

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

February 07, 2025

Council District # 13

Case #: 901708

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

JOB ADDRESS: 1017 N HELIOTROPE DR

CONTRACT NO.: D139992-3 C142032 T128934 280155859-1 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 fencing of the lot and demolition of the building(s) at the above address in the City of Los Angeles. The cost of fencing the subject lot was \$29,815.42. The cost of demolishing the subject building(s) was \$207,771.20.

It is proposed that a lien for the total amount of **\$238,901.18** 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 November 18, 2020 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 on the parcel located at **1017 N HELIOTROPE DR** , 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>
DEMOLITION/ASBESTOS REPORT	D1517		\$205,391.20
DEMOLITION/ASBESTOS REPORT	D1519		\$2,380.00
FENCE	F4426	March 04, 2024	\$28,374.53
FENCE	F4467	March 27, 2024	\$1,440.89
			\$237,586.62

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	828039-2	\$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	T16721	\$38.00
FULL	T18324	\$30.00
		\$68.00

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 \$170,128.89 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 \$68.00 for a total of **\$238,901.18**, 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 07, 2025

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: 1017 N HELIOTROPE DR
ASSESSORS PARCEL NO.: 5538-019-024

Last Full Title: 02/05/2025

Last Update Title:

LIST OF OWNERS AND INTERESTED PARTIES

- 1 1017-1023 HELIOTROPE PROPCO LLC
C/O SHENYAD OZ LLC C/O JACOB P YADEGAR
11677 SAN VICENTE BLVD #206
LOS ANGELES, CA 90049
Capacity: OWNER
- 2 EMPYREAN FUNDING AND MANAGEMENT
11677 SAN VICENTE BLVD STE 206
LOS ANGELES, CA 90049
Capacity: INTERESTED PARTY
- 3 SHENYAD OZ LLC
C/O PEYMAN YADEGAR
11677 SAN VICENTE BLVD.
STE 206
LOS ANGELES, CA 90049
Capacity: AGENT FOR SERVICE
- 4 SHENYAD OZ LLC
C/O EDWIN SHEN
11677 SAN VICENTE BLVD.
STE 206
LOS ANGELES, CA 90049
Capacity: AGENT FOR SERVICE
- 5 1017 - 1023 HELIOTROPE PROPCO, LLC
C/O SHENYAD OZ LLC
11677 SAN VICENTE BLVD.
STE 206
LOS ANGELES, CA 90049
Capacity: AGENT FOR SERVICE



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

Property Title Report

Work Order No. T16721
Dated as of: 11/17/2020

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 5538-019-024

Property Address: 1017 N HELIOTROPE DR

City: Los Angeles

County: Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : 1017-1023 HELIOTROPE PROPCO, LLC

Grantor : INTERNATIONAL FULL GOSPEL FELLOWSHIP

Deed Date : 10/21/2019

Recorded : 10/29/2019

Instr No. : 19-1162381

MAILING ADDRESS: 1017-1023 HELIOTROPE PROPCO, LLC
11677 SAN VICENTE BLVD. STE 206 LOS ANGELES, CA 90049

SCHEDULE B

LEGAL DESCRIPTION

WESTMORELAND PARK TR LOTS 67 AND 68

MORTGAGES/LIENS

Type of Document: DEED OF TRUST ASSIGNMENT OF RENTS

Recording Date: 10/29/2019

Document #: 19-1162382

Loan Amount: \$300,000

Lender Name: EMPYREAN FUNDING AND MANAGEMENT

Borrowers Name: 1017-1023 HELIOTROPE PROPCO, LLC

MAILING ADDRESS: EMPYREAN FUNDING AND MANAGEMENT
11677 SAN VICENTE BLVD STE 206 LOS ANGELES, CA 90049



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

Property Title Report

Work Order No. T18324
Dated as of: 02/04/2025

Prepared for: City of Los Angeles

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

APN #: 5538-019-024

Property Address: 1017 N HELIOTROPE DR City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED
Grantee : 1017-1023 HELIOTROPE PROPCO, LLC
Grantor : INTERNATIONAL FULL GOSPEL FELLOWSHIP
Deed Date : 10/21/2019 Recorded : 10/29/2019
Instr No. : 19-1162381

