

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

VAN AMBATIELOS
PRESIDENT

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VICE PRESIDENT

JOSELYN GEAGA-ROSENTHAL
GEORGE HOVAGUIMIAN
JAVIER NUNEZ

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

April 21, 2015

Council District: # 14

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

JOB ADDRESS: **5076 EAST VALLEY BLVD., LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5221-002-027**

On August 15, 2007, and July 21, 2008, 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: **5076 East Valley Blvd., 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	\$ 1,065.00
System Development Surcharge	63.90
Title Report fee	42.00
Grand Total	\$ 1,170.90

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 **\$1,170.90** 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 **\$1,170.90** 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

ATTEST: HOLLY WOLCOTT, CITY CLERK

Lien confirmed by
City Council on:

BY: _____
DEPUTY

EXHIBIT A



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

Property Title Report

Work Order No. T11123
Dated as of: 03/08/2015

Prepared for: City of Los Angeles

SCHEDULE A (Reported Property Information)

APN #: 5221-002-027

Property Address: 5076 E VALLEY BLVD City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Document: Quitclaim Deed

Grantee : Francisco Fonseca and Rosario Fonseca as trustees of the Francisco Fonseca and Rosario Fonseca December 21, 1990 Family Trust, a revocable trust

Grantor : Francisco Fonseca and Rosario Fonseca

Deed Date : 3/3/1991

Recorded : 8/28/1991

Instr No. : 91-1348366

Mailing Address: Francisco Fonseca and Rosario Fonseca as trustees of the Francisco Fonseca and Rosario Fonseca December 21, 1990 Family Trust, a revocable trust
1259 N. Delta, Rosemead, CA 91770

SCHEDULE B

LEGAL DESCRIPTION

The following described property:

Situated in the City of Los Angeles, County of Los Angeles, State of California:
Lots 32, 33 and 34 of Tract No. 7669, as per map recorded in Book 86, Pages 78 and 79 of Maps, in the office of the County Recorder of said county.

Assessor's Parcel No: 5221-002-027

MORTGAGES/LIENS

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

Type of Document: A claim of lien for the amount shown and any other amounts due.

Claimant : Department of Building and Safety Financial Services Division

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. T11123

SCHEDULE B (Continued)

Recorded : 8/5/2005

Instr No. : 05 1877338

Type of Document: A claim of lien for the amount shown and any other amounts due.

Claimant : Department of Building and Safety Financial Services Division

Recorded : 3/28/2008

Instr No. : 20080539787

Type of Document: A claim of lien for the amount shown and any other amounts due.

Claimant : Department of Building and Safety Financial Services Division

Recorded : 11/7/2008

Instr No. : 20081975293

Type of Document: A claim of lien for the amount shown and any other amounts due.

Claimant : Department of Building and Safety Financial Services Division

Recorded : 11/7/2008

Instr No. : 20081975294

MAILING ADDRESS: Fonseca Francisco CO TR F And R F, 1259 Delta Ave, Rosemead, CA, 91770

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

RECORDING REQUESTED BY

86 630037

AND WHEN RECORDED MAIL TO

Name Francisco Fonseca
Street Address Rosario Fonseca
1259 No. Delta Avenue
City & State Rosemead, CA 91770

RECORDED IN OFFICIAL RECORDS
OF LOS ANGELES COUNTY, CA
MAY 21 1986 AT 8 A.M.
Recorder's Office

FEE
\$5
V

MAIL TAX STATEMENTS TO

Name Same as above.
Street Address
City & State

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Individual Grant Deed

CAT. NO. NND0882
TO 1923 CA (2-83)

THIS FORM FURNISHED BY TICOR TITLE INSURERS

ALL
PTN
9
2
5221
1225

The undersigned grantor(s) declare(s)-
Documentary transfer tax is \$ 132.00 *44*
() computed on full value of property conveyed, or
() computed on full value less value of liens and encumbrances remaining at time of sale.
() Unincorporated area: () City of _____, and

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

JAMES J. SEELEY, a widower

hereby GRANT(S) to
FRANCISCO FONSECA and ROSARIO FONSECA, husband and wife as joint tenants

the following described real property in the City of Los Angeles
County of Los Angeles, State of California:

Lots 32, 33, 34 of Tract NO. 7669, as per map recorded in Book 86 Pages 78 and 79
of Maps, in the office of the county recorder of said county.

