

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

JAVIER NUNEZ  
PRESIDENT

ELVIN W. MOON  
VICE-PRESIDENT

JOSELYN GEAGA-ROSENTHAL

LAUREL GILLETTE

GEORGE HOVAGUIMIAN

CITY OF LOS ANGELES  
CALIFORNIA



KAREN BASS  
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

January 18, 2023

Council District # 5

Case #: 951043

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

JOB ADDRESS: 418 S ROBERTSON BLVD

CONTRACT NO.: T137838 B138088-2 C135857-2 F134191-3

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 \$3,212.16. The cost of cleaning the subject lot was \$6,300.00. The cost of fencing the subject lot was \$8,463.28.

It is proposed that a lien for the total amount of **\$18,005.44** 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

Armond Gregoryona, Principal Inspector  
Lien Review

*Armond Gregoryona* 1-17-2023

## REPORT OF ABATE OF A PUBLIC NUISANCE

On March 24, 2022 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, on the parcel located at **418 S ROBERTSON BLVD** , 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	B4659	September 09, 2022	\$3,212.16
CLEAN	C4751		\$5,040.00
CLEAN	C4758	August 11, 2022	\$1,260.00
FENCE	F4205	August 11, 2022	\$8,463.28
			<u>\$17,975.44</u>

Title report costs were as follows:

<u>Title Search</u>	<u>Work Order No.</u>	<u>Amount</u>
FULL	T17356	<u>\$30.00</u>
		\$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 \$12,869.60 plus applicable fees and charges, plus the Cost of Title Search(es) on the subject lot was \$30.00 for a total of **\$18,005.44**, 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: January 18, 2023

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

Report and lien confirmed by  
City Council on:

Armond Gregoryona, Principal Inspector  
Lien Review

ATTEST: HOLLY WOLCOTT  
CITY CLERK

*Armond Gregoryona*  
*1-17-2023*

BY

DEPUTY

January 06, 2023

ASSIGNED INSPECTOR: EDMUND LUM  
JOB ADDRESS: **418 S ROBERTSON BLVD**  
ASSESSORS PARCEL NO.: 4334-015-038

**CASE #: 951043**

Last Full Title: 12/27/2022

Last Update Title:

---

**LIST OF OWNERS AND INTERESTED PARTIES**

1 412 S ROBERTSON BLVD LLC  
C/O ABRAHAM EBBIE SOROUDI  
511 N REXFORD DR.  
BEVERLY HILLS, CA 90210

Capacity: OWNER

2 BANK OF THE WEST  
RE: 412 S ROBERTSON BLVD LLC  
500 CAPITOL MALL SUITE 1200  
SACRAMENTO, CA 95814

Capacity: INTERESTED PARTY



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

---

## ***Property Title Report***

***Work Order No. T17356***  
***Dated as of: 12/27/2022***

***Prepared for: City of Los Angeles***

---

### ***SCHEDULE A***

***(Reported Property Information)***

***APN #: 4334-015-038***

***Property Address: 418 S ROBERTSON BLVD***

***City: Los Angeles***

***County: Los Angeles***

### **VESTING INFORMATION**

***Type of Document: GRANT DEED***

***Grantee : 412 S ROBERSTON BLVD LLC***

***Grantor : ELIOT GRINER, PHILIP ZAIR AND RAYMOND ZAIR CO TRUSTEES OF THE ROBERT FALLS INTERVIVOS TRUST***

***Deed Date : 04/20/1993***

***Recorded : 10/09/2018***

***Instr No. : 18-1024142***

***MAILING ADDRESS: 412 S ROBERSTON BLVD LLC***  
***511 N REXFORD DR, BEVERLY HILLS, CA 90210***

### ***SCHEDULE B***

### **LEGAL DESCRIPTION**

***Lot Number: 12 Tract No: 7616 Brief Description: TRACT # 7616 LOT 12***

### **MORTGAGES/LIENS**

***Type of Document: DEED OF TRUST***

***Recording Date: 10/09/2018***

***Document #: 18-1024143***

***Loan Amount: \$3,900,000***

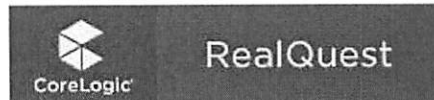
***Lender Name: BANK OF THE WEST***

***Borrowers Name: 412 S ROBERSTON BLVD LLC***

***MAILING ADDRESS: BANK OF THE WEST***  
***500 CAPITOL MALL SUITE 1200 SACRAMENTO, CA 95814***

# Property Detail Report

For Property Located At :  
**412 S ROBERTSON BLVD, LOS ANGELES, CA  
 90048**



## Owner Information

Owner Name: **412 S ROBERTSON BLVD LLC**  
 Mailing Address: **511 N REXFORD DR, BEVERLY HILLS CA 90210-3309 C063**  
 Vesting Codes: **//**

