

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

MARSHA L. BROWN  
PRESIDENT  
VAN AMBATIELOS  
VICE-PRESIDENT  
VICTOR H. CUEVAS  
HELENA JUBANY  
ELENORE A. WILLIAMS

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" OVROM  
GENERAL MANAGER  
RAYMOND S. CHAN, C.E., S.E.  
EXECUTIVE OFFICER

June 30, 2010

Council District # 3  
Case #: 355233

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

**JOB ADDRESS: 21901 W DUMETZ ROAD**  
**CONTRACT NO.: B115247-1 C113353-1 F114222-1**

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 \$3,378.69. The cost of cleaning the subject lot was \$1,167.60. The cost of fencing the subject lot was \$7,439.04.

It is proposed that a lien for the total amount of **\$11,985.33** 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' OVROM**  
**General Manager**

Frank Lara, Principal Inspector  
Citywide Nuisance Abatement Program

RO:FL: fmr

Attachments

20110630 111422

## REPORT OF ABATE OF A PUBLIC NUISANCE

On February 04, 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 21901 W DUMETZ 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>Job Description</u>	<u>Date Completed</u>	<u>Cost</u>
BARRICADE	May 07, 2010	\$3,378.69
CLEAN	April 23, 2010	\$1,167.60
FENCE	April 09, 2010	\$7,439.04

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 \$8,560.95 plus an amount equal to forty percent (40%) or a minimum of \$100.00 of such cost, for a total of **\$11,985.33**, be recorded against said property.

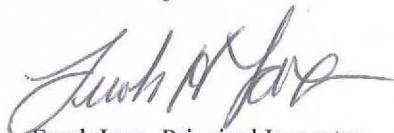
It is further requested that the Honorable Council instruct the Financial Services Section of the Department of Building and Safety, that upon receipt of any payment on this lien against this property to deposit the amount to Dept. 08 (Bldg. & Safety Dept.), Fund 346, Revenue Source No. 3191 in the amount of \$11,985.33.

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: June 30, 2010

Robert R. 'Bud' Ovrom  
General Manager



Frank Lara, Principal Inspector  
Citywide Nuisance Abatement Program

Report and lien confirmed by  
City Council on:

ATTEST: JUNE LAGMAY  
CITY CLERK

BY  
DEPUTY

ASSIGNED INSPECTOR: RICHARD SIMONS  
OB ADDRESS: 21901 W DUMETZ ROAD  
ASSESSORS PARCEL NO.: 2171-016-048

Last Full Title: 02/03/2010

Last Update Title:

**LIST OF OWNERS AND INTERESTED PARTIES**

1 LAWRENCE & ELEANOR MONSON, HERBERT J.STRICKSTEIN,  
RAY & LOUANNA CESMAT, JILL ARTHUR, HERBERT & ELAINE  
STRICKSTEIN, JAYNEE STRICKSTEIN BECKMAN, JILL  
STRICKSTEIN ARTHUR, DOLORES STRICKSTEIN, ERIC & JAYNEE  
BECKMAN, IRWIN L GOLDSTEIN & BARBARA GOLDSTEIN  
c/o NEW HAVEN FINANCIAL  
24025 PARK SORRENTO # 150  
CALABASAS, CA 91302 Capacity: OWNER

2 MRS REGINA BUENAFE  
8458 OWENSMOUTH AVE  
CANOGA PARK, CA 91304 Capacity: OWNER

3 COUNTRYWIDE HOME LOANS INC  
MS SV-79 DOCUMENT PROCESSING  
P O BOX 10423  
VAN NUYS, CA 91410-0423 Capacity: INTERESTED PARTY

# WestCoast Title Company



400 S Alhambra Ave.  
Irwindale, Ca. 91706  
(626) 307-1145 (626) 307-1784 fax

Work Order No. T 7062  
Type of Report: GAP Report  
Order Date: 06/02/2010

Prepared for: City of Los Angeles  
Dated as of: 06/04/2010

Fee: \$5.00

---

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

For Assessors Parcel Number: 2171-016-048

Situs Address: 21901 Dimetz Rd.

