

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

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

FRANK BUSH
EXECUTIVE OFFICER

February 25, 2015

Council District: # 6

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

JOB ADDRESS: **14623 WEST AETNA STREET, LOS ANGELES, CA**
(AKA: 14617 WEST AETNA STREET, LOS ANGELES, CA)
ASSESSORS PARCEL NO. (APN): **2241-026-006**

On August 13, 2009, 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: **14623 West Aetna Street, (aka: 14617 West Aetna Street), 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	\$	355.00
System Development Surcharge		21.30
Title Report fee		42.00
Grand Total	\$	418.30

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 **\$418.30** 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 **\$418.30** 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

bw
Signature of Steve Ongele
Steve Ongele
Chief, Resource Management Bureau

ATTEST: HOLLY WOLCOTT, CITY CLERK

Lien confirmed by
City Council on:

BY: _____
DEPUTY



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

Property Title Report

Work Order No. T10733
 Dated as of: 08/13/2014

Prepared for: City of Los Angeles

SCHEDULE A (Reported Property Information)

APN #: 2241-026-006

Property Address: 14623 W AETNA ST ✓ City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Instrument CORPORATION OF GRANT DEED
 Grantor: MTH CORPORATION, A CALIFORNIA CORPORATION
 Grantee: GEORGE-THOMAS ENTERPRISES, A GENERAL PARTNERSHIP
 Instrument: 2446 Book/Page: N/A
 Dated: 10/31/1969 Recorded: 11/14/1969

MAILING ADDRESS: GEORGE-THOMAS ENTERPRISES,
 12437 MAGNOLIA BLVD, NO. HOLLYWOOD, CALIF, 91607.

SCHEDULE B

LEGAL DESCRIPTION

LOTS 2 & 3 IN BLOOK 58 OF TRACT NO. 1200 IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 19, PAGE 35 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

MORTGAGES/LIENS

Type of Instrument SHORT FORM DEED OF TRUST AND ASSIGNMENT OF RENTS
 Trustor/Mortgagor: GEORGE-THOMAS ENTERPRISES, A GENERAL PARTNERSHIP
 Lender/Beneficiary: JOSEPH PORVENZANO AND AARJOIE A. PROVENZANO, HUSBAND AND WIFE AS JOINT TENANTS
 Trustee: TITLE INSURANCE AND TRUST COMPANY, A CALIFORNIA CORPORATION
 Instrument: 3351 Book/Page: N/A
 Amount: \$37,246.83 Open Ended: NO
 Dated: 06/08/1970 Recorded: 06/26/1970
 Maturity Date: 06/08/2000

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.

SCHEDULE B (Continued)

MAILING ADDRESS: GEORGE-THOMAS ENTERPRISES, A GENERAL PARTNERSHIP,
12437 MAGNOLIA BLVD, NORTH. HOLLYWOOD, CALIFORNIA 91607.

SAID DEED OF TRUST IS SUBJECT TO ASSIGNMENT OF DEED OF TRUST, FROM
JOSEPH PROVENZANO (ASSIGNOR) TO MARJORIE A. PROVENZANO (ASSIGNEE),
DATED 05/20/1975, RECORDED 06/10/1975 AS INSTRUMENT NO. 3363.

MAILING ADDRESS: GROSZ, RIDDEL & WINTER, 617 SO. HIGHWAY 101, SOLANA
BEACH, CALIF. 92075.

Type of Instrument MISCELLANEOUS
NOTICE OF PENDING LIEN, DATED 11/02/2009, RECORDED 11/20/2009 AS
INSTRUMENT NO. 20091761262.

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

MAILING ADDRESS: GEORGE THOMAS ENTERPRISES, 14531 DELANO ST, **OWNER**
VAN NUYS CA, 91411

RECORDING REQUESTED BY

George-Thomas Enterprises
12437 Magnolia Blvd.
No. Hollywood, Calif., 91607

2446

RECORDED IN OFFICIAL RECORDS
OF LOS ANGELES COUNTY, CALIF.
59 Min. Past 9 A.M. NOV 14 1969
RAY E. LEE, Registrar-Recorder

Name: **George-Thomas Enterprises**
Street Address: **12437 Magnolia Blvd.**
City & State: **No. Hollywood, Calif. 91607**

MAIL TAX STATEMENTS TO

Name: **same as above**
Street Address: **same as above**
City & State: **same as above**

DOCUMENTARY TRANSFER TAX **NONE**
COMPUTED ON FULL VALUE OF PROPERTY CONVEYED.
OR COMPUTED ON FULL VALUE LESS LIEN, AND
ENCUMBRANCES REMAINING AT TIME OF SALE.
MTH Corp. A. J. Mason
Signature of Debtor or Agent (encumbrance tax firm Name)

FEE \$2

AFFIX \$ MLL.
I.R.S. ABOVE

Corporation Grant Deed

TO 406 CA (12-69) THIS FORM FURNISHED BY TITLE INSURANCE AND TRUST COMPANY

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
MTH CORPORATION, a California Corporation
a corporation organized under the laws of the state of **CALIFORNIA**
hereby GRANTS to
GEORGE-THOMAS ENTERPRISES, a general partnership
the following described real property in the **City of Los Angeles**
County of **Los Angeles**, State of California:

Lots 2 & 3 in Block 58 of Tract No. 1200 in the City of Los Angeles, County of Los Angeles, state of California, as per map recorded in book 19, page 35 of Maps in the Office of the County Recorder of said county.

