

BOARD OF
BUILDING AND SAFETY
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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

May 13, 2026

Council District # 15

Case #: 1017644

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

JOB ADDRESS: 750 E LANZIT AVE 750-752 E. LANZIT AVE

CONTRACT NO.: C138088-2 C144906-1 C204229 C142032 C141028-4 C140959-4 280204416-1

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, fencing of the lot and graffiti abatement at the above address in the City of Los Angeles. The cost of barricading the subject building(s) was \$15,057.00. The cost of cleaning the subject lot was \$4,200.00. The cost of fencing the subject lot was \$51,625.00. The cost of exterior graffiti abatement of the subject building(s) was \$616.00.

It is proposed that a lien for the total amount of **\$74,129.56** 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

Shawn Eshbach, Principal Inspector
Lien Review

REPORT OF ABATE OF A PUBLIC NUISANCE

On August 29, 2024 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, fence the lot, abate the graffiti, on the parcel located at **750 E LANZIT AVE 750-752 E. LANZIT 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	B5077	March 17, 2026	\$15,057.00
CLEAN	C5096		\$4,200.00
FENCE	F4695	March 16, 2026	\$51,625.00
GRAFFITI ABATEMENT	G2327	March 24, 2026	\$616.00
			<u>\$71,498.00</u>

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	926026-1	\$356.16	\$890.40	\$1,246.56
NONCOMPLIANCE FEE	967178-8	\$660.00	\$0.00	\$660.00
NONCOMPLIANCE FEE	967259-2	\$660.00	\$0.00	\$660.00
				<u>\$2,566.56</u>

Title report costs were as follows:

<u>Title Search</u>	<u>Work Order No.</u>	<u>Amount</u>
FULL	T18970	\$35.00
FULL	T18181	\$30.00
		<u>\$65.00</u>

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 \$52,746.16 plus applicable fees and charges, plus the fee for investigating the violation(s) of \$2,566.56, plus the Noncompliance fee of \$1,320.00, plus the Cost of Title Search(es) on the subject lot was \$65.00 for a total of **\$74,129.56**, 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: May 13, 2026

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



Shawn Eshbach, Principal Inspector
Lien Review

Report and lien confirmed by
City Council on:

ATTEST: PATRICE LATTIMORE
CITY CLERK

BY
DEPUTY

ASSIGNED INSPECTOR: ANDEY CHAPARRO
JOB ADDRESS: 750 E LANZIT AVE 750-752 E. LANZIT AVE
ASSESSORS PARCEL NO.: 6072-016-021

CASE #: 1017644

Last Full Title: 04/27/2026

Last Update Title:

LIST OF OWNERS AND INTERESTED PARTIES

- 1 MILTON SZNAIDER
1737 WHITLEY AVE #606
HOLLYWOOD, CA 90028
Capacity: OWNER

- 2 WELLS FARGO BANK NA
1000 BLUE GENTIAN RD SUITE 200
EAGAN, MN 55121
Capacity: OWNER

- 3 Milton Sznaider
2044 Fox Hills Dr.
Los Angeles, CA 90025
Capacity: OWNER

- 4 QUALITY LOAN SERVICE CORPORATION
2763 CAMINO DEL RIO SOUTH
SAN DIEGO, CA 92108
Capacity: INTERESTED PARTY



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

Property Title Report

Work Order No. T18970
Dated as of: 04/22/2026

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 6072-016-021

Property Address: 750 E LANZIT AVE City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Document: INDIVIDUAL GRANT DEED

Grantee : MILTON SZNAIDER

Grantor : CIPRIANO CASTRO

Deed Date : 08/26/2004 Recorded : 10/28/2004

Instr No. : 04-2782366

MAILING ADDRESS: MILTON SZNAIDER

1737 WHITLEY AVE APT 606, HOLLYWOOD, CA 90028-4860

SCHEDULE B

LEGAL DESCRIPTION

Lot Number: 161 Tract No: 7137 Brief Description: TRACT # 7137 THAT PART W OF A LINE PARALLEL WITH AND DIST W AT R/A 60.41 FT FROM E LINE OF LOT 161

MORTGAGES/LIENS

Type of Document: ASSIGNMENT OF DEED OF TRUST

Recording Date: 12/27/2016 Document #: 16-1644302

Loan Amount: \$405,000

Lender Name: WELLS FARGO BANK NA

Borrowers Name: MILTON SZNAIDER

MAILING ADDRESS: WELLS FARGO BANK NA

1000 BLUE GENTIAN RD SUITE 200 EAGAN, MN 55121



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

Property Title Report

Work Order No. T18181
Dated as of: 08/29/2024

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #:6072-016-021

Property Address: 750 E LANZIT AVE City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Document: INDIVIDUAL GRANT DEED