MAILING ADDRESS: 1017-1023 HELIOTROPE PROPCO, LLC
11677 SAN VICENTE BLVD STE 206, LOS ANGELES, CA 90049-5128

SCHEDULE B

LEGAL DESCRIPTION

Lot Number: 67,68 Brief Description: WESTMORELAND PARK TR LOTS 67 AND 68

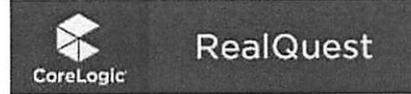
MORTGAGES/LIENS

Type of Document: DEED OF TRUST ASSIGNMENT OF RENTS
Recording Date: 10/29/2019 Document #: 19-1162382
Loan Amount: \$300,000
Lender Name: EMPYREAN FUNDING AND MANAGEMENT
Borrowers Name: 1017-1023 HELIOTROPE PROPCO, LLC

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

Property Detail Report

For Property Located At :
1017 N HELIOTROPE DR, LOS ANGELES, CA 90029-2607



Owner Information

Owner Name: 1017 1023 HELIOTROPE PROPCO LLC
 Mailing Address: 11677 SAN VICENTE BLVD STE 206, LOS ANGELES CA 90049-5128 C025 C/O SHENYAD OZ LLC
 Vesting Codes: //

Location Information

Legal Description: WESTMORELAND PARK TR LOTS 67 AND 68
 County: LOS ANGELES, CA APN: 5538-019-024
 Census Tract / Block: 1915.00 / 2 Alternate APN: 5538-019-020
 Township-Range-Sect: Subdivision: WESTMORELAND PARK TR
 Legal Book/Page: Map Reference: /
 Legal Lot: 67 Tract #: /
 Legal Block: School District: LOS ANGELES
 Market Area: 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: 10/29/2019 / 10/21/2019 1st Mtg Amount/Type: \$650,000 / CONV
 Sale Price: \$2,200,000 1st Mtg Int. Rate/Type: /
 Sale Type: FULL 1st Mtg Document #: 1162382
 Document #: 1162381 2nd Mtg Amount/Type: /
 Deed Type: GRANT DEED 2nd Mtg Int. Rate/Type: /
 Transfer Document #: Price Per SqFt: \$541.07
 New Construction: Multi/Split Sale:
 Title Company: STEWART TITLE
 Lender: EMPYREAN FNDG & MGMT
 Seller Name: INTERNATIONAL FULL GOSPEL FELL

Prior Sale Information

Prior Rec/Sale Date: 03/30/2015 / 03/22/2015 Prior Lender: CATHAY BK
 Prior Sale Price: \$1,400,000 Prior 1st Mtg Amt/Type: \$700,000 / CONV
 Prior Doc Number: 337225 Prior 1st Mtg Rate/Type: /
 Prior Deed Type: GRANT DEED

Property Characteristics

Year Built / Eff:	1986 / 1986	Total Rooms/Offices		Garage Area:	
Gross Area:	4,066	Total Restrooms:	2	Garage Capacity:	
Building Area:	4,066	Roof Type:		Parking Spaces:	
Tot Adj Area:		Roof Material:		Heat Type:	
Above Grade:		Construction:		Air Cond:	
# of Stories:		Foundation:		Pool:	
Other Improvements:		Exterior wall:		Quality:	
		Basement Area:		Condition:	

Site Information

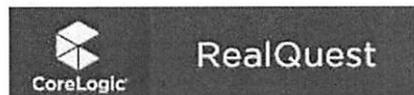
Zoning:	LARD1.5	Acres:	0.29	County Use:	CHURCH (7100)
Lot Area:	12,510	Lot Width/Depth:	x	State Use:	
Land Use:	RELIGIOUS	Res/Comm Units:	1 / 1	Water Type:	
Site Influence:				Sewer Type:	

Tax Information

Total Value:	\$2,358,842	Assessed Year:	2024	Property Tax:	\$28,927.34
Land Value:	\$1,715,522	Improved %:	27%	Tax Area:	13
Improvement Value:	\$643,320	Tax Year:	2024	Tax Exemption:	
Total Taxable Value:	\$2,358,842				

Comparable Sales Report

For Property Located At



1017 N HELIOTROPE DR, LOS ANGELES, CA 90029-2607

4 Comparable(s) Selected.

Report Date: 02/04/2025

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$2,200,000	\$1,300,000	\$6,300,000	\$2,907,500
Bldg/Living Area	4,066	3,566	4,529	4,078
Price/Sqft	\$541.07	\$322.74	\$1,503.58	\$701.84
Year Built	1986	1885	1989	1952
Lot Area	12,510	7,083	19,499	12,996
Bedrooms	0	3	3	3
Bathrooms/Restrooms	2	1	2	2
Stories	0.00	1.00	1.00	1.00
Total Value	\$2,358,842	\$481,335	\$1,569,457	\$892,929
Distance From Subject	0.00	2.75	12.43	9.28