In Witness Whereof, said corporation has caused its corporate name and seal to be affixed hereto and this instrument to be executed by its _____ President and _____ Secretary therunto duly authorized.
Dated: **October 31, 1969**

STATE OF CALIFORNIA }
COUNTY OF **Los Angeles** } SS.
On **OCT 31, 1969** before me, the undersigned, a Notary Public in and for said State, personally appeared **George F. Mason** known to me to be the _____ President, and **Thomas L. Herron** known to me to be the _____ Secretary of the Corporation that executed the within instrument, known to me to be the persons who executed the within instrument on behalf of the Corporation therein named, and acknowledged to me that such Corporation executed the within instrument pursuant to its by-laws or a resolution of its board of directors.
WITNESS my hand and official seal.
Signature *Mary R. Peterson*
Name (Typed or Printed) _____

MTH CORPORATION
George F. Mason President
By *Thomas L. Herron* Secretary
THOMAS L. HERRON Secretary

NOV 14 1969

2446

Title Order No. _____ Easement or Loan No. _____

MAIL TAX STATEMENTS AS DIRECTED ABOVE

RECORDING REQUESTED BY

Attorney

AND WHEN RECORDED MAIL TO

3363

RECORDED IN OFFICIAL RECORDS OF LOS ANGELES COUNTY, CA 47 MIN. PAST 1 P.M. JUN 10 1975 Recorder's Office

Name GROSZ, RIDDLE & WINTER Street Address 617 So. Highway 101 Solana Beach, Calif. 92075 City & State

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Assignment of Deed of Trust

FEE \$3 K

TO 414 CA (2-66)

THIS FORM FURNISHED BY TITLE INSURANCE AND TRUST COMPANY

For Value Received, the undersigned hereby grants, assigns and transfers to MARJORIE A. PROVENZANO all beneficial interest under that certain Deed of Trust dated June 8, 1970, executed by GEORGE THOMAS ENTERPRISES, a general partnership, Trustor, to JOSEPH PROVENZANO and MARJORIE PROVENZANO, Trustee, and recorded as Instrument No. 3354 on June 26, 1970 in book T6644 page 390 of Official Records in the County Recorder's office of Los Angeles County, California, describing land therein as:

Lots 2 and 3 in Block 58 of tract No. 1200, in the city of Los Angeles, County of Los Angeles, State of California, as per map recorded in book 19, page 35 of Maps in the office of the county recorder of said county.

Together with the note or notes therein described or referred to, the money due and to become due thereon with interest, and all rights accrued or to accrue under said Deed of Trust. Dated:

STATE OF NEVADA } COUNTY OF CLARK } ss. On May 20, 1975 before me, the undersigned, a Notary Public in and for said State, personally appeared Joseph Provenzano

JOSEPH PROVENZANO

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

Signature Sadie M. Nelson Name (Typed or Printed)

NOTARY PUBLIC - STATE OF NEVADA CLARK COUNTY SADIE M. NELSON My Commission Expires Feb. 16, 1978

Title Order No. Escrow or Loan No.

2

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. 4715056)

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 1200 58 3 M B 19-35

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 2241-026-006
AKA 14623 W AETNA ST
LOS ANGELES

Owner:
GEORGE THOMAS ENTERPRISES
14531 DELANO ST
VAN NUYS CA, 91411

DATED: This 02nd Day of November, 2009

CITY OF LOS ANGELES

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

EXHIBIT B

ASSIGNED INSPECTOR: **WILLIE ROSS** Date: **February 25, 2015**
JOB ADDRESS: **14623 WEST AETNA STREET, LOS ANGELES, CA**
(AKA: 14617 WEST AETNA STREET, LOS ANGELES, CA)
ASSESSORS PARCEL NO. (APN): **2241-026-006**

Last Full Title: **08/13/2014** Last Update to Title:
.....

LIST OF OWNERS AND INTERESTED PARTIES

- 1). GEORGE THOMAS ENTERPRISES
12437 MAGNOLIA BLVD.
NORTH HOLLYWOOD, CA 91607 CAPACITY: OWNER

- 2). GEORGE THOMAS ENTERPRISES
14531 DELANO ST.
VAN NUYS, CA 91411 CAPACITY: OWNER

- 3). GROSZ, RIDDEL & WINTER
617 S. HIGHWAY 101
SOLANA BEACH, CA 92075 CAPACITY: INTERESTED PARTY

Property Detail Report

For Property Located At :
14617 AETNA ST, VAN NUYS, CA 91411-2803



Owner Information

Owner Name: **GEORGE THOMAS ENTERPRISES**
 Mailing Address: **14531 DELANO ST, VAN NUYS CA 91411-2820 C028**
 Vesting Codes: **//**

