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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: August 13, 2015

CASE #: 102902

Regarding the property known as:
2505 N WOODSTOCK ROAD

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 **\$2,574.76**. 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, October 7, 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.

2505 N WOODSTOCK ROAD - 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

2505 N WOODSTOCK ROAD - NOTICE OF HEARING

Interested Parties List:

PROSPER LEVY
c/o TWIN SPRINGS LLC
433 S SPRING STREET 8TH FLOOR
LOS ANGELES CA 90013

PROSPER LEVY
c/o ALEX P AGHAJANIAN ESQ
225 S LAKE AVENUE #1180
PASADENA CA 91101

PROSPER LEVY
c/o HENRY LEVY, BEN KALAF
810 CORD CIRCLE DR
BEVERLY HILLS CA 91210

REPORT OF ABATE OF A PUBLIC NUISANCE

On September 10, 2003 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 on the parcel located at 2505 N WOODSTOCK ROAD , 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	B3719	May 14, 2012	\$966.38
BARRICADE	B3740	September 07, 2012	\$966.38
BARRICADE	B3808	May 22, 2013	\$300.00
BARRICADE	B3905	March 14, 2014	\$300.00

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

Title report costs were as follows:

<u>Title Search</u>	<u>Work Order No.</u>	<u>Amount</u>
FULL	T11809	\$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 \$1,822.54 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 \$42.00. for a total of \$2,574.76, 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 3-46, Revenue Source No. 3191 in the amount of \$2,574.76, 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: July 01, 2015

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



Report and lien confirmed by
City Council on:

J.T. Christian Senior Inspector
Lien Review

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. T12004
Dated as of: 07/10/2015

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 5565-020-029

Property Address: 2505 N WOODSTOCK ROAD City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Document: Trustee's Deed Upon Sale:

Grantee : Prosper Levy

Grantor : LandAmerica OneStop, Inc., as the successor by merger to LandAmerica Default Services, Inc., as Trustee

Deed Date : 4/21/2009

Recorded : 4/27/2009

Instr No. : 20090609669

MAILING ADDRESS: Prosper Levy

433 S. Spring Street 8th Floor, Los Angeles, CA 90013.

SCHEDULE B

LEGAL DESCRIPTION

The following described property:

Lots 25 of Tract No. 6014, in the City of Los Angeles, County of Los Angeles, State of California, as per map Recorded in Book 104 Page 75 of maps, in the office of the County Recorder of said County.

Assessor's Parcel No: 5565-020-029

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 : \$625,000.00

Dated : 7/23/1998

Trustor : Arviv Enterprises, Inc.

Trustee : North American Title Company, a California Corporation

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. T12004

SCHEDULE B (Continued)

Beneficiary : Laximo, Inc.
Recorded : 7/24/1998

Instr No. : 98-1275120

MAILING ADDRESS: North American Title Company, a California Corporation: None Shown

MAILING ADDRESS: Laximo, Inc. c/o Green and Krupp,
16601 Ventura Blvd., 4th Fl., Encino, CA 91436-1921

Type of Document: A deed of trust to secure an indebtedness in the amount shown below, and any other obligations secured thereby

Amount : \$1,000,000.00

Dated : 10/23/1998

Trustor : Arviv Enterprises, Inc.

Trustee : Stewart Title of California, Inc., a California Corporation

Beneficiary : Prosper Levy

Recorded : 10/28/1998

Instr No. : 98 1974215

MAILING ADDRESS: Stewart Title of California, Inc., a California Corporation: None Shown

MAILING ADDRESS: Prosper Levy: c/o Green and Krupp,
16601 Ventura Blvd., 4th Fl., Encino, CA 91436-1921.

Assignment of the above referenced security instrument is as follows:

Assignee : Prosper Levy

Recorded : 5/6/1999

Instr No. : 99 0822212

MAILING ADDRESS: Prosper Levy: None Shown.

Type of Document: A pending Court Action as disclosed by a recorded notice:

Plaintiff : Boris Shaposhnik, individually and dba UPS Development

Defendant : Arviv Enterprises, Inc, et al.,

County : Los Angeles

Court : Superior Court

Case No. : BC 207553

Nature of Action : Affecting the title to real property

Attorney : Allan Herzlich

Address : Encino Gateway Building, 15760 Ventura Bouleyard S ENCINO, CA, 91436

Recorded : 4/23/1999

Instr No. : 99-0717171

Type of Document: A pending Court Action as disclosed by a recorded notice:

Plaintiff : Boris Shaposhnik, individually and dba UPS Development

Defendant : Arviv Enterprises, Inc, et al.,

County : Los Angeles

Court : Superior Court

Case No. : BC 207553

Nature of Action : Affecting the title to real property

Attorney : Allan Herzlich

Address : Encino Gateway Building, 15760 Ventura Bouleyard S ENCINO, CA, 91436

Recorded : 6/1/1999

Instr No. : 99-0989994

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. T12004

SCHEDULE B (Continued)

Type of Document: *A pending Court Action as disclosed by a recorded notice:*

Plaintiff: *Boris Shaposhnik, individually and dba UBS Developemnt*

Defendant: *Arviv Enterprises, Inc., a California Corporation dba AJA Enterprises, Inc.; Ilan Gretler, an Individual; et al.,*

County: *Los Angeles*

Court: *Superior Court*

Case No.: *BC 207553*

Nature of Action: *Affecting the title to real property*

Attorney: *Allan Herzlich*

Address: *Encino Gateway Building, 15760 Ventura Boulevard S*

ENCINO, CA, 91436

Recorded: *8/9/1999*

Instr No.: *99-1494831*

MAILING ADDRESS: *IRV M. Gross (State Bar No. 53659) Robinson, Diamant & Brill a Professional Corporation 1888 Century Park East, Suite 1500 Los Angeles, California 90067.*

MAILING ADDRESS: *Allan Herzlich, Encino Gateway Building, 15760 Ventura Boulevard Suite 2024, Encino California 91436 3095.*

Type of Document: *An abstract of judgment for the amount shown below and other amounts due:*

Debtor: *ABDO Enterprises, Inc,*

Creditor: *Department of Building and Safety Code Enforcement Bureau*

Date Entered: *10/24/2008*

Returned To Recorded: *10/27/2008*

Instr No.: *20081905102*

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: *5/11/2012*

Instr No.: *20120710868*

MAILING ADDRESS: *Prosper Levy. 433 S Spring St 8th Fl Los Angeles, CA 90013*

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