*= user supplied for search only

Comp #:	1	Distance From Subject: 2.75 (miles)			
Address:	733 S BURLINGTON AVE, LOS ANGELES, CA 90057-4107				
Owner Name:	733 S BURLINGTON LLC				
Seller Name:	SANG LOK PRESBYTERIAN CHURCH				
APN:	5142-006-013	Map Reference:	44-B3 /	Building Area:	3,566
County:	LOS ANGELES, CA	Census Tract:	2094.03	Total Rooms/Offices:	
Subdivision:	BONNIE BRAE TR	Zoning:	LAR4	Total Restrooms:	1
Rec Date:	09/11/2024	Prior Rec Date:	05/31/1990	Yr Built/Eff:	1885 /
Sale Date:	08/09/2024	Prior Sale Date:	05/1990	Air Cond:	
Sale Price:	\$1,530,000	Prior Sale Price:	\$480,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	ROLL COMPOSITION
Document #:	615142	Acres:	0.17		
1st Mtg Amt:	\$600,000	Lot Area:	7,477		
Total Value:	\$865,766	# of Stories:	1		
Land Use:	RELIGIOUS	Park Area/Cap#:	/		

Comp #:	2	Distance From Subject: 10.41 (miles)			
Address:	3811 FOOTHILL BLVD, LA CRESCENTA, CA 91214-1619				
Owner Name:	DKW HOLDINGS LLC				
Seller Name:	BANDA LLC				
APN:	5603-006-035	Map Reference:	11-C5 /	Building Area:	4,529
County:	LOS ANGELES, CA	Census Tract:	3003.01	Total Rooms/Offices:	
Subdivision:	9675	Zoning:	GLC3*	Total Restrooms:	
Rec Date:	09/27/2024	Prior Rec Date:	08/23/2012	Yr Built/Eff:	1948 / 1955
Sale Date:	09/19/2024	Prior Sale Date:	03/08/2012	Air Cond:	
Sale Price:	\$2,500,000	Prior Sale Price:	\$1,300,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	TAR & GRAVEL
Document #:	662599	Acres:	0.45		
1st Mtg Amt:	\$1,250,000	Lot Area:	19,499		
Total Value:	\$1,569,457	# of Stories:	1		
Land Use:	RELIGIOUS	Park Area/Cap#:	/		

Comp #:	3	Distance From Subject: 11.52 (miles)			
Address:	11860 AVALON BLVD, LOS ANGELES, CA 90061-2842				
Owner Name:	118 AVALON GARDEN LLC/11854 AVALON LLC				
Seller Name:	BOW TRUSS INVESTMENTS LLC				
APN:	6084-005-036	Map Reference:	58-C5 /	Building Area:	4,028
County:	LOS ANGELES, CA	Census Tract:	2410.02	Total Rooms/Offices:	
Subdivision:	3754	Zoning:	LAC2	Total Restrooms:	
Rec Date:	09/20/2024	Prior Rec Date:	01/16/2024	Yr Built/Eff:	1989 / 1989

Sale Date:	08/22/2024	Prior Sale Date:	01/10/2024	Air Cond:	
Sale Price:	\$1,300,000	Prior Sale Price:	\$855,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	ROLL COMPOSITION
Document #:	643318	Acres:	0.16		
1st Mtg Amt:		Lot Area:	7,083		
Total Value:	\$481,335	# of Stories:	1		
Land Use:	RELIGIOUS	Park Area/Cap#:	/		

Comp #:	4	Distance From Subject:	12.43 (miles)
Address:	14201 ROSCOE BLVD, PANORAMA CITY, CA 91402-4298		
Owner Name:	ST GENEVIEVE SCHOOL		
Seller Name:	PRESBYTERY OF SAN FERNANDO		
APN:	2638-030-021	Map Reference:	15-E1 /
County:	LOS ANGELES, CA	Census Tract:	1199.00
Subdivision:	15481	Zoning:	LAR3
Rec Date:	06/28/2024	Prior Rec Date:	10/17/1990
Sale Date:	06/04/2024	Prior Sale Date:	05/1990
Sale Price:	\$6,300,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	423079	Acres:	0.41
1st Mtg Amt:		Lot Area:	17,926
Total Value:	\$655,159	# of Stories:	
Land Use:	RELIGIOUS	Park Area/Cap#:	/
		Building Area:	4,190
		Total Rooms/Offices:	
		Total Restrooms:	2
		Yr Built/Eff:	1989 / 1989
		Air Cond:	
		Pool:	
		Roof Mat:	

Foreclosure Activity Report

For Property Located At

1017 N HELIOTROPE DR, LOS ANGELES, CA 90029-2607



RealQuest

Foreclosure Activity Report is not available

1017 N HELIOTROPE DR 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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