

**BOARD OF
BUILDING AND SAFETY
COMMISSIONERS**

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**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

September 09, 2025

Council District # 9

Case #: 742721

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

JOB ADDRESS: 191 E VERNON AVE AKA 4371 S WALL ST

CONTRACT NO.: C141028-1 C135857-2 T128934 280120654-6 C142032 B131051-3 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 \$239.70. The cost of cleaning the subject lot was \$18,354.00. The cost of fencing the subject lot was \$25,783.69.

It is proposed that a lien for the total amount of **\$45,691.95** 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 09, 2016 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 fence the lot, on the parcel located at **191 E VERNON AVE AKA 4371 S WALL ST**, 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	B4542	January 14, 2021	\$239.70
CLEAN	C4803	January 09, 2023	\$16,800.00
CLEAN	C4818	February 01, 2023	\$1,554.00
FENCE	F4213	August 25, 2022	\$10,852.91
FENCE	F4229	September 29, 2022	\$1,680.00
FENCE	F4279	January 18, 2023	\$12,828.20
FENCE	F4286	January 18, 2023	\$422.58
			<u>\$44,377.39</u>

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	706437-9	\$356.16	\$890.40	\$1,246.56
				<u>\$1,246.56</u>

Title report costs were as follows:

<u>Title Search</u>	<u>Work Order No.</u>	<u>Amount</u>
FULL	T16682	\$38.00
FULL	T18533	\$30.00
		<u>\$68.00</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 \$32,190.78 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 **\$45,691.95**, 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: September 09, 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

September 09, 2025

ASSIGNED INSPECTOR: ANDEY CHAPARRO

CASE #: 742721

JOB ADDRESS: 191 E VERNON AVE AKA 4371 S WALL ST

ASSESSORS PARCEL NO.: 5113-018-024

Last Full Title: 08/26/2025

Last Update Title:

LIST OF OWNERS AND INTERESTED PARTIES

1 JONATHAN BOTACH
1228 S BEDFORD ST
LOS ANGELES, CA 90035

Capacity: OWNER

2 Jonathan Botach
1338 S. Sycamore Ave
Los Angeles, CA 90019

Capacity: OWNER



P.O. BOX 5152
CULVER CITY, CA 90231
Phone 310-943-9235 latitle@in2-res.com

Property Title Report

Work Order No. T16682
Dated as of: 06/11/2020

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 5113-018-024

Property Address: 191 E VERNON AVE

City: Los Angeles

County: Los Angeles

VESTING INFORMATION

Type of Document: QUITCLAIM DEED

Grantee : JONATHAN BOTACH

Grantor : YOAR BOTACH

Deed Date : 09/21/2004

Recorded : 09/28/2004

Instr No. : 04-2489409

MAILING ADDRESS: JONATHAN BOTACH
1228 S BEDFORD ST, LOS ANGELES, CA 90035

SCHEDULE B

LEGAL DESCRIPTION

KUHRT'S SUB BEING A RESUB OF LOTS 52 TO 56, 77 TO 81, 84 AND 85 DAVENPORT'S SAN PEDRO ST TR EX OF STS LOT 84

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. T18533
Dated as of: 08/22/2025

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 5113-018-024

Property Address: 191 E VERNON AVE

City: Los Angeles

County: Los Angeles

VESTING INFORMATION

Type of Document: QUITCLAIM DEED

Grantee : JONATHAN BOTACH

Grantor : YOAR BOTACH

Deed Date : 09/21/2004 Recorded : 09/28/2004

Instr No. : 04-2489409

MAILING ADDRESS: JONATHAN BOTACH
1228 S BEDFORD ST, LOS ANGELES, CA 90035-2204

SCHEDULE B

LEGAL DESCRIPTION

**Lot Number: 52,84 Subdivision Name: KUHRTS SUBDIVISION Brief Description: KUHRT'S SUB
BEING A RESUB OF LOTS 52 TO 56, 77 TO 81, 84 AND 85 DAVENPORT'S SAN PEDRO ST TR EX OF
STS LOT 84**