## Location Information

Legal Description:	<b>TRACT # 7616 LOT 12</b>	APN:	<b>4334-015-038</b>
County:	<b>LOS ANGELES, CA</b>	Alternate APN:	
Census Tract / Block:	<b>2149.04 / 2</b>	Subdivision:	<b>7616</b>
Township-Range-Sect:		Map Reference:	<b>33-D6 /</b>
Legal Book/Page:	<b>88-24</b>	Tract #:	<b>7616</b>
Legal Lot:	<b>12</b>	School District:	<b>LOS ANGELES</b>
Legal Block:		School District Name:	<b>LOS ANGELES</b>
Market Area:	<b>C19</b>	Munic/Township:	<b>LOMITA</b>
Neighbor Code:			

## Owner Transfer Information

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

## Last Market Sale Information

Recording/Sale Date:	<b>10/09/2018 / 09/20/2018</b>	1st Mtg Amount/Type:	<b>\$3,900,000 / CONV</b>
Sale Price:	<b>\$5,200,000</b>	1st Mtg Int. Rate/Type:	<b>/</b>
Sale Type:	<b>FULL</b>	1st Mtg Document #:	<b>1024143</b>
Document #:	<b>1024142</b>	2nd Mtg Amount/Type:	<b>/</b>
Deed Type:	<b>GRANT DEED</b>	2nd Mtg Int. Rate/Type:	<b>/</b>
Transfer Document #:		Price Per SqFt:	<b>\$840.34</b>
New Construction:		Multi/Split Sale:	
Title Company:	<b>FIRST AMERICAN TITLE INSURANCE</b>		
Lender:	<b>BANK OF THE WEST</b>		
Seller Name:	<b>FALLS ROBERT LIVING TRUST</b>		

## Prior Sale Information

Prior Rec/Sale Date:	<b>01/06/1997 /</b>	Prior Lender:	
Prior Sale Price:		Prior 1st Mtg Amt/Type:	<b>/</b>
Prior Doc Number:	<b>16945</b>	Prior 1st Mtg Rate/Type:	<b>/</b>
Prior Deed Type:	<b>QUIT CLAIM DEED</b>		

## Property Characteristics

Year Built / Eff:	<b>1940 / 1945</b>	Total Rooms/Offices		Garage Area:	
Gross Area:	<b>6,188</b>	Total Restrooms:		Garage Capacity:	
Building Area:	<b>6,188</b>	Roof Type:		Parking Spaces:	
Tot Adj Area:		Roof Material:		Heat Type:	
Above Grade:		Construction:		Air Cond:	<b>NONE</b>
# of Stories:		Foundation:		Pool:	
Other Improvements:	<b>Building Permit</b>	Exterior wall:		Quality:	
		Basement Area:		Condition:	

## Site Information

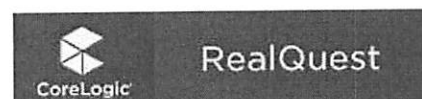
Zoning:	<b>LAC2</b>	Acres:	<b>0.18</b>	County Use:	<b>STORES (1100)</b>
Lot Area:	<b>7,708</b>	Lot Width/Depth:	<b>x</b>	State Use:	
Land Use:	<b>STORE BUILDING</b>	Res/Comm Units:	<b>/</b>	Water Type:	
Site Influence:				Sewer Type:	

## Tax Information

Total Value:	<b>\$5,466,127</b>	Assessed Year:	<b>2022</b>	Property Tax:	<b>\$63,880.43</b>
Land Value:	<b>\$4,315,087</b>	Improved %:	<b>21%</b>	Tax Area:	<b>67</b>
Improvement Value:	<b>\$1,151,040</b>	Tax Year:	<b>2021</b>	Tax Exemption:	
Total Taxable Value:	<b>\$5,466,127</b>				