Location Information

Legal Description:	TR=1200 LOT 3	APN:	2241-026-006
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	1284.00 / 1	Subdivision:	1200
Township-Range-Sect:		Map Reference:	15-D6 / 531-J7
Legal Book/Page:	19-35	Tract #:	1200
Legal Lot:	3	School District:	LOS ANGELES
Legal Block:	58	School District Name:	
Market Area:	VN	Munic/Township:	
Neighbor Code:			

Owner Transfer Information

Recording/Sale Date:	11/14/1969 /	Deed Type:	DEED (REG)
Sale Price:		1st Mtg Document #:	
Document #:			

Last Market Sale Information

Recording/Sale Date:	/	1st Mtg Amount/Type:	/
Sale Price:		1st Mtg Int. Rate/Type:	/
Sale Type:		1st Mtg Document #:	
Document #:		2nd Mtg Amount/Type:	/
Deed Type:		2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	
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:	1969 / 1969	Total Rooms/Offices		Garage Area:	
Gross Area:	5,700	Total Restrooms:		Garage Capacity:	
Building Area:	5,700	Roof Type:		Parking Spaces:	
Tot Adj Area:		Roof Material:		Heat Type:	
Above Grade:		Construction:		Air Cond:	
# of Stories:		Foundation:		Pool:	
Other Improvements:		Exterior wall:		Quality:	
		Basement Area:		Condition:	

Site Information

Zoning:	LACM	Acres:	0.23	County Use:	LIGHT MANUFACTURING (3100)
Lot Area:	10,010	Lot Width/Depth:	x	State Use:	
Land Use:	LIGHT INDUSTRIAL	Commercial Units:		Water Type:	
Site Influence:		Sewer Type:		Building Class:	

Tax Information

Total Value:	\$130,357	Assessed Year:	2014	Property Tax:	\$2,080.48
Land Value:	\$53,977	Improved %:	59%	Tax Area:	13
Improvement Value:	\$76,380	Tax Year:	2014	Tax Exemption:	
Total Taxable Value:	\$130,357				

Comparable Summary

For Property Located At



14617 AETNA ST, VAN NUYS, CA 91411-2803

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	\$0	\$422,500	\$4,200,000	\$1,213,375
Bldg/Living Area	5,700	4,850	6,400	5,386
Price/Sqft	\$0.00	\$73.82	\$840.00	\$226.31
Year Built	1969	1947	1993	1965
Lot Area	10,010	6,300	12,247	8,449
Bedrooms	0	0	0	0
Bathrooms/Restrooms	0	0	0	0
Stories	0.00	1.00	1.00	1.00
Total Value	\$130,357	\$77,408	\$869,718	\$455,579
Distance From Subject	0.00	2.07	9.97	5.26

*= user supplied for search only

<input checked="" type="checkbox"/>	# F	Address	Sale Price	Yr Blt	Bed	Baths/Restrooms(Full)	Last Recording	Bld/Liv	Lot Area	Dist
Subject Property										
		14617 AETNA ST		1969				5,700	10,010	0.0
Comparables										
<input checked="" type="checkbox"/>	1	14748 KESWICK ST	\$975,000	1968			12/12/2014	5,000	6,875	2.07
<input checked="" type="checkbox"/>	2	7760 BURNET AVE	\$1,700,000	1954			01/28/2015	5,000	9,500	2.25
<input checked="" type="checkbox"/>	3	7009 VALJEAN AVE	\$1,200,000	1991			12/18/2014	6,300	7,399	2.31
<input checked="" type="checkbox"/>	4	14743 ARMINTA ST	\$2,000,000	1957			11/24/2014	5,900	10,243	2.32
<input checked="" type="checkbox"/>	5	16128 RUNNYMEDE ST	\$710,000	1981			07/03/2014	4,868	8,101	2.57
<input checked="" type="checkbox"/>	6	16146 COVELLO ST	\$940,000	1972			09/29/2014	4,850	6,884	2.67
<input checked="" type="checkbox"/>	7	15331 RAYEN ST	\$750,000	1960			10/07/2014	4,960	7,672	3.68
<input checked="" type="checkbox"/>	8	15341 RAYEN ST	\$1,560,000	1960			10/01/2014	6,138	9,556	3.68
<input checked="" type="checkbox"/>	9	5722 TUJUNGA AVE	\$665,000	1973			05/29/2014	5,000	6,600	4.17
<input checked="" type="checkbox"/>	10	7020 DARBY AVE	\$800,000				11/12/2014	6,050	12,247	4.84
<input checked="" type="checkbox"/>	11	18141 NAPA ST	\$675,000	1959			09/23/2014	5,500	9,589	5.45
<input checked="" type="checkbox"/>	12	8025 WHEATLAND AVE	\$1,230,000	1993			12/04/2014	4,900	11,077	5.71
<input checked="" type="checkbox"/>	13	8717 DARBY AVE	\$820,000	1947			10/01/2014	5,000	7,237	5.8
<input checked="" type="checkbox"/>	14	7570 SAN FERNANDO RD	\$960,000	1962			06/03/2014	6,400	8,001	5.95
<input checked="" type="checkbox"/>	15	11255 ILEX AVE	\$720,000	1960			10/31/2014	4,960	9,599	6.57
<input checked="" type="checkbox"/>	16	1709 1ST ST	\$715,000	1952			01/13/2015	5,220	7,360	7.5
<input checked="" type="checkbox"/>	17	8755 REMMET AVE	\$875,000	1967			11/17/2014	4,920	10,371	9.16
<input checked="" type="checkbox"/>	18	1624 COTNER AVE	\$4,200,000	1967			10/31/2014	5,000	6,998	9.17
<input checked="" type="checkbox"/>	19	1901 PONTIUS AVE	\$422,500	1973			12/26/2014	5,723	6,300	9.43
<input checked="" type="checkbox"/>	20	2238 PURDUE AVE	\$2,350,000	1951			08/29/2014	6,026	7,377	9.97