City: Los Angeles

County: Los Angeles

**-VESTING INFORMATION (Ownership)**

The last Recorded Document Transferring Fee Title Recorded on: 10/03/2008

As Document Number : 08-1778584

Documentary Transfer Tax: None Shown

In Favor of: The Monson Family Living Trust Dated Oct. 27, 1994, Laurence and Eleanor Monson Trustees as to an undivided 10 000% interest, Herbert J. Strickstein Trustee of the Herbert J. Strickstein Law Corp. Retirement Trust as to an undivided 15 000% interest, Ray and Louanna Cesmat, husband and wife as joint tenants as to an undivided 5 000% interest, Jill Arthur, a married woman as her sole and separate property to an undivided 10 000% interest, Herbert and Elaine Strickstein or Jaynee Strickstein Beckman or Jill Strickstein Arthur all as joint tenants as to an undivided 15 000 % interest, First Regional Bank Custodian FBO Dolores Strickstein IRA Account #ASD0300 as to an undivided 10 000% interest, Eric Beckman and Jaynee Beckman, husband and wife as joint tenants as to an undivided 20 000% interest, Irwin L. Goldstein and Barbara Goldstein, Trustees of The Goldstein Family Trust Dated 15/05/1995 as to an undivided 15 000% interest.

Mailing Address: New Haven Financial  
24025 Park Sorrento #150  
Calabasas, CA 91302

The last Document transferring Fee Title recorded on 10/30/2008  
as Document number 08-1928778  
In favor of: Regina Buenafe, a widow

Mailing Address: Mrs. Regina Buenafe  
8458 Owensmouth Ave.  
Canoga Park, CA 91304

(2)

# WestCoast Title Company

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

Page 2  
Order Number: T7062

## -SCHEDULE B-

*-The Property Reported Herein is Described as follows:*

*Lot 726 of Tract No. 6170, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 65, Page(s) 58 and 62 of Maps, in the office of the County Recorder of said County.*

*1.A Deed of Trust Recorded on 08/12/2004  
as Document Number 04-2075658  
Amount: \$297,000.00  
Trustor: Judith E. Wolfe, and Carl H. Wolfe, wife and husband as joint tenants.  
Trustee: CTC Real Estate Services  
Beneficiary: Countrywide Bank, a Division of Treasure Bank, N.A. a National Assn.*

*Mailing Address: Countrywide Home Loans, Inc.  
MS SV-79 Document Processing  
P.O. Box 10423  
Van Nuys, CA 91410-0423*

*2.A Notice of Sub Standard Property Recorded on: 02/05/2010  
as Document Number: 10-167534  
Filed by the City of Los Angeles, Code Enforcement Department*

*3.A Notice of Pending Lien Recorded 04/02/2010  
as Document Number 10-452487  
Filed by the City of Los Angeles Dept. of Building and Safety*

*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



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

Work Order No. T6821  
Type of Report: GAP Report  
Order Date: 02-01-2010

Prepared for: City of Los Angeles  
Dated as of: 01-27-2010

Fee: \$48.00

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

For Assessors Parcel Number: 2171-016-048

Situs Address: 21901 W. Dumetz Road      City: Los Angeles      County: Los Angeles

**-VESTING INFORMATION (Ownership)**

The last Recorded Document Transferring Fee Title Recorded on: 10-03-2008

As Document Number: 08-1778584

Documentary Transfer Tax: None

In Favor of: The Monson family Living Trust Dated October 27, 1994, Lawrence and Eleanor Monson Trustees as to an undivided 10.000% interest, Herbert J. Strickstein Trustee of the Herbert J. Strickstein Law Corp. Retirement Trust as to an undivided 15.000% interest, Ray and Louanna Cesmat, Husband and Wife as Joint Tenants as to an undivided 5.000% interest, Jill Arthur, a Married Woman as Her Sole and Separate Property as to an undivided 10.000% interest, Herbert and Elaine Strickstein or Jaynee Strickstein Beckman or Jill Strickstein Arthur All as Joint Tenants as to an undivided 15.000% interest, First Regional Bank Custodian FBO Dolores Strickstein IRA Account #ASD0300 as to an undivided 10.000% interest, Eric Beckman and Jaynee Beckman, Husband and Wife as Joint Tenants as to an undivided 20.000% interest, Irwin L. Goldstein and Barbara Goldstein, Trustees of the Goldstein Family Trust Dated 01/05/1995 as to an undivided 15.000% interest.