Dated: May 8, 1986

James J. Seeley
JAMES J. SEELEY

STATE OF CALIFORNIA
COUNTY OF Los Angeles } ss.

On 5/9/86 before
me, the undersigned, a Notary Public in and for said State,
personally appeared James J. Seeley

personally known to me or proved to me on the basis of satisfactory evidence 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.

Signature

Alba Moy



(This area for official notarial seal)

Title Order No. 116 219-4

Escrow or Loan No. 86-3369 AM

MAIL TAX STATEMENTS AS DIRECTED ABOVE

RECORDING REQUESTED BY

91-1348366

AND WHEN RECORDED MAIL TO

RECORDED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA
MIN. 4 PAST 8 A.M. AUG 28 1991

GEORGE C. MARTINEZ
747 E. Green Street
Suite 400
Pasadena, Ca 91101

SPACE ABOVE THIS LINE FOR RECORDER'S USE

MAIL TAX STATEMENTS TO

FRANCISCO FONSECA
1259 N. Delta
S. San Gabriel, Ca 91770

FEE \$5

OD 858 H

Quitclaim Deed

181619

THIS FORM FURNISHED BY TRUSTORS SECURITY SERVICE

Exempt per Rev. & Tax. Code 11911, et. seq. Conveyance transferring grantor's interest into a revocable living trust
The undersigned Grantor (s) declare (s) under penalty of perjury that the following is true and correct:

DOCUMENTARY TRANSFER TAX \$.....\$.....

- () computed on full value of property conveyed, or
- () computed on full value less value of liens and encumbrances remaining at time of sale.
- () Unincorporated area () City of _____, and

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

FRANCISCO FONSECA and ROSARIO FONSECA

hereby REMISE, RELEASE AND FOREVER QUITCLAIMS to

Francisco Fonseca and Rosario Fonseca as trustees of the Francisco Fonseca and Rosario Fonseca December 21, 1990 family trust, a revocable trust

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

Lots 32, 33 and 34 of Tract No. 7669, as per map recorded in Book 86, Pages 78 and 79 of Maps, in the office of the County Recorder of said county.

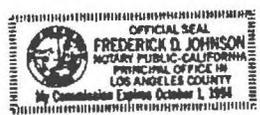
Dated March 3, 1991

Francisco Fonseca
FRANCISCO FONSECA

State of California
County of LOS ANGELES
On this the 4 day of March, 1991
before me, Frederick D. Johnson
the undersigned Notary Public, personally appeared
Francisco Fonseca & Rosario Fonseca

Rosario Fonseca
ROSARIO FONSECA

personally known to me
 proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) are subscribed to the within instrument, and acknowledged that they executed it
WITNESS my hand and official seal.



Frederick D. Johnson
Notary's Signature

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

(This area for official printed text)

Title Order No. _____ Escrow, Loan or Attorney File No. _____

MAIL TAX STATEMENTS AS DIRECTED ABOVE

END OF RECORDED DOCUMENTS

ing requested to
be mailed to:
FRANCISCO FONSECA
(Name)
5075 VALLEY BLVD
(Address)
LA CA 90032
(City) (Zip Code)

92 2033024

RECORDED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA
1 MIN PAST 12 P.M NOV 4 1992

FEE
\$5
A

SPACE ABOVE THIS LINE FOR RECORDER'S USE

COVENANT AND AGREEMENT TO HOLD PROPERTY AS ONE PARCEL

The undersigned hereby certify that we are the owners of real property located in the City of Los Angeles, State of California that is legally described (as follows) (on the attached exhibit(s) _____):

Lot(s) 22 Block --- Tract 7009
Lot(s) 33 Block --- Tract 7009
Lot(s) 34 Block --- Tract 7009

LEGAL ✓
F. SMITH NOV 11 1992
PROPERTY MANAGER
DEPT. OF BUILDING & SAFETY

as recorded in Book 80 Page 78/79 Records of Los Angeles County.

