

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

VAN AMBATIELOS
PRESIDENT

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VICE PRESIDENT

JOSELYN GEAGA-ROSENTHAL
GEORGE HOVAGUIMIAN
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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

RAYMOND S. CHAN, C.E., S.E.
GENERAL MANAGER

FRANK BUSH
EXECUTIVE OFFICER

December 22, 2014

Council District: # 9

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

JOB ADDRESS: **243 EAST FLORENCE AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **6011-007-005**

On September 2, 2008, March 31, 2010, January 26, 2011, December 28, 2011 and September 18, 2013, pursuant to Section 98.0402(e) of the Los Angeles Municipal Code ("L.A.M.C"), the Department of Building and Safety (the "Department") performed annual inspections on vehicle repair facilities located at: **243 East Florence Avenue, Los Angeles, California** (the "Property"). The property owner was given notice of the unpaid annual inspection fees on the property as follows:

<u>Description</u>		<u>Amount</u>
Annual Inspection Fee	\$	2,081.00
System Development Surcharge		124.86
Title Report fee		42.00
Grand Total	\$	<u>2,247.86</u>

Pursuant to the authority granted by Section 7.35.3 of the Los Angeles Administrative Code, it is proposed a lien for a total sum of **\$2,247.86** be recorded against the property. It is requested that the Honorable City Council of the City of Los Angeles (the "City Council") designate the time and place protest can be heard concerning this matter, as set forth in Sections 7.35.3 and 7.35.5 of the Los Angeles Administrative Code.

It is further requested that the City Council instruct the Department to deposit to Dept 08, Fund 48R, Balance Sheet Account 2200, any payment received against this lien in the amount of **\$2,247.86** on the referenced property. A copy of the title report which includes a full legal description of the property is attached as Exhibit A. A list of all the names and addresses of owners and all interested parties entitled to notice is included (Exhibit B). Also attached is a report which includes the current fair market value of the property including all encumbrances of record on the property as of the date of the report (Exhibit C).

DEPARTMENT OF BUILDING AND SAFETY


Steve Ongele

Chief, Resource Management Bureau

Lien confirmed by
City Council on:

ATTEST: HOLLY WOLCOTT, CITY CLERK

BY: _____
DEPUTY

EXHIBIT A



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

Property Title Report

Work Order No. T10892
Dated as of: 11/14/2014

Prepared for: City of Los Angeles

SCHEDULE A (Reported Property Information)

APN #: 6011-007-005 ✓

Property Address: 243 E FLORENCE AVE ✓ City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Instrument QUITCLAIM DEED

Grantor: DEANNA M. SMALLEY, WIFE OF GRANTEE

Grantee: GREGORY LEON SMALLEY, HUSBAND OF GRANTOR

Instrument: 1149

Book/Page: N/A

Dated: 09/25/1974

Recorded: 10/29/1974

MAILING ADDRESS: GREGORY LEON SMALLEY
3387 AGNES LYNWOOD CA 90262

Type of Instrument GRANT DEED

Grantor: MILLIE MARIE COLLINS, A MARRIED WOMAN

Grantee: GREGORY LEON SMALLEY, A MARRIED MAN AS HIS SEPARATE PROPERTY

Instrument: 1150

Book/Page: N/A

Dated: 09/25/1974

Recorded: 10/29/1974

MAILING ADDRESS: GREGORY LEON SMALLEY
3387 AGNES LYNWOOD CA 90262

SCHEDULE B

LEGAL DESCRIPTION

LOTS 7 AND 8 IN BLOCK 2 OF TRACT 3444, AS PER MAP RECORDED IN BOOK 47, PAGE 43 OF MAPS, IN THE OFFICE OF THE RECORDER OF SAID COUNTY

MORTGAGES/LIENS

Type of Instrument DEED OF TRUST

Trustor/Mortgagor: GREGORY LEON SMALLEY, A MARRIED MAN

Lender/Beneficiary: MILLIE MARIE COLLINS, A MARRIED WOMAN AS HER SEPARATE PROPERTY

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

Work Order No. T10892

SCHEDULE B (Continued)

Trustee: SECURITY PACIFIC NATIONAL BANK, A NATIONAL BANKING ASSOCIATION
Instrument: 1151 **Book/Page:** N/A
Amount: \$7,000.00 **Open Ended:** NO
Dated: 09/25/1974 **Recorded:** 10/29/1974
Maturity Date: 09/25/2004

MAILING ADDRESS: MILLIE MARIE COLLINS 600 E. REGENT INGLEWOOD CA 90301

MAILING ADDRESS: GREGORY LEON SMALLEY 3387 AGNES LYNWOOD CA 90262

Type of Instrument MISCELLANEOUS
NOTICE OF PENDING LIEN, DATED 11/05/2008, RECORDED 11/21/2008 AS
INSTRUMENT NO. 20082064101.

MAILING ADDRESS: DEPARTMENT OF BUILDING AND SAFETY FINANCIAL
SERVICES DIVISION 201 N FIGUEROA ST., 9TH FLOOR LOS ANGELES, CA 90012

MAILING ADDRESS: SMALLEY GREGORY L 8030 MULHOLLAND DR LOS ANGELES CA, 90046

NOTICE OF PENDING LIEN, DATED 06/22/2010, RECORDED 06/25/2010 AS
INSTRUMENT NO. 20100876227.

MAILING ADDRESS: DEPARTMENT OF BUILDING AND SAFETY FINANCIAL
SERVICES DIVISION 201 N FIGUEROA ST., 9TH FLOOR LOS ANGELES, CA 90012

MAILING ADDRESS: SMALLEY GREGORY L 8030 MULHOLLAND DR LOS ANGELES CA, 90046

NOTICE OF PENDING LIEN, DATED 06/17/2011, RECORDED 07/01/2011 AS
INSTRUMENT NO. 20110898824.

MAILING ADDRESS: DEPARTMENT OF BUILDING AND SAFETY FINANCIAL
SERVICES DIVISION 201 N FIGUEROA ST., 9TH FLOOR LOS ANGELES, CA 90012

MAILING ADDRESS: SMALLEY GREGORY L 8030 MULHOLLAND DR LOS ANGELES CA, 90046

NOTICE OF PENDING LIEN, DATED 04/20/2012, RECORDED 05/04/2012 AS
INSTRUMENT NO. 20120670605.

MAILING ADDRESS: DEPARTMENT OF BUILDING AND SAFETY FINANCIAL
SERVICES DIVISION 201 N FIGUEROA ST., 9TH FLOOR LOS ANGELES, CA 90012

MAILING ADDRESS: SMALLEY GREGORY L 8030 MULHOLLAND DR LOS ANGELES CA, 90046

NOTICE OF PENDING LIEN, DATED 12/10/2013, RECORDED 01/10/2014 AS
INSTRUMENT NO. 20140033040.

MAILING ADDRESS: DEPARTMENT OF BUILDING AND SAFETY FINANCIAL
SERVICES DIVISION 201 N FIGUEROA ST., 9TH FLOOR LOS ANGELES, CA 90012

MAILING ADDRESS: SMALLEY GREGORY L 8030 MULHOLLAND DR LOS ANGELES CA, 90046

OCT 29 1974

1149

LAWYERS TITLE INSURANCE CORPORATION

AND WHEN RECORDED MAIL TO

NAME Gregory Leon Smalley
ADDRESS 3387 Agnes
CITY & STATE Lynwood Ca 90262
162411 F

MAIL TAX STATEMENTS TO

NAME
ADDRESS as above
CITY & STATE

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Documentary transfer tax \$.....nil.....
 Computed on full value of property conveyed, or
 Computed on full value less liens & encumbrances
remaining thereon at time of sale.