## Comparable Sales Report

For Property Located At



**412 S ROBERTSON BLVD, LOS ANGELES, CA 90048**

20 Comparable(s) Selected.

Report Date: 12/22/2022

**Summary Statistics:**

	Subject	Low	High	Average
Sale Price	\$5,200,000	\$190,000	\$39,170,500	\$7,895,084
Bldg/Living Area	6,188	5,324	7,030	5,911
Price/Sqft	\$840.34	\$33.46	\$6,026.23	\$1,315.31
Year Built	1940	1887	1987	1940
Lot Area	7,708	5,512	21,615	10,696
Bedrooms	0	0	0	0
Bathrooms/Restrooms	0	0	0	0
Stories	0.00	1.00	1.00	1.00
Total Value	\$5,466,127	\$62,313	\$5,413,568	\$1,791,579
Distance From Subject	0.00	1.02	12.82	7.38

\*= user supplied for search only

Distance From Subject: 1.02 (miles)

Comp #:	1		
Address:	303 N BEVERLY DR, BEVERLY HILLS, CA 90210		
Owner Name:	LAHA BEVERLY LLC/COLE CAPITAL GROUP LLC		
Seller Name:	MARYLEE C REEDER L TRUST		
APN:	4343-015-012	Map Reference:	42-C1 /
County:	LOS ANGELES, CA	Census Tract:	7008.01
Subdivision:	BEVERLY HILLS	Zoning:	BHC3*
Rec Date:	05/17/2022	Prior Rec Date:	12/30/1983
Sale Date:	03/23/2022	Prior Sale Date:	
Sale Price:	\$30,800,000	Prior Sale Price:	\$475,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	532543	Acres:	0.18
1st Mtg Amt:	\$16,000,000	Lot Area:	7,626
Total Value:	\$1,954,180	# of Stories:	
Land Use:	STORE BUILDING	Park Area/Cap#:	/

Comp #:	2	Distance From Subject: 1.77 (miles)			
Address:	7470 BEVERLY BLVD, LOS ANGELES, CA 90036-2701				
Owner Name:	ILOULIAN JOHN				
Seller Name:	LAWRENCE STEFAN				
APN:	5512-008-034	Map Reference:	34-A6 /	Building Area:	5,893
County:	LOS ANGELES, CA	Census Tract:	2140.00	Total Rooms/Offices:	
Subdivision:	7372	Zoning:	LAC2	Total Restrooms:	
Rec Date:	05/25/2022	Prior Rec Date:	01/13/1993	Yr Built/Eff:	1937 / 1948
Sale Date:	04/07/2022	Prior Sale Date:		Air Cond:	NONE
Sale Price:	\$5,050,000	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	562064	Acres:	0.14		
1st Mtg Amt:		Lot Area:	5,913		
Total Value:	\$3,732,944	# of Stories:			
Land Use:	STORE BUILDING	Park Area/Cap#:	/		

Comp #:	3			Distance From Subject: 2.23 (miles)	
Address:	7224 MELROSE AVE, LOS ANGELES, CA 90046-7620				
Owner Name:	7224 MELROSE AVENUE LLC				
Seller Name:	JACOB EDWARD F LIVING T				
APN:	5525-014-006	Map Reference:	34-A5 /	Building Area:	6,226
County:	LOS ANGELES, CA	Census Tract:	1920.01	Total Rooms/Offices:	
Subdivision:	6078	Zoning:	LAC4	Total Restrooms:	
Rec Date:	06/23/2022	Prior Rec Date:	01/29/1998	Yr Built/Eff:	1925 /
Sale Date:	06/07/2022	Prior Sale Date:	01/21/1998	Air Cond:	YES

Sale Price:	<b>\$4,713,000</b>	Prior Sale Price:	<b>\$14,000,140</b>	Pool:	
Sale Type:	<b>FULL</b>	Prior Sale Type:		Roof Mat:	<b>ROLL COMPOSITION</b>
Document #:	<b>658968</b>	Acres:	<b>0.24</b>		
1st Mtg Amt:	<b>\$2,600,000</b>	Lot Area:	<b>10,347</b>		
Total Value:	<b>\$2,068,916</b>	# of Stories:	<b>1</b>		
Land Use:	<b>STORE BUILDING</b>	Park Area/Cap#:	<b>/</b>		

