

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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CITY OF LOS ANGELES
CALIFORNIA



ANTONIO R. VILLARAIGOSA

MAYOR

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

ROBERT R. "Bud" OVRUM
GENERAL MANAGER

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

January 13, 2011

Council District # 5

Case #: 393667

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

JOB ADDRESS: 10551 W SANTA MONICA BLVD
AKA 10553 SANTA MONICA BLVD
CONTRACT NO.: B115247-1 C113353-2 F114223-2

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 and fencing of the lot at the above address in the City of Los Angeles. The cost of barricading the subject building(s) was \$5,660.22. The cost of cleaning the subject lot was \$629.30. The cost of fencing the subject lot was \$3,306.24.

It is proposed that a lien for the total amount of \$9,595.76 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.

ROBERT R. 'Bud' OVRUM
General Manager

Frank Lara, Principal Inspector
Vacant Building Abatement

RO:FL: fmr

Attachments

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.

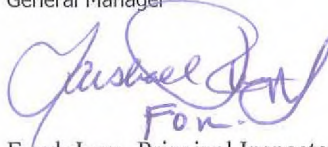
It is further requested that the Honorable Council instruct the Financial Services Section of the Department of Building and Safety, that upon receipt of any payment on this lien against this property to deposit the amount to Dept. 08 (Bldg. & Safety Dept.), Fund 346, Revenue Source No. 3191 in the amount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

December 16, 2010

ASSIGNED INSPECTOR: MICHAEL SCHULZINGER

CASE #: 393667

JOB ADDRESS: 10551 W SANTA MONICA BLVD AKA 10553 SANTA MONICA BLVD.

ASSESSORS PARCEL NO.: 4326-033-025

Last Full Title: 09/29/2010

Last Update Title:

LIST OF OWNERS AND INTERESTED PARTIES

- | | | |
|---|---|-----------------------------|
| 1 | 10553 Santa Monica Blvd. LLC
c/o JOSEPH GEOULA
5151 WHITE OAK AVE. #109
ENCINO, CA 90024 | Capacity: AGENT FOR SERVICE |
| | 10553 Santa Monica Blvd. LLC
c/o JOSEPH GEOULA
17701 VENTURA BLVD
ENCINO, CA 91316 | Capacity: OWNER |
| 3 | KHALIL FIROOZMAND
c/o SHERWOOD ESCROW
14724 VENTURA BLVD. 6TH FLOOR
SHERMAN OAKS, CA 91403 | Capacity: INTERESTED PARTY |

WestCoast Title Company



400 S. Alhambra Ave.
Irwindale, Ca. 91706
{626} 307-1145 {626} 307-1784 fax

Work Order No. T7448
Type of Report: Update Report
Order Date: 09-21-2010

Prepared for: City of Los Angeles

Updated as of: 12-06-2010

Fee: \$5.00

-SCHEDULE A- (Reported Property Information)

For Assessors Parcel Number: 4326-033-025

Situs Address: 10553 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, 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

15480 Arrow Hwy. Suite 216
Irwindale, Ca. 91706
{626} 307-1145 {626} 307-1784 fax

Page 2
Order Number: T7448

-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: Khalil Firoozmand

Mailing Address: Khalil Firoozmand

c/o Sherwood Escrow

14724 Ventura Blvd., 6th Floor

Sherman Oaks, CA 91403

2. 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

3. 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

4. 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

WestCoast Title Company



400 S Alhambra Ave.
Irwindale, Ca. 91706
{626} 307-1145 {626} 307-1784 fax

Work Order No. T 7285
Type of Report: GAP Report
Order Date: 09/21/2010

Prepared for: City of Los Angeles
Dated as of: 09/17/2010

Fee: \$48.00

-SCHEDULE A- (Reported Property Information)

For Assessors Parcel Number: 4326-033-025

Situs Address: 10553 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: \$0.00

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

15480 Arrow Hwy. Suite 216
Irwindale, Ca. 91706
{626} 307-1145 {626} 307-1784 fax

Page 2
Order Number: T7285

-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:

③ *Mailing Address: Khalil Firoozmand*

c/o Sherwood Escrow

14724 Ventura Blvd. 6th Floor

Sharman Oaks, CA 91403

2.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

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



CoreLogic

RealQuest Professional

10553 SANTA MONICA BLVD, LOS ANGELES, CA 90025-4907

Owner Information:

Owner Name: 10553 SANTA MONICA LLC
Mailing Address: 17701 VENTURA BLVD, ENCINO CA 91316-3717 C024
Phone Number: Vesting Codes: // CO

Location Information:

Legal Description: TRACT NO 4677 LOT 13
County: LOS ANGELES, CA APN: 4326-033-025
Census Tract / Block: 2656.00 / 2 Alternate APN:
Township-Range-Sect: Subdivision: 4677
Legal Book/Page: 92-24 Map Reference: 41-F2 / 632-C4
Legal Lot: 13 Tract #: 4677
Legal Block: 31 School District: LOS ANGELES
Market Area: Munic/Township:
Neighbor Code:

