

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
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

December 09, 2022

Council District # 8

Case #: 970813

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

JOB ADDRESS: **11227 S BROADWAY**

CONTRACT NO.: **B138088-2 T137838**

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 at the above address in the City of Los Angeles. The cost of barricading the subject building(s) was \$3,483.34.

It is proposed that a lien for the total amount of **\$3,519.34** 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 12-9-2022

Armond Gregoryona, Principal Inspector
Lien Review

REPORT OF ABATE OF A PUBLIC NUISANCE

On September 29, 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, on the parcel located at **11227 S BROADWAY**, 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	B4693	October 31, 2022	\$3,483.34
			<u>\$3,483.34</u>

Title report costs were as follows:

<u>Title Search</u>	<u>Work Order No.</u>	<u>Amount</u>
FULL	T17237	\$30.00
SUPPLEMENTAL	T17345	\$6.00
		<u>\$36.00</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 \$2,524.10 plus applicable fees and charges, plus the Cost of Title Search(es) on the subject lot was \$36.00 for a total of **\$3,519.34**, 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: December 09, 2022

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


12-9-2022

BY

DEPUTY

December 09, 2022

CASE #: 970813

ASSIGNED INSPECTOR: NEVILLE REID

JOB ADDRESS: 11227 S BROADWAY

ASSESSORS PARCEL NO.: 6074-024-012

Last Full Title: 09/29/2022

Last Update Title:

LIST OF OWNERS AND INTERESTED PARTIES

1 DONEL INVESTMENTS L.L.C. C/O BENJAMIN DONEL
6125 WASHINGTON BLVD. SUITE 300
CULVER CITY, CA 90232

Capacity: OWNER

2 DONEL INVESTMENTS L.L.C. C/O LIDA KOHANSAMEH
6125 WASHINGTON BLVD. SUITE 300
CULVER CITY, CA 90232

Capacity: AGENT FOR SERVICE



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

Property Title Report

Work Order No. T17345
Dated as of: 12/08/2022

Prepared for: City of Los Angeles

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

APN #: 6074-024-012

Property Address: 11227 S BROADWAY ***City: Los Angeles*** ***County: Los Angeles***

VESTING INFORMATION

Type of Document: TRUSTEE'S DEED UPON SALE

Grantee : DONEL INVESTMENTS LLC

Grantor : S.B.S TRUST DEED NETWORK

Deed Date : 09/02/2022

Recorded : 09/15/2022

Instr No. : 22-0908177

MAILING ADDRESS: DONEL INVESTMENTS LLC
6125 WASHINGTON BLVD STE 300, CULVER CITY, CA 90232

SCHEDULE B

LEGAL DESCRIPTION

Lot Number: 114 Subdivision Name: BOWERS MAIN MONETA & FIGUEROA TRACT Brief
Description: BOWENS MAIN MONETA AND FIGUEROA TRACT EX OF STS LOT 114

MORTGAGES/LIENS

We find no Open Mortgages/Deeds of Trust of Record.



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

Property Title Report

Work Order No. T17237
Dated as of: 09/27/2022

Prepared for: City of Los Angeles

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

APN #: 6074-024-012

Property Address: 11227 S BROADWAY ***City: Los Angeles*** ***County: Los Angeles***

VESTING INFORMATION

Type of Document: TRUSTEE'S DEED UPON SALE

Grantee : DONEL INVESTMENTS LLC

Grantor : S.B.S TRUST DEED NETWORK

Deed Date : 09/02/2022

Recorded : 09/15/2022

Instr No. : 22-0908177

MAILING ADDRESS: DONEL INVESTMENTS LLC
6125 WASHINGTON BLVD STE 300, CULVER CITY, CA 90232

SCHEDULE B

LEGAL DESCRIPTION

Lot Number: 114 Subdivision Name: BOWERS MAIN MONETA & FIGUEROA TRACT Brief
Description: BOWENS MAIN MONETA AND FIGUEROA TRACT EX OF STS LOT 114

MORTGAGES/LIENS

We find no Open Mortgages/Deeds of Trust of Record.