OWNER

*CH*  
Mailing Address: New Haven Financial  
24025 Park Sorrento, #150  
Calabasas, CA 91302

OWNER

**-SCHEDULE B-**

*-The Property Reported Herein is Described as follows:*

Lot 726 of Tract No. 6170, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 65, Page(s) 58 to 62 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: T6821

## *-Schedule B Continued-*

*1. A Deed of Trust Recorded on 08-12-2004  
as Document Number 04-2075658*

*Amount: \$297,000.00*

*Trustor: Judith E. Wolfe, and Carl H. Wolfe, Wife and Husband as Joint Tenants*

*Trustee: CTC Real Estate Services*

*Beneficiary: Countrywide Bank, a Division of Treasury Bank, N.A.*

WT PARTIES

*Mailing Address: Countrywide Bank, a Division of Treasury Bank, N.A.*

*P.O. Box 10219*

*Van Nuys, CA 91410-0219*

*Mailing Address: Mortgage Electronic Registration Systems, Inc. (MERS)*

*P.O. Box 2026*

*Flint, MI 48501-2026*

*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

21901 DUMETZ RD, WOODLAND HILLS CA 91364-3138

## Owner Information:

Owner Name: MONSON LAWRENCE & FALIY /TR  
 Mailing Address: 24025 PARK SORRENTO #150, CALABASAS CA 91302-4004 C006 C/O  
 NEW HAVEN FINANCIAL

Phone Number: Vesting Codes: / A / TE

## Location Information:

Legal Description: TRACT NO 6170 LOT 726  
 County: LOS ANGELES, CA APN: 2171-016-048  
 Census Tract / Block: 1375.02 / 3 Alternate APN:  
 Township-Range-Sect: Subdivision: 6170  
 Legal Book/Page: Map Reference: 13-C3 / 560-A4  
 Legal Lot: 726 Tract #: 6170  
 Legal Block: School District: LOS ANGELES  
 Market Area: Munic/Township:

## Owner Transfer Information:

Recording/Sale Date: 10/30/2008 / 08/11/2008 Deed Type: GRANT DEED  
 Sale Price: 1st Mtg Document #:

Document #: 1928778

## Last Market Sale Information:

Recording/Sale Date: 09/21/1999 / 08/17/1999 1st Mtg Amount/Type: \$238,000 / CONV  
 Sale Price: \$265,000 1st Mtg Int. Rate/Type: 2.75 / ADJ  
 Sale Type: FULL 1st Mtg Document #: 1802443  
 Document #: 1802442 2nd Mtg Amount/Type: /  
 Deed Type: GRANT DEED 2nd Mtg Int. Rate/Type: /  
 Transfer Document #: Price Per SqFt: \$153.00  
 New Construction: Multi/Split Sale:

Title Company:

Lender: FIRST NATIONWIDE

Seller Name: TIMMONS KEVIN L

## Prior Sale Information:

Prior Rec/Sale Date: 02/24/1994 / Prior Lender: COUNTRYWIDE  
 FNDG  
 Prior Sale Price: \$773,180 Prior 1st Mtg Amt/Type: \$151,200 / CONV  
 Prior Doc Number: 373731 Prior 1st Mtg Rate/Type: / FIX  
 Prior Deed Type: CORPORATION GRANT DEED

## Property Characteristics:

Gross Area:	1,732	Parking Type:	CARPORT	Construction:
Living Area:	1,732	Garage Area:		Heat Type: HEATED
Tot Adj Area:		Garage Capacity:	2	Exterior wall: STUCCO
Above Grade:		Parking Spaces:	2	Porch Type:
Total Rooms:	5	Basement Area:		Patio Type:
Bedrooms:	3	Finish Bsmnt Area:		Pool:
Bath(F/H):	2 /	Basement Type:		Air Cond:
Year Built / Eff:	1949 / 1959	Roof Type:		Style: CONVENTIONAL
Fireplace:	Y / 1	Foundation:	RAISED	Quality:
# of Stories:	1.00	Roof Material:	COMPOSITION	Condition:
			SHINGLE	