Grantee : MILTON SZNAIDER

Grantor : CIPRIANO CASTRO

Deed Date : 08/26/2004 Recorded : 10/28/2004

Instr No. : 04-2782366

MAILING ADDRESS: MILTON SZNAIDER
1737 WHITLEY AVE APT 606, HOLLYWOOD, CA 90028-4860

SCHEDULE B

LEGAL DESCRIPTION

Lot Number: 161 Tract No: 7137 Brief Description: TRACT # 7137 THAT PART W OF A LINE PARALLEL WITH AND DIST W AT R/A 60.41 FT FROM E LINE OF LOT 161

MORTGAGES/LIENS

Type of Document: ASSIGNMENT OF DEED OF TRUST

Recording Date: 12/27/2016 Document #: 16-1644302

Loan Amount: \$405,000

Lender Name: WELLSFARGO BANK NA

Borrowers Name: MILTON SZNAIDER

MAILING ADDRESS: WELLSFARGO BANK NA
1000 BLUEGENTIAN RD STE 200 EAGAN, MN 55121

Type of Document: NOTICE OF DEFAULT

Recording Date: 07/03/2023 Document #: 23-0434847

Lender Name: QUALITY LOAN SERVICE CORPORATION

MAILING ADDRESS: QUALITY LOAN SERVICE CORPORATION
2763 CAMINO DEL RIO SOUTH SAN DIEGO, CA 92108

Property Detail Report

For Property Located At :
752 E LANZIT AVE, LOS ANGELES, CA 90059-1547



CoreLogic
 RealQuest Professional

Owner Information

Bldg Card: 000 of 002

Owner Name: **SZNAIDER MILTON**
 Mailing Address: **1737 WHITLEY AVE APT 606, LOS ANGELES CA 90028-4860 C061**
 Vesting Codes: **SM //**

Location Information

Legal Description: **TRACT # 7137 THAT PART W OF A LINE PARALLEL WITH AND DIST W AT R/A 60.41 FT FROM E LINE OF LOT 161**

County:	LOS ANGELES, CA	APN:	6072-016-021
Census Tract / Block:	2409.01 / 1	Alternate APN:	
Township-Range-Sect:		Subdivision:	7137
Legal Book/Page:	76-16	Map Reference:	/
Legal Lot:	161	Tract #:	7137
Legal Block:		School District:	LOS ANGELES
Market Area:	C37	School District Name:	LOS ANGELES
Neighbor Code:		Munic/Township:	LOS ANGELES

Owner Transfer Information

Recording/Sale Date: **/**
 Sale Price:
 Document #: **Deed Type:**
1st Mtg Document #:

Last Market Sale Information

Recording/Sale Date:	10/28/2004 / 08/26/2004	1st Mtg Amount/Type:	\$259,250 / CONV
Sale Price:	\$305,000	1st Mtg Int. Rate/Type:	6.75 / ADJ
Sale Type:	FULL	1st Mtg Document #:	2782367
Document #:	2782366	2nd Mtg Amount/Type:	\$45,750 / CONV
Deed Type:	INDIVIDUAL GRANT DEED	2nd Mtg Int. Rate/Type:	/ FIXED
Transfer Document #:		Price Per SqFt:	\$160.78
New Construction:		Multi/Split Sale:	
Title Company:	LAWYERS TITLE		
Lender:	NEW CENTURY MTG CORP		
Seller Name:	CASTRO CIPRIANO		

Prior Sale Information

Prior Rec/Sale Date:	01/29/2001 / 11/30/2000	Prior Lender:	HOME FED'L MTG CORP
Prior Sale Price:	\$175,000	Prior 1st Mtg Amt/Type:	\$172,296 / CONV
Prior Doc Number:	148430	Prior 1st Mtg Rate/Type:	/
Prior Deed Type:	GRANT DEED		

Property Characteristics

Gross Area:	1,897	Parking Type:		Construction:	
Living Area:	1,897	Garage Area:		Heat Type:	HEATED
Tot Adj Area:		Garage Capacity:		Exterior wall:	
Above Grade:		Parking Spaces:		Porch Type:	
Total Rooms:		Basement Area:		Patio Type:	
Bedrooms:	4	Finish Bsmnt Area:		Pool:	
Bath(F/H):	2 /	Basement Type:		Air Cond:	
Year Built / Eff:	1941 /	Roof Type:		Style:	
Fireplace:	/	Foundation:		Quality:	
# of Stories:		Roof Material:		Condition:	
Other Improvements:					

Site Information

Zoning:	LAR2	Acres:	0.17	County Use:	DUPLEX (0200)
Lot Area:	7,227	Lot Width/Depth:	x	State Use:	
Land Use:	DUPLEX	Res/Comm Units:	2 /	Water Type:	
Site Influence:				Sewer Type:	

Tax Information

Total Value: \$425,124
Land Value: \$355,440
Improvement Value: \$69,684
Total Taxable Value: \$425,124

Assessed Year: 2025
Improved %: 16%
Tax Year: 2025

Property Tax: \$5,749.12
Tax Area: 461
Tax Exemption:

Foreclosure Activity Report

For Property Located At



CoreLogic

RealQuest Professional

752 E LANZIT AVE, LOS ANGELES, CA 90059-1547

Foreclosure Activity Report is not available

752 E LANZIT AVE LOS ANGELES CA 90059

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.

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