MORTGAGES/LIENS

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

Property Detail Report

For Property Located At :
191 E VERNON AVE, LOS ANGELES, CA 90011-2939



Owner Information

Owner Name: BOTACH JONATHAN
Mailing Address: 1228 S BEDFORD ST, LOS ANGELES CA 90035-2204 C051
Vesting Codes: / /

Location Information

Legal Description: KUHRT'S SUB BEING A RESUB OF LOTS 52 TO 56,77 TO 81,84 AND 85 DAVENPORT'S SAN PEDRO ST TR EX OF STS LOT 84

County:	LOS ANGELES, CA	APN:	5113-018-024
Census Tract / Block:	2285.00 / 3	Alternate APN:	
Township-Range-Sect:		Subdivision:	KUHRTS SUB
Legal Book/Page:		Map Reference:	52-B2 /
Legal Lot:	84	Tract #:	
Legal Block:		School District:	LOS ANGELES
Market Area:	C42	School District Name:	LOS ANGELES
Neighbor Code:		Munic/Township:	L.A. SANTA

Owner Transfer Information

Recording/Sale Date:	09/28/2004 / 09/21/2004	Deed Type:	QUIT CLAIM DEED
Sale Price:		1st Mtg Document #:	
Document #:	2489409		

Last Market Sale Information

Recording/Sale Date:	12/12/1985 / 11/1985	1st Mtg Amount/Type:	/
Sale Price:	\$35,000	1st Mtg Int. Rate/Type:	/
Sale Type:	FULL	1st Mtg Document #:	
Document #:	1470185	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$14.89
New Construction:		Multi/Split Sale:	
Title Company:			
Lender:			
Seller Name:	GOLDBERG DIDA H		

Prior Sale Information

Prior Rec/Sale Date:	/	Prior Lender:	
Prior Sale Price:		Prior 1st Mtg Amt/Type:	/
Prior Doc Number:		Prior 1st Mtg Rate/Type:	/
Prior Deed Type:			

Property Characteristics

Year Built / Eff:	1921 / 1921	Total Rooms/Offices		Garage Area:	
Gross Area:	2,350	Total Restrooms:		Garage Capacity:	
Building Area:	2,350	Roof Type:		Parking Spaces:	
Tot Adj Area:		Roof Material:	ROLL COMPOSITION	Heat Type:	WALL FURNACE
Above Grade:		Construction:		Air Cond:	NONE
# of Stories:	1	Foundation:	CONCRETE	Pool:	
Other Improvements:		Exterior wall:	STUCCO	Quality:	FAIR
		Basement Area:		Condition:	

Site Information

Zoning:	LAC2	Acres:	0.06	County Use:	STORES (1100)
Lot Area:	2,607	Lot Width/Depth:	35 x 80	State Use:	
Land Use:	STORE BUILDING	Res/Comm Units:	1 / 1	Water Type:	
Site Influence:	CORNER			Sewer Type:	

Tax Information

Total Value:	\$321,131	Assessed Year:	2024	Property Tax:	\$4,246.76
Land Value:	\$129,818	Improved %:	60%	Tax Area:	6659
Improvement Value:	\$191,313	Tax Year:	2024	Tax Exemption:	
Total Taxable Value:	\$321,131				

Comparable Sales Report

For Property Located At


191 E VERNON AVE, LOS ANGELES, CA 90011-2939

20 Comparable(s) Selected.

Report Date: 08/20/2025

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$35,000	\$350,000	\$13,000,000	\$2,587,250
Bldg/Living Area	2,350	2,030	2,700	2,420
Price/Sqft	\$14.89	\$129.63	\$6,403.94	\$1,114.55
Year Built	1921	1922	2009	1964
Lot Area	2,607	2,253	45,096	17,186
Bedrooms	0	0	0	0
Bathrooms/Restrooms	0	4	4	4
Stories	1.00	0.00	0.00	0.00
Total Value	\$321,131	\$58,345	\$2,894,943	\$851,086
Distance From Subject	0.00	2.27	8.78	5.61

