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NOTICE OF HEARING

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

ROBERT R. "Bud" OVROM
GENERAL MANAGER

RAYMOND S. CHAN, C.E., S.E.
EXECUTIVE OFFICER

CF 11-0161
CD5

DATE: March 31, 2011

CASE #: 393667

Regarding the property known as:
10551 W SANTA MONICA BLVD
AKA 10553 SANTA MONICA BLVD

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 \$9,595.76. 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 Tuesday, May 24, 2011 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.

10551 W SANTA MONICA BLVD
AKA 10553 SANTA MONICA
BLVD

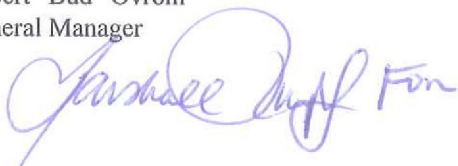
- NOTICE OF HEARING

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 Frank Lara at telephone number (213) 252-3931.

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.

Robert "Bud" Ovrom
General Manager



FRANK LARA
Principal Inspector

**10551 W SANTA MONICA BLVD
AKA 10553 SANTA MONICA
BLVD
- NOTICE OF HEARING**

Interested Parties List:

10553 SANTA MONICA BLVD LLC
c/o JOSEPH GEOULA
5151 WHITE OAK AVE # 109
ENCINO CA 90024

10553 SANTA MONICA BLVD LLC
c/o JOSEPH GEOULA
17701 VENTURA BLVD
ENCINO CA 91316

LAWYERS TITLE
c/o SHERWOOD ESCROW
14724 VENTURA BLVD 6TH FLOOR
SHERMAN OAKS CA 91403

REPORT OF ABATE OF A PUBLIC NUISANCE

On September 28, 2010 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, remove the accumulation of trash, debris, vehicle parts, rubbish, excessive vegetation or other similar conditions, and fence the lot on the parcel located at 10551 W SANTA MONICA BLVD aka 10553 SANTA MONICA BLVD , 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>Job Description</u>	<u>Date Completed</u>	<u>Cost</u>
BARRICADE	October 05, 2010	\$4,563.05
BARRICADE	October 26, 2010	\$1,097.17
CLEAN	November 29, 2010	\$629.30
FENCE	November 29, 2010	\$3,306.24

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 \$6,854.11 plus an amount equal to forty percent (40%) or a minimum of \$100.00 of such cost, for a total of \$9,595.76, be recorded against said property.

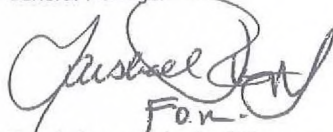
It is further requested that the Honorable Council instruct the Financial Services Section of the Department of Building and Safety, that upon receipt of any payment on this lien against this property to deposit the amount to Dept. 08 (Bldg. & Safety Dept.), Fund 346, Revenue Source No. 3191 in the amount of \$9,595.76.

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: January 13, 2011

Robert R. 'Bud' Ovrom
General Manager



Frank Lara, Principal Inspector
Vacant Building Abatement

Report and lien confirmed by
City Council on:

ATTEST: JUNE LAGMAY
CITY CLERK

BY

DEPUTY

WestCoast Title Company



400 S. Alhambra Ave. Ste B
Monterey Park, Ca. 91755
Phone 626-548-2479 818-337-0474 fax

Work Order No. T7614

Prepared for: City of Los Angeles

Type of Report: GAP Report

Order Date: 03-02-2011

Dated as of: 03-07-2011

Fee: \$48.00

-SCHEDULE A- (Reported Property Information)

For Assessors Parcel Number: 4326-033-025

Situs Address: 10551 W. Santa Monica Blvd.

City: Los Angeles

County: Los Angeles

-VESTING INFORMATION (Ownership)

The last Recorded Document Transferring Fee Title Recorded on: 09-23-2005

As Document Number: 05-2298805

Documentary Transfer Tax: None

In Favor of: 10553 Santa Monica, LLC, a California Limited Liability Company

Mailing Address: 10553 Santa Monica Blvd., LLC
17701 Ventura Blvd.
Encino, CA 91316

-SCHEDULE B-

-The Property Reported Herein is Described as follows:

Lot 13 in Block 31 of Tract No. 4677, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 92, Page(s) 24 to 31 Inclusive of Maps, in the office of the County Recorder of said County.

WestCoast Title Company

400 S. Alhambra Ave. Ste B
Monterey Park, Ca. 91755
Phone 626-548-2479 818-337-0474 fax

Page 2
Order Number: T7614

-Schedule B Continued-

1. *A Declaration of Covenant Recorded: 03-19-2008*

Document Number: 08-0472661

By and Between: Joseph Geoula as declarant, and The City of Los Angeles

See attached document for complete details

2. *A Deed of Trust Recorded on 06-12-2009*

as Document Number 09-0885222

Amount: \$250,000.00

Trustor: 10553 Santa Monica, LLC, a California Limited Liability Company

Trustee: Lawyers Title, a California Corporation

Beneficiary: Lawyers Title, a California Corporation

Mailing Address: Lawyers Title

c/o Sherwood Escrow

14724 Ventura Blvd., 6th Floor

Sherman Oaks, CA 91403

3. *A Notice of Tax Default and Power to Sell Recorded: 07-28-2010*

Document No.: 10-1036909

Filed by: County of Los Angeles Tax Collector

4. *A Notice of Pending Lien Recorded 09-24-2010*

as Document Number 10-1363116

Filed by the City of Los Angeles Dept. of Building and Safety

5. *A Notice of Sub Standard Property Recorded on: 09-24-2010*

as Document Number: 10-1363125

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