Comparable Sales Report

For Property Located At



CoreLogic

RealQuest Professional

14617 AETNA ST, VAN NUYS, CA 91411-2803**20 Comparable(s) Selected.**

Report Date: 02/24/2015

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$0	\$422,500	\$4,200,000	\$1,213,375
Bldg/Living Area	5,700	4,850	6,400	5,386
Price/Sqft	\$0.00	\$73.82	\$840.00	\$226.31
Year Built	1969	1947	1993	1965
Lot Area	10,010	6,300	12,247	8,449
Bedrooms	0	0	0	0
Bathrooms/Restrooms	0	0	0	0
Stories	0.00	1.00	1.00	1.00
Total Value	\$130,357	\$77,408	\$869,718	\$455,579
Distance From Subject	0.00	2.07	9.97	5.26

* = user supplied for search only

Comp #: 1 Distance From Subject: 2.07 (miles)
 Address: 14748 KESWICK ST, VAN NUYS, CA 91405-1205
 Owner Name: ERWIN PARTNERS LLC
 Seller Name: RADO FAMILY TRUST
 APN: 2210-028-008 Map Reference: 15-D2 / 531-J3 Building Area: 5,000
 County: LOS ANGELES, CA Census Tract: 1272.10 Total Rooms/Offices:
 Subdivision: 16545 Zoning: LAM1 Total Restrooms:
 Rec Date: 12/12/2014 Prior Rec Date: 06/24/1992 Yr Built/Eff: 1968 / 1968
 Sale Date: 12/03/2014 Prior Sale Date:
 Sale Price: \$975,000 Prior Sale Price:
 Sale Type: FULL Prior Sale Type: Pool:
 Document #: 1348272 Acres: 0.16 Roof Mat:
 1st Mtg Amt: Lot Area: 6,875
 Total Value: \$122,357 # of Stories:
 Land Use: LIGHT INDUSTRIAL Park Area/Cap#: /

Comp #: 2 Distance From Subject: 2.25 (miles)
 Address: 7760 BURNET AVE, VAN NUYS, CA 91405-1007
 Owner Name: AMN BURNET LLC
 Seller Name: VANDERHORST H & G TRUST
 APN: 2209-036-006 Map Reference: 15-C2 / 531-H3 Building Area: 5,000
 County: LOS ANGELES, CA Census Tract: 1272.10 Total Rooms/Offices:
 Subdivision: 1532 Zoning: LAM1 Total Restrooms:
 Rec Date: 01/28/2015 Prior Rec Date: 11/01/1985 Yr Built/Eff: 1954 / 1955
 Sale Date: 01/08/2015 Prior Sale Date: 10/1985 Air Cond: EVAP COOLER
 Sale Price: \$1,700,000 Prior Sale Price: \$450,000 Pool:
 Sale Type: FULL Prior Sale Type: FULL Roof Mat: ROLL
 Document #: 98972 Acres: 0.22 COMPOSITION
 1st Mtg Amt: \$1,020,000 Lot Area: 9,500
 Total Value: \$373,617 # of Stories: 1.00
 Land Use: LIGHT INDUSTRIAL Park Area/Cap#: /

Comp #: 3 Distance From Subject: 2.31 (miles)
 Address: 7009 VALJEAN AVE, VAN NUYS, CA 91406-3969
 Owner Name: YUNG FAMILY TRUST
 Seller Name: PENROD JOHN L & J M TRUST
 APN: 2224-012-067 Map Reference: 15-A4 / 531-E5 Building Area: 6,300
 County: LOS ANGELES, CA Census Tract: 9800.08 Total Rooms/Offices:
 Subdivision: 1338 Zoning: LAM1 Total Restrooms:
 Rec Date: 12/18/2014 Prior Rec Date: 03/22/1989 Yr Built/Eff: 1991 / 1991
 Sale Date: 12/12/2014 Prior Sale Date: 03/1989 Air Cond:
 Sale Price: \$1,200,000 Prior Sale Price: \$250,000 Pool:
 Sale Type: FULL Prior Sale Type: FULL Roof Mat:
 Document #: 1377885 Acres: 0.17
 1st Mtg Amt: \$600,000 Lot Area: 7,399
 Total Value: \$575,278 # of Stories:
 Land Use: LIGHT INDUSTRIAL Park Area/Cap#: /