Signature of declarant or agent determining tax - firm name
 Unincorporated area City of

Quitclaim Deed

L-11-A

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Deanna M. Smalley, wife of grantee

do hereby remise, release and forever quitclaim to

Gregory Leon Smalley, husband of grantor

the following described real property in the county of Los Angeles
state of California:

Lots 7 and 8 in Block 2 of Tract 3444, as per
Map recorded in Book 47, Page 43 of Maps, in
the office of the Recorder of said County

Dated September 25, 1974

Deanna M. Smalley
Deanna M. Smalley

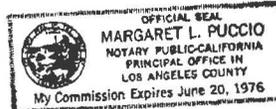
STATE OF CALIFORNIA
COUNTY OF Los Angeles } SS.

On October 12, 1974 before me, the under-
signed, a Notary Public in and for said County and State, personally
appeared Deanna M. Smalley

known to me
to be the person whose name is subscribed to the within
instrument and acknowledged that she executed the same.

Margaret L. Puccio
Signature of Notary

FOR NOTARY SEAL OR STAMP



Title Order No. Escrow No.

L-11-A (GS) (Rev. 5-67) (8 pt.)

MAIL TAX STATEMENTS AS DIRECTED ABOVE

LAWYERS TITLE
OCT 29 1974

OCT 29 1974

Order Number 162411 F Escrow Number 88-27622

RECORDING REQUESTED BY

LAWYERS TITLE INSURANCE CORPORATION
AND WHEN RECORDED MAIL THIS DEED AND, UNLESS OTHERWISE SHOWN BELOW, MAIL TAX STATEMENTS TO:

1150

Gregory Leon Smalley
3387 Avena
Lynwood Ca 90262

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Los Angeles
(City or "Unincorporated")

Grant Deed

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is \$ 12.10

- computed on full value of property conveyed, or
- computed on full value less value of liens or encumbrances remaining at time of sale, and

Millie Marie Collins, a married woman

For a Valuable Consideration, the receipt of which is hereby acknowledged, hereby GRANT(S)

To Gregory Leon Smalley, a married man, as his separate property

all that real property situated in the County of Los Angeles, State of California, described as follows:

Lots 7 and 8 in Block 2 of Tract 3446, as per
Map recorded in Book 47, Page 43 of Maps, in
the office of the Recorder of said County

Dated September 25, 1974

STATE OF CALIFORNIA }
COUNTY OF Los Angeles } SS.

On September 26, 1974 before me, the under-
signed, a Notary Public in and for said State, personally appeared
Millie Marie Collins

Millie Marie Collins
Millie Marie Collins

known to me
to be the person whose name is subscribed to the within
instrument and acknowledged that she executed the same.
WITNESS my hand and official seal.

Signature Margaret L. Puccio



(This area for official notarial seal)

MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE; IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE

(Name)

3423
LSC 2864 3-71 P.E.

(Address - Number, Street, City, State, and Zip Code)

LAWYERS TITLE
OCT 29 1974

OCT 29 1974

Order Number 162911 Escrow Number BB 27622

RECORDING REQUESTED BY LAWYERS TITLE INSURANCE CORPORATION

1151

WHEN RECORDED, PLEASE MAIL TO

Millie Marie Collins 600 E. Regent Inglewood, Ca. 90301

SPACE ABOVE THIS LINE FOR RECORDER'S USE

DEED OF TRUST and Assignment of Rents

THIS DEED OF TRUST, made this 25th day of September, 1974, BETWEEN

Gregory Leon Smalley, a married man

herein called TRUSTOR,

whose address is 3387 Agnes, Lynwood, California 90262 (Number and Street) (City) (State) (Zip Code)

SECURITY PACIFIC NATIONAL BANK, a National Banking Association, herein called Trustee

and Millie Marie Collins, a married woman as her separate property

herein called BENEFICIARY,

WITNESSETH: That Trustor irrevocably GRANTS, TRANSFERS and ASSIGNS to TRUSTEE IN TRUST WITH POWER OF SALE, that property in Los Angeles County, California, described as:

Lots 7 and 8 in Block 2 of Tract 3444, as per Map recorded in Book 47, Page 43 of Maps, in the office of the Recorder of said County

Should the trustor or his successors in interest without the consent in writing of the beneficiary sell, transfer, or convey, or permit to be sold, transferred or conveyed, his interest in the property, or any part thereof, then beneficiary may declare all sums secured hereby immediately due and payable.

TOGETHER WITH the rents, issues, royalties and profits thereof, SUBJECT HOWEVER, to the right, power and authority hereinafter given to and conferred upon Beneficiary to collect and apply such rents, issues, royalties and profits.

For the Purpose of Securing

(1.) Performance of each agreement of Trustor contained herein. (2.) Payment of the indebtedness evidenced by one promissory note of even date herewith in the principal sum of \$7,000.00 executed by Trustor and payable to Beneficiary or order, and extensions or renewals thereof.

A. To protect the security of this Deed of Trust, Trustor agrees:

- 1. To keep said property in good condition and repair; not to remove or demolish any building thereon; to complete or restore promptly and in good and workmanlike manner any building which may be constructed, damaged or destroyed thereon; to pay when due all claims for labor performed and materials furnished therefor; to comply with all laws affecting said property or requiring any alterations or improvements to be made thereon; not to commit or permit waste thereof; not to commit, suffer or permit any act upon said property in violation of law; to cultivate, irrigate, fertilize, fumigate, prune and do all other acts which from the character or use of said property may be reasonably necessary, the specific enumerations herein not excluding the general.
2. To provide, maintain and deliver to Beneficiary fire insurance satisfactory to and with loss payable to Beneficiary. The amount collected under any fire or other insurance policy may be applied by Beneficiary upon any indebtedness secured hereby and in such order as Beneficiary may determine, or at option of Beneficiary the entire amount so collected or any part thereof may be released to Trustor. Such application or release shall not cure or waive any default or notice of default hereunder or invalidate any act done pursuant to such notice.
3. To appear in and defend any action or proceeding purporting to affect the security hereof or the rights or powers of Beneficiary or Trustee; and to pay all costs and expenses, including cost of evidence of title and attorney's fees in a reasonable sum, in any such action or proceeding in which Beneficiary or Trustee may appear, or in any action or proceeding instituted by Beneficiary or Trustee to protect or enforce the security of this Deed of Trust or the obligations secured hereby.
4. To pay, at least ten days before delinquency all taxes and assessments affecting said property, including assessments on appurtenant water stock; when due, all incumbrances, charges and liens, with interest, on said property or any part thereof, which appear to be prior or superior hereto; all costs, fees and expenses of this Trust.
5. Should Trustor fail to make any payment or to do any act as in this Subdivision A hereof provided, then Beneficiary or Trustee, but without obligation so to do and without notice to or demand upon Trustor and without releasing Trustor from any obligation hereof, may make or do the same in such manner and to such extent as either may deem necessary to protect the security hereof, Beneficiary or Trustee being authorized to enter upon said property for such purposes; appear in and defend any action or proceeding purporting to affect the security hereof or the rights or powers of Beneficiary or Trustee; pay, purchase, contest or compromise any incumbrance, charge or lien which in the judgment of either appears to be prior or superior hereto; and, in exercising any such powers, pay necessary expenses, employ counsel and pay his reasonable fees.
6. To pay immediately and without demand all sums so expended by Beneficiary or Trustee, with interest from date of expenditure at the rate called for in the note secured hereby, or at seven per cent per annum, whichever is greater, and the repayment thereof shall be secured hereby.