Comp #:	<b>4</b>	Distance From Subject:	<b>2.62 (miles)</b>
Address:	<b>2639 S LA CIENEGA BLVD, LOS ANGELES, CA 90034-2603</b>		
Owner Name:	<b>XYZ RE GROUP LLC</b>		
Seller Name:	<b>HUCKLEBERRY MOUNTAIN LLC</b>		
APN:	<b>5065-006-001</b>	Map Reference:	<b>42-E5 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>2702.00</b>
Subdivision:	<b>6447</b>	Zoning:	<b>LACM</b>
Rec Date:	<b>08/18/2022</b>	Prior Rec Date:	<b>10/06/2017</b>
Sale Date:	<b>08/11/2022</b>	Prior Sale Date:	<b>10/02/2017</b>
Sale Price:	<b>\$6,250,000</b>	Prior Sale Price:	<b>\$3,600,000</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>827712</b>	Acres:	<b>0.17</b>
1st Mtg Amt:	<b>\$4,625,000</b>	Lot Area:	<b>7,362</b>
Total Value:	<b>\$3,859,926</b>	# of Stories:	
Land Use:	<b>STORE BUILDING</b>	Park Area/Cap#:	<b>/</b>
Building Area:	<b>5,830</b>	Total Rooms/Offices:	
Total Restrooms:		Yr Built/Eff:	<b>1953 / 1953</b>
Air Cond:	<b>NONE</b>	Pool:	
Roof Mat:			

Comp #:	<b>5</b>	Distance From Subject:	<b>3.13 (miles)</b>
Address:	<b>5201 W ADAMS BLVD, LOS ANGELES, CA 90016-2646</b>		
Owner Name:	<b>5201 W ADAMS LA OZ LLC</b>		
Seller Name:	<b>5201 W ADAMS LA LLC</b>		
APN:	<b>5049-016-048</b>	Map Reference:	<b>43-A5 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>2198.00</b>
Subdivision:	<b>1566</b>	Zoning:	<b>LAC2</b>
Rec Date:	<b>06/02/2022</b>	Prior Rec Date:	<b>01/19/2018</b>
Sale Date:	<b>05/24/2022</b>	Prior Sale Date:	<b>11/22/2017</b>
Sale Price:	<b>\$2,750,000</b>	Prior Sale Price:	<b>\$2,950,000</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>588239</b>	Acres:	<b>0.18</b>
1st Mtg Amt:		Lot Area:	<b>7,801</b>
Total Value:	<b>\$1,582,568</b>	# of Stories:	
Land Use:	<b>STORE BUILDING</b>	Park Area/Cap#:	<b>/</b>
Building Area:	<b>5,957</b>	Total Rooms/Offices:	
Total Restrooms:		Yr Built/Eff:	<b>1930 / 1950</b>
Air Cond:	<b>YES</b>	Pool:	
Roof Mat:			

Comp #:	<b>6</b>	Distance From Subject:	<b>3.47 (miles)</b>
Address:	<b>950 VINE ST, LOS ANGELES, CA 90038-2714</b>		
Owner Name:	<b>960 VINE LLC</b>		
Seller Name:	<b>JJR INVESTMENT LLC</b>		
APN:	<b>5534-026-025</b>	Map Reference:	<b>34-C4 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>1918.10</b>
Subdivision:	<b>EL CENTRO TR</b>	Zoning:	<b>LAC2</b>
Rec Date:	<b>06/01/2022</b>	Prior Rec Date:	<b>03/15/2002</b>
Sale Date:	<b>05/19/2022</b>	Prior Sale Date:	<b>03/11/2002</b>
Sale Price:	<b>\$4,300,000</b>	Prior Sale Price:	<b>\$865,000</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>582751</b>	Acres:	<b>0.27</b>
1st Mtg Amt:		Lot Area:	<b>11,718</b>
Total Value:	<b>\$1,204,146</b>	# of Stories:	
Land Use:	<b>STORE BUILDING</b>	Park Area/Cap#:	<b>/</b>
Building Area:	<b>5,422</b>	Total Rooms/Offices:	
Total Restrooms:		Yr Built/Eff:	<b>1927 / 1930</b>
Air Cond:	<b>NONE</b>	Pool:	
Roof Mat:			

