys CA 91401

Initial Inspection per Brush Non Compliance Fees: 6-7-17

Compliance due date: 6-28-17

Second Inspection: 10-21-17

Due to visits to the City we became aware of the deadlines for brush clearance.

We did clearance/work on 12/29/17. Paid for work with check number 710.

Sako was on the property on or about February 2018, only a week or two after the alleged clearance by the City of LA retained contractor. There was not any evidence of new/additional work having been done since the 12/29/17 clearance work done by Sako.

We contacted the department in charge of the fees and no additional useful information was made available including, the copy of the scope of work allegedly performed by the City of LA retained contractor, or any proof of the work having been performed. A phone number or any other contact information was not provided, only the name, "International Environmental Corp."

(Just prior to the hearing, after performing our due diligence, it was noted that the address as per an internet search for "International Environmental Corp" is a street address in Panorama City. This certainly does not appear to be professional and experience people, and there is reason to believe that their recording keeping/invoicing practices are likely inaccurate. Also see the fee schedule per their internet print out. The amount of the contractor's bill is astronomical compared to the area that would have allegedly had to have been cleared.)

No work should have been done when they saw that work had already been performed.

The administrative fees are completely arbitrary and are exorbitant. They do not have any reference to justify the significant amount billed. What is it based off of? What code section? For what services? It is concerning and apparently takes advantage of the owner.

Notice states, "The Brush Clearance Unit Conducted an inspection of your property. As a result, hazards were identified and an F-1308 Notice of Non-Compliance was either mailed, posted on your property, or both."

This notice was not mailed, and if mailed, then not received. This is a vacant land. Why and how could it be posted on the property? There is absolutely no reasonable way to expect that it would have been received.

This page is part of your document - DO NOT DISCARD



20150836685



Pages:
0006

Recorded/Filed in Official Records
Recorder's Office, Los Angeles County,
California

07/13/16 AT 08:00AM

FEEs:	44.00
TAKES:	2,660.00
OTHER:	0.00
PAID:	2,704.00



LEADSHEET



201507130130021

00010851177



006955132

SEQ:
10

DAR - Title Company (Hard Copy)



THIS FORM IS NOT TO BE DUPLICATED

T89

CA2211

Date: 07/08/2015

RECORDING REQUESTED BY
First American Title Company National Commercial
Services



AND WHEN RECORDED MAIL DOCUMENT TO:
Sako Arutyunyan
931 Calle Canta
Glendale, CA 91208

Space Above This Line for Recorder's Use Only

A.P.N.: 2601-023-065 and 2601-030-058
and 2601-008-037

File No.: NCS-726689-B (KK)

GRANT DEED

80

44

The Undersigned Grantor(s) Declare(s): DOCUMENTARY TRANSFER TAX \$522.50; CITY TRANSFER TAX \$2,137.50;
[X] computed on the consideration or full value of property conveyed, OR
[] computed on the consideration or full value less value of liens and/or encumbrances remaining at time of sale,
[] unincorporated area; [X] City of Los Angeles, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Almo Properties LLC, a California limited liability company**

hereby GRANTS to **Sako Arutyunyan, a married man as his sole and separate property**

the following described property in the City of Los Angeles, County of Los Angeles, State of California:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND AS A PART MADE HEREOF.

NCS-726689-B-412

Date: 07/08/2015

A.P.N.: 2601-023-065 and 2601-030-058
and 2601-008-037

File No.: NCS-726689-B (KK)

Dated: July 08, 2015

Almo Properties LLC, a California limited liability
company

By: [Signature]
Name: DAVID A. ALPERT
Its: CEO

A notary public or other officer completing this certificate
verifies only the identity of the individual who signed the
document to which this certificate is attached, and not the
truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)SS

COUNTY OF LOS ANGELES)

On JULY 9, 2015 before me, VICKY V. BUKIAN, Notary Public, personally appeared

DAVID ALPERT

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within
instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by
his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the
instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Vicky Bukian

This area for official notarial seal.

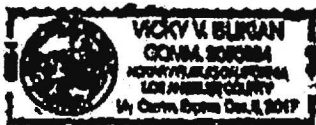


EXHIBIT "A"