3388 USC 2576 e-33* K.I.

LAWYERS TITLE

OCT 29 1974

OCT 29 1974

B. It is mutually agreed that:

1. Any award of damages in connection with any condemnation for public use of or injury to said property or any part thereof is hereby assigned and shall be paid to Beneficiary who may apply or release such moneys received by him in the same manner and with the same effect as above provided for disposition of proceeds of fire or other insurance.
 2. By accepting payment of any sum secured hereby after its due date, Beneficiary does not waive his right either to require prompt payment when due of all other sums so secured or to declare default for failure so to pay.
 3. At any time or from time to time, without liability therefor and without notice upon written request of Beneficiary and presentation of this Deed and said note for endorsement, and without affecting the personal liability of any person for payment of the indebtedness secured hereby, Trustee may: reconvey any part of said property; consent to the making of any map or plat thereof; join in granting any easement thereon; or join in any extension agreement or any agreement subordinating the lien or charge hereof. Trustee may, but shall be under no obligation or duty to, appear in or defend any action or proceeding purporting to affect said property or the title thereto, or purporting to affect the security hereof or the rights or powers of Beneficiary or Trustee.
 4. Upon written request of Beneficiary stating that all sums secured hereby have been paid, and upon surrender of this Deed and said note to Trustee for cancellation and retention and upon payment of its fees, Trustee shall reconvey, without warranty, the property then held hereunder. The recitals in such reconveyance of any matters or facts shall be conclusive proof of the truthfulness thereof. The grantee in such reconveyance may be described as "the person or persons legally entitled thereto." Five years after issuance of a full Reconveyance, Trustee may destroy said note and this Deed of Trust.
 5. Trustor hereby absolutely assigns to Beneficiary during the continuance of these Trusts, all rents, issues, royalties and profits of the property affected by this Deed and of any personal property located thereon. Until Trustor shall default in the payment of any indebtedness secured hereby or in the performance of any agreement hereunder, Trustor shall have the right to collect all such rents, issues, royalties and profits earned prior to default as they become due and payable, save and excepting rents, issues, royalties and profits arising or accruing by reason of any oil, gas or mineral lease of said property. If Trustor shall default as aforesaid, Trustor's right to collect any of such moneys shall cease and Beneficiary shall have the right, without taking possession of the property affected hereby, to collect all rents, issues, royalties and profits. Failure or discontinuance of Beneficiary at any time, or from time to time to collect any such moneys shall not in any manner affect the subsequent enforcement by Beneficiary of the right, power and authority to collect the same. Nothing contained herein, nor the exercise of the right by Beneficiary to collect, shall be, or be construed to be, an affirmation by Beneficiary of any tenancy, lease or option, nor an assumption of liability upon, nor a subordination of the lien or charge of this Deed to any such tenancy, lease or option.
 6. Upon default by Trustor in payment of any indebtedness secured hereby or in performance of any agreement hereunder, Beneficiary may declare all sums secured hereby immediately due and payable by delivery to Trustee of written declaration of default and demand for sale and of written notice of default and of election to cause to be sold said property, which notice Trustee shall cause to be filed for record. Trustee shall be entitled to rely upon the correctness of such notice. Beneficiary also shall deposit with Trustee this Deed, said note and all documents evidencing expenditures secured hereby.
- After the lapse of such time as then may be required by law following the recordation of said notice of default and notice of sale having been given as then required by law, Trustee, without demand on Trustor, shall sell said property at the time and place fixed by it in said notice of sale, either as a whole or in separate parcels and in such order as it may determine (but subject to any statutory right of Trustor to direct the order in which such property, if consisting of several known lots or parcels, shall be sold), at public auction to the highest bidder for cash in lawful money of the United States, payable at time of sale. Trustee may postpone sale of all or any portion of said property by public announcement at such time and place of sale, and from time to time thereafter may postpone such sale by public announcement at the time fixed by the preceding postponement. Trustee shall deliver to such purchaser its deed conveying the property so sold, but without any covenant or warranty, expressed or implied. The recitals in such deed of any matters or facts shall be conclusive proof of the truthfulness thereof. Any person, including Trustor, Trustee, or Beneficiary as hereinafter defined, may purchase at such sale.
- After deducting all costs, fees and expenses of Trustee and of this Trust, including cost of evidence of title in connection with sale, Trustee shall apply the proceeds of sale to payment of: all sums expended under the terms hereof, not then repaid, with accrued interest at the rate provided in Paragraph A6; all other sums then secured hereby; and the remainder, if any, to the person or persons legally entitled thereto.
7. Beneficiary may from time to time substitute a successor or successors to any Trustee named herein or acting hereunder to execute this Trust. Upon such appointment, and without conveyance to the successor trustee, the latter shall be vested with all title, powers and duties conferred upon any Trustee herein named or acting hereunder. Each such appointment and substitution shall be made by written instrument executed by Beneficiary, containing reference to this Deed and its place of record, which, when recorded in the office of the County Recorder of the county or counties in which the property is situated, shall be conclusive proof of proper appointment of the successor trustee.
 8. This Deed applies to, inures to the benefit of, and binds all parties hereto, their heirs, legatees, devisees, administrators, executors, successors and assigns. The term Beneficiary shall mean the owner and holder, including pledgees, of the note secured hereby, whether or not named as Beneficiary herein. In this Deed, whenever the context so requires, the masculine gender includes the feminine and/or neuter, and the singular number includes the plural.
 9. Trustee accepts this Trust when this Deed, duly executed and acknowledged, is made a public record as provided by law. Trustee is not obligated to notify any party hereto of pending sale under any other Deed of Trust or of any action or proceeding in which Trustor, Beneficiary or Trustee shall be a party unless brought by Trustee.
 10. Any Trustor who is a married woman hereby expressly agrees that recourse may be had against her separate property, but without hereby creating any present lien or charge thereon, for any deficiency after sale of the property hereunder.
 11. For any statement regarding the obligations secured hereby, Beneficiary may charge the maximum amount permitted by law at the time of the request therefor.

The undersigned Trustor requests that a copy of any notice of default and of any notice of sale hereunder be mailed to him at his address hereinbefore set forth.

STATE OF CALIFORNIA, } SS.
 COUNTY OF Los Angeles
 On October 13, 1974 before me, the undersigned, a Notary Public in and for said State, personally appeared Gregory Leon Smalley * * * * *

Gregory Leon Smalley
 Gregory Leon Smalley

_____ known to me to be the person whose name _____ is subscribed to the within instrument and acknowledged that he _____ executed the same. WITNESS my hand and official seal.

Margaret L. Puccio
 (Notary Public's Signature)

If executed by a Corporation the Corporation Form of Acknowledgment must be used.



LAWYERS TITLE OCT 29 1974

DO NOT RECORD

REQUEST FOR FULL RECONVEYANCE

To be used only when note has been paid.

To SECURITY PACIFIC NATIONAL BANK, TRUSTEE:
 The undersigned hereby certifies that he is the legal owner and holder of the note and all other indebtedness secured by the within Deed of Trust; that said note, together with all such other indebtedness has been fully paid and satisfied; and requests and directs you, on payment of any sums owing to you under the terms of said Deed of Trust, to cancel said note and all other evidences of indebtedness delivered to you hereunder secured by said Deed of Trust, and to reconvey, without warranty, to the parties designated by the terms of said Deed of Trust, all the estate now held by you thereunder.

