

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

JAVIER NUNEZ
PRESIDENT

ELVIN W. MOON
VICE-PRESIDENT

JOSELYN GEAGA-ROSENTHAL

LAUREL GILLETTE

GEORGE HOVAGUIMIAN

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

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

OSAMA YOUNAN, P.E.
GENERAL MANAGER
SUPERINTENDENT OF BUILDING
JOHN WEIGHT
EXECUTIVE OFFICER

July 21, 2022

Updated July 21, 2022

Council District # 13

Case #: 815356

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

JOB ADDRESS: 779 N ALEXANDRIA AVE

CONTRACT NO.: F127623-2 C135857-1 B131051-2 C128935-2 T1137838 280135969-9 F134191-2 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 and fencing of the lot at the above address in the City of Los Angeles. The cost of barricading the subject building(s) was \$715.90. The cost of cleaning the subject lot was \$2,812.28. The cost of fencing the subject lot was \$4,175.92.

It is proposed that a lien for the total amount of **\$9,086.66** 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.

OSAMA YOUNAN, P.E.
GENERAL MANAGER
SUPERINTENDENT OF BUILDING

Armond Gregory 7-21-2022

Armond Gregory, Principal Inspector
Lien Review

REPORT OF ABATE OF A PUBLIC NUISANCE

On May 16, 2018 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, on the parcel located at **779 N ALEXANDRIA 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	B4385	August 06, 2019	\$715.90
CLEAN	C4581	June 29, 2019	\$322.40
CLEAN	C4584	June 29, 2019	\$934.08
CLEAN	C4719	November 01, 2021	\$1,255.80
CLEAN	C4706	November 02, 2021	\$300.00
FENCE	F4173		\$474.32
FENCE	F4072	July 15, 2019	\$3,701.60
			\$7,704.10

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

<u>Fee</u>	<u>Invoice No.</u>	<u>Amount</u>	<u>Late Fees</u>	<u>Total</u>
CODE VIOLATION INSPECTION FEE	754433-0	\$356.16	\$890.40	\$1,246.56
				\$1,246.56

Title report costs were as follows:

<u>Title Search</u>	<u>Work Order No.</u>	<u>Amount</u>
FULL	T15341	\$38.00
FULL	T16223	\$38.00
FULL	T16940	\$30.00
FULL	T17090	\$30.00
		\$136.00

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 \$5,972.92 plus applicable fees and charges, plus the fee for investigating the violation(s) of \$1,246.56, plus the Cost of Title Search(es) on the subject lot was \$136.00 for a total of **\$9,086.66**, be recorded against said property.

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 21, 2022

OSAMA YOUNAN, P.E.
GENERAL MANAGER
SUPERINTENDENT OF BUILDING

Report and lien confirmed by
City Council on:

Armond Gregoryona, Principal Inspector
Lien Review

ATTEST: HOLLY WOLCOTT
CITY CLERK



7-21-2022

BY

DEPUTY

ASSIGNED INSPECTOR: DUANE JOHNSON
JOB ADDRESS: 779 N ALEXANDRIA AVE
ASSESSORS PARCEL NO.: 5538-007-027

CASE #: 815356

Last Full Title: 07/13/2022

Last Update Title:

LIST OF OWNERS AND INTERESTED PARTIES

- 1 BCA HOLDINGS LLC
C/O ARSHAG BOHDJELIAN
19528 VENTURA BLVD #651
TARZANA, CA 91356
Capacity: OWNER

- 2 BCA HOLDINGS LLC
C/O ARSHAG BOHDJELIAN
24200 PHILIPRIMM STREET
WOODLAND HILLS, CA 91364
Capacity: OWNER

- 3 BCA HOLDINGS LLC
C/O ALINA SIMON ETAL
18801 PASADERO DRIVE
TARZANA, CA 91356
Capacity: INTERESTED PARTY

- 4 BCA HOLDINGS LLC
C/O MARQUEE FUNDING GROUP INC
24025 PARK SORRENTO STE 150
CALABASAS, CA 91302
Capacity: INTERESTED PARTY



