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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

February 12, 2026

Council District # 13

Case #: 986714

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

**JOB ADDRESS: 1163 N BERENDO ST AKA 1165 BERENDO**

**CONTRACT NO.: C-145962 C201900-1 C142032 D139992-3 B138088-3 C-145906 C135857-3 C141028-2**

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, fencing of the lot, demolition of the building(s), asbestos removal from the building(s) and monitoring of the asbestos removal at the above address in the City of Los Angeles. The cost of barricading the subject building(s) was \$6,307.21. The cost of cleaning the subject lot was \$5,775.00. The cost of fencing the subject lot was \$18,937.46. The cost of demolishing the subject building(s) was \$92,159.20. The cost of asbestos removal of the subject building(s) was \$7,000.00. The cost of asbestos monitoring was \$5,264.00.

It is proposed that a lien for the total amount of **\$135,472.87** 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 May 18, 2023 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 remove the accumulation of trash, debris, vehicle parts, rubbish, excessive vegetation or other similar conditions, fence the lot, and demolish and remove or repair the building(s) on the parcel remove the asbestos from the building(s) in conjunction with an asbestos inspection report, on the parcel located at **1163 N BERENDO ST AKA 1165 BERENDO**, 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>
ASBESTOS MONITORING	W1090		\$2,632.00
ASBESTOS MONITORING	W1088	March 30, 2025	\$2,632.00
ASBESTOS REMOVAL	A1088		\$3,500.00
ASBESTOS REMOVAL	A1089	May 09, 2025	\$3,500.00
BARRICADE	B4820		\$6,307.21
CLEAN	C4867	July 20, 2023	\$5,775.00
DEMOLITION	D1598	August 26, 2025	\$10,740.80
DEMOLITION/ASBESTOS REPORT	D1516	August 26, 2025	\$81,418.40
FENCE	F4390	October 18, 2023	\$570.02
FENCE	F4435	January 04, 2024	\$18,367.44
			\$135,442.87

Title report costs were as follows:

<u>Title Search</u>	<u>Work Order No.</u>	<u>Amount</u>
FULL	T18784	\$30.00
		\$30.00

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 \$96,774.91 plus applicable fees and charges, plus the Cost of Title Search(es) on the subject lot was \$30.00 for a total of **\$135,472.87**, 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: February 12, 2026

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

Report and lien confirmed by  
City Council on:

Shawn Eshbach, Principal Inspector  
Lien Review

ATTEST: HOLLY WOLCOTT  
CITY CLERK

BY  
DEPUTY

ASSIGNED INSPECTOR: GLEN RAND

JOB ADDRESS: 1163 N BERENDO ST AKA 1165 BERENDO

ASSESSORS PARCEL NO.: 5540-023-012

Last Full Title: 02/09/2026

Last Update Title:

**LIST OF OWNERS AND INTERESTED PARTIES**

1 1165 BERENDO PROPERTY LLC  
C/O PEYMAN YADEGAR / EDWIN SHEN / SHENYAD OZ LLC  
11677 SAN VICENTE BLVD STE 206  
LOS ANGELES, CA 90049

Capacity: OWNER



1649 BUCKINGHAM RD.  
LOS ANGELES, CA 90019  
Phone 310-943-9235 [latitle@in2-res.com](mailto:latitle@in2-res.com)

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## ***Property Title Report***