This property is located at and is known by the following address:

5075 VALLEY BLVD LA CA 90031
(Street Address)

We hereby agree and covenant with the City of Los Angeles that the above legally described real property shall be held as one parcel and no portion shall be sold separately.

This covenant and agreement is executed for the purpose of creating a single building site (and) _____

WAREHOUSE AND PARKING VOT SPACE

as regulated by Section 12.03 (and) _____ of the Los Angeles Municipal Code.

This covenant and agreement shall run with all of the above described land and shall be binding upon ourselves, and future owners, encumbrancers, their successors, heirs or assignees and shall continue in effect until released by the authority of the Superintendent of Building of the City of Los Angeles upon submittal of request, applicable fees and evidence that this Covenant and agreement is no longer required by law.

FOR CARTOGRAPHER'S USE ONLY

Owner's Name FRANCISCO FONSECA
(Please type or print)

Signature of owner Francisco Fonseca (Sign)

{ Two Officer's Signatures }
{ Required for Corporations } _____ (Sign)

Name of Corporation _____

Dated this 30th day of October 1992

SIGNATURES MUST BE NOTARIZED

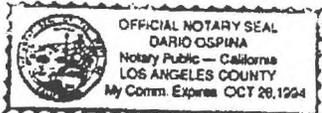
(NOTARIZATION FOR INDIVIDUAL)
STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES } SS.

On this 30th day of Oct, in the year 92, before me, the undersigned, a Notary Public in and for said County and State, personally appeared

FRANCISCO FONSECA

personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument and acknowledged that he (she or they) executed it.

WITNESS my hand and official seal.



(NOTARIZATION FOR PARTNERSHIP)
STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES } SS.

On this _____ day of _____, in the year _____, before me, the undersigned, a Notary Public in and for said County and State, personally appeared _____

personally known to be (or proved to me on the basis of satisfactory evidence) to be the person who executed the within instrument on behalf of the _____ Partnership names therein, and acknowledged to me that the _____ executed it.

WITNESS my hand and official seal.

(NOTARIZATION FOR CORPORATION)
STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES } SS.

On this _____ day of _____, in the year _____, before me, the undersigned, a Notary Public in and for said County and State, personally appeared _____

and _____ personally known to me or proved to me on the basis of satisfactory evidence to be the person who executed the within instrument as the _____ President and as the _____ Secretary 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.

FOR DEPARTMENT USE ONLY

MUST BE APPROVED BY
Dept. of Building & Safety Prior to recording

APPROVAL BY Jeffrey A. Moore

Branch Office LA
District Map 138 B 233

Entered on map by _____ Date _____

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

05 1877338

SPACE ABOVE THIS LINE FOR RECORDER'S USE

NOTICE OF PENDING LIEN

APN# 5221-002-027
AKA 5076 E VALLEY BLVD
LOS ANGELES

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. 4096186)

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 7669 32 M B 86-78/79

TR 7669 33 M B 86-78/79

TR 7669 34 M B 86-78/79

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.

DATED: This 01st Day of August, 2005

FONSECA, CO TR F & R FONSECA TRUST FRA
1259 DELTA AVE
ROSEMEAD CA, 91770

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

03/28/08



20080539787

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 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. 4401315)

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 7669 32 M B 86-78/79

TR 7669 33 M B 86-78/79

TR 7669 34 M B 86-78/79

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 5221-002-027
AKA 5076 E VALLEY BLVD
LOS ANGELES

Owner
FONSECA FRANCISCO CO TR F AND R F
1259 DELTA AVE
ROSEMEAD CA, 91770

DATED This 21st Day of March, 2008

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

By

Grace Harper, 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

11/07/08



20081975293

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. 4491079)

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 7669 32 M B 86-78/79

TR 7669 33 M B 86-78/79

TR 7669 34 M B 86-78/79

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 5221-002-027

AKA 5076 E VALLEY BLVD UNIT#A
LOS ANGELES

3

Owner
FONSECA FRANCISCO CO TR F AND R F
1259 DELTA AVE
ROSEMEAD CA,91770

DATED: This 03rd Day of November, 2008

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

By *etubiana*
per Karen Penera, 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