1649 BUCKINGHAM RD.
LOS ANGELES, CA 90019
Phone 310-943-9235 latitle@in2-res.com

Property Title Report

Work Order No. T17090
Dated as of: 07/12/2022

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 5538-007-027

Property Address: 779 N ALEXANDRIA AVE

City: Los Angeles

County: Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : BCA HOLDINGS, LLC

Grantor : BERTA BAGHJAJIAN

Deed Date : 07/15/2013

Recorded : 08/08/2013

Instr No. : 13-1169169

MAILING ADDRESS: BCA HOLDINGS, LLC

19528 VENTURA BLVD # 651, TARZANA, CA 91356

SCHEDULE B

LEGAL DESCRIPTION

Lot Number: 53 Tract No: 833 Brief Description: TRACT # 833 LOT 53

MORTGAGES/LIENS

Type of Document: ASSIGNMENT OF DEED OF TRUST

Recording Date: 12/27/2019

Document #: 19-1448960

Loan Amount: \$350,000

Lender Name: MARQUEE FUNDING GROUP, INC.

Borrowers Name: BCA HOLDINGS, LLC

MAILING ADDRESS: MARQUEE FUNDING GROUP, INC.

24025 PARK SORRENTO STE 150 CALABASAS, CA 91302



1649 BUCKINGHAM RD.
LOS ANGELES, CA 90019
Phone 310-943-9235 latitle@in2-res.com

Property Title Report

Work Order No. T16940
Dated as of: 11/03/2021

Prepared for: City of Los Angeles

SCHEDULE A ***(Reported Property Information)***

APN #: 5538-007-027

Property Address: 779 N ALEXANDRIA AVE ***City: Los Angeles*** ***County: Los Angeles***

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : BCA HOLDINGS, LLC

Grantor : BERTA BAGHJAJIAN

Deed Date : 07/15/2013

Recorded : 08/08/2013

Instr No. : 13-1169169

MAILING ADDRESS: BCA HOLDINGS, LLC

19528 VENTURA BLVD # 651, TARZANA, CA 91356-2917

SCHEDULE B

LEGAL DESCRIPTION

Lot Number: 53 Tract No: 833 Brief Description: TRACT # 833 LOT 53

MORTGAGES/LIENS

Type of Document: ASSIGNMENT OF DEED OF TRUST

Recording Date: 12/27/2019

Document #: 19-1448960

Loan Amount: \$350,000

Lender Name: MARQUEE FUNDING GROUP INC.

Borrowers Name: BCA HOLDINGS, LLC

MAILING ADDRESS: MARQUEE FUNDING GROUP INC.
24025 PARK SORRENTO STE 150 CALABASAS, CA 91302



5711 W. SLAUSON AVE., SUITE 170
CULVER CITY, CA 90230
Phone 310-649-2020 310-649-0030 Fax

Property Title Report

Work Order No. T16223
Dated as of: 11/04/2019

Prepared for: City of Los Angeles

SCHEDULE A (Reported Property Information)

APN #: 5538-007-027

Property Address: 779 N ALEXANDRIA AVE City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : BCA HOLDINGS LLC

Grantor : BERTA BAGHJAJIAN

Deed Date : 07/15/2013

Recorded : 08/08/2013

Instr No. : 13-1169169

MAILING ADDRESS: BCA HOLDINGS LLC
19528 VENTURA BLVD # 651 TARZANA CA 91356

SCHEDULE B

LEGAL DESCRIPTION

Lot: 53 Tract No: 833 Abbreviated Description: LOT:53 TR#:833 TRACT # 833 LOT 53

MORTGAGES/LIENS

Type of Document: ASSIGNMENT OF DEED OF TRUST

Recording Date: 09/25/2019

Document #: 19-1000521

Loan Amount: \$150,000

Lender Name: ALINA SIMON ETAL

Borrowers Name: BCA HOLDINGS. LLC

MAILING ADDRESS: ALINA SIMON ETAL
18801 PASADERO DRIVE TARZANA, CA 91356

Type of Document: NOTICE OF DEFAULT

Recording Date: 09/25/2019

Document #: 19-1000523

MAILING ADDRESS: PLM LOAN MANAGEMENT SERVICES INC
46 N SECOND STEET, CAMPBELL, CA 95008



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

Property Title Report

Work Order No. T15341
Dated as of: 05/10/2018

Prepared for: City of Los Angeles

SCHEDULE A (Reported Property Information)