Comp #:	<b>7</b>	Distance From Subject:	<b>3.52 (miles)</b>
Address:	<b>10923 SANTA MONICA BLVD, LOS ANGELES, CA 90025-4503</b>		
Owner Name:	<b>6 AUTOMOTIVE LLC/NUNES FRED M JR &amp; ERICA M</b>		
Seller Name:	<b>HOLMOE ROBERT &amp; JOAN F/TR</b>		
APN:	<b>4324-028-032</b>	Map Reference:	<b>41-E3 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>2655.23</b>
Subdivision:	<b>10021</b>	Zoning:	<b>LAC2</b>
Rec Date:	<b>05/17/2022</b>	Prior Rec Date:	<b>09/16/1996</b>
Sale Date:	<b>05/04/2022</b>	Prior Sale Date:	
Building Area:	<b>5,324</b>	Total Rooms/Offices:	
Total Restrooms:		Yr Built/Eff:	<b>1947 / 1955</b>
Air Cond:	<b>YES</b>	Pool:	



Sale Price:	<b>\$11,995,000</b>	Prior Sale Price:		Pool:	
Sale Type:	<b>FULL</b>	Prior Sale Type:		Roof Mat:	
Document #:	<b>533311</b>	Acres:	<b>0.26</b>		
1st Mtg Amt:	<b>\$386,000</b>	Lot Area:	<b>11,201</b>		
Total Value:	<b>\$472,422</b>	# of Stories:			
Land Use:	<b>STORE BUILDING</b>	Park Area/Cap#:	<b>/</b>		

Comp #:	<b>8</b>	Distance From Subject: <b>3.65 (miles)</b>			
Address:	<b>6430 HOLLYWOOD BLVD, LOS ANGELES, CA 90028-6204</b>				
Owner Name:	<b>HCD WILCOX AVENUE OWNER LP</b>				
Seller Name:	<b>1624 WILCOX AVE LP</b>				
APN:	<b>5546-007-002</b>	Map Reference:	<b>34-C3 /</b>	Building Area:	<b>6,500</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>1907.01</b>	Total Rooms/Offices:	
Subdivision:	<b>HOLLYWOOD</b>	Zoning:	<b>LAC4</b>	Total Restrooms:	
Rec Date:	<b>06/24/2022</b>	Prior Rec Date:	<b>01/07/2013</b>	Yr Built/Eff:	<b>1932 / 1944</b>
Sale Date:	<b>06/06/2022</b>	Prior Sale Date:	<b>01/04/2013</b>	Air Cond:	<b>YES</b>
Sale Price:	<b>\$39,170,500</b>	Prior Sale Price:	<b>\$4,550,000</b>	Pool:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Roof Mat:	<b>ROLL COMPOSITION</b>
Document #:	<b>662006</b>	Acres:	<b>0.15</b>		
1st Mtg Amt:		Lot Area:	<b>6,487</b>		
Total Value:	<b>\$5,279,825</b>	# of Stories:	<b>1</b>		
Land Use:	<b>STORE BUILDING</b>	Park Area/Cap#:	<b>/</b>		

Comp #:	<b>9</b>	Distance From Subject: <b>7.39 (miles)</b>			
Address:	<b>1477 W SUNSET BLVD, LOS ANGELES, CA 90026-3458</b>				
Owner Name:	<b>LITTLE JOY PROPERTIES LLC</b>				
Seller Name:	<b>WONG HAR C L</b>				
APN:	<b>5406-001-015</b>	Map Reference:	<b>35-C6 /</b>	Building Area:	<b>5,732</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>1973.00</b>	Total Rooms/Offices:	
Subdivision:	<b>GOLDEN WEST HEIGHTS</b>	Zoning:	<b>LAC2</b>	Total Restrooms:	
	<b>ADD</b>				
Rec Date:	<b>06/07/2022</b>	Prior Rec Date:	<b>11/30/1979</b>	Yr Built/Eff:	<b>1921 / 1930</b>
Sale Date:	<b>06/01/2022</b>	Prior Sale Date:		Air Cond:	<b>NONE</b>
Sale Price:	<b>\$3,300,000</b>	Prior Sale Price:	<b>\$156,000</b>	Pool:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Roof Mat:	
Document #:	<b>606037</b>	Acres:	<b>0.13</b>		
1st Mtg Amt:	<b>\$2,530,000</b>	Lot Area:	<b>5,749</b>		
Total Value:	<b>\$339,168</b>	# of Stories:			
Land Use:	<b>STORE BUILDING</b>	Park Area/Cap#:	<b>/</b>		