11/07/08



20081975294

J

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. 4491183)

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 7669 32 M B 86-78/79

TR 7669 33 M B 86-78/79

TR 7669 34 M B 86-78/79

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 5221-002-027

AKA 5076 E VALLEY BLVD

LOS ANGELES

Owner
FONSECA FRANCISCO CO TR F AND R F
1259 DELTA AVE
ROSEMEAD CA, 91770

DATED: This 03rd Day of November, 2008

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

By



Ku

Karen Penner, Bureau Chief
Resource Management Bureau



OFFICIAL BUSINESS
Document entitled to free
recording per Government
Code Section 6103

Recording Requested by and:
When Recorded Return to:

Community Redevelopment Agency
of the City of Los Angeles
1916 E. First Street
Los Angeles, CA 90033
Attn: Donna DeBruhl-Hemer

SPACE ABOVE THIS LINE FOR RECORDER'S USE

COMMUNITY REDEVELOPMENT AGENCY
OF THE CITY OF LOS ANGELES

STATEMENT THAT THE ADELANTE EASTSIDE
REDEVELOPMENT PLAN HAS BEEN AMENDED

(Recording Required by California Community Redevelopment Law, Health and Safety
Code Section 33456)

1. The Redevelopment Plan ("Adelante Redevelopment Plan") for the Adelante Eastside Redevelopment Project ("Adelante Project Area") was adopted on March 24, 1999, by City of Los Angeles ("City") Ordinance No. 172514; and
2. The Adelante Project Area contains the properties described in the Adelante Project Area Description, attached hereto as Exhibit "A" and incorporated herein by this reference, and is depicted in the Adelante Project Area Map, attached hereto as Exhibit "B" and incorporated herein by this reference; and
3. The Redevelopment Plan ("Whiteside Redevelopment Plan") for the Whiteside Redevelopment Project ("Whiteside Project Area") was adopted on October 17, 2006, by County of Los Angeles Ordinance No. 2006-0075; and
4. The Whiteside Project Area contains the properties described in the Whiteside Project Area Description, attached hereto as Exhibit "C" and incorporated herein by this reference, and is depicted in the Whiteside Project Area Map, attached hereto as Exhibit "D" and incorporated herein by this reference; and

3

5. Section 1000 of the Whiteside Redevelopment Plan provides that after a City of Los Angeles ordinance becomes effective amending the Adelante Redevelopment Plan to merge the Adelante Project Area with the Whiteside Project Area, the Whiteside Project Area will be merged immediately with the Adelante Project Area; and
6. By Ordinance No. 180879 adopted by the City on September 8, 2009, the City amended the Adelante Redevelopment Plan to, among other things, merge the Adelante Project Area with the Whiteside Project Area ("Amendment"); and
7. Neither the boundaries of the Adelante Project Area nor the boundaries of the Whiteside Project Area were changed as a result of the Amendment.

NOTICE IS HEREBY GIVEN THAT PROCEEDINGS FOR THE REDEVELOPMENT OF THE ADELANTE EASTSIDE REDEVELOPMENT PROJECT AREA ARE CONTINUING UNDER THE CALIFORNIA COMMUNITY REDEVELOPMENT LAW PURSUANT TO THE ADELANTE EASTSIDE REDEVELOPMENT PLAN, AS AMENDED BY THE AMENDMENT.

IN WITNESS WHEREOF, the authorized representative of the Community Redevelopment Agency of the City of Los Angeles has executed this instrument.