* = user supplied for search only

Comp #:	1	Distance From Subject: 2.27 (miles)		
Address:	800 E 12TH ST 110, LOS ANGELES, CA 90021-2199			
Owner Name:	LCGI CAPITAL GROUP LLC			
Seller Name:	VENICE FUND LLC			
APN:	5132-012-118	Map Reference:	/	Building Area: 2,470
County:	LOS ANGELES, CA	Census Tract:	2260.02	Total Rooms/Offices:
Subdivision:		Zoning:	LAM2	Total Restrooms:
Rec Date:	01/02/2025	Prior Rec Date:		Yr Built/Eff: 2008 / 2008
Sale Date:	12/30/2024	Prior Sale Date:		Air Cond:
Sale Price:	\$2,350,000	Prior Sale Price:		Pool:
Sale Type:	FULL	Prior Sale Type:		Roof Mat:
Document #:	1008	Acres:	1.04	
1st Mtg Amt:	\$2,450,000	Lot Area:	45,096	
Total Value:	\$1,633,428	# of Stories:		
Land Use:	STORE BUILDING	Park Area/Cap#:	/	

Comp #:	2	Distance From Subject: 2.27 (miles)		
Address:	800 E 12TH ST 143, LOS ANGELES, CA 90021-2246			
Owner Name:	LCGI CAPITAL GROUP LLC			
Seller Name:	VENICE FUND LLC			
APN:	5132-012-151	Map Reference:	/	Building Area: 2,490
County:	LOS ANGELES, CA	Census Tract:	2260.02	Total Rooms/Offices:
Subdivision:		Zoning:	LAM2	Total Restrooms:
Rec Date:	01/02/2025	Prior Rec Date:		Yr Built/Eff: 2008 / 2008
Sale Date:	12/30/2024	Prior Sale Date:		Air Cond:
Sale Price:	\$2,350,000	Prior Sale Price:		Pool:
Sale Type:	FULL	Prior Sale Type:		Roof Mat:
Document #:	1008	Acres:	1.04	
1st Mtg Amt:	\$2,450,000	Lot Area:	45,096	
Total Value:	\$1,664,640	# of Stories:		
Land Use:	STORE BUILDING	Park Area/Cap#:	/	

Comp #:	3	Distance From Subject: 2.27 (miles)		
Address:	800 E 12TH ST 142, LOS ANGELES, CA 90021-2246			
Owner Name:	LCGI CAPITAL GROUP LLC			
Seller Name:	VENICE FUND LLC			
APN:	5132-012-150	Map Reference:	/	Building Area: 2,490

County:	LOS ANGELES, CA	Census Tract:	2260.02	Total Rooms/Offices:	
Subdivision:		Zoning:	LAM2	Total Restrooms:	
Rec Date:	01/02/2025	Prior Rec Date:		Yr Built/Eff:	2008 / 2008
Sale Date:	12/30/2024	Prior Sale Date:		Air Cond:	
Sale Price:	\$2,350,000	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	1008	Acres:	1.04		
1st Mtg Amt:	\$2,450,000	Lot Area:	45,096		
Total Value:	\$2,392,920	# of Stories:			
Land Use:	STORE BUILDING	Park Area/Cap#:	/		

Comp #:	4	Distance From Subject: 2.27 (miles)			
Address:	800 E 12TH ST 141, LOS ANGELES, CA 90021-2246				
Owner Name:	LCGI CAPITAL GROUP LLC				
Seller Name:	VENICE FUND LLC				
APN:	5132-012-149	Map Reference:	/	Building Area:	2,360
County:	LOS ANGELES, CA	Census Tract:	2260.02	Total Rooms/Offices:	
Subdivision:		Zoning:	LAM2	Total Restrooms:	
Rec Date:	01/02/2025	Prior Rec Date:		Yr Built/Eff:	2008 / 2008
Sale Date:	12/30/2024	Prior Sale Date:		Air Cond:	
Sale Price:	\$2,350,000	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	1008	Acres:	1.04		
1st Mtg Amt:	\$2,450,000	Lot Area:	45,096		
Total Value:	\$1,560,600	# of Stories:			
Land Use:	STORE BUILDING	Park Area/Cap#:	/		