LEGAL DESCRIPTION

THAT PORTION OF LOTS 4 AND 5 OF TRACT NO. 10422, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 157 PAGE 38 ET SEQ. OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHERLY TERMINUS OF THAT CERTAIN COURSE IN THE EASTERLY BOUNDARY OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN DEED RECORDED IN BOOK D3593 PAGE 337 OF OFFICIAL RECORDS, IN SAID COUNTY RECORDER'S OFFICE, HAVING A BEARING OF NORTH 04° 28' 20" WEST AND A LENGTH OF 455.53 FEET, HEREIN BEING NORTH 04° 21' 43" WEST FOR PURPOSES OF THIS DESCRIPTION; THENCE ALONG SAID EASTERLY BOUNDARY THE FOLLOWING COURSES, NORTH 22° 52' 53" WEST 30.00 FEET; THENCE SOUTH 67° 07' 07" WEST 24.05 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 330.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE A DISTANCE OF 120.95 FEET THROUGH A CENTRAL ANGLE OF 21° 00' 00"; THENCE SOUTH 46° 07' 07" WEST 75.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 300.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE A DISTANCE OF 107.34 FEET THROUGH A CENTRAL ANGLE OF 20° 30' 00"; THENCE SOUTH 66° 37' 07" WEST 29.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 100.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE A DISTANCE OF 119.78 FEET, THROUGH A CENTRAL ANGLE OF 68° 37' 40"; THENCE SOUTH 02° 00' 33" EAST 7.13 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 300.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE A DISTANCE OF 77.91 FEET THROUGH A CENTRAL ANGLE OF 14° 52' 50" TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 16° 53' 22" EAST 14.11 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 200.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE A DISTANCE OF 118.68 FEET THROUGH A CENTRAL ANGLE OF 34° 00' 00"; THENCE SOUTH 50° 53' 23" EAST 40.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 200.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE A DISTANCE OF 129.15 FEET THROUGH A CENTRAL ANGLE OF 37° 00' 00"; THENCE SOUTH 13° 53' 23" EAST 50.00 FEET; THENCE SOUTH 62° 16' 37" WEST 64.05 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 150.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE A DISTANCE OF 131.34 FEET THROUGH A CENTRAL ANGLE OF 50° 10' 00" TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 400.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE A DISTANCE OF 279.25 FEET THROUGH A CENTRAL ANGLE OF 40° 00' 00" TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 400.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE, A DISTANCE OF 132.65 FEET THROUGH A CENTRAL ANGLE OF 19° 00' 00"; THENCE RADIAL TO

SAID CURVE NORTH 56° 53' 23" WEST 15.00 FEET; THENCE NORTH 74° 39' 59" WEST 383.52 FEET; THENCE SOUTH 41° 07' 15" WEST 520.21 FEET; THENCE SOUTH 18° 07' 37" WEST 559.74 FEET; THENCE SOUTH 73° 07' 11" WEST 136.09 FEET; THENCE SOUTH 21° 14' 37" WEST 281.60 FEET; THENCE SOUTH 49° 02' 47" WEST 15.00 FEET TO A POINT IN A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 150.00 FEET, SAID LAST MENTIONED COURSE BEING RADIAL TO SAID CURVE; THENCE WESTERLY ALONG SAID CURVE A DISTANCE OF 277.34 FEET THROUGH A CENTRAL ANGLE OF 105° 56' 10"; THENCE LEAVING SAID EASTERLY BOUNDARY NORTH 56° 53' 23" WEST 160.00 FEET; THENCE NORTH 21° 51' 12" EAST 595.63 FEET; THENCE NORTH 28° 44' 04" WEST 605.54 FEET; THENCE SOUTH 61° 15' 56" WEST 267.00 FEET; THENCE NORTH 28° 44' 04" WEST 1022.47 FEET; THENCE NORTH 48° 43' 09" EAST 420.14 FEET TO A POINT IN A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 1500.00 FEET, SAID POINT BEARING RADIAL TO CENTER OF SAID CURVE NORTH 11° 36' 56"; THENCE EASTERLY ALONG SAID CURVE A DISTANCE OF 841.31 FEET, THROUGH A CENTRAL ANGLE OF 32° 08' 09"; THENCE SOUTH 69° 28' 47" EAST 313.42 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 2000.00 FEET; THENCE EASTERLY ALONG SAID CURVE A DISTANCE OF 1067.43 FEET THROUGH A CENTRAL ANGLE OF 30° 34' 46" TO A POINT IN A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 300.00 FEET, SAID POINT BEARING RADIAL TO CENTER OF SAID CURVE NORTH 83° 17' 22" EAST; THENCE SOUTHEASTERLY ALONG SAID CURVE A DISTANCE OF 53.30 FEET THROUGH A CENTRAL ANGLE OF 10° 10' 45" TO THE TRUE POINT OF BEGINNING.

EXCEPT THAT PORTION OF THE HEREINBEFORE DESCRIBED PROPERTY INCLUDED WITHIN THE BOUNDARIES OF THE LAND DESCRIBED IN THE DEED TO CITY OF LOS ANGELES, RECORDED IN BOOK 7411 PAGE 56 OFFICIAL RECORDS OF SAID COUNTY.