Owner Transfer Information:

Recording/Sale Date: 09/23/2005 / 09/20/2005 Deed Type: GRANT DEED
Sale Price: 1st Mtg Document #:
Document #: 2298805

Last Market Sale Information:

Recording/Sale Date: 01/23/2001 / 12/13/2000 1st Mtg Amount/Type: /
Sale Price: \$600,000 1st Mtg Int. Rate/Type: /
Sale Type: FULL 1st Mtg Document #: /
Document #: 118703 2nd Mtg Amount/Type: /
Deed Type: GRANT DEED 2nd Mtg Int. Rate/Type: /
Transfer Document #: Price Per SqFt: \$155.04
New Construction: Multi/Split Sale:
Title Company: LAWYERS TITLE INSURANCE CORP.

Lender:

Seller Name: MARX IRVING H 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:

Year Built / Eff:	1957 / 1957	Total Rooms/Offices:	Garage Area:
Gross Area:	3,870	Total Restrooms:	Garage Capacity:
Building Area:	3,870	Roof Type:	Parking Spaces:
Tot Adj Area:		Roof Material:	Heat Type:
Above Grade:		Construction:	Air Cond:
# of Stories:		Foundation:	Pool:
Other Improvements:		Exterior wall:	Quality:
		Basement Area:	Condition:

Site Information:

Zoning:	LAC2	Acres:	0.11	County Use:	SERVICE SHOPS (2400)
Flood Zone:		Lot Area:	4,748	State Use:	
Flood Panel:		Lot Width/Depth:	x	Site Influence:	
Flood Panel Date:		Commercial Units:		Sewer Type:	
Land Use:	AUTO REPAIR	Building Class:		Water Type:	

Tax Information:

Total Value:	\$1,429,234	Assessed Year:	2010	Property Tax:	\$17,938.89
Land Value:	\$1,164,561	Improved %:	19%	Tax Area:	67
Improvement Value:	\$264,673	Tax Year:	2009	Tax Exemption:	
Total Taxable Value:	\$1,429,234				

Comparable Summary

For Property Located At



CoreLogic

RealQuest Professional

10553 SANTA MONICA BLVD, LOS ANGELES, CA 90025-4907

15 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: 15

	Subject Property	Low	High	Average
Sale Price	\$600,000	\$345,000	\$9,131,500	\$1,578,100
Bldg/Living Area	3,870	3,300	4,290	3,800
Price/Sqft	\$155.04	\$104.17	\$2,282.88	\$406.41
Year Built	1957	1924	1992	1960
Lot Area	4,748	4,138	35,719	12,847
Bedrooms	0	0	0	0
Bathrooms/Restrooms	0	0	0	0
Stories	0.00	1.00	1.00	1.00
Total Value	\$1,429,234	\$112,197	\$1,640,971	\$644,778
Distance From Subject	0.00	4.03	23.90	14.34

*= user supplied for search only

✓ #	Address	Sale Price	Yr Blt	Bed	Baths/Restrooms(Full)	Last Recording	Bld/Liv	Lot Area	Dist
Subject Property									
	10553 SANTA MONICA BLVD	\$600,000	1957			01/23/2001	3,870	4,748	0.0
Comparables									
✓ 1	1716 12TH ST	\$3,000,000	1972			06/01/2010	3,750	7,497	4.03
✓ 2	4363 WOODMAN AVE	\$1,425,000	1959			05/18/2010	3,795	7,797	6.56
✓ 3	3345 W OLYMPIC BLVD	\$950,000	1966			06/30/2010	3,990	9,975	6.72
✓ 4	9154 S WESTERN AVE	\$600,000	1979			09/15/2010	3,600	11,644	9.84
✓ 5	18412 VANOWEN ST	\$950,000	1976			10/14/2010	3,472	14,397	11.31
✓ 6	4550 W ROSECRANS AVE	\$1,000,000	1992			04/30/2010	3,600	11,400	11.37
✓ 7	2502 RANDOLPH ST	\$345,000	1959			08/25/2010	3,312	10,489	12.46
✓ 8	4525 S DOWNEY RD	\$9,131,500	1971			10/13/2010	4,000	10,746	13.28
✓ 9	3185 TWEEDY BLVD	\$1,000,000	1982			11/10/2010	4,171	15,573	14.36
✓ 10	1055 S FAIR OAKS AVE	\$700,000	1924			04/16/2010	4,290	11,665	16.66
✓ 11	1641 BORDER AVE	\$390,000	1927			06/01/2010	3,300	4,138	16.76
✓ 12	9645 ARTESIA BLVD	\$900,000	1948			04/05/2010	3,605	9,409	21.25
✓ 13	949 DAISY AVE	\$600,000	1930			04/23/2010	3,905	7,497	23.15
✓ 14	12039 VALLEY BLVD	\$1,600,000	1961			04/28/2010	4,100	35,719	23.48
✓ 15	12432 VALLEY BLVD	\$1,080,000	1957			07/21/2010	4,109	24,755	23.9