Comp #:	<b>10</b>	Distance From Subject: <b>7.50 (miles)</b>			
Address:	<b>5220 S VERMONT AVE, LOS ANGELES, CA 90037-3528</b>				
Owner Name:	<b>VERMONT AVE REALTY LLC</b>				
Seller Name:	<b>DDD &amp; ASSOCIATES LLC</b>				
APN:	<b>5001-004-015</b>	Map Reference:	<b>51-F3 /</b>	Building Area:	<b>6,500</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>2327.01</b>	Total Rooms/Offices:	
Subdivision:	<b>BURCKS GOLDEN TR</b>	Zoning:	<b>LAC2</b>	Total Restrooms:	
Rec Date:	<b>11/18/2022</b>	Prior Rec Date:	<b>04/14/2000</b>	Yr Built/Eff:	<b>1921 /</b>
Sale Date:	<b>11/09/2022</b>	Prior Sale Date:	<b>02/16/2000</b>	Air Cond:	<b>NONE</b>
Sale Price:	<b>\$595,000</b>	Prior Sale Price:	<b>\$75,000</b>	Pool:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Roof Mat:	<b>ROLL COMPOSITION</b>
Document #:	<b>1089260</b>	Acres:	<b>0.15</b>		
1st Mtg Amt:	<b>\$250,000</b>	Lot Area:	<b>6,500</b>		
Total Value:	<b>\$231,708</b>	# of Stories:	<b>1</b>		
Land Use:	<b>STORE BUILDING</b>	Park Area/Cap#:	<b>/</b>		

Comp #:	<b>11</b>	Distance From Subject: <b>8.39 (miles)</b>			
Address:	<b>700 N SPRING ST, LOS ANGELES, CA 90012-2824</b>				
Owner Name:	<b>JU FAT LLC</b>				
Seller Name:	<b>SPRING ORD LLC</b>				
APN:	<b>5408-028-012</b>	Map Reference:	<b>44-E2 /</b>	Building Area:	<b>6,572</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>2071.02</b>	Total Rooms/Offices:	
Subdivision:	<b>JUANA ALVARADO</b>	Zoning:	<b>LAC2</b>	Total Restrooms:	



Rec Date:	06/10/2022	Prior Rec Date:	06/14/2019	Yr Built/Eff:	1887 / 1905
Sale Date:	06/08/2022	Prior Sale Date:	06/10/2019	Air Cond:	NONE
Sale Price:	\$32,318,182	Prior Sale Price:	\$5,150,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	618124	Acres:	0.50		
1st Mtg Amt:	\$3,950,000	Lot Area:	21,615		
Total Value:	\$5,413,568	# of Stories:			
Land Use:	STORE BUILDING	Park Area/Cap#:	/		

Comp #:	12	Distance From Subject:	8.79 (miles)
Address:	6406 VAN NUYS BLVD, VAN NUYS, CA 91401-1436		
Owner Name:	6404 VAN NUYS APARTMENTS LLC		
Seller Name:	DIAMOND TRUST		
APN:	2237-024-005	Map Reference:	15-D5 /
County:	LOS ANGELES, CA	Census Tract:	1281.02
Subdivision:	1200	Zoning:	LAC2
Rec Date:	05/27/2022	Prior Rec Date:	06/08/1993
Sale Date:	05/19/2022	Prior Sale Date:	
Sale Price:	\$1,650,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	573810	Acres:	0.25
1st Mtg Amt:		Lot Area:	11,000
Total Value:	\$746,927	# of Stories:	
Land Use:	STORE BUILDING	Park Area/Cap#:	/
		Building Area:	7,000
		Total Rooms/Offices:	
		Total Restrooms:	
		Yr Built/Eff:	1936 / 1942
		Air Cond:	NONE
		Pool:	
		Roof Mat:	