Comp #:	5	Distance From Subject: 2.27 (miles)			
Address:	800 E 12TH ST 112, LOS ANGELES, CA 90021-2199				
Owner Name:	LCGI CAPITAL GROUP LLC				
Seller Name:	VENICE FUND LLC				
APN:	5132-012-120	Map Reference:	/	Building Area:	2,260
County:	LOS ANGELES, CA	Census Tract:	2260.02	Total Rooms/Offices:	
Subdivision:		Zoning:	LAM2	Total Restrooms:	
Rec Date:	01/02/2025	Prior Rec Date:		Yr Built/Eff:	2008 / 2008
Sale Date:	12/30/2024	Prior Sale Date:		Air Cond:	
Sale Price:	\$2,350,000	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	1008	Acres:	1.04		
1st Mtg Amt:	\$2,450,000	Lot Area:	45,096		
Total Value:	\$1,498,176	# of Stories:			
Land Use:	STORE BUILDING	Park Area/Cap#:	/		

Comp #:	6	Distance From Subject: 2.28 (miles)			
Address:	1815 W 54TH ST, LOS ANGELES, CA 90062-2602				
Owner Name:	BAILEYS PLACE II LLC				
Seller Name:	ELLIS S D & JACKSON-EL TRUST				
APN:	5005-030-013	Map Reference:	51-E3 /	Building Area:	2,700
County:	LOS ANGELES, CA	Census Tract:	2325.00	Total Rooms/Offices:	
Subdivision:	CHESTERFIELD SQUARE	Zoning:	LAC2	Total Restrooms:	
Rec Date:	03/26/2025	Prior Rec Date:	04/18/1979	Yr Built/Eff:	1924 / 1930
Sale Date:	12/12/2024	Prior Sale Date:		Air Cond:	NONE
Sale Price:	\$1,250,000	Prior Sale Price:	\$45,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	193397	Acres:	0.09		
1st Mtg Amt:	\$1,072,500	Lot Area:	3,900		
Total Value:	\$58,730	# of Stories:			
Land Use:	STORE BUILDING	Park Area/Cap#:	/		

Comp #:	7	Distance From Subject: 3.47 (miles)			
Address:	1739 FIRESTONE BLVD, LOS ANGELES, CA 90001-4036				
Owner Name:	MOLINA ERICK C/MOLINA-GUTIERREZ SILVIA E				
Seller Name:	GARNICA CAROLINA				
APN:	6027-034-010	Map Reference:	58-D2 /	Building Area:	2,256

County:	LOS ANGELES, CA	Census Tract:	5353.00	Total Rooms/Offices:	
Subdivision:	EDGEWOOD PARK	Zoning:	LCC3*	Total Restrooms:	
Rec Date:	06/05/2025	Prior Rec Date:	05/23/2003	Yr Built/Eff:	1922 / 1938
Sale Date:	04/25/2025	Prior Sale Date:	04/28/2003	Air Cond:	NONE
Sale Price:	\$480,000	Prior Sale Price:	\$160,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	375607	Acres:	0.11		
1st Mtg Amt:	\$374,667	Lot Area:	5,000		
Total Value:	\$227,167	# of Stories:			
Land Use:	STORE BUILDING	Park Area/Cap#:	/		

Comp #:	8	Distance From Subject: 4.63 (miles)			
Address:	10908 S MAIN ST, LOS ANGELES, CA 90061-2028				
Owner Name:	FULL GOSPEL CRUSADE CORP				
Seller Name:	ROBINSON KAREL & IDELLA				
APN:	6073-008-016	Map Reference:	58-B4 /	Building Area:	2,200
County:	LOS ANGELES, CA	Census Tract:	2411.10	Total Rooms/Offices:	
Subdivision:	4449	Zoning:	LAC2	Total Restrooms:	
Rec Date:	05/27/2025	Prior Rec Date:	05/24/1984	Yr Built/Eff:	1927 / 1927
Sale Date:	03/10/2025	Prior Sale Date:		Air Cond:	NONE
Sale Price:	\$600,000	Prior Sale Price:	\$31,500	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	348158	Acres:	0.16		
1st Mtg Amt:	\$265,000	Lot Area:	6,865		
Total Value:	\$63,929	# of Stories:			
Land Use:	STORE BUILDING	Park Area/Cap#:	/		