ALSO EXCEPT 100 PER CENT OF ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES UNDER THOSE PORTIONS OF LAND ABOVE DESCRIBED, WITHOUT HOWEVER, ANY RIGHT TO ENTER UPON THE SURFACE OF SAID LAND OR THAT PORTION OF THE SUBSURFACE THEREOF LYING ABOVE A DEPTH OF 500 FEET, MEASURED VERTICALLY FROM SAID SURFACE, FOR ANY PURPOSE WHATSOEVER, AS RESERVED IN DEED FROM JAMES CAGNEY, ET UX., RECORDED SEPTEMBER 17, 1964 AS INSTRUMENT NO. 1560.

A.P.N.: 2601-023-065 and 2601-030-058 and 2601-008-037

PROOF OF SERVICE BY MAIL

I declare that I am employed in the county of Los Angeles, State of California.
I am over the age of eighteen years and not a party to the within action.

My business address is 11680 Atlantic Ave. Lynwood, Ca 90262

On 3-23-18, I served the attached documents on the interested parties in this action:
2017 Brush Clearance Appeal Issue for ASSESSOR ID 2601023065

- 3-22-18 2017 Brush Clearance Appeal Form signed by Sako Arutyunyan

by placing true copies thereof enclosed in a sealed envelope with postage thereon fully prepaid in the United States mail at Lynwood, California, addressed as follows:

Brush Clearance Unit
6262 Van Nuys Blvd. Suite 451
Van Nuys CA 91401

I declare under penalty of perjury under the laws of the state of California that the foregoing is true and correct.

Executed on **3-23-18** at Lynwood, California.



Christine Abgaryan

2017 BRUSH CLEARANCE APPEAL FORM

Return to: Brush Clearance Unit
6262 Van Nuys Boulevard, Suite # 451
Van Nuys, California 91401

Name: Sako Arutyunyan

Mailing Address:

931 Calle Santa

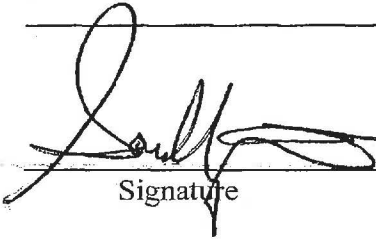
Glendale CA 91208

Phone Number(s): (818) 679-8219

Phone Number(s): _____

Phone Number(s): _____

Assessor I. D. Number(s): 2601023065


Signature

3/22/2018
Date

BOARD OF FIRE
COMMISSIONERS

DELIA IBARRA
PRESIDENT

ANDREW GLAZIER
VICE PRESIDENT

JIMMY H. HARA, M.D.
REBECCA NINBURG
JIMMIE WOODS-GRAY

LETICIA GOMEZ
EXECUTIVE ASSISTANT II

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

FIRE DEPARTMENT

RALPH M. TERRAZAS
FIRE CHIEF

6262 VAN NUYS BLVD. SUITE 451
VAN NUYS, CA 91401

(800) 994-4444
FAX: (818) 778-4911

[HTTP://WWW.LAFD.ORG](http://www.lafd.org)

2017 Brush Clearance Property Assessment Appeal Information

Dear Property Owner:

Your Los Angeles Fire Department's Brush Clearance and Landscape Vegetation Management Program's goal is to reduce the loss of life and property resulting from wild land fires. Adequate clearance of brush and native vegetation, along with proper maintenance of landscape vegetation, are the first lines of defense against wildfire on properties located within the Very High Fire Hazard Severity Zones.

Los Angeles Municipal Code Section 57.104.12.1.3 of the Los Angeles Fire Code requires the Fire Department to notify you of your right to appeal the Assessment against your property:

- The Brush Clearance Unit conducted an inspection of your property. As a result, hazards were identified and an F-1308 Notice of Non-compliance was either mailed, posted on your property, or both. A contractor was hired by the City of Los Angeles to abate the hazard.
- The enclosed invoice indicates the cost of the abatement performed on your property.
- The City of Los Angeles proposes to assess the cost of the abatement, administrative fees, and non-compliance fees as indicated on the enclosed invoice.
- In the near future, public hearings will be held regarding the proposed assessment of properties. If you wish to request a hearing, please complete the Brush Clearance Appeal Form enclosed and return to the Brush Clearance Unit on or before **March 29, 2018**.
- The Brush Clearance Unit will notify you by mail of the hearing time, date, and location. The hearing officer may grant an alternate hearing time and/or date, which you may request by writing to the Brush Clearance Unit, 6262 Van Nuys Blvd., Suite 451, Van Nuys, California 91401.
- At the hearing, you will be given the opportunity to present evidence to show cause why your property should not be assessed the cost of the abatement or not be assessed in the amount specified on the enclosed invoice.