MAIL RECONVEYANCE TO:

If you lose or destroy this Deed of Trust OR THE NOTE which is attached, both are to be delivered to the Trustee for cancellation before reconveyance can be made.

Deed of Trust
AND ASSIGNMENT OF RENTS
WITH POWER OF SALE

SECURITY PACIFIC NATIONAL BANK
 AS TRUSTEE

RECORDING REQUESTED BY:
CITY OF LOS ANGELES

WHEN RECORDED MAIL TO.

Department of Building and Safety
Financial Services Division
201 N. Figueroa St., 9th Floor
Los Angeles, CA 90012

11/21/08



20082064101

2

SPACE ABOVE THIS LINE FOR RECORDER'S USE

NOTICE OF PENDING LIEN

Notice is hereby given that, pursuant to the provisions of Section 98.0402 of Division 4 of Article 8 of Chapter IX of the Los Angeles Municipal Code (LAMC), the City of Los Angeles has incurred the cost of inspections of the property described below. The City of Los Angeles intends to impose a lien against the property described below to recover the cost of such inspections, plus appropriate fees and fines, as authorized by LAMC Section 98.0402 and Section 7.35.5 of Article 4.6 of Chapter 1 of Division 7 of the Los Angeles Administrative Code, upon confirmation of the City Council.

For further information regarding this notice and the status of Department proceedings, please contact Nancy Truong of the Department of Building and Safety between 9.00 a.m. and 11.00 a.m., Monday through Friday. (Invoice No. 4509729)

Telephone Number: (213) 482-6890

Office Location: 201 N. Figueroa St., Suite 940

The property subject to this Notice of Pending Lien is that certain real property in the City of Los Angeles, County of Los Angeles, State of California, described as follows.

TR 3444 BLK 2 7 M B 47-43

TR 3444 BLK 2 8 M B 47-43

THIS NOTICE WILL CONTINUE IN FULL FORCE AND EFFECT UNTIL THE CITY OF LOS ANGELES RECORDS A SUBSEQUENT NOTICE OF TERMINATION OF PENDING LIEN OR A NOTICE OF LIEN.

APN 6011-007-005
AKA 243 E FLORENCE AVE
LOS ANGELES

Owner.
SMALLEY GREGORY L
8030 MULHOLLAND DR
LOS ANGELES CA,90046

DATED: This 05th Day of November, 2008

CITY OF LOS ANGELES
ANDREW A. ADELMAN, P.E.
General Manager, Department of Building and Safety

By *Karen Penner*
for Karen Penner, Bureau Chief
Resource Management Bureau

RECORDING REQUESTED BY:
CITY OF LOS ANGELES

WHEN RECORDED MAIL TO:

Department of Building and Safety
Financial Services Division
201 N. Figueroa St., 9th Floor
Los Angeles, CA 90012



2

SPACE ABOVE THIS LINE FOR RECORDER'S USE

NOTICE OF PENDING LIEN

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For further information regarding this notice and the status of Department proceedings, please contact Nancy Truong of the Department of Building and Safety between 9:00 a.m. and 11:00 a.m., Monday through Friday. (Invoice No. 4865399)

Telephone Number: (213) 482-6890

Office Location: 201 N. Figueroa St., Suite 940

The property subject to this Notice of Pending Lien is that certain real property in the City of Los Angeles, County of Los Angeles, State of California, described as follows:

TR 3444 BLK 2 7 M B 47-43

TR 3444 BLK 2 8 M B 47-43

THIS NOTICE WILL CONTINUE IN FULL FORCE AND EFFECT UNTIL THE CITY OF LOS ANGELES RECORDS A SUBSEQUENT NOTICE OF TERMINATION OF PENDING LIEN OR A NOTICE OF LIEN.

APN 6011-007-005

AKA 243 E FLORENCE AVE
LOS ANGELES

Owner:

SMALLEY GREGORY L
8030 MULHOLLAND DR
LOS ANGELES CA, 90046

DATED This 22nd Day of June, 2010

CITY OF LOS ANGELES

By

Karen Penner, Bureau Chief
Resource Management Bureau

RECORDING REQUESTED BY
CITY OF LOS ANGELES

WHEN RECORDED MAIL TO

Department of Building and Safety
Financial Services Division
201 N. Figueroa St., 9th Floor
Los Angeles, CA 90012



2

SPACE ABOVE THIS LINE FOR RECORDER'S USE

NOTICE OF PENDING LIEN

Notice is hereby given that, pursuant to the provisions of Section 98.0402 of Division 4 of Article 8 of Chapter IX of the Los Angeles Municipal Code (LAMC), the City of Los Angeles has incurred the cost of inspections of the property described below. The City of Los Angeles intends to impose a lien against the property described below to recover the cost of such inspections, plus appropriate fees and fines, as authorized by LAMC Section 98.0402 and Section 7.35.5 of Article 4.6 of Chapter I of Division 7 of the Los Angeles Administrative Code, upon confirmation of the City Council.

For further information regarding this notice and the status of Department proceedings, please contact Nancy Truong of the Department of Building and Safety between 9 00 a.m. and 11 00 a.m., Monday through Friday. (Invoice No. 5047390)

Telephone Number (213) 482-6890

Office Location 201 N. Figueroa St., Suite 940

The property subject to this Notice of Pending Lien is that certain real property in the City of Los Angeles, County of Los Angeles, State of California, described as follows:

TR 3444 BLK 2 7 M B 47-43

TR 3444 BLK 2 8 M B 47-43

THIS NOTICE WILL CONTINUE IN FULL FORCE AND EFFECT UNTIL THE CITY OF LOS ANGELES RECORDS A SUBSEQUENT NOTICE OF TERMINATION OF PENDING LIEN OR A NOTICE OF LIEN.

APN 6011-007-005
AKA 243 E FLORENCE AVE
LOS ANGELES

Owner

SMALLEY GREGORY L
8030 MULHOLLAND DR
LOS ANGELES CA,90046

DATED This 17th Day of June, 2011

CITY OF LOS ANGELES

By 


Karen Penner, Acting Bureau Chief
Resource Management Bureau

RECORDING REQUESTED BY:
CITY OF LOS ANGELES

WHEN RECORDED MAIL TO:

Department of Building and Safety
Financial Services Division
201 N. Figueroa St., 9th Floor
Los Angeles, CA 90012



SPACE ABOVE THIS LINE FOR RECORDER'S USE

NOTICE OF PENDING LIEN

Notice is hereby given that, pursuant to the provisions of Section 98.0402 of Division 4 of Article 8 of Chapter IX of the Los Angeles Municipal Code (LAMC), the City of Los Angeles has incurred the cost of inspections of the property described below. The City of Los Angeles intends to impose a lien against the property described below to recover the cost of such inspections, plus appropriate fees and fines, as authorized by LAMC Section 98.0402 and Section 7.35.5 of Article 4.6 of Chapter I of Division 7 of the Los Angeles Administrative Code, upon confirmation of the City Council.

For further information regarding this notice and the status of Department proceedings, please contact Nancy Truong of the Department of Building and Safety between 9:00 a.m. and 11:00 a.m., Monday through Friday. (Invoice No. 5925197)

Telephone Number: (213) 482-6890

Office Location: 201 N. Figueroa St., Suite 940

The property subject to this Notice of Pending Lien is that certain real property in the City of Los Angeles, County of Los Angeles, State of California, described as follows:

TR 3444 BLK 2 7 M B 47-43

TR 3444 BLK 2 8 M B 47-43

THIS NOTICE WILL CONTINUE IN FULL FORCE AND EFFECT UNTIL THE CITY OF LOS ANGELES RECORDS A SUBSEQUENT NOTICE OF TERMINATION OF PENDING LIEN OR A NOTICE OF LIEN.

