

**ITEM 3 ATTACHMENT A
RESOLUTION NO. 2022-1812**

**RESOLUTION 2022-1787, OF THE CITY COUNCIL
OF THE CITY OF CALABASAS, CALIFORNIA TO
RECORD A NUISANCE ABATEMENT LIEN AGAINST
REAL PROPERTY LOCATED AT APN 2072-031-011,
CALABASAS (OLD TOPANGA CANYON).**

WHEREAS, the City Council of the City of Calabasas finds that Topanga Land, LLC, a/k/a Bruce Westin, is the owner of real property located at APN 2072-031-011, Calabasas. The legal description for this property is set forth in Attachment A.1 to this resolution. The owner's address, according to Los Angeles County Assessor records, is 1612 Hanover Court, Fort Collins, CO 80526. Additional addresses for Topanga Land, LLC. a/k/a Bruce Westin are set forth in Attachment A.2 to this resolution.

WHEREAS, the City Council of the City of Calabasas has considered a City Manager Report dated April 15, 2022 (attachment G) and finds that Topanga Land, LLC, a/k/a Bruce Westin is indebted to the City of Calabasas for abatement costs in the sum of \$17,602.70 that it incurred to abate a public nuisance at APN 2072-031-011, Calabasas, on January 18, 2022, in accordance with provisions in Chapter 8.20 [Public Nuisance and Abatement] of the Calabasas Municipal Code (hereafter, the "CMC") and pursuant to a January 13, 2022 Abatement Warrant from the Los Angeles County Superior Court. Those costs became final on April 15, 2022.

WHEREAS, the Los Angeles County Superior Court's January 13, 2022 Abatement Warrant constitutes an abatement order of that date.

WHEREAS, the City Council of the City of Calabasas finds that Topanga Land, LLC, a/k/a Bruce Westin has not paid abatement costs of \$17,602.70 to the City of Calabasas as of the date of adoption of this resolution.

WHEREAS, the City of Calabasas may record a Nuisance Abatement Lien against real property located at APN 2072-031-011, Calabasas, pursuant to Government Code Section 38773.1 and CMC Section 8.20.160.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CALABASAS AS FOLLOWS:

SECTION 1. The unpaid abatement costs of \$17,602.70 constitute a personal obligation of Topanga Land, LLC, a/k/a Bruce Westin.

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SECTION 2. The City Council hereby approves and authorizes the City Manager, or his designee, to serve a Notice of Nuisance Abatement Lien for the amount of \$17,602.70 upon Topanga Land, LLC, a/k/a Bruce Westin in accordance with Government Code Section 38773.1 and pursuant to provisions in CMC Section 8.20.170. Upon completion of service, the City Manager, or his designee, shall cause a certified copy of this resolution to be submitted to the Los Angeles County Registrar-Recorder for recordation. The date of recording of the lien shall have the force, effect, and priority of a judgment lien.

SECTION 3. The City Clerk shall certify to the adoption of this resolution and shall cause the same to be processed in the manner required by law.

PASSED, APPROVED AND ADOPTED this 24th day of August 2022.

Mary Sue Maurer, Mayor

ATTEST:

APPROVED AS TO FORM:

Maricela Hernandez, City Clerk
Master Municipal Clerk
California Professional Municipal Clerk

Matthew T. Summers
Colantuono Highsmith & Whatley
City Attorney

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Attachment A.1

Legal Description - APN 2072-031-011

LOT 49 ALL IN TRACT NO. 8092, IN THE CITY OF CALABASAS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 123, PAGES 51-54 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM, ALL OIL, GAS, MINERALS, AND OTHER HYDROCARBON SUBSTANCES LYING BELOW A DEPTH OF 500 FEET FROM THE SURFACE OF SAID PROPERTY, BUT WITH NO RIGHT OF SURFACE ENTRY, AS PROVIDED IN THE DEED RECORDED MAY 4, 1965, AS INSTRUMENT NO. 567.

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Exhibit A.2

Responsible Person - Mailing Addresses

Bruce Westin [Responsible Person]
Goose Trust [Responsible Person]
Topanga Land LLC [Property Owner/Responsible Person]
5757 Wayne Newton Blvd., # 11721
Las Vegas, NV 89111

Bruce Westin [Responsible Person]
Goose Trust [Responsible Person]
Topanga Land LLC [Property Owner/Responsible Person]
3435 E. Thousand Oaks Blvd., # 7174
Thousand Oaks, CA 91359