Comp #: 4 Distance From Subject: 2.32 (miles)
 Address: 14743 ARMINTA ST, PANORAMA CITY, CA 91402
 Owner Name: NAOMI MANAGEMENT LLC
 Seller Name: HELLER CREDIT SHELTER TRUST
 APN: 2210-021-039 Map Reference: 15-D2 / 531-J3 Building Area: 5,900
 County: LOS ANGELES, CA Census Tract: 1200.30 Total Rooms/Offices:
 Subdivision: 16191 Zoning: LAM1 Total Restrooms:
 Rec Date: 11/24/2014 Prior Rec Date: 06/07/1995 Yr Built/Eff: 1957 / 1965
 Sale Date: 11/11/2014 Prior Sale Date:
 Sale Price: \$2,000,000 Prior Sale Price:
 Sale Type: FULL Prior Sale Type: Pool:
 Document #: 1262519 Acres: 0.24 Roof Mat: TAR & GRAVEL
 1st Mtg Amt: Lot Area: 10,243
 Total Value: \$513,334 # of Stories: 1.00
 Land Use: LIGHT INDUSTRIAL Park Area/Cap#: /

Comp #: **5** Distance From Subject: **2.57 (miles)**
 Address: **16128 RUNNYMEDE ST, VAN NUYS, CA 91406-2912**
 Owner Name: **BASE PROPERTIES LLC**
 Seller Name: **HAZLEWOOD FAMILY TRUST 1**
 APN: **2205-024-019** Map Reference: **15-A3 / 531-F4** Building Area: **4,868**
 County: **LOS ANGELES, CA** Census Tract: **1274.00** Total Rooms/Offices:
 Subdivision: **6872** Zoning: **LAM1** Total Restrooms:
 Rec Date: **07/03/2014** Prior Rec Date: **01/27/1984** Yr Built/Eff: **1981 / 1981**
 Sale Date: **06/20/2014** Prior Sale Date:
 Sale Price: **\$710,000** Prior Sale Price:
 Sale Type: **FULL** Prior Sale Type:
 Document #: **690166** Acres: **0.19** Pool:
 1st Mtg Amt: Lot Area: **8,101** Roof Mat:
 Total Value: **\$487,512** # of Stories:
 Land Use: **LIGHT INDUSTRIAL** Park Area/Cap#: **/**

Comp #: **6** Distance From Subject: **2.67 (miles)**
 Address: **16146 COVELLO ST, VAN NUYS, CA 91406-2910**
 Owner Name: **COVELLO INVESTMENT GROUP LLC**
 Seller Name: **PRODUCTION BUILDING RENTALS LL**
 APN: **2205-022-025** Map Reference: **15-A3 / 531-F4** Building Area: **4,850**
 County: **LOS ANGELES, CA** Census Tract: **1274.00** Total Rooms/Offices:
 Subdivision: **6872** Zoning: **LAM1** Total Restrooms:
 Rec Date: **09/29/2014** Prior Rec Date: Yr Built/Eff: **1972 / 1972**
 Sale Date: **09/22/2014** Prior Sale Date:
 Sale Price: **\$940,000** Prior Sale Price:
 Sale Type: **FULL** Prior Sale Type:
 Document #: **1024837** Acres: **0.16** Pool:
 1st Mtg Amt: **\$708,000** Lot Area: **6,884** Roof Mat:
 Total Value: **\$578,915** # of Stories:
 Land Use: **LIGHT INDUSTRIAL** Park Area/Cap#: **/**

Comp #: **7** Distance From Subject: **3.68 (miles)**
 Address: **15331 RAYEN ST, NORTH HILLS, CA 91343**
 Owner Name: **PENNY LANE CENTERS**
 Seller Name: **POLLAK FAMILY LLC**
 APN: **2654-005-029** Map Reference: **8-C6 / 501-H7** Building Area: **4,960**
 County: **LOS ANGELES, CA** Census Tract: **1175.10** Total Rooms/Offices:
 Subdivision: **PORTER LAND & WATER CO SUB #1** Zoning: **LAM1** Total Restrooms:
 Rec Date: **10/07/2014** Prior Rec Date: **07/13/1994** Yr Built/Eff: **1960 / 1960**
 Sale Date: **09/22/2014** Prior Sale Date: Air Cond: **EVAP COOLER**
 Sale Price: **\$750,000** Prior Sale Price: **\$215,000** Pool:
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat: **ROLL COMPOSITION**
 Document #: **1059212** Acres: **0.18**
 1st Mtg Amt: **\$562,500** Lot Area: **7,672**
 Total Value: **\$642,905** # of Stories: **1.00**
 Land Use: **LIGHT INDUSTRIAL** Park Area/Cap#: **/**