Property Detail Report

For Property Located At :
11227 S BROADWAY, LOS ANGELES, CA 90061-1970



Owner Information

Owner Name: DONEL INVESTMENTS LLC
Mailing Address: 6125 WASHINGTON BLVD #300, CULVER CITY CA 90232-7452 C004
Vesting Codes: // CO

Bldg Card: 000 of 002 For Sale

Location Information

Legal Description: BOWENS MAIN MONETA AND FIGUEROA TRACT EX OF STS LOT 114
County: LOS ANGELES, CA APN: 6074-024-012
Census Tract / Block: 2411.20 / 1 Alternate APN:
Township-Range-Sect: Subdivision: BOWENS MAIN MONETA & FIGUEROA TR
Legal Book/Page: Map Reference: 58-A4 /
Legal Lot: 114 Tract #:
Legal Block: School District: LOS ANGELES
Market Area: C37 School District Name: LOS ANGELES
Neighbor Code: Munic/Township: L.A. WILSHI

Owner Transfer Information

Recording/Sale Date: 09/15/2022 / 08/30/2022 Deed Type: TRUSTEE'S DEED (FORECLOSURE)
Sale Price: \$383,937 1st Mtg Document #:
Document #: 908177

Last Market Sale Information

Recording/Sale Date: 07/09/2019 / 06/07/2019 1st Mtg Amount/Type: \$320,000 / PRIVATE PARTY
Sale Price: \$400,000 1st Mtg Int. Rate/Type: /
Sale Type: FULL 1st Mtg Document #: 660761
Document #: 660760 2nd Mtg Amount/Type: /
Deed Type: GRANT DEED 2nd Mtg Int. Rate/Type: /
Transfer Document #: Price Per SqFt: \$110.90
New Construction: Multi/Split Sale:
Title Company: WESTERN RESOURCES TITLE
Lender: PRIVATE INDIVIDUAL
Seller Name: ALPINE COMMERCIAL GROUP LLC

Prior Sale Information

Prior Rec/Sale Date: 03/16/2017 / 02/16/2017 Prior Lender: PRIVATE INDIVIDUAL
Prior Sale Price: \$350,000 Prior 1st Mtg Amt/Type: \$250,000 / PRIVATE PARTY
Prior Doc Number: 299537 Prior 1st Mtg Rate/Type: /
Prior Deed Type: GRANT DEED

Property Characteristics

Year Built / Eff: 1966 /	Total Rooms/Offices	Garage Area:
Gross Area: 3,607	Total Restrooms:	Garage Capacity:
Building Area: 3,607	Roof Type:	Parking Spaces:
Tot Adj Area:	Roof Material:	Heat Type:
Above Grade:	Construction:	Air Cond: NONE
# of Stories:	Foundation:	Pool:
Other Improvements: Building Permit	Exterior wall:	Quality:
	Basement Area:	Condition:

Site Information

Zoning: LAR3	Acres: 0.14	County Use: RESTAURANT/TAVERN (2100)
Lot Area: 6,237	Lot Width/Depth: x	State Use:
Land Use: RESTAURANT BUILDING	Res/Comm Units: /	Water Type:
Site Influence:		Sewer Type:

Tax Information

Total Value: \$412,226	Assessed Year: 2022	Property Tax: \$6,750.08
Land Value: \$309,170	Improved %: 25%	Tax Area: 6654
Improvement Value: \$103,056	Tax Year: 2021	Tax Exemption:
Total Taxable Value: \$412,226		

Comparable Sales Report

For Property Located At


11227 S BROADWAY, LOS ANGELES, CA 90061-1970

15 Comparable(s) Selected.

Report Date: 12/08/2022

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$400,000	\$547,000	\$94,090,909	\$9,715,194
Bldg/Living Area	3,607	3,156	4,113	3,557
Price/Sqft	\$110.90	\$172.23	\$24,237.74	\$2,577.77
Year Built	1966	1922	1987	1955
Lot Area	6,237	3,653	31,823	14,198
Bedrooms	0	1	1	1
Bathrooms/Restrooms	0	1	2	2
Stories	0.00	1.00	1.00	1.00
Total Value	\$412,226	\$137,364	\$15,572,290	\$2,635,656
Distance From Subject	0.00	3.87	17.29	11.65