Comp #:	9	Distance From Subject: 4.68 (miles)			
Address:	930 N HILL ST, LOS ANGELES, CA 90012-1715				
Owner Name:	WL ASSETS LLC				
Seller Name:	STANDARD IMPORT INC				
APN:	5414-010-002	Map Reference:	44-E1 /	Building Area:	2,700
County:	LOS ANGELES, CA	Census Tract:	2071.03	Total Rooms/Offices:	
Subdivision:	12456	Zoning:	LAC2	Total Restrooms:	
Rec Date:	07/01/2025	Prior Rec Date:	04/06/1970	Yr Built/Eff:	1938 / 1943
Sale Date:	04/22/2025	Prior Sale Date:		Air Cond:	YES
Sale Price:	\$350,000	Prior Sale Price:	\$227,500	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	440520	Acres:	0.05		
1st Mtg Amt:	\$227,500	Lot Area:	2,253		
Total Value:	\$213,968	# of Stories:			
Land Use:	STORE BUILDING	Park Area/Cap#:	/		

Comp #:	10	Distance From Subject: 6.43 (miles)			
Address:	3201 LA CIENEGA AVE, LOS ANGELES, CA 90034-2619				
Owner Name:	3201 LA CIENEGA LLC				
Seller Name:	3201 LA CIENEGA OWNER LLC				
APN:	4312-022-001	Map Reference:	42-D5 /	Building Area:	2,440
County:	LOS ANGELES, CA	Census Tract:	2702.00	Total Rooms/Offices:	
Subdivision:	5855	Zoning:	LAC2	Total Restrooms:	4
Rec Date:	04/16/2025	Prior Rec Date:	02/27/2020	Yr Built/Eff:	1948 / 1948
Sale Date:	02/21/2025	Prior Sale Date:	02/20/2020	Air Cond:	NONE
Sale Price:	\$950,000	Prior Sale Price:	\$2,700,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	246686	Acres:	0.09		
1st Mtg Amt:	\$300,000	Lot Area:	4,001		
Total Value:	\$2,894,943	# of Stories:			
Land Use:	STORE BUILDING	Park Area/Cap#:	/		

Comp #:	11	Distance From Subject: 6.45 (miles)			
Address:	4538 E CESAR E CHAVEZ AVE, LOS ANGELES, CA 90022-1117				
Owner Name:	ROBLES SAMUEL/ROBLES MARICELA				
Seller Name:	PACHECO FRED M TRUST				
APN:	5235-005-023	Map Reference:	45-E4 /	Building Area:	2,700
County:	LOS ANGELES, CA	Census Tract:	5305.00	Total Rooms/Offices:	

Subdivision:	6227	Zoning:	LCC3*	Total Restrooms:	
Rec Date:	05/14/2025	Prior Rec Date:		Yr Built/Eff:	1929 / 1929
Sale Date:	04/09/2025	Prior Sale Date:		Air Cond:	NONE
Sale Price:	\$715,000	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	318397	Acres:	0.12		
1st Mtg Amt:	\$464,750	Lot Area:	5,252		
Total Value:	\$58,345	# of Stories:			
Land Use:	STORE BUILDING	Park Area/Cap#:	/		

Comp #:	12	Distance From Subject: 7.36 (miles)			
Address:	1330 N HIGHLAND AVE, LOS ANGELES, CA 90028-7609				
Owner Name:	1330 LOGIX LLC				
Seller Name:	1330 NORTH HIGHLAND CORP				
APN:	5547-033-008	Map Reference:	34-B4 /	Building Area:	2,160
County:	LOS ANGELES, CA	Census Tract:	1907.02	Total Rooms/Offices:	
Subdivision:	1060	Zoning:	LAC2	Total Restrooms:	
Rec Date:	03/18/2025	Prior Rec Date:	05/24/1996	Yr Built/Eff:	1959 / 1959
Sale Date:	03/13/2025	Prior Sale Date:		Air Cond:	NONE
Sale Price:	\$1,350,000	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	171596	Acres:	0.11		
1st Mtg Amt:	\$810,000	Lot Area:	4,920		
Total Value:	\$148,234	# of Stories:			
Land Use:	STORE BUILDING	Park Area/Cap#:	/		

Comp #:	13	Distance From Subject: 7.52 (miles)			
Address:	9006 W PICO BLVD, LOS ANGELES, CA 90035-1310				
Owner Name:	9006 W PICO BOULEVARD LLC				
Seller Name:	JACOB INVESTMENTS LLC				
APN:	4305-007-026	Map Reference:	42-D2 /	Building Area:	2,560
County:	LOS ANGELES, CA	Census Tract:	2170.01	Total Rooms/Offices:	
Subdivision:	6971	Zoning:	LAC4	Total Restrooms:	
Rec Date:	04/01/2025	Prior Rec Date:	05/22/1995	Yr Built/Eff:	1957 / 1957
Sale Date:	03/26/2025	Prior Sale Date:		Air Cond:	NONE
Sale Price:	\$2,000,000	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	202982	Acres:	0.09		
1st Mtg Amt:		Lot Area:	3,841		
Total Value:	\$333,448	# of Stories:			
Land Use:	STORE BUILDING	Park Area/Cap#:	/		

Comp #:	14	Distance From Subject: 7.53 (miles)			
Address:	9010 W PICO BLVD, LOS ANGELES, CA 90035-1310				
Owner Name:	9010 W PICO BOULEVARD LLC				
Seller Name:	JACOB INVESTMENTS LLC				
APN:	4305-007-025	Map Reference:	42-D2 /	Building Area:	2,080
County:	LOS ANGELES, CA	Census Tract:	2170.01	Total Rooms/Offices:	
Subdivision:	6971	Zoning:	LAC4	Total Restrooms:	
Rec Date:	04/01/2025	Prior Rec Date:	05/22/1995	Yr Built/Eff:	1947 / 1947
Sale Date:	03/26/2025	Prior Sale Date:		Air Cond:	NONE
Sale Price:	\$2,000,000	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	202947	Acres:	0.09		
1st Mtg Amt:		Lot Area:	3,840		
Total Value:	\$302,470	# of Stories:			
Land Use:	STORE BUILDING	Park Area/Cap#:	/		

Comp #:	15	Distance From Subject: 8.02 (miles)			
Address:	1924 E ROSECRANS AVE, COMPTON, CA 90221-1710				
Owner Name:	1924 E ROSECRANS CORP				
Seller Name:	FLORES MARGARITA				
APN:	6184-005-011	Map Reference:	65-B2 /	Building Area:	2,300
County:	LOS ANGELES, CA	Census Tract:	5420.00	Total Rooms/Offices:	
Subdivision:	14585	Zoning:	COCL*	Total Restrooms:	

Rec Date:	04/25/2025	Prior Rec Date:	09/08/1999	Yr Built/Eff:	1948 / 1952
Sale Date:	04/23/2025	Prior Sale Date:		Air Cond:	NONE
Sale Price:	\$350,000	Prior Sale Price:	\$160,000	Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	273575	Acres:	0.17		
1st Mtg Amt:	\$200,000	Lot Area:	7,302		
Total Value:	\$135,592	# of Stories:			
Land Use:	STORE BUILDING	Park Area/Cap#:	/		

Comp #:	16	Distance From Subject: 8.07 (miles)			
Address:	15416 S WESTERN AVE, GARDENA, CA 90249-4319				
Owner Name:	XIANG TIAN LLC-LTC SERIES				
Seller Name:	CROWN EDDIE PLAZA LLC				
APN:	6103-015-049	Map Reference:	63-E3 /	Building Area:	2,520
County:	LOS ANGELES, CA	Census Tract:	6030.06	Total Rooms/Offices:	
Subdivision:	PARCEL MAP 3-85	Zoning:	GAP	Total Restrooms:	
Rec Date:	06/30/2025	Prior Rec Date:	07/24/2007	Yr Built/Eff:	1946 / 1946
Sale Date:	06/10/2025	Prior Sale Date:	07/12/2007	Air Cond:	YES
Sale Price:	\$11,700,000	Prior Sale Price:	\$2,200,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	437673	Acres:	0.16		
1st Mtg Amt:	\$4,700,000	Lot Area:	6,854		
Total Value:	\$641,764	# of Stories:			
Land Use:	STORE BUILDING	Park Area/Cap#:	/		