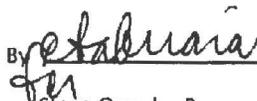
APN 6011-007-005
AKA 243 E FLORENCE AVE
LOS ANGELES

Owner:

SMALLEY GREGORY L
8030 MULHOLLAND DR
LOS ANGELES CA,90046

DATED: This 10th Day of December, 2013

CITY OF LOS ANGELES

By 

Steve Ongele, Bureau Chief
Resource Management Bureau

EXHIBIT B

ASSIGNED INSPECTOR: **ULRIC CARPENTER**

Date: **December 22, 2014**

JOB ADDRESS: **243 EAST FLORENCE AVENUE, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **6011-007-005**

Last Full Title: **11/14/2014**

Last Update to Title:

LIST OF OWNERS AND INTERESTED PARTIES

- 1). GREGORY LEON SMALLEY
3387 AGNES
LYNWOOD, CA. 90262
CAPACITY: OWNER

- 2). GREGORY L. SMALLEY
8030 MULHOLLAND DRIVE
LOS ANGELES, CA. 90046-1129
CAPACITY: OWNER

- 3). MILLIE MARIE COLLINS
600 EAST REGENT
INGLEWOOD, CA. 90301
CAPACITY: INTERESTED PARTY

Property Detail Report

For Property Located At :
239 E FLORENCE AVE, LOS ANGELES, CA 90003



Owner Information

Owner Name: **SMALLEY GREGORY L**
 Mailing Address: **8030 MULHOLLAND DR, LOS ANGELES CA 90046-1129 C007**
 Vesting Codes: **//**

Location Information

Legal Description: **TRACT NO 3444 EX OF ST LOTS 7 AND LOT 8**
 County: **LOS ANGELES, CA** APN: **6011-007-005**
 Census Tract / Block: **2393.20 / 2** Alternate APN:
 Township-Range-Sect: **47-43** Subdivision: **3444**
 Legal Book/Page: **8** Map Reference: **52-B5 / 674-D7**
 Legal Lot: **8** Tract #: **3444**
 Legal Block: **2** School District: **LOS ANGELES**
 Market Area: **C42** School District Name:
 Neighbor Code: Munic/Township:

Owner Transfer Information

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

Last Market Sale Information

Recording/Sale Date: **10/29/1974 /** 1st Mtg Amount/Type: **\$7,000 / CONV**
 Sale Price: **\$11,000** 1st Mtg Int. Rate/Type: **/**
 Sale Type: **FULL** 1st Mtg Document #:
 Document #: 2nd Mtg Amount/Type: **/**
 Deed Type: **DEED (REG)** 2nd Mtg Int. Rate/Type: **/**
 Transfer Document #: Price Per SqFt: **\$7.44**
 New Construction: Multi/Split Sale:
 Title Company:
 Lender:
 Seller Name:

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: 1947 / 1947	Total Rooms/Offices	Garage Area:
Gross Area: 1,479	Total Restrooms:	Garage Capacity:
Building Area: 1,479	Roof Type:	Parking Spaces:
Tot Adj Area:	Roof Material:	Heat Type:
Above Grade:	Construction:	Air Cond: NONE
# of Stories:	Foundation:	Pool:
Other Improvements:	Exterior wall:	Quality:
	Basement Area:	Condition:

Site Information

Zoning: LAC2	Acres: 0.17	County Use: STORES (1100)
Lot Area: 7,386	Lot Width/Depth: x	State Use:
Land Use: STORE BUILDING	Commercial Units:	Water Type:
Site Influence:	Sewer Type:	Building Class:

Tax Information

Total Value: \$33,752	Assessed Year: 2014	Property Tax: \$837.47
Land Value: \$14,777	Improved %: 56%	Tax Area: 6659
Improvement Value: \$18,975	Tax Year: 2014	Tax Exemption:
Total Taxable Value: \$33,752		

Comparable Summary

For Property Located At

**239 E FLORENCE AVE, LOS ANGELES, CA 90003****20 Comparable(s) found.** (Click on the address to view more property information)

▶ View Report

▶ Configure Display Fields

▶ Modify Comparable Search Criteria

Summary Statistics For Selected Properties: 20

	Subject Property	Low	High	Average
Sale Price	\$11,000	\$75,000	\$3,400,000	\$1,091,625
Bldg/Living Area	1,479	1,259	1,676	1,539
Price/Sqft	\$7.44	\$50.00	\$2,425.08	\$716.08
Year Built	1947	1923	2009	1951
Lot Area	7,386	1,751	44,519	7,224
Bedrooms	0	0	0	0
Bathrooms/Restrooms	0	2	2	2
Stories	0.00	1.00	1.00	1.00
Total Value	\$33,752	\$27,950	\$2,508,295	\$404,812
Distance From Subject	0.00	2.12	13.16	6.97

* = user supplied for search only

<input checked="" type="checkbox"/>	# F	Address	Sale Price	Yr Bld	Bed	Baths/Restrooms(Full)	Last Recording	Bld/Liv	Lot Area	Dist
Subject Property										
		239 E FLORENCE AVE	\$11,000	1947			10/29/1974	1,479	7,386	0.0
Comparables										
<input checked="" type="checkbox"/>	1	4718 S VERMONT AVE	\$250,000	1930			06/17/2014	1,594	6,825	2.12
<input checked="" type="checkbox"/>	2	2500 E FLORENCE AVE	\$1,850,000	1938			11/20/2014	1,605	6,312	2.47
<input checked="" type="checkbox"/>	3	9127 S WESTERN AVE	\$175,000	1946			07/29/2014	1,440	2,696	2.65
<input checked="" type="checkbox"/>	4	10969 S BROADWAY	\$185,000	1927			05/15/2014	1,480	5,488	2.71
<input checked="" type="checkbox"/>	5	753 E JEFFERSON BLVD	\$325,000	1964			07/01/2014	1,674	5,001	2.79
<input checked="" type="checkbox"/>	6	5227 PACIFIC BLVD	\$175,000	1978			07/15/2014	1,640	7,000	2.95
<input checked="" type="checkbox"/>	7	735 E 12TH ST 104	\$3,400,000	2009			06/27/2014	1,630	15,617	4.17
<input checked="" type="checkbox"/>	8	1016 TOWNE AVE 107	\$3,080,000	2007			12/02/2014	1,630	44,519	4.25
<input checked="" type="checkbox"/>	9	3411 CRENSHAW BLVD	\$3,075,000	1937			05/19/2014	1,268	6,500	5.08
<input checked="" type="checkbox"/>	10	12617 PRAIRIE AVE	\$369,500	1953			03/21/2014	1,440	2,780	5.77
<input checked="" type="checkbox"/>	11	4971 W ADAMS BLVD	\$785,000	1937			03/28/2014	1,676	2,720	6
<input checked="" type="checkbox"/>	12	1203 E CESAR E CHAVEZ AVE	\$200,000	1923			06/27/2014	1,619	7,473	6.08
<input checked="" type="checkbox"/>	13	5519 CHERRY AVE	\$1,150,000	1949			10/22/2014	1,440	5,083	10.06
<input checked="" type="checkbox"/>	14	232 S GARFIELD AVE	\$578,000	1948			07/11/2014	1,259	3,588	10.35
<input checked="" type="checkbox"/>	15	307 PACIFIC COAST HWY	\$600,000	1945			05/07/2014	1,600	3,628	10.64
<input checked="" type="checkbox"/>	16	812 LINCOLN BLVD	\$860,000	1959			08/08/2014	1,475	1,751	11.15
<input checked="" type="checkbox"/>	17	2127 COLORADO BLVD	\$1,750,000	1939		2	03/28/2014	1,500	1,840	11.84
<input checked="" type="checkbox"/>	18	119 W CALIFORNIA AVE	\$1,750,000	1941			03/20/2014	1,670	8,329	12.13
<input checked="" type="checkbox"/>	19	8829 GREENLEAF AVE	\$75,000	1947			08/12/2014	1,500	3,453	13.07