APN #: 5538-007-027

Property Address: 779 N ALEXANDRIA AVE

City: Los Angeles

County: Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : BCA HOLDINGS LLC

Grantor : BERTA BAGHJAJIAN

Deed Date : 07/15/2013

Recorded : 08/08/2013

Instr No. : 13-1169169

MAILING ADDRESS: BCA HOLDINGS LLC
19528 VENTURA BLVD # 651 TARZANA CA 91356

SCHEDULE B

LEGAL DESCRIPTION

Lot: 53 Tract No: 833 Abbreviated Description: LOT:53 TR#:833 TRACT # 833 LOT 53

MORTGAGES/LIENS

Type of Document: DEED OF TRUST

Recording Date: 04/25/2017

Document #: 17-0454325

Loan Amount: \$350,000

Lender Name: THE ALLSWANG LIVING TRUST

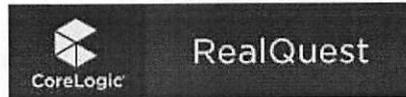
Borrowers Name: BCA HOLDING LLC

MAILING ADDRESS: MARQUEE FUNDING GROUP INC.
24025 PARK SORRENTO STE 150 CALABASAS, CA 91302

3

Property Detail Report

For Property Located At :
 779 N ALEXANDRIA AVE, LOS ANGELES, CA 90029-2548



Owner Information

Owner Name: **BCA HOLDINGS LLC**
 Mailing Address: **19528 VENTURA BLVD #651, TARZANA CA 91356-2917 C002**
 Vesting Codes: **//**

Location Information

Legal Description:	TRACT # 833 LOT 53	APN:	5538-007-027
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	1915.00 / 3	Subdivision:	833
Township-Range-Sect:		Map Reference:	34-F5 /
Legal Book/Page:	17-57	Tract #:	833
Legal Lot:	53	School District:	LOS ANGELES
Legal Block:		School District Name:	LOS ANGELES
Market Area:	C20	Munic/Township:	LOS ANGELES
Neighbor Code:			

Owner Transfer Information

Recording/Sale Date:	08/08/2013 / 07/15/2013	Deed Type:	GRANT DEED
Sale Price:		1st Mtg Document #:	
Document #:	1169169		

Last Market Sale Information

Recording/Sale Date:	03/31/2011 / 03/08/2011	1st Mtg Amount/Type:	\$190,000 / PRIVATE PARTY
Sale Price:	\$270,000	1st Mtg Int. Rate/Type:	/
Sale Type:	FULL	1st Mtg Document #:	481798
Document #:	481797	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$155.35
New Construction:		Multi/Split Sale:	
Title Company:	LAWYERS TITLE		
Lender:			
Seller Name:	AKOPYAN ANDRE		

Prior Sale Information

Prior Rec/Sale Date:	04/30/1998 / 03/10/1998	Prior Lender:	TEMPLE INLAND MTG CORP
Prior Sale Price:	\$148,000	Prior 1st Mtg Amt/Type:	\$133,200 / CONV
Prior Doc Number:	718090	Prior 1st Mtg Rate/Type:	/ FIXED RATE LOAN
Prior Deed Type:	GRANT DEED		

Property Characteristics

Gross Area:		Parking Type:	ATTACHED GARAGE	Construction:	
Living Area:	1,738	Garage Area:		Heat Type:	HEATED
Tot Adj Area:		Garage Capacity:		Exterior wall:	
Above Grade:		Parking Spaces:	1	Porch Type:	
Total Rooms:	6	Basement Area:		Patio Type:	COVERED PATIO
Bedrooms:	2	Finish Bsmnt Area:		Pool:	
Bath(F/H):	1 /	Basement Type:		Air Cond:	
Year Built / Eff:	1922 / 1932	Roof Type:		Style:	
Fireplace:	Y / 1	Foundation:		Quality:	AVERAGE
# of Stories:	1	Roof Material:		Condition:	GOOD
Other Improvements:	ADDITION Building Permit				

Site Information

Zoning:	LARD2	Acres:	0.14	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	5,901	Lot Width/Depth:	60 x 98	State Use:	
Land Use:	SFR	Res/Comm Units:	1 /	Water Type:	
Site Influence:				Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$476,779	Assessed Year:	2021	Property Tax:	\$5,920.16
Land Value:	\$381,652	Improved %:	20%	Tax Area:	13
Improvement Value:	\$95,127	Tax Year:	2021	Tax Exemption:	
Total Taxable Value:	\$476,779				