**Work Order No. T18784**  
Dated as of: 02/05/2026

**Prepared for:** City of Los Angeles

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

**APN #: 5540-023-012**

**Property Address:** 1163 N BERENDO ST      **City:** Los Angeles      **County:** Los Angeles

### **VESTING INFORMATION**

**Type of Document:** GRANT DEED

**Grantee :** 1165 BERENDO PROPERTY LLC

**Grantor :** JEANETTE LOURDES DUCUT-SIGALA, TRUSTEE OF FAUSTINO AND LOURDES DUCUT IRREVOCABLE TRUST

**Deed Date :** 12/10/2019      **Recorded :** 12/20/2019

**Instr No. :** 19-1427247

**MAILING ADDRESS:** 1165 BERENDO PROPERTY LLC  
11677 SAN VICENTE BLVD STE 206, LOS ANGELES, CA 90049-5128

### ***SCHEDULE B***

### **LEGAL DESCRIPTION**

**Lot Number:** 98 **Tract No:** 2577 **Brief Description:** TRACT # 2577 LOT 98

### **MORTGAGES/LIENS**

**Type of Document:** DEED OF TRUST

**Recording Date:** 12/20/2019      **Document #:** 19-1427248

**Loan Amount:** \$175,000

**Lender Name:** EMPYREAN FUNDING AND MANAGEMENT

**Borrowers Name:** 1165 BERENDO PROPERTY LLC

**MAILING ADDRESS:** EMPYREAN FUNDING AND MANAGEMENT  
11677 SAN VICENTE BOULEVARD SUITE 206 LOS ANGELES, CA 90049

# Property Detail Report

For Property Located At :  
1165 N BERENDO ST, LOS ANGELES, CA 90029-1705



## Owner Information

Owner Name: 1165 BERENDO PROPERTY LLC  
Mailing Address: 11677 SAN VICENTE BLVD STE 206, LOS ANGELES CA 90049-5128 C025  
Vesting Codes: //

## Location Information

Legal Description: TRACT # 2577 LOT 98  
County: LOS ANGELES, CA APN: 5540-023-012  
Census Tract / Block: 1912.03 / 2 Alternate APN:  
Township-Range-Sect: 26-71 Subdivision: 2577  
Legal Book/Page: 26-71 Map Reference: /  
Legal Lot: 98 Tract #: 2577  
Legal Block: School District: LOS ANGELES  
Market Area: C20 School District Name: LOS ANGELES  
Neighbor Code: Munic/Township: LOS ANGELES

## Owner Transfer Information

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

## Last Market Sale Information

Recording/Sale Date: 12/20/2019 / 12/10/2019 1st Mtg Amount/Type: \$175,000 / CONV  
Sale Price: \$925,000 1st Mtg Int. Rate/Type: /  
Sale Type: FULL 1st Mtg Document #: 1427248  
Document #: 1427247 2nd Mtg Amount/Type: /  
Deed Type: GRANT DEED 2nd Mtg Int. Rate/Type: /  
Transfer Document #: Price Per SqFt: \$708.27  
New Construction: Multi/Split Sale:  
Title Company: FIRST AMERICAN TITLE CO LOS AN  
Lender: EMPYREAN FNDG & MGMT  
Seller Name: DUCUT LOURDES TRUST

## Prior Sale Information

Prior Rec/Sale Date: 05/26/1982 / Prior Lender:  
Prior Sale Price: \$85,000 Prior 1st Mtg Amt/Type: \$65,000 / CONV  
Prior Doc Number: 539334 Prior 1st Mtg Rate/Type: /  
Prior Deed Type: DEED (REG)

## Property Characteristics

Gross Area:		Parking Type:		Construction:	
Living Area:	1,306	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:	2	Finish Bsmnt Area:		Pool:	
Bath(F/H):	1 /	Basement Type:		Air Cond:	
Year Built / Eff:	1919 / 1919	Roof Type:		Style:	
Fireplace:	/	Foundation:		Quality:	
# of Stories:		Roof Material:		Condition:	
Other Improvements:					

## Site Information

Zoning:	LARD1.5	Acres:	0.15	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	6,752	Lot Width/Depth:	50 x 135	State Use:	
Land Use:	SFR	Res/Comm Units:	1 /	Water Type:	
Site Influence:	CORNER			Sewer Type:	TYPE UNKNOWN

## Tax Information

Total Value:	\$1,011,618	Assessed Year:	2025	Property Tax:	\$12,265.19
Land Value:	\$765,550	Improved %:	24%	Tax Area:	13
Improvement Value:	\$246,068	Tax Year:	2025	Tax Exemption:	
Total Taxable Value:	\$1,011,618				

# Comparable Sales Report

For Property Located At



**1165 N BERENDO ST, LOS ANGELES, CA 90029-1705**

4 Comparable(s) Selected.

Report Date: 02/03/2026

**Summary Statistics:**

	Subject	Low	High	Average
Sale Price	\$925,000	\$775,000	\$1,285,000	\$1,007,500
Bldg/Living Area	1,306	1,184	1,367	1,269
Price/Sqft	\$708.27	\$654.56	\$997.67	\$791.65
Year Built	1919	1908	1963	1928
Lot Area	6,752	4,001	6,752	5,779
Bedrooms	2	2	4	3
Bathrooms/Restrooms	1	1	2	2
Stories	0.00	0.00	0.00	0.00
Total Value	\$1,011,618	\$60,237	\$1,456,560	\$740,848
Distance From Subject	0.00	0.01	0.48	0.27