<input checked="" type="checkbox"/>								
<input checked="" type="checkbox"/>	20	2373 PACIFIC COAST HWY	\$1,200,000	1958	08/11/2014	1,632	3,883	13.16

Comparable Sales Report

For Property Located At



CoreLogic

RealQuest Professional

239 E FLORENCE AVE, LOS ANGELES, CA 90003**20 Comparable(s) Selected.**

Report Date: 12/17/2014

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$11,000	\$75,000	\$3,400,000	\$1,091,625
Bldg/Living Area	1,479	1,259	1,676	1,539
Price/Sqft	\$7.44	\$50.00	\$2,425.08	\$716.08
Year Built	1947	1923	2009	1951
Lot Area	7,386	1,751	44,519	7,224
Bedrooms	0	0	0	0
Bathrooms/Restrooms	0	2	2	2
Stories	0.00	1.00	1.00	1.00
Total Value	\$33,752	\$27,950	\$2,508,295	\$404,812
Distance From Subject	0.00	2.12	13.16	6.97

* = user supplied for search only

Comp #:	1	Distance From Subject: 2.12 (miles)	
Address:	4718 S VERMONT AVE, LOS ANGELES, CA 90037-2964		
Owner Name:	ARRIAGA LUIS A		
Seller Name:	MARK S GOLDSTEIN CPA TRUST		
APN:	5018-010-003	Map Reference:	51-F3 / 674-A4
County:	LOS ANGELES, CA	Census Tract:	2321.10
Subdivision:	CLAWSON VILLIA TRACK	Zoning:	LAC2
Rec Date:	06/17/2014	Prior Rec Date:	06/09/2010
Sale Date:	06/09/2014	Prior Sale Date:	06/03/2010
Sale Price:	\$250,000	Prior Sale Price:	\$157,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	622838	Acres:	0.16
1st Mtg Amt:	\$220,000	Lot Area:	6,825
Total Value:	\$200,067	# of Stories:	
Land Use:	STORE BUILDING	Park Area/Cap#:	/

Comp #:	2	Distance From Subject: 2.47 (miles)	
Address:	2500 E FLORENCE AVE, HUNTINGTON PARK, CA 90255-4706		
Owner Name:	2466-2500 HUNTINGTON PARK LLC		
Seller Name:	TILLEY WILLIAM TRUST		
APN:	6201-005-014	Map Reference:	52-F5 / 674-J7
County:	LOS ANGELES, CA	Census Tract:	5348.03
Subdivision:	2263	Zoning:	LCC3*
Rec Date:	11/20/2014	Prior Rec Date:	
Sale Date:	11/13/2014	Prior Sale Date:	
Sale Price:	\$1,850,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	1247236	Acres:	0.14
1st Mtg Amt:	\$1,154,500	Lot Area:	6,312
Total Value:	\$115,309	# of Stories:	1.00
Land Use:	STORE BUILDING	Park Area/Cap#:	/

Comp #:	3	Distance From Subject: 2.65 (miles)	
Address:	9127 S WESTERN AVE, LOS ANGELES, CA 90047-3519		
Owner Name:	FREMONT WESTERN LLC		
Seller Name:	GGL PROPERTIES LLC		
APN:	6036-016-035	Map Reference:	57-E2 / 703-H3
County:	LOS ANGELES, CA	Census Tract:	2384.00
Subdivision:	12567	Zoning:	LAC2
Rec Date:	07/29/2014	Prior Rec Date:	
Sale Date:	06/27/2014	Prior Sale Date:	
Sale Price:	\$175,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	784783	Acres:	0.06
1st Mtg Amt:		Lot Area:	2,696
Total Value:	\$96,396	# of Stories:	
Land Use:	STORE BUILDING	Park Area/Cap#:	/

Comp #:	4	Distance From Subject: 2.71 (miles)	
Address:	10969 S BROADWAY, LOS ANGELES, CA 90061-2052		
Owner Name:	PALACE INVESTMENT PROPERTIES L		
Seller Name:	SHAHCO INC		
APN:	6074-013-020	Map Reference:	58-A4 / 704-C6
County:	LOS ANGELES, CA	Census Tract:	2411.20
Subdivision:	4741	Zoning:	LARD1.5
Rec Date:	05/15/2014	Prior Rec Date:	03/21/2013
Sale Date:	05/12/2014	Prior Sale Date:	02/11/2013
Sale Price:	\$185,000	Prior Sale Price:	\$65,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	501295	Acres:	0.13
1st Mtg Amt:		Lot Area:	5,488
Total Value:	\$120,544	# of Stories:	
Land Use:	STORE BUILDING	Park Area/Cap#:	/

Comp #:	5	Distance From Subject: 2.79 (miles)	
Address:	753 E JEFFERSON BLVD, LOS ANGELES, CA 90011		
Owner Name:	NASBERT LLC		
Seller Name:	PCO PARTNERS II LLC		
APN:	5120-023-014	Map Reference:	52-C1 / 674-D2
County:	LOS ANGELES, CA	Census Tract:	2267.00
Subdivision:	BOETTCHER TR	Zoning:	LAM1
Rec Date:	07/01/2014	Prior Rec Date:	04/15/2008
Sale Date:	06/10/2014	Prior Sale Date:	02/28/2008
Sale Price:	\$325,000	Prior Sale Price:	\$450,000
Sale Type:	FULL	Prior Sale Type:	
Document #:	678165	Acres:	0.11
1st Mtg Amt:		Lot Area:	5,001
Total Value:	\$482,172	# of Stories:	1.00
Land Use:	STORE BUILDING	Park Area/Cap#:	/

Comp #:	6	Distance From Subject: 2.95 (miles)	
Address:	5227 PACIFIC BLVD, HUNTINGTON PARK, CA 90255-2528		
Owner Name:	LAU ANTHONY M & JANET S		
Seller Name:	LAU MICHAEL D M & MAGDALENE M		
APN:	6309-010-001	Map Reference:	52-F3 / 674-J5
County:	LOS ANGELES, CA	Census Tract:	5325.00
Subdivision:	HUNTINGTON PARK	Zoning:	HPM2*
Rec Date:	07/15/2014	Prior Rec Date:	
Sale Date:	07/07/2014	Prior Sale Date:	
Sale Price:	\$175,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	728571	Acres:	0.16
1st Mtg Amt:		Lot Area:	7,000
Total Value:	\$112,018	# of Stories:	
Land Use:	STORE BUILDING	Park Area/Cap#:	/

Comp #:	7	Distance From Subject: 4.17 (miles)	
Address:	735 E 12TH ST 104, LOS ANGELES, CA 90021-2197		
Owner Name:	YOU JOUNGLIM		
Seller Name:	RYU JUNG M		
APN:	5132-012-068	Map Reference:	/ 634-F6
County:	LOS ANGELES, CA	Census Tract:	2260.02
Subdivision:		Zoning:	LAM2
Rec Date:	06/27/2014	Prior Rec Date:	04/19/2011
Sale Date:	06/23/2014	Prior Sale Date:	04/07/2011
Sale Price:	\$3,400,000	Prior Sale Price:	\$2,400,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	664371	Acres:	0.36
1st Mtg Amt:	\$3,140,000	Lot Area:	15,617
Total Value:	\$2,508,295	# of Stories:	
Land Use:	STORE BUILDING	Park Area/Cap#:	/