Comp #:	13	Distance From Subject:	10.30 (miles)
Address:	11949 HAWTHORNE BLVD, HAWTHORNE, CA 90250-3015		
Owner Name:	11965 HAWTHORNE LLC		
Seller Name:	RITTER LINDSAY L		
APN:	4044-018-007	Map Reference:	57-A5 /
County:	LOS ANGELES, CA	Census Tract:	6021.03
Subdivision:	HAWTHORNE	Zoning:	HAC21
Rec Date:	08/31/2022	Prior Rec Date:	
Sale Date:	08/10/2022	Prior Sale Date:	
Sale Price:	\$1,013,500	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	864254	Acres:	0.28
1st Mtg Amt:		Lot Area:	12,241
Total Value:	\$1,318,806	# of Stories:	
Land Use:	STORE BUILDING	Park Area/Cap#:	/
		Building Area:	5,340
		Total Rooms/Offices:	
		Total Restrooms:	
		Yr Built/Eff:	1957 / 1958
		Air Cond:	NONE
		Pool:	
		Roof Mat:	

Comp #:	14	Distance From Subject:	10.39 (miles)
Address:	5300 MALABAR ST, HUNTINGTON PARK, CA 90255-2524		
Owner Name:	SAFFRON INTERNATIONAL LLC		
Seller Name:	INI INVESTMENT CORP		
APN:	6309-011-031	Map Reference:	52-F3 /
County:	LOS ANGELES, CA	Census Tract:	5325.00
Subdivision:	HUNTINGTON PARK	Zoning:	HPM2*
Rec Date:	05/02/2022	Prior Rec Date:	12/30/2019
Sale Date:	04/06/2022	Prior Sale Date:	12/10/2019
Sale Price:	\$1,700,000	Prior Sale Price:	\$890,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	473174	Acres:	0.30
1st Mtg Amt:	\$1,100,000	Lot Area:	13,001
Total Value:	\$917,203	# of Stories:	
Land Use:	STORE BUILDING	Park Area/Cap#:	/
		Building Area:	5,514
		Total Rooms/Offices:	
		Total Restrooms:	
		Yr Built/Eff:	1986 / 1986
		Air Cond:	NONE
		Pool:	
		Roof Mat:	

Comp #:	15	Distance From Subject:	11.48 (miles)
Address:	3822 WHITTIER BLVD, LOS ANGELES, CA 90023-2402		
Owner Name:	ONE ON ONE LLC		
Seller Name:	REMAINDER BETTY J G C TRUST		
APN:	5239-003-014	Map Reference:	45-C6 /
County:	LOS ANGELES, CA	Census Tract:	5313.01
Subdivision:	ALMAYO	Zoning:	LCM1*
Rec Date:	06/02/2022	Prior Rec Date:	04/01/1998
		Yr Built/Eff:	1915 / 1915
		Building Area:	5,440
		Total Rooms/Offices:	
		Total Restrooms:	

Sale Date:	04/13/2022	Prior Sale Date:		Air Cond:	NONE
Sale Price:	\$1,114,000	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	589491	Acres:	0.16		
1st Mtg Amt:	\$760,000	Lot Area:	6,851		
Total Value:	\$62,313	# of Stories:			
Land Use:	STORE BUILDING	Park Area/Cap#:	/		

Comp #:	16	Distance From Subject: 11.55 (miles)			
Address:	3861 WHITTIER BLVD, LOS ANGELES, CA 90023-2431				
Owner Name:	SHAOLU J & S LIVING TRUST/MOUSAZADEH LILIAN				
Seller Name:	POURATIAN IRA FAMILY TRUST				
APN:	5239-002-062	Map Reference:	45-C6 /	Building Area:	5,678
County:	LOS ANGELES, CA	Census Tract:	5312.02	Total Rooms/Offices:	
Subdivision:	ALMAYO TR	Zoning:	LCM1*	Total Restrooms:	
Rec Date:	11/30/2022	Prior Rec Date:	10/19/1999	Yr Built/Eff:	1987 / 1987
Sale Date:	07/18/2022	Prior Sale Date:		Air Cond:	YES
Sale Price:	\$190,000	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	ROLL COMPOSITION
Document #:	1118508	Acres:	0.32		
1st Mtg Amt:	\$100,000	Lot Area:	13,780		
Total Value:	\$773,365	# of Stories:	1		
Land Use:	STORE BUILDING	Park Area/Cap#:	/		