Comp #: **8** Distance From Subject: **3.68 (miles)**
 Address: **15341 RAYEN ST, NORTH HILLS, CA 91343**
 Owner Name: **RX HOLDINGS LLC**
 Seller Name: **POLLAK FAMILY LLC**
 APN: **2654-005-027** Map Reference: **8-C6 / 501-H7** Building Area: **6,138**
 County: **LOS ANGELES, CA** Census Tract: **1175.10** Total Rooms/Offices:
 Subdivision: **PORTER LAND & WATER CO** Zoning: **LAM1** Total Restrooms:
 Rec Date: **10/01/2014** Prior Rec Date: **01/03/1977** Yr Built/Eff: **1960 / 1960**
 Sale Date: **09/18/2014** Prior Sale Date:
 Sale Price: **\$1,560,000** Prior Sale Price: **\$39,000** Pool:
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:
 Document #: **1042201** Acres: **0.22**
 1st Mtg Amt: **\$1,244,000** Lot Area: **9,556**
 Total Value: **\$793,585** # of Stories:
 Land Use: **LIGHT INDUSTRIAL** Park Area/Cap#: **/**

Comp #: **9** Distance From Subject: **4.17 (miles)**
 Address: **5722 TUJUNGA AVE, NORTH HOLLYWOOD, CA 91601-1833**
 Owner Name: **5722 TUJUNGA AVE LLC**
 Seller Name: **GHARABAGI ARMEK**
 APN: **2337-037-006** Map Reference: **16-D6 / 562-J1** Building Area: **5,000**
 County: **LOS ANGELES, CA** Census Tract: **1242.04** Total Rooms/Offices:
 Subdivision: **6168** Zoning: **LAC2** Total Restrooms:
 Rec Date: **05/29/2014** Prior Rec Date: **06/18/2004** Yr Built/Eff: **1973 / 1973**
 Sale Date: **05/23/2014** Prior Sale Date: **04/14/2000** Air Cond:
 Sale Price: **\$665,000** Prior Sale Price: **\$680,000** Pool:
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:
 Document #: **551125** Acres: **0.15**
 1st Mtg Amt: **\$470,400** Lot Area: **6,600**
 Total Value: **\$690,000** # of Stories:
 Land Use: **LIGHT INDUSTRIAL** Park Area/Cap#: **/**

Comp #: **10** Distance From Subject: **4.84 (miles)**
 Address: **7020 DARBY AVE, RESEDA, CA 91335**
 Owner Name: **BICER PROPERTIES LLC**
 Seller Name: **TAKEDA FAMILY TRUST**
 APN: **2125-004-009** Map Reference: **14-C4 / 530-J5** Building Area: **6,050**
 County: **LOS ANGELES, CA** Census Tract: **1323.00** Total Rooms/Offices:
 Subdivision: **5236** Zoning: **LAM1** Total Restrooms:
 Rec Date: **11/12/2014** Prior Rec Date: **07/23/1971** Yr Built/Eff: **/**
 Sale Date: **11/07/2014** Prior Sale Date:
 Sale Price: **\$800,000** Prior Sale Price: **\$56,500** Air Cond:
 Sale Type: **FULL** Prior Sale Type: **FULL** Pool:
 Document #: **1202894** Acres: **0.28** Roof Mat:
 1st Mtg Amt: Lot Area: **12,247**
 Total Value: **\$128,550** # of Stories:
 Land Use: **LIGHT INDUSTRIAL** Park Area/Cap#: **/**

Comp #: **11** Distance From Subject: **5.45 (miles)**
 Address: **18141 NAPA ST, NORTHRIDGE, CA 91325-3319**
 Owner Name: **NAPA INDUSTRIES LLC**
 Seller Name: **NAPA STREET PROPERTIES LLC**
 APN: **2786-002-021** Map Reference: **7-C6 / 531-A1** Building Area: **5,500**
 County: **LOS ANGELES, CA** Census Tract: **1154.03** Total Rooms/Offices:
 Subdivision: **ZELZAH** Zoning: **LAM1** Total Restrooms:
 Rec Date: **09/23/2014** Prior Rec Date: Yr Built/Eff: **1959 / 1959**
 Sale Date: **09/15/2014** Prior Sale Date:
 Sale Price: **\$675,000** Prior Sale Price:
 Sale Type: **FULL** Prior Sale Type:
 Document #: **1004797** Acres: **0.22**
 1st Mtg Amt: **\$310,000** Lot Area: **9,589**
 Total Value: **\$199,058** # of Stories:
 Land Use: **LIGHT INDUSTRIAL** Park Area/Cap#: **/**