COMMUNITY REDEVELOPMENT AGENCY
OF THE CITY OF LOS ANGELES

Date:

10/19/09

By:



Cecilia V. Estolano
Chief Executive Officer

4

STATE OF CALIFORNIA

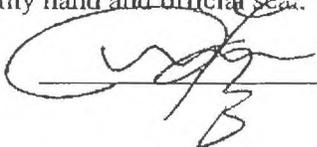
COUNTY OF LOS ANGELES)

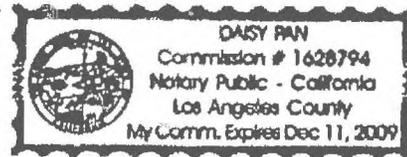
On OCTOBER 19, 2009 before me, DAISY PAN,
Notary Public, personally appeared
CECILIA V. ESTOLANO

, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that ~~he~~/she/~~they~~ executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature:  (Seal)



46

the southwesterly line of said Lot 12 to the most easterly corner of Lot 2, Block 4, of Florence Terrace, in said city, as per map filed in Book 30, Page 19, of said miscellaneous records; thence southwesterly 193.15 feet to the most southerly corner of said Lot 2, said corner being the northeasterly right-of-way line of Charlotte Street, 60 feet wide, as shown on said tract, said corner being also the beginning of a non-tangent curve concave northeasterly, having a radius of 131.40 feet; thence northwesterly 103.20 feet along the curved southwesterly lines of Lot 2 and Lot 1, of said Block 4; thence northwesterly 14.65 feet to the beginning of curve concave southwesterly, having a radius of 131.40 feet; thence northwesterly 51.34 feet along the curved southwesterly line of said Lot 1 to the most westerly corner of said lot; thence northwesterly 8.42 feet along the continuation of said curved southwesterly line to the centerline of an alley, 12.00 feet wide, as shown on said tract; thence northwesterly 262.02 feet to the most easterly corner of said Lot 86, said corner being also on the northeasterly right-of-way line of said alley; thence northwesterly 141.45 feet along the northeasterly line of said Lot 86 to the most northerly corner of said Lot 86, said corner being also on the southeasterly right-of-way line of said Cummings Street; thence northwesterly 25.00 feet along said prolongation to the centerline of said Cummings Street and Point of Beginning.

Containing 2164 acres

Robert C. Olson
ROBERT C. OLSON
P.L.S. 5490 Expires 9-30-00
Promas and Associates

5.13.98
DATE



EXHIBIT B

ASSIGNED INSPECTOR: **ULRIC CARPENTER**
JOB ADDRESS: **5076 EAST VALLEY BLVD., LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5221-002-027**

Date: **April 21, 2015**

Last Full Title: **03/08/2015**

Last Update to Title:

LIST OF OWNERS AND INTERESTED PARTIES

- 1). FRANCISCO AND ROSARIO FONSECA
TRUSTEES OF THE FRANCISCO FONSECA
AND ROSARIO FONSECA DECEMBER 21, 1990
FAMILY TRUST, REVOCABLE TRUST
1259 NORTH DELTA AVE.
ROSEMEAD, CA. 91770-4203
CAPACITY: OWNERS

- 2). FRANCISCO FONSECA (TE)
1259 NORTH DELTA AVE.
ROSEMEAD, CA. 91770-4203
CAPACITY: OWNERS

Property Detail Report

EXHIBIT C

For Property Located At :
5076 VALLEY BLVD, LOS ANGELES, CA 90032-3925



Owner Information

Owner Name: **FONSECA FRANCISCO (TE)/F**
 Mailing Address: **1259 DELTA AVE, ROSEMEAD CA 91770-4203 C037**
 Vesting Codes: **// TR**

Location Information

Legal Description:	TR=7669 LOTS 32,33 AND 34	APN:	5221-002-027
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	2017.00 / 2	Subdivision:	7669
Township-Range-Sect:		Map Reference:	/
Legal Book/Page:	86-78	Tract #:	7669
Legal Lot:	32	School District:	LOS ANGELES
Legal Block:		School District Name:	
Market Area:	621	Munic/Township:	
Neighbor Code:			

Owner Transfer Information

Recording/Sale Date:	08/28/1991 / 03/1991	Deed Type:	QUIT CLAIM DEED
Sale Price:		1st Mtg Document #:	
Document #:	1348366		