* = user supplied for search only

Comp #:	1	Distance From Subject: 3.87 (miles)			
Address:	2701 W FLORENCE AVE, LOS ANGELES, CA 90043-5139				
Owner Name:	TYLER ANTIOWE L SR				
Seller Name:	CDS INVESTMENTS INC				
APN:	4008-024-017	Map Reference:	51-D5 /	Building Area:	3,176
County:	LOS ANGELES, CA	Census Tract:	2352.01	Total Rooms/Offices:	
Subdivision:	5452	Zoning:	LAC2	Total Restrooms:	1
Rec Date:	11/07/2022	Prior Rec Date:	08/20/2003	Yr Built/Eff:	1947 /
Sale Date:	09/06/2022	Prior Sale Date:	08/06/2003	Air Cond:	NONE
Sale Price:	\$547,000	Prior Sale Price:	\$210,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	1050044	Acres:	0.12		
1st Mtg Amt:	\$410,250	Lot Area:	5,204		
Total Value:	\$281,341	# of Stories:			
Land Use:	RESTAURANT BUILDING Park Area/Cap#: /				

Comp #:	2	Distance From Subject: 7.18 (miles)			
Address:	1760 AVIATION BLVD, REDONDO BEACH, CA 90278-2810				
Owner Name:	ZOHAR UNITE CORP				
Seller Name:	M A NEWTON FAMILY PTSHP L P				
APN:	4162-001-016	Map Reference:	62-D5 /	Building Area:	3,456
County:	LOS ANGELES, CA	Census Tract:	6207.01	Total Rooms/Offices:	
Subdivision:		Zoning:	RBC-2	Total Restrooms:	
Rec Date:	04/06/2022	Prior Rec Date:	12/21/1972	Yr Built/Eff:	1973 / 1973
Sale Date:	03/30/2022	Prior Sale Date:		Air Cond:	NONE
Sale Price:	\$4,200,000	Prior Sale Price:	\$143,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	379995	Acres:	0.69		
1st Mtg Amt:	\$4,200,000	Lot Area:	29,871		
Total Value:	\$523,248	# of Stories:			
Land Use:	RESTAURANT BUILDING Park Area/Cap#: /				

Comp #:	3	Distance From Subject: 7.55 (miles)		
Address:	250 N SEPULVEDA BLVD, MANHATTAN BEACH, CA 90266-6802			
Owner Name:	REVERA US MANHATTAN BCH PROPCO			
Seller Name:	SACKLEY STUART			
APN:	4167-024-032	Map Reference:	62-C4 /	Building Area: 3,600

County:	LOS ANGELES, CA	Census Tract:	6208.02	Total Rooms/Offices:	
Subdivision:	142	Zoning:	MNCG	Total Restrooms:	
Rec Date:	09/12/2022	Prior Rec Date:	02/23/1999	Yr Built/Eff:	1971 / 1976
Sale Date:	09/02/2022	Prior Sale Date:	02/17/1999	Air Cond:	NONE
Sale Price:	\$19,630,000	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	TAR & GRAVEL
Document #:	890410	Acres:	0.48		
1st Mtg Amt:		Lot Area:	20,995		
Total Value:	\$1,127,159	# of Stories:	1		
Land Use:	RESTAURANT BUILDING	Park Area/Cap#:	/		