Comparable Sales Report

For Property Located At



779 N ALEXANDRIA AVE, LOS ANGELES, CA 90029-2548

3 Comparable(s) Selected.

Report Date: 07/12/2022

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$270,000	\$1,330,000	\$3,163,500	\$1,964,500
Bldg/Living Area	1,738	1,665	1,963	1,853
Price/Sqft	\$155.35	\$677.53	\$1,637.42	\$1,051.93
Year Built	1922	1911	1920	1916
Lot Area	5,901	5,053	7,031	6,046
Bedrooms	2	3	3	3
Bathrooms/Restrooms	1	1	3	2
Stories	1.00	1.00	1.00	1.00
Total Value	\$476,779	\$602,101	\$924,479	\$800,736
Distance From Subject	0.00	0.17	0.44	0.27

*= user supplied for search only

Comp #:1		Distance From Subject:0.17 (miles)			
Address:	901 N KENMORE AVE, LOS ANGELES, CA 90029-2511				
Owner Name:	SMITH JUSTICE				
Seller Name:	FLYNN DERRICK C & JULIANNA S				
APN:	5538-010-001	Map Reference:	34-F4 /	Living Area:	1,665
County:	LOS ANGELES, CA	Census Tract:	1915.00	Total Rooms:	
Subdivision:	3471	Zoning:	LARD2	Bedrooms:	3
Rec Date:	06/28/2022	Prior Rec Date:	06/07/2018	Bath(F/H):	1 /
Sale Date:	06/08/2022	Prior Sale Date:	05/16/2018	Yr Built/Eff:	1920 / 1924
Sale Price:	\$1,400,000	Prior Sale Price:	\$833,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	672525	Acres:	0.12	Fireplace:	Y / 1
1st Mtg Amt:	\$1,050,000	Lot Area:	5,053	Pool:	
Total Value:	\$875,629	# of Stories:	1	Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	PARKING AVAIL

Comp #:2		Distance From Subject:0.20 (miles)			
Address:	660 N MARIPOSA AVE, LOS ANGELES, CA 90004-2808				
Owner Name:	MARIPOSA OZ LLC				
Seller Name:	BADILLO EXCHANGE GROUP INC				
APN:	5520-004-049	Map Reference:	34-E5 /	Living Area:	1,932
County:	LOS ANGELES, CA	Census Tract:	1926.10	Total Rooms:	
Subdivision:	ARDMORE HEIGHTS	Zoning:	LAR3	Bedrooms:	3
Rec Date:	02/04/2022	Prior Rec Date:	10/02/2019	Bath(F/H):	3 /
Sale Date:	01/31/2022	Prior Sale Date:	08/02/2019	Yr Built/Eff:	1911 / 1926
Sale Price:	\$3,163,500	Prior Sale Price:	\$915,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	146726	Acres:	0.16	Fireplace:	/
1st Mtg Amt:		Lot Area:	7,031	Pool:	
Total Value:	\$924,479	# of Stories:		Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:3		Distance From Subject:0.44 (miles)		
Address:	830 N MELROSE HL, LOS ANGELES, CA 90029-3714			
Owner Name:	TAYLOR ASA/TAYLOR LOUISA			
Seller Name:	VELDHUIZEN PAUL A			

APN:	5535-026-020	Map Reference:	34-E5 /	Living Area:	1,963
County:	LOS ANGELES, CA	Census Tract:	1916.10	Total Rooms:	3
Subdivision:	1186	Zoning:	LAR1	Bedrooms:	3
Rec Date:	10/20/2021	Prior Rec Date:	03/03/2003	Bath(F/H):	2 /
Sale Date:	10/11/2021	Prior Sale Date:	02/04/2003	Yr Built/Eff:	1918 / 1925
Sale Price:	\$1,330,000	Prior Sale Price:	\$450,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	1578820	Acres:	0.14	Fireplace:	Y / 1
1st Mtg Amt:	\$1,064,000	Lot Area:	6,053	Pool:	
Total Value:	\$602,101	# of Stories:	1	Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	PARKING AVAIL

Foreclosure Activity Report

For Property Located At

779 N ALEXANDRIA AVE, LOS ANGELES, CA 90029-2548



RealQuest

Foreclosure Activity Report is not available

779 N ALEXANDRIA AVE LOS ANGELES CA 90029

The selected property does not contain active foreclosure information. This could mean the data is not available or an activity that needs to occur for this report to capture, has not occurred.

[Back to report selection](#)

> [Disclaimer of Use](#)