Last Market Sale Information

Recording/Sale Date:	05/21/1986 / 05/1986	1st Mtg Amount/Type:	\$95,000 / PRIVATE PARTY
Sale Price:	\$120,000	1st Mtg Int. Rate/Type:	/
Sale Type:	FULL	1st Mtg Document #:	/
Document #:	630037	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$26.58
New Construction:		Multi/Split Sale:	
Title Company:	CALIFORNIA COUNTIES TITLE CO.		
Lender:			
Seller Name:	SEELEY JAMES J		

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:	1994 / 1994	Total Rooms/Offices:		Garage Area:	
Gross Area:	4,514	Total Restrooms:		Garage Capacity:	
Building Area:	4,514	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:	LAC2	Acres:	0.15	County Use:	AUTO SVC SHOP (2600)
Lot Area:	6,749	Lot Width/Depth:	x	State Use:	
Land Use:	AUTO REPAIR	Commercial Units:		Water Type:	
Site Influence:		Sewer Type:		Building Class:	

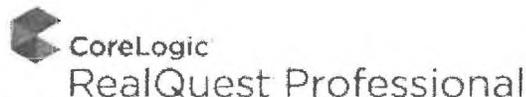
Tax Information

Total Value:	\$215,736	Assessed Year:	2014	Property Tax:	\$3,172.40
Land Value:	\$197,071	Improved %:	9%	Tax Area:	12703
Improvement Value:	\$18,665	Tax Year:	2014	Tax Exemption:	
Total Taxable Value:	\$215,736				

Comparable Sales Report

For Property Located At

5076 VALLEY BLVD, LOS ANGELES, CA 90032-3925



19 Comparable(s) Selected.**Summary Statistics:**

	Subject	Low	High	Average
Sale Price	\$120,000	\$100,000	\$6,035,000	\$1,559,579
Bldg/Living Area	4,514	3,840	5,130	4,506
Price/Sqft	\$26.58	\$20.85	\$1,571.61	\$364.98
Year Built	1994	1920	2004	1959
Lot Area	6,749	3,775	73,860	16,097
Bedrooms	0	0	0	0
Bathrooms/Restrooms	0	0	0	0
Stories	0.00	1.00	1.00	1.00
Total Value	\$215,736	\$79,159	\$2,196,800	\$819,869
Distance From Subject	0.00	4.32	19.87	11.69

* = user supplied for search only

Comp #:	1	Distance From Subject: 4.32 (miles)	
Address:	2428 W BEVERLY BLVD, MONTEBELLO, CA 90640-2306		
Owner Name:	VELASCO MIGUEL & MARGARITA		
Seller Name:	NAKANO K B & J K TRUST		
APN:	5268-022-002	Map Reference:	46-C6 /
County:	LOS ANGELES, CA	Census Tract:	5302.04
Subdivision:	8502	Zoning:	MNC2*
Rec Date:	04/07/2015	Prior Rec Date:	
Sale Date:	01/22/2015	Prior Sale Date:	
Sale Price:	\$850,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	379844	Acres:	0.36
1st Mtg Amt:	\$450,000	Lot Area:	15,727
Total Value:	\$248,874	# of Stories:	
Land Use:	AUTO REPAIR	Park Area/Cap#:	/
		Building Area:	4,667
		Total Rooms/Offices:	
		Total Restrooms:	
		Yr Built/Eff:	1971 /
		Air Cond:	
		Pool:	
		Roof Mat:	

Comp #:	2	Distance From Subject: 7.01 (miles)	
Address:	525 N GLENDALE AVE, GLENDALE, CA 91206-3307		
Owner Name:	SIMSOLLO FAMILY TRUST/Y S INVESTMENTS LLC		
Seller Name:	KOVALIK & FAMILY LLC		
APN:	5643-011-046	Map Reference:	564-F4 /
County:	LOS ANGELES, CA	Census Tract:	3019.00
Subdivision:	1922	Zoning:	GLC2
Rec Date:	11/07/2014	Prior Rec Date:	06/13/1997
Sale Date:	10/30/2014	Prior Sale Date:	
Sale Price:	\$3,250,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	1183731	Acres:	0.25
1st Mtg Amt:		Lot Area:	11,044
Total Value:	\$1,493,219	# of Stories:	
Land Use:	AUTO REPAIR	Park Area/Cap#:	/
		Building Area:	3,992
		Total Rooms/Offices:	
		Total Restrooms:	
		Yr Built/Eff:	1998 / 1998
		Air Cond:	
		Pool:	
		Roof Mat:	