Comp #:	4	Distance From Subject: 7.66 (miles)			
Address:	12056 PARAMOUNT BLVD, DOWNEY, CA 90242-2338				
Owner Name:	12056 PARAMOUNT HOLDINGS LLC				
Seller Name:	GAM VENTURE TWO LLC				
APN:	6259-004-041	Map Reference:	60-A4 /	Building Area:	3,200
County:	LOS ANGELES, CA	Census Tract:	5512.01	Total Rooms/Offices:	
Subdivision:	SANTA GERTRUDES	Zoning:	DOC1-R15000	Total Restrooms:	2
	RHO				
Rec Date:	10/18/2022	Prior Rec Date:	02/15/2019	Yr Built/Eff:	1966 / 1968
Sale Date:	10/13/2022	Prior Sale Date:	01/23/2019	Air Cond:	YES
Sale Price:	\$3,675,000	Prior Sale Price:	\$2,880,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	997213	Acres:	0.40		
1st Mtg Amt:	\$2,099,368	Lot Area:	17,595		
Total Value:	\$3,027,392	# of Stories:			
Land Use:	RESTAURANT BUILDING	Park Area/Cap#:	/		

Comp #:	5	Distance From Subject: 10.13 (miles)			
Address:	1321 ECHO PARK AVE, LOS ANGELES, CA 90026-3317				
Owner Name:	JC & SAM REAL ESTATE LLC				
Seller Name:	ENCORE-ECHO PARK LLC				
APN:	5419-029-009	Map Reference:	35-C5 /	Building Area:	3,906
County:	LOS ANGELES, CA	Census Tract:	1974.20	Total Rooms/Offices:	
Subdivision:	KELLEYS TR	Zoning:	LAC2	Total Restrooms:	
Rec Date:	07/11/2022	Prior Rec Date:	02/11/2019	Yr Built/Eff:	1958 /
Sale Date:	07/05/2022	Prior Sale Date:	01/25/2019	Air Cond:	NONE
Sale Price:	\$2,950,000	Prior Sale Price:	\$1,450,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	709287	Acres:	0.31		
1st Mtg Amt:		Lot Area:	13,523		
Total Value:	\$1,524,207	# of Stories:			
Land Use:	RESTAURANT BUILDING	Park Area/Cap#:	/		

Comp #:	6	Distance From Subject: 10.68 (miles)			
Address:	634 N FRIES AVE, WILMINGTON, CA 90744-5402				
Owner Name:	RODRIGUEZ MARCO A R				
Seller Name:	MEDINA MARCOS A & VICTOR				
APN:	7416-034-037	Map Reference:	74-C4 /	Building Area:	3,156
County:	LOS ANGELES, CA	Census Tract:	2948.20	Total Rooms/Offices:	
Subdivision:	WILMINGTON	Zoning:	LAC2	Total Restrooms:	
Rec Date:	11/22/2022	Prior Rec Date:	01/12/1981	Yr Built/Eff:	1939 /
Sale Date:	09/19/2022	Prior Sale Date:		Air Cond:	YES
Sale Price:	\$1,200,000	Prior Sale Price:	\$12,500	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	1099832	Acres:	0.15		
1st Mtg Amt:	\$1,117,000	Lot Area:	6,712		
Total Value:	\$530,416	# of Stories:			
Land Use:	RESTAURANT BUILDING	Park Area/Cap#:	/		

Comp #:	7	Distance From Subject: 11.74 (miles)			
Address:	8452 MELROSE AVE, WEST HOLLYWOOD, CA 90069-5313				
Owner Name:	MELROSE TASTE LLC				
Seller Name:	TASTE MELROSE PROPERTY LLC				
APN:	5528-017-059	Map Reference:	33-E5 /	Building Area:	3,606

County:	LOS ANGELES, CA	Census Tract:	7004.00	Total Rooms/Offices:	
Subdivision:	6072	Zoning:	WDC1A*	Total Restrooms:	
Rec Date:	11/28/2022	Prior Rec Date:	12/28/2021	Yr Built/Eff:	1935 /
Sale Date:	11/17/2022	Prior Sale Date:	12/20/2021	Air Cond:	NONE
Sale Price:	\$700,000	Prior Sale Price:	\$5,575,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	1108412	Acres:	0.10		
1st Mtg Amt:		Lot Area:	4,396		
Total Value:	\$5,575,000	# of Stories:			
Land Use:	RESTAURANT BUILDING	Park Area/Cap#:	/		