Comp #:	8	Distance From Subject: 4.25 (miles)	
Address:	1016 TOWNE AVE 107, LOS ANGELES, CA 90021-2078		
Owner Name:	SH LIMITED LLC		
Seller Name:	YI CHONG C & SONG K		
APN:	5132-009-027	Map Reference:	/ 634-F6
County:	LOS ANGELES, CA	Census Tract:	2260.02
Subdivision:	66284	Zoning:	LAM2
Rec Date:	12/02/2014	Prior Rec Date:	11/26/2008
Sale Date:	11/25/2014	Prior Sale Date:	10/20/2008
Sale Price:	\$3,080,000	Prior Sale Price:	\$2,600,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1295464	Acres:	1.02
1st Mtg Amt:	\$1,848,000	Lot Area:	44,519
Total Value:	\$2,248,000	# of Stories:	
Land Use:	STORE BUILDING	Park Area/Cap#:	/

Comp #: **9** Distance From Subject: **5.08 (miles)**
 Address: **3411 CRENSHAW BLVD, LOS ANGELES, CA 90016-4801**
 Owner Name: **CRENSHAW RHF PARTNERS LP**
 Seller Name: **LINDEN LEE FAMILY TRUST**
 APN: **5046-001-021** Map Reference: **43-B6 /** Building Area: **1,268**
 County: **LOS ANGELES, CA** Census Tract: **2200.00** Total Rooms/Offices:
 Subdivision: **8027** Zoning: **LAC1.5** Total Restrooms:
 Rec Date: **05/19/2014** Prior Rec Date: **05/04/1979** Yr Built/Eff: **1937 / 1938**
 Sale Date: **05/05/2014** Prior Sale Date: Air Cond: **NONE**
 Sale Price: **\$3,075,000** Prior Sale Price: **\$165,000** Pool:
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:
 Document #: **514939** Acres: **0.15**
 1st Mtg Amt: Lot Area: **6,500**
 Total Value: **\$89,812** # of Stories:
 Land Use: **STORE BUILDING** Park Area/Cap#: **/**

Comp #: **10** Distance From Subject: **5.77 (miles)**
 Address: **12617 PRAIRIE AVE, HAWTHORNE, CA 90250-4611**
 Owner Name: **WADSWORTH CHURCH OF GOD**
 Seller Name: **PAGES DAVID**
 APN: **4046-025-020** Map Reference: **57-B6 / 733-D1** Building Area: **1,440**
 County: **LOS ANGELES, CA** Census Tract: **6021.05** Total Rooms/Offices:
 Subdivision: **FIRST ADD** Zoning: **HAM1YY** Total Restrooms:
 Rec Date: **03/21/2014** Prior Rec Date: **06/02/2009** Yr Built/Eff: **1953 / 1953**
 Sale Date: **03/04/2014** Prior Sale Date: **05/17/2009** Air Cond:
 Sale Price: **\$369,500** Prior Sale Price: **\$256,000** Pool:
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat: **ROLL COMPOSITION**
 Document #: **286080** Acres: **0.06**
 1st Mtg Amt: Lot Area: **2,780**
 Total Value: **\$378,175** # of Stories: **1.00**
 Land Use: **STORE BUILDING** Park Area/Cap#: **/**

Comp #: **11** Distance From Subject: **6 (miles)**
 Address: **4971 W ADAMS BLVD, LOS ANGELES, CA 90016-2849**
 Owner Name: **NOVACK DONALD P & LINDA**
 Seller Name: **KRUCHTEN ALBAN & N TRUST**
 APN: **5049-008-039** Map Reference: **43-A5 / 633-D7** Building Area: **1,676**
 County: **LOS ANGELES, CA** Census Tract: **2197.00** Total Rooms/Offices:
 Subdivision: **4416** Zoning: **LAC2** Total Restrooms:
 Rec Date: **03/28/2014** Prior Rec Date: Yr Built/Eff: **1937 / 1940**
 Sale Date: **03/13/2014** Prior Sale Date: Air Cond: **NONE**
 Sale Price: **\$785,000** Prior Sale Price: Pool:
 Sale Type: **FULL** Prior Sale Type: Roof Mat:
 Document #: **316296** Acres: **0.06**
 1st Mtg Amt: Lot Area: **2,720**
 Total Value: **\$27,950** # of Stories:
 Land Use: **STORE BUILDING** Park Area/Cap#: **/**

Comp #: **12** Distance From Subject: **6.08 (miles)**
 Address: **1203 E CESAR E CHAVEZ AVE, LOS ANGELES, CA 90033-2317**
 Owner Name: **CEPEIDA EVA**
 Seller Name: **DUNN CHARLINDA L**
 APN: **5174-011-028** Map Reference: **44-F3 / 634-J4** Building Area: **1,619**
 County: **LOS ANGELES, CA** Census Tract: **2035.00** Total Rooms/Offices:
 Subdivision: **BROOKLYN** Zoning: **LAR3** Total Restrooms:
 Rec Date: **06/27/2014** Prior Rec Date: **12/01/2008** Yr Built/Eff: **1923 / 1923**
 Sale Date: **06/13/2014** Prior Sale Date: **09/23/2008** Air Cond: **NONE**
 Sale Price: **\$200,000** Prior Sale Price: **\$250,000** Pool:
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat: **ROLL COMPOSITION**
 Document #: **669022** Acres: **0.17**
 1st Mtg Amt: Lot Area: **7,473**
 Total Value: **\$518,070** # of Stories: **1.00**
 Land Use: **STORE BUILDING** Park Area/Cap#: **/**

Comp #: 13 Distance From Subject: 10.06 (miles)
 Address: 5519 CHERRY AVE, LONG BEACH, CA 90805
 Owner Name: GIFFIN AUTOMOTIVE ENTS LLC
 Seller Name: POWELL JAMES F & CANDELARIA
 APN: 7128-031-001 Map Reference: 70-E2 / 765-G2 Building Area: 1,440
 County: LOS ANGELES, CA Census Tract: 5706.02 Total Rooms/Offices:
 Subdivision: 4963 Zoning: LBCCA Total Restrooms:
 Rec Date: 10/22/2014 Prior Rec Date: 02/09/2010 Yr Built/Eff: 1949 / 1949
 Sale Date: 05/19/2014 Prior Sale Date: 08/13/2009 Air Cond: NONE
 Sale Price: \$1,150,000 Prior Sale Price: \$1,050,000 Pool:
 Sale Type: FULL Prior Sale Type: FULL Roof Mat: ROLL
 Document #: 1116859 Acres: 0.12 COMPOSITION
 1st Mtg Amt: \$612,000 Lot Area: 5,083
 Total Value: \$242,185 # of Stories: 1.00
 Land Use: STORE BUILDING Park Area/Cap#: /