\*= user supplied for search only

<b>Comp #:1</b>		Distance From Subject:0.01 (miles)	
Address:	1159 N BERENDO ST, LOS ANGELES, CA 90029-1705		
Owner Name:	MRM OPPORTUNITY ZONE & INVS LL		
Seller Name:	1159 NORTH BERENDO LLC		
APN:	5540-023-011	Map Reference:	/
County:	LOS ANGELES, CA	Census Tract:	1912.03
Subdivision:	2577	Zoning:	LARD1.5
Rec Date:	12/30/2025	Prior Rec Date:	05/24/2022
Sale Date:	12/24/2025	Prior Sale Date:	05/20/2022
Sale Price:	\$1,025,000	Prior Sale Price:	\$1,050,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	945557	Acres:	0.15
1st Mtg Amt:		Lot Area:	6,752
Total Value:	\$1,130,185	# of Stories:	
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	1,367
		Total Rooms:	
		Bedrooms:	2
		Bath(F/H):	1 /
		Yr Built/Eff:	1919 / 1919
		Air Cond:	
		Style:	
		Fireplace:	/
		Pool:	
		Roof Mat:	
		Parking:	

<b>Comp #:2</b>		Distance From Subject:0.20 (miles)	
Address:	1163 N KENMORE AVE, LOS ANGELES, CA 90029-1503		
Owner Name:	SCHRYER CASEY		
Seller Name:	GRAHAM-FELSEN JACOB		
APN:	5540-008-012	Map Reference:	/
County:	LOS ANGELES, CA	Census Tract:	1912.04
Subdivision:	2563	Zoning:	LARD1.5
Rec Date:	06/18/2025	Prior Rec Date:	02/03/2023
Sale Date:	06/06/2025	Prior Sale Date:	01/13/2023
Sale Price:	\$1,285,000	Prior Sale Price:	\$1,400,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	408194	Acres:	0.14
1st Mtg Amt:		Lot Area:	6,109
Total Value:	\$1,456,560	# of Stories:	
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	1,288
		Total Rooms:	
		Bedrooms:	2
		Bath(F/H):	1 /
		Yr Built/Eff:	1925 / 1940
		Air Cond:	
		Style:	
		Fireplace:	/
		Pool:	
		Roof Mat:	
		Parking:	

<b>Comp #:3</b>		Distance From Subject:0.39 (miles)	
Address:	4523 LEXINGTON AVE, LOS ANGELES, CA 90029-1914		
Owner Name:	VICOLINE INC		
Seller Name:	HAYNES BARBARA TRUST		

APN:	5542-021-002	Map Reference:	/	Living Area:	1,184
County:	LOS ANGELES, CA	Census Tract:	1913.02	Total Rooms:	
Subdivision:	CITY BOUNDARY TR	Zoning:	LARD1.5	Bedrooms:	4
Rec Date:	08/12/2025	Prior Rec Date:		Bath(F/H):	2 /
Sale Date:	07/17/2025	Prior Sale Date:		Yr Built/Eff:	1963 / 1963
Sale Price:	\$775,000	Prior Sale Price:		Air Cond:	
Sale Type:	FULL	Prior Sale Type:		Style:	
Document #:	547815	Acres:	0.09	Fireplace:	/
1st Mtg Amt:	\$905,500	Lot Area:	4,001	Pool:	
Total Value:	\$60,237	# of Stories:		Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:	4	Distance From Subject:	0.48 (miles)		
Address:	1175 N COMMONWEALTH AVE, LOS ANGELES, CA 90029-2001				
Owner Name:	BAUTISTA JOSE R JR/BAUTISTA ROSELYNN A V				
Seller Name:	PINEDA RICARDO L 2024 TRUST				
APN:	5542-025-021	Map Reference:	/	Living Area:	1,236
County:	LOS ANGELES, CA	Census Tract:	1913.01	Total Rooms:	
Subdivision:	CITY BOUNDARY TR	Zoning:	LAR2	Bedrooms:	3
Rec Date:	12/17/2025	Prior Rec Date:	01/17/2001	Bath(F/H):	2 /
Sale Date:	11/07/2025	Prior Sale Date:	11/09/2000	Yr Built/Eff:	1908 / 1930
Sale Price:	\$945,000	Prior Sale Price:	\$210,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	917556	Acres:	0.14	Fireplace:	/
1st Mtg Amt:	\$927,883	Lot Area:	6,253	Pool:	
Total Value:	\$316,412	# of Stories:		Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

## Foreclosure Activity Report

For Property Located At



RealQuest

1165 N BERENDO ST, LOS ANGELES, CA 90029-1705

### Foreclosure Activity Report is not available

1165 N BERENDO ST 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](#)

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