Comp #:	8	Distance From Subject:	11.83 (miles)
Address:	6409 W SUNSET BLVD, LOS ANGELES, CA 90028-7306		
Owner Name:	KBS HOLDCO LLC		
Seller Name:	6409 SUNSET LLC		
APN:	5546-012-011	Map Reference:	34-C3 /
County:	LOS ANGELES, CA	Census Tract:	1907.01
Subdivision:	3051	Zoning:	LAC4
Rec Date:	04/12/2022	Prior Rec Date:	11/05/2014
Sale Date:	04/07/2022	Prior Sale Date:	10/30/2014
Sale Price:	\$94,090,909	Prior Sale Price:	\$13,750,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	403560	Acres:	0.54
1st Mtg Amt:	\$15,000,000	Lot Area:	23,605
Total Value:	\$15,572,290	# of Stories:	
Land Use:	RESTAURANT BUILDING	Park Area/Cap#:	/

Comp #:	9	Distance From Subject:	13.53 (miles)
Address:	1021 SAN GABRIEL BLVD, ROSEMEAD, CA 91770-4350		
Owner Name:	SVPP PROPERTIES LLC		
Seller Name:	G6 HOSPITALITY PROPERTY LLC		
APN:	5275-014-060	Map Reference:	46-F4 /
County:	LOS ANGELES, CA	Census Tract:	4825.22
Subdivision:	PARCEL MAP 6098	Zoning:	RMPD*
Rec Date:	06/16/2022	Prior Rec Date:	09/24/2014
Sale Date:	05/20/2022	Prior Sale Date:	09/18/2014
Sale Price:	\$2,910,000	Prior Sale Price:	\$7,688,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	640199	Acres:	0.73
1st Mtg Amt:	\$2,910,000	Lot Area:	31,823
Total Value:	\$618,969	# of Stories:	
Land Use:	RESTAURANT BUILDING	Park Area/Cap#:	/

Comp #:	10	Distance From Subject:	14.16 (miles)
Address:	1556 NEW AVE, SAN GABRIEL, CA 91776		
Owner Name:	RICHER PLAZA LLC		
Seller Name:	NEW VALLEY PLAZA LLC		
APN:	5360-014-042	Map Reference:	37-D5 /
County:	LOS ANGELES, CA	Census Tract:	4814.01
Subdivision:	5768	Zoning:	SLC3*
Rec Date:	03/11/2022	Prior Rec Date:	01/09/2020
Sale Date:	03/08/2022	Prior Sale Date:	12/19/2019
Sale Price:	\$1,800,000	Prior Sale Price:	\$1,800,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	287293	Acres:	0.30
1st Mtg Amt:		Lot Area:	13,072
Total Value:	\$1,855,020	# of Stories:	
Land Use:	RESTAURANT BUILDING	Park Area/Cap#:	/

Comp #:	11	Distance From Subject:	14.27 (miles)
Address:	13015 PHILADELPHIA ST, WHITTIER, CA 90601-4202		
Owner Name:	HAUSER DELIA/CHAVEZ RAMON		
Seller Name:	CHAN JACKY C & BELONICA J		
APN:	8139-015-009	Map Reference:	55-E5 /
County:	LOS ANGELES, CA	Census Tract:	5015.04
		Building Area:	3,563
		Total Rooms/Offices:	

Subdivision:	WHITTIER	Zoning:	WHC2UD*	Total Restrooms:	
Rec Date:	10/05/2022	Prior Rec Date:	05/27/2004	Yr Built/Eff:	1922 / 1940
Sale Date:	06/30/2022	Prior Sale Date:	03/17/2004	Air Cond:	NONE
Sale Price:	\$2,000,000	Prior Sale Price:	\$250,000	Pool:	'
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	963705	Acres:	0.08		
1st Mtg Amt:	\$1,907,000	Lot Area:	3,653		
Total Value:	\$334,931	# of Stories:			
Land Use:	RESTAURANT BUILDING	Park Area/Cap#:	/		