Comp #: **12** Distance From Subject: **5.71 (miles)**
 Address: **8025 WHEATLAND AVE, SUN VALLEY, CA 91352-4044**
 Owner Name: **BOMBIES UNCHAINED LLC**
 Seller Name: **HAROUTUNIAN ARAMAIS & DONNA H**
 APN: **2407-012-010** Map Reference: **16-F2 / 533-B2** Building Area: **4,900**
 County: **LOS ANGELES, CA** Census Tract: **1222.00** Total Rooms/Offices:
 Subdivision: **9325** Zoning: **LAMR1** Total Restrooms:
 Rec Date: **12/04/2014** Prior Rec Date: **03/20/1990** Yr Built/Eff: **1993 / 1993**
 Sale Date: **12/02/2014** Prior Sale Date: **03/1990** Air Cond:
 Sale Price: **\$1,230,000** Prior Sale Price: **\$139,000** Pool:
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat: **COMPOSITION SHINGLE**
 Document #: **1309009** Acres: **0.25**
 1st Mtg Amt: **\$1,000,000** Lot Area: **11,077**
 Total Value: **\$541,043** # of Stories: **1.00**
 Land Use: **LIGHT INDUSTRIAL** Park Area/Cap#: **/**

Comp #: **13** Distance From Subject: **5.8 (miles)**
 Address: **8717 DARBY AVE, NORTHRIDGE, CA 91325-3009**
 Owner Name: **8717 DARBY LLC**
 Seller Name: **KARIMI-RAD M & E LIVING TRUST**
 APN: **2769-025-011** Map Reference: **7-C6 / 530-J1** Building Area: **5,000**
 County: **LOS ANGELES, CA** Census Tract: **1152.02** Total Rooms/Offices:
 Subdivision: **2114** Zoning: **LAM1** Total Restrooms:
 Rec Date: **10/01/2014** Prior Rec Date: **11/18/2002** Yr Built/Eff: **1947 / 1947**
 Sale Date: **09/24/2014** Prior Sale Date: **10/09/2002** Air Cond:
 Sale Price: **\$820,000** Prior Sale Price: **\$580,000** Pool:
 Sale Type: **FULL** Prior Sale Type: **UNKNOWN** Roof Mat: **ROLL COMPOSITION**
 Document #: **1041904** Acres: **0.17**
 1st Mtg Amt: Lot Area: **7,237**
 Total Value: **\$437,141** # of Stories: **1.00**
 Land Use: **LIGHT INDUSTRIAL** Park Area/Cap#: **/**

Comp #: **14** Distance From Subject: **5.95 (miles)**
 Address: **7570 SAN FERNANDO RD, SUN VALLEY, CA 91352-4346**
 Owner Name: **VARDAPETYAN LEVON**
 Seller Name: **MCKENZIE ROBERT**
 APN: **2405-007-027** Map Reference: **17-A2 / 533-C3** Building Area: **6,400**
 County: **LOS ANGELES, CA** Census Tract: **1222.00** Total Rooms/Offices:
 Subdivision: **4886** Zoning: **LAM1** Total Restrooms:
 Rec Date: **06/03/2014** Prior Rec Date: **10/29/1998** Yr Built/Eff: **1962 /**
 Sale Date: **05/09/2014** Prior Sale Date: **10/19/1998** Air Cond:
 Sale Price: **\$960,000** Prior Sale Price: Pool:
 Sale Type: **FULL** Prior Sale Type: Roof Mat:
 Document #: **570275** Acres: **0.18**
 1st Mtg Amt: Lot Area: **8,001**
 Total Value: **\$153,715** # of Stories:
 Land Use: **LIGHT INDUSTRIAL** Park Area/Cap#: **/**

Comp #: **15** Distance From Subject: **6.57 (miles)**
 Address: **11255 ILEX AVE, PACOIMA, CA 91331-2725**
 Owner Name: **FER PROPERTIES LP**
 Seller Name: **JANECK FAMILY TRUST**
 APN: **2616-020-012** Map Reference: **8-F1 / 502-B1** Building Area: **4,960**
 County: **LOS ANGELES, CA** Census Tract: **1043.10** Total Rooms/Offices:
 Subdivision: **24779** Zoning: **LAM1** Total Restrooms:
 Rec Date: **10/31/2014** Prior Rec Date: **04/04/1975** Yr Built/Eff: **1960 / 1960**
 Sale Date: **09/10/2014** Prior Sale Date: Air Cond:
 Sale Price: **\$720,000** Prior Sale Price: **\$18,000** Pool:
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:
 Document #: **1157335** Acres: **0.22**
 1st Mtg Amt: Lot Area: **9,599**
 Total Value: **\$77,408** # of Stories:
 Land Use: **LIGHT INDUSTRIAL** Park Area/Cap#: **/**

Comp #: **16** Distance From Subject: **7.5 (miles)**
 Address: **1709 1ST ST, SAN FERNANDO, CA 91340-2742**
 Owner Name: **GALLEGOS DONNA**
 Seller Name: **KAMAR DIMITRY & IOANNA**
 APN: **2520-010-010** Map Reference: **2-E5 / 482-A6** Building Area: **5,220**
 County: **LOS ANGELES, CA** Census Tract: **3202.01** Total Rooms/Offices:
 Subdivision: **13291** Zoning: **SFM1*** Total Restrooms:
 Rec Date: **01/13/2015** Prior Rec Date: **03/31/2006** Yr Built/Eff: **1952 / 1954**
 Sale Date: **12/30/2014** Prior Sale Date: **03/27/2006** Air Cond:
 Sale Price: **\$715,000** Prior Sale Price: **\$650,000** Pool:
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat: **ROLL COMPOSITION**
 Document #: **37551** Acres: **0.17**
 1st Mtg Amt: Lot Area: **7,360**
 Total Value: **\$724,611** # of Stories: **1.00**
 Land Use: **LIGHT INDUSTRIAL** Park Area/Cap#: **/**