Comp #:	17	Distance From Subject: 12.28 (miles)			
Address:	4000 SLAUSON AVE, MAYWOOD, CA 90270-2740				
Owner Name:	SEIDL DAVID				
Seller Name:	SAMAYOA G J 2002 F/TR				
APN:	6312-028-005	Map Reference:	53-C4 /	Building Area:	7,030
County:	LOS ANGELES, CA	Census Tract:	5334.02	Total Rooms/Offices:	
Subdivision:	4214	Zoning:	MYC1YY	Total Restrooms:	
Rec Date:	06/16/2022	Prior Rec Date:	04/01/1987	Yr Built/Eff:	1946 / 1946
Sale Date:	05/26/2022	Prior Sale Date:	09/1986	Air Cond:	NONE
Sale Price:	\$1,200,000	Prior Sale Price:	\$320,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	CONCRETE
Document #:	640077	Acres:	0.23		
1st Mtg Amt:		Lot Area:	10,232		
Total Value:	\$620,988	# of Stories:	1		
Land Use:	STORE BUILDING	Park Area/Cap#:	/		

Comp #:	18	Distance From Subject: 12.46 (miles)			
Address:	4500 E CESAR E CHAVEZ AVE, LOS ANGELES, CA 90022-1117				
Owner Name:	ARMENTA JOAQUIN JR/ARMENTA ERIKA Y				
Seller Name:	SIYA INVESTMENT LLC				
APN:	5235-005-032	Map Reference:	45-E4 /	Building Area:	5,328
County:	LOS ANGELES, CA	Census Tract:	5305.00	Total Rooms/Offices:	
Subdivision:	6227	Zoning:	LCC3*	Total Restrooms:	
Rec Date:	03/31/2022	Prior Rec Date:	07/08/2014	Yr Built/Eff:	1935 / 1940
Sale Date:	03/25/2022	Prior Sale Date:	03/10/2014	Air Cond:	NONE
Sale Price:	\$4,100,000	Prior Sale Price:	\$2,670,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	361416	Acres:	0.13		
1st Mtg Amt:	\$2,255	Lot Area:	5,512		
Total Value:	\$971,705	# of Stories:			
Land Use:	STORE BUILDING	Park Area/Cap#:	/		

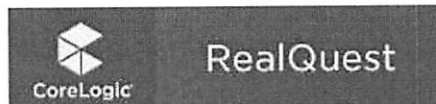
Comp #:	19	Distance From Subject: 12.82 (miles)			
Address:	6101 ATLANTIC BLVD, MAYWOOD, CA 90270-3120				
Owner Name:	CANINO HECTOR M JR				
Seller Name:	CANINO HECTOR M				
APN:	6317-016-013	Map Reference:	53-C4 /	Building Area:	5,332
County:	LOS ANGELES, CA	Census Tract:	5334.03	Total Rooms/Offices:	
Subdivision:	3087	Zoning:	MYC2*	Total Restrooms:	
Rec Date:	10/11/2022	Prior Rec Date:		Yr Built/Eff:	1938 / 1938

Sale Date:	08/04/2022	Prior Sale Date:		Air Cond:	NONE
Sale Price:	\$2,362,500	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	975560	Acres:	0.42		
1st Mtg Amt:		Lot Area:	18,441		
Total Value:	\$277,524	# of Stories:			
Land Use:	STORE BUILDING	Park Area/Cap#:	/		

Comp #:	20	Distance From Subject: 12.82 (miles)			
Address:	15712 HAWTHORNE BLVD, LAWDALE, CA 90260				
Owner Name:	PARK JUNG N				
Seller Name:	MOEN INVESTMENT PROPERTIES LLC				
APN:	4076-015-020	Map Reference:	/	Building Area:	6,097
County:	LOS ANGELES, CA	Census Tract:	6038.02	Total Rooms/Offices:	
Subdivision:	LAWDALE ACRES	Zoning:	LNC3*	Total Restrooms:	
Rec Date:	04/14/2022	Prior Rec Date:	05/15/2013	Yr Built/Eff:	1971 / 2000
Sale Date:	04/08/2022	Prior Sale Date:	05/13/2013	Air Cond:	NONE
Sale Price:	\$3,330,000	Prior Sale Price:	\$3,450,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	413692	Acres:	0.47		
1st Mtg Amt:	\$1,665,000	Lot Area:	20,542		
Total Value:	\$4,003,382	# of Stories:			
Land Use:	STORE BUILDING	Park Area/Cap#:	/		

## Foreclosure Activity Report

For Property Located At



412 S ROBERTSON BLVD, LOS ANGELES, CA 90048

### Foreclosure Activity Report is not available

412 S ROBERTSON BLVD LOS ANGELES CA 90048

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](#)

> [Disclaimer of Use](#)