Comp #:	12	Distance From Subject:	14.53 (miles)
Address:	5246 E 2ND ST, LONG BEACH, CA 90803-5329		
Owner Name:	SHORE RETAIL PARTNERS LLC		
Seller Name:	DSC-AMERICA INC		
APN:	7247-006-004	Map Reference:	76-B6 /
County:	LOS ANGELES, CA	Census Tract:	5773.00
Subdivision:	3885	Zoning:	LBCNP
Rec Date:	11/02/2022	Prior Rec Date:	08/01/2008
Sale Date:	10/07/2022	Prior Sale Date:	07/31/2008
Sale Price:	\$5,075,000	Prior Sale Price:	\$4,925,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1040284	Acres:	0.10
1st Mtg Amt:		Lot Area:	4,306
Total Value:	\$5,993,837	# of Stories:	
Land Use:	RESTAURANT BUILDING	Park Area/Cap#:	/

Comp #:	13	Distance From Subject:	14.58 (miles)
Address:	1132 N GARFIELD AVE, ALHAMBRA, CA 91801-1046		
Owner Name:	CHJS INVESTMENTS LLC		
Seller Name:	TU FAMILY TRUST		
APN:	5322-011-045	Map Reference:	37-B2 /
County:	LOS ANGELES, CA	Census Tract:	4804.00
Subdivision:	STONEMAN	Zoning:	ALCPD*
Rec Date:	06/10/2022	Prior Rec Date:	08/18/1993
Sale Date:	04/01/2022	Prior Sale Date:	
Sale Price:	\$2,400,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	618113	Acres:	0.35
1st Mtg Amt:	\$2,105,000	Lot Area:	15,085
Total Value:	\$1,193,492	# of Stories:	1
Land Use:	RESTAURANT BUILDING	Park Area/Cap#:	/

Comp #:	14	Distance From Subject:	15.80 (miles)
Address:	1536 PECK RD, SOUTH EL MONTE, CA 91733-4530		
Owner Name:	Y & H INVS LLC		
Seller Name:	YEUNG FAMILY LP		
APN:	8113-003-066	Map Reference:	47-D4 /
County:	LOS ANGELES, CA	Census Tract:	4340.04
Subdivision:	POTRERO DE FELIPE	Zoning:	SEC*
	LUGO RO		
Rec Date:	04/05/2022	Prior Rec Date:	10/12/2006
Sale Date:	03/14/2022	Prior Sale Date:	10/06/2006
Sale Price:	\$1,600,000	Prior Sale Price:	\$1,100,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	375758	Acres:	0.40
1st Mtg Amt:		Lot Area:	17,626
Total Value:	\$1,240,179	# of Stories:	1
Land Use:	RESTAURANT BUILDING	Park Area/Cap#:	/

Comp #:	15	Distance From Subject:	17.29 (miles)
Address:	13730 VENTURA BLVD, SHERMAN OAKS, CA 91423-3024		
Owner Name:	33 POL HOLDINGS LLC		
Seller Name:	KATZ TRUST		
APN:	2266-020-004	Map Reference:	22-F4 /
		Building Area:	3,319

County:	LOS ANGELES, CA	Census Tract:	1411.02	Total Rooms/Offices:	
Subdivision:	4954	Zoning:	LAC2	Total Restrooms:	
Rec Date:	06/01/2022	Prior Rec Date:		Yr Built/Eff:	1936 / 1936
Sale Date:	05/05/2022	Prior Sale Date:		Air Cond:	NONE
Sale Price:	\$2,950,000	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	582729	Acres:	0.13		
1st Mtg Amt:		Lot Area:	5,500		
Total Value:	\$137,364	# of Stories:			
Land Use:	RESTAURANT BUILDING	Park Area/Cap#:	/		

Foreclosure Activity Report

For Property Located At

11227 S BROADWAY, LOS ANGELES, CA 90061-1970



Foreclosure Activity Report is not available

11227 S BROADWAY LOS ANGELES CA 90061

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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