Comp #: 17 Distance From Subject: 9.16 (miles)
 Address: 8755 REMMET AVE, CANOGA PARK, CA 91304-1519
 Owner Name: UNITED FIRE SERVICES INC
 Seller Name: ARMINTA-REMMET LLC
 APN: 2779-041-044 Map Reference: 6-C6 / 530-A1 Building Area: 4,920
 County: LOS ANGELES, CA Census Tract: 1132.33 Total Rooms/Offices:
 Subdivision: 26787 Zoning: LAMR2 Total Restrooms:
 Rec Date: 11/17/2014 Prior Rec Date: 04/19/1999 Yr Built/Eff: 1967 / 1967
 Sale Date: 09/16/2014 Prior Sale Date: 03/31/1999 Air Cond:
 Sale Price: \$875,000 Prior Sale Price: \$330,000 Pool:
 Sale Type: FULL Prior Sale Type: FULL Roof Mat:
 Document #: 1224873 Acres: 0.24
 1st Mtg Amt: \$743,600 Lot Area: 10,371
 Total Value: \$422,017 # of Stories:
 Land Use: LIGHT INDUSTRIAL Park Area/Cap#: /

Comp #: 18 Distance From Subject: 9.17 (miles)
 Address: 1624 COTNER AVE, LOS ANGELES, CA 90025-3304
 Owner Name: COTNER DJ PROPERTY LLC
 Seller Name: SWITZER NORMAN & I TRUST
 APN: 4324-035-017 Map Reference: 41-E3 / 632-A5 Building Area: 5,000
 County: LOS ANGELES, CA Census Tract: 2655.20 Total Rooms/Offices:
 Subdivision: BARRETT VILLA TR Zoning: LAM1 Total Restrooms:
 Rec Date: 10/31/2014 Prior Rec Date: 07/24/1980 Yr Built/Eff: 1967 / 1967
 Sale Date: 10/24/2014 Prior Sale Date: Air Cond:
 Sale Price: \$4,200,000 Prior Sale Price: \$617,000 Pool:
 Sale Type: FULL Prior Sale Type: FULL Roof Mat:
 Document #: 1158892 Acres: 0.16
 1st Mtg Amt: \$2,730,000 Lot Area: 6,998
 Total Value: \$600,271 # of Stories:
 Land Use: LIGHT INDUSTRIAL Park Area/Cap#: /

Comp #: 19 Distance From Subject: 9.43 (miles)
 Address: 1901 PONTIUS AVE, LOS ANGELES, CA 90025-5611
 Owner Name: DELMAN FANNIE 1983 TRUST
 Seller Name: COHEN OF DELMA FAMILY TRUST
 APN: 4323-025-006 Map Reference: 41-E4 / 632-B5 Building Area: 5,723
 County: LOS ANGELES, CA Census Tract: 2672.00 Total Rooms/Offices:
 Subdivision: 1477 Zoning: LAM2 Total Restrooms:
 Rec Date: 12/26/2014 Prior Rec Date: Yr Built/Eff: 1973 / 1973
 Sale Date: 12/23/2014 Prior Sale Date: Air Cond:
 Sale Price: \$422,500 Prior Sale Price: Pool:
 Sale Type: FULL Prior Sale Type: Roof Mat:
 Document #: 1409229 Acres: 0.14
 1st Mtg Amt: Lot Area: 6,300
 Total Value: \$869,718 # of Stories:
 Land Use: LIGHT INDUSTRIAL Park Area/Cap#: /

Comp #: 20 Distance From Subject: 9.97 (miles)
 Address: 2238 PURDUE AVE, LOS ANGELES, CA 90064-1610
 Owner Name: DW PURDUE LLC
 Seller Name: CROSBY TRUST
 APN: 4260-018-011 Map Reference: 41-E4 / 632-B6 Building Area: 6,026
 County: LOS ANGELES, CA Census Tract: 2677.00 Total Rooms/Offices:
 Subdivision: 12377 Zoning: LAM2 Total Restrooms:
 Rec Date: 08/29/2014 Prior Rec Date: 04/15/1965 Yr Built/Eff: 1951 / 1952
 Sale Date: 08/13/2014 Prior Sale Date: Air Cond:
 Sale Price: \$2,350,000 Prior Sale Price: \$65,000 Pool:
 Sale Type: FULL Prior Sale Type: FULL Roof Mat:
 Document #: 912812 Acres: 0.17
 1st Mtg Amt: Lot Area: 7,377
 Total Value: \$180,548 # of Stories:
 Land Use: LIGHT INDUSTRIAL Park Area/Cap#: /