Other Improvements: FENCE;ADDITION

## Site Information:

Zoning:	LAR1	Acres:	0.11	County Use: SINGLE FAMILY RESID (0100)
Flood Zone:		Lot Area:	5,000	State Use:
Flood Panel:		Lot Width/Depth:	50 x 100	Site Influence: CORNER TYPE UNKNOWN
Flood Panel Date:		Res/Comm Units:	1 /	Sewer Type:
Land Use:	SFR			Water Type:

## Tax Information:

Total Value:	\$450,000	Assessed Year:	2009	Property Tax: \$5,741.85
Land Value:	\$315,000	Improved %:	30%	Tax Area: 37
Improvement Value:	\$135,000	Tax Year:	2009	Tax Exemption:
Total Taxable Value:	\$450,000			

# Comparable Summary

For Property Located At



CoreLogic

RealQuest Professional

21901 DUMETZ RD, WOODLAND HILLS CA 91364-3138

18 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: 18

	Subject Property	Low	High	Average
Sale Price	\$265,000	\$322,000	\$877,500	\$538,944
Bldg/Living Area	1,732	1,490	1,889	1,708
Price Sqft	\$153.00	\$201.00	\$506.35	\$315.80
Year Built	1949	1941	1964	1954
Lot Area	5,000	3,999	18,280	8,258
Bedrooms	3	2	4	3
Bathrooms/Restrooms	2	1	3	2
Stories	1.00	1.00	2.00	1.18
Total Value	\$450,000	\$76,463	\$888,501	\$430,048
Distance From Subject	0.00	0.11	0.46	0.33

\*= user supplied for search only

✓	#	Address	Sale Price	Yr Bld	Bed	Baths/Restrooms	(Full)	Last Recording	Bld/Liv	Lot Area	Dist
<b>Subject Property</b>											
21901 DUMETZ RD											
<b>Comparables</b>											
✓ 1	21830 SAN MIGUEL ST	\$600,000	1962	3	2	2		04/27/2010	1,490	13,583	0.11
✓ 2	21717 DUMETZ RD	\$525,000	1953	2	2	2		04/16/2010	1,850	7,630	0.17
✓ 3	4747 SANTA LUCIA DR	\$525,000	1954	3	2	2		05/05/2010	1,608	6,276	0.23
✓ 4	22059 YBARRA RD	\$510,000	1955	2	3	2		09/30/2009	1,634	6,250	0.25
✓ 5	4731 SANTA LUCIA DR	\$565,000	1955	4	2	2		05/25/2010	1,889	6,250	0.26
✓ 6	22127 SAN MIGUEL ST	\$527,000	1952	3	1	1		10/29/2009	1,825	6,250	0.26
✓ 7	22025 INDEPENDENCIA ST	\$639,000	1951	3	3	3		03/01/2010	1,884	8,130	0.26
✓ 8	5003 MEDINA RD	\$877,500	1954	3	2	2		12/31/2009	1,733	18,280	0.28
✓ 9	21912 CELES ST	\$322,000	1947	3	2	2		01/12/2010	1,602	6,250	0.31
✓ 10	22233 BUENA VENTURA ST	\$456,500	1953	3	3	3		02/19/2010	1,702	6,250	0.37
✓ 11	4950 CAMPO RD	\$566,000	1954	2	2	2		05/14/2010	1,853	3,999	0.41
✓ 12	22136 INDEPENDENCIA ST	\$480,000	1956	3	2	2		11/24/2009	1,593	12,850	0.42
✓ 13	22258 NINFA CT	\$550,000	1963	4	3	3		10/01/2009	1,852	8,900	0.42
✓ 14	4747 SAN FELICIANO DR	\$637,000	1952	2	1	1		11/13/2009	1,615	11,790	0.43
✓ 15	21413 VILLENA ST	\$325,000	1958	3	2	2		10/29/2009	1,614	6,070	0.44
✓ 16	21517 VELICATA ST	\$591,000	1964	4	2	2		12/07/2009	1,760	5,880	0.44
✓ 17	21409 VILLENA ST	\$525,000	1941	3	2	2		04/16/2010	1,630	7,014	0.45
✓ 18	4764 CERRILLOS DR	\$480,000	1958	2	2	2		01/13/2010	1,604	6,987	0.46