Comp #:	3	Distance From Subject: 8.06 (miles)	
Address:	2020 S WESTERN AVE, LOS ANGELES, CA 90018-1539		
Owner Name:	PICO PLACE LLC		
Seller Name:	BROEMSE HEINZ W & ERIKA B		
APN:	5074-034-031	Map Reference:	43-E4 /
County:	LOS ANGELES, CA	Census Tract:	2214.02
Subdivision:	WEST ADAMS HEIGHTS	Zoning:	LAC2
Rec Date:	03/30/2015	Prior Rec Date:	
Sale Date:	03/11/2015	Prior Sale Date:	
Sale Price:	\$1,800,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	340361	Acres:	0.55
1st Mtg Amt:	\$1,000,000	Lot Area:	23,922
Total Value:	\$349,019	# of Stories:	
Land Use:	AUTO REPAIR	Park Area/Cap#:	/
		Building Area:	3,858
		Total Rooms/Offices:	
		Total Restrooms:	
		Yr Built/Eff:	1967 / 1967
		Air Cond:	
		Pool:	
		Roof Mat:	

Comp #: 4 Distance From Subject: 8.39 (miles)
 Address: 8928 STATE ST, SOUTH GATE, CA 90280-2926
 Owner Name: JEONG NORAN/JEONG JUDY
 Seller Name: LAWRENCE FAMILY TRUST
 APN: 6210-026-024 Map Reference: 59-A2 / Building Area: 4,628
 County: LOS ANGELES, CA Census Tract: 5357.02 Total Rooms/Offices:
 Subdivision: 3477 Zoning: SGCR* Total Restrooms:
 Rec Date: 09/11/2014 Prior Rec Date: Yr Built/Eff: 1945 / 1945
 Sale Date: 06/12/2014 Prior Sale Date: Air Cond:
 Sale Price: \$500,000 Prior Sale Price: Pool:
 Sale Type: FULL Prior Sale Type: Roof Mat:
 Document #: 961214 Acres: 0.26
 1st Mtg Amt: \$540,000 Lot Area: 11,199
 Total Value: \$79,159 # of Stories:
 Land Use: AUTO REPAIR Park Area/Cap#: /

Comp #: 5 Distance From Subject: 8.5 (miles)
 Address: 1484 W MARTIN LUTHER KING JR BLVD B, LOS ANGELES, CA 90062
 Owner Name: SHIN YONG J/HWANG KOOK R
 Seller Name: KIM JIN S TRUST
 APN: 5021-003-032 Map Reference: 51-E2 / Building Area: 4,747
 County: LOS ANGELES, CA Census Tract: 2316.00 Total Rooms/Offices:
 Subdivision: PIONEER INVESTMENT Zoning: LAC2 Total Restrooms:
 & TRUST COS
 Rec Date: 09/29/2014 Prior Rec Date: 07/31/1987 Yr Built/Eff: 1951 /
 Sale Date: 09/04/2014 Prior Sale Date: 07/1987 Air Cond:
 Sale Price: \$600,000 Prior Sale Price: \$150,000 Pool:
 Sale Type: FULL Prior Sale Type: FULL Roof Mat:
 Document #: 1026591 Acres: 0.18
 1st Mtg Amt: \$553,000 Lot Area: 7,758
 Total Value: \$291,826 # of Stories:
 Land Use: AUTO REPAIR Park Area/Cap#: /

Comp #: 6 Distance From Subject: 8.54 (miles)
 Address: 676 W SLAUSON AVE, LOS ANGELES, CA 90044-6351
 Owner Name: FARJAM FIROOZEH
 Seller Name: VIP GROUP INVESTMENTS LLC
 APN: 6004-033-032 Map Reference: 52-A4 / Building Area: 4,860
 County: LOS ANGELES, CA Census Tract: 2371.02 Total Rooms/Offices:
 Subdivision: BURKE BROS Zoning: LAC2 