Comp #:	17	Distance From Subject: 8.51 (miles)			
Address:	8757 SANTA MONICA BLVD, WEST HOLLYWOOD, CA 90069-4538				
Owner Name:	HANCOCK COML PROPS LLC				
Seller Name:	901 HANCOCK LP				
APN:	4339-010-069	Map Reference:	/	Building Area:	2,030
County:	LOS ANGELES, CA	Census Tract:	7005.02	Total Rooms/Offices:	
Subdivision:	61441	Zoning:	WDC2A*	Total Restrooms:	
Rec Date:	06/13/2025	Prior Rec Date:		Yr Built/Eff:	2009 / 2009
Sale Date:	06/06/2025	Prior Sale Date:		Air Cond:	NONE
Sale Price:	\$13,000,000	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	397061	Acres:	0.95		
1st Mtg Amt:	\$8,450,000	Lot Area:	41,521		
Total Value:	\$865,081	# of Stories:			
Land Use:	STORE BUILDING	Park Area/Cap#:	/		

Comp #:	18	Distance From Subject: 8.53 (miles)			
Address:	617 S ATLANTIC BLVD, MONTEREY PARK, CA 91754-3867				
Owner Name:	JOYFUL REALTY LLC				
Seller Name:	KOBAYAKAWA S & KOBAYAKAW TRUST				
APN:	5261-017-046	Map Reference:	46-B2 /	Building Area:	2,650
County:	LOS ANGELES, CA	Census Tract:	4821.01	Total Rooms/Offices:	
Subdivision:	8446	Zoning:	MPC2*	Total Restrooms:	
Rec Date:	02/19/2025	Prior Rec Date:	01/31/2014	Yr Built/Eff:	1976 / 1976
Sale Date:	12/15/2024	Prior Sale Date:	11/06/2013	Air Cond:	YES
Sale Price:	\$900,000	Prior Sale Price:	\$620,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	103640	Acres:	0.13		
1st Mtg Amt:	\$730,000	Lot Area:	5,876		
Total Value:	\$745,121	# of Stories:			
Land Use:	STORE BUILDING	Park Area/Cap#:	/		

Comp #:	19	Distance From Subject: 8.64 (miles)			
Address:	281 E POMONA BLVD, MONTEREY PARK, CA 91755-7237				
Owner Name:	BHHG QUEEN LLC				
Seller Name:	AS BAY-VIEW LLC				
APN:	5265-014-037	Map Reference:	46-B5 /	Building Area:	2,400
County:	LOS ANGELES, CA	Census Tract:	4828.01	Total Rooms/Offices:	
Subdivision:	13919	Zoning:	MPCM*	Total Restrooms:	
Rec Date:	05/16/2025	Prior Rec Date:	10/03/2013	Yr Built/Eff:	1974 / 1974

Sale Date:	05/09/2025	Prior Sale Date:	09/26/2013	Air Cond:	YES
Sale Price:	\$3,400,000	Prior Sale Price:	\$985,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	325376	Acres:	0.24		
1st Mtg Amt:		Lot Area:	10,322		
Total Value:	\$1,479,397	# of Stories:			
Land Use:	STORE BUILDING	Park Area/Cap#:	/		

Comp #:	20	Distance From Subject: 8.78 (miles)			
Address:	11430 PARAMOUNT BLVD, DOWNEY, CA 90241-4528				
Owner Name:	WESTERN VILLAS1031 LLC				
Seller Name:	CHOLAKIAN 2015 TRUST				
APN:	6255-006-024	Map Reference:	60-B4 /	Building Area:	2,630
County:	LOS ANGELES, CA	Census Tract:	5513.00	Total Rooms/Offices:	
Subdivision:	12085	Zoning:	DOM2*	Total Restrooms:	
Rec Date:	06/25/2025	Prior Rec Date:	01/04/1999	Yr Built/Eff:	1951 /
Sale Date:	06/18/2025	Prior Sale Date:		Air Cond:	NONE
Sale Price:	\$950,000	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	423079	Acres:	0.15		
1st Mtg Amt:	\$700,000	Lot Area:	6,489		
Total Value:	\$103,768	# of Stories:			
Land Use:	STORE BUILDING	Park Area/Cap#:	/		

Foreclosure Activity Report

For Property Located At

191 E VERNON AVE, LOS ANGELES, CA 90011-2939



RealQuest

Foreclosure Activity Report is not available

191 E VERNON AVE LOS ANGELES CA 90011

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.

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