Comp #: 14 Distance From Subject: 10.35 (miles)
 Address: 232 S GARFIELD AVE, MONTEREY PARK, CA 91754-2904
 Owner Name: LIN DAVID S A & TERESA T
 Seller Name: NG KENNY K W
 APN: 5257-015-010 Map Reference: 46-C1 / 636-B2 Building Area: 1,259
 County: LOS ANGELES, CA Census Tract: 4822.01 Total Rooms/Offices:
 Subdivision: 786 Zoning: MPC3* Total Restrooms:
 Rec Date: 07/11/2014 Prior Rec Date: 04/30/2009 Yr Built/Eff: 1948 / 1951
 Sale Date: 07/08/2014 Prior Sale Date: 04/21/2009 Air Cond: NONE
 Sale Price: \$578,000 Prior Sale Price: \$230,000 Pool:
 Sale Type: FULL Prior Sale Type: FULL Roof Mat: ROLL
 Document #: 717659 Acres: 0.08 COMPOSITION
 1st Mtg Amt: Lot Area: 3,588
 Total Value: \$241,610 # of Stories: 1.00
 Land Use: STORE BUILDING Park Area/Cap#: /

Comp #: 15 Distance From Subject: 10.64 (miles)
 Address: 307 PACIFIC COAST HWY, HERMOSA BEACH, CA 90254-4833
 Owner Name: REFOUA LLC
 Seller Name: BERRY FAMILY TRUST
 APN: 4188-029-057 Map Reference: 67-C1 / 762-H3 Building Area: 1,600
 County: LOS ANGELES, CA Census Tract: 6211.04 Total Rooms/Offices:
 Subdivision: WALTER RANSOM Zoning: HBC3* Total Restrooms:
 COMPANYYS VENABL Prior Rec Date: 08/19/1969 Yr Built/Eff: 1945 / 1945
 Rec Date: 05/07/2014 Prior Sale Date: Air Cond: NONE
 Sale Date: 04/22/2014 Prior Sale Price: \$20,000 Pool:
 Sale Price: \$600,000 Prior Sale Type: FULL Roof Mat:
 Sale Type: FULL Acres: 0.08
 Document #: 471043 Lot Area: 3,628
 1st Mtg Amt: # of Stories:
 Total Value: \$51,950 # of Stories:
 Land Use: STORE BUILDING Park Area/Cap#: /

Comp #: 16 Distance From Subject: 11.15 (miles)
 Address: 812 LINCOLN BLVD, VENICE, CA 90291-2847
 Owner Name: 821 LINCOLN LLC
 Seller Name: EVANS FAMILY TRUST
 APN: 4243-033-028 Map Reference: 49-C3 / 671-H4 Building Area: 1,475
 County: LOS ANGELES, CA Census Tract: 2731.00 Total Rooms/Offices:
 Subdivision: 7038 Zoning: LAC2 Total Restrooms:
 Rec Date: 08/08/2014 Prior Rec Date: 06/02/1976 Yr Built/Eff: 1959 / 1959
 Sale Date: 08/06/2014 Prior Sale Date: Air Cond: NONE
 Sale Price: \$860,000 Prior Sale Price: \$12,500 Pool:
 Sale Type: FULL Prior Sale Type: FULL Roof Mat:
 Document #: 828749 Acres: 0.04
 1st Mtg Amt: Lot Area: 1,751
 Total Value: \$91,551 # of Stories:
 Land Use: STORE BUILDING Park Area/Cap#: /

Comp #: 17 Distance From Subject: 11.84 (miles)
 Address: 2127 COLORADO BLVD, LOS ANGELES, CA 90041-1221
 Owner Name: COLORADO BLVD PROPERTIES LLC
 Seller Name: COLORADO CASPAR ASSOCIATES LTD
 APN: 5671-010-002 Map Reference: 26-A5 / 565-A5 Building Area: 1,500
 County: LOS ANGELES, CA Census Tract: 1810.00 Total Rooms/Offices:
 Subdivision: HONOLULU Zoning: LAC4 Total Restrooms: 2.00
 Rec Date: 03/28/2014 Prior Rec Date: 09/17/2003 Yr Built/Eff: 1939 / 1943
 Sale Date: 02/27/2014 Prior Sale Date: 08/13/2001 Air Cond: YES
 Sale Price: \$1,750,000 Prior Sale Price: \$237,500 Pool:
 Sale Type: FULL Prior Sale Type: FULL Roof Mat:
 Document #: 312080 Acres: 0.04
 1st Mtg Amt: \$1,225,000 Lot Area: 1,840
 Total Value: \$139,171 # of Stories:
 Land Use: STORE BUILDING Park Area/Cap#: /

Comp #: 18 Distance From Subject: 12.13 (miles)
 Address: 119 W CALIFORNIA AVE, GLENDALE, CA 91203-2211
 Owner Name: KRISTINA PROPERTIES LLC
 Seller Name: HOBSON KATHLEEN E
 APN: 5643-020-048 Map Reference: 25-C3 / 564-E4 Building Area: 1,670
 County: LOS ANGELES, CA Census Tract: 3018.02 Total Rooms/Offices:
 Subdivision: GLENDALE PARK TR Zoning: GLC3* Total Restrooms:
 Rec Date: 03/20/2014 Prior Rec Date: Yr Built/Eff: 1941 /
 Sale Date: 12/19/2013 Prior Sale Date: Air Cond: NONE
 Sale Price: \$1,750,000 Prior Sale Price: Pool:
 Sale Type: FULL Prior Sale Type: Roof Mat:
 Document #: 281389 Acres: 0.19
 1st Mtg Amt: \$600,000 Lot Area: 8,329
 Total Value: \$257,151 # of Stories:
 Land Use: STORE BUILDING Park Area/Cap#: /

Comp #: 19 Distance From Subject: 13.07 (miles)
 Address: 8829 GREENLEAF AVE, WHITTIER, CA 90602-3427
 Owner Name: SINGH SATWINDER
 Seller Name: SUH JIMMY Y
 APN: 8166-010-033 Map Reference: 61-D1 / 707-C2 Building Area: 1,500
 County: LOS ANGELES, CA Census Tract: 5020.04 Total Rooms/Offices:
 Subdivision: 3812 Zoning: WHR2* Total Restrooms:
 Rec Date: 08/12/2014 Prior Rec Date: 07/21/1983 Yr Built/Eff: 1947 / 1949
 Sale Date: 07/31/2014 Prior Sale Date: Air Cond: NONE
 Sale Price: \$75,000 Prior Sale Price: \$61,000 Pool:
 Sale Type: FULL Prior Sale Type: FULL Roof Mat: ROLL
 Document #: 838049 Acres: 0.08 COMPOSITION
 1st Mtg Amt: Lot Area: 3,453
 Total Value: \$103,069 # of Stories: 1.00
 Land Use: STORE BUILDING Park Area/Cap#: /

Comp #: 20 Distance From Subject: 13.16 (miles)
 Address: 2373 PACIFIC COAST HWY, LOMITA, CA 90717-2412
 Owner Name: BNC LP
 Seller Name: DU REA ARTHUR & M H TRUST
 APN: 7373-007-027 Map Reference: 73-C3 / 793-G5 Building Area: 1,632
 County: LOS ANGELES, CA Census Tract: 6700.03 Total Rooms/Offices:
 Subdivision: 848 Zoning: LOCG* Total Restrooms:
 Rec Date: 08/11/2014 Prior Rec Date: Yr Built/Eff: 1958 / 1959
 Sale Date: 07/11/2014 Prior Sale Date: Air Cond: NONE
 Sale Price: \$1,200,000 Prior Sale Price: Pool:
 Sale Type: FULL Prior Sale Type: Roof Mat:
 Document #: 832316 Acres: 0.09
 1st Mtg Amt: Lot Area: 3,883
 Total Value: \$72,754 # of Stories:
 Land Use: STORE BUILDING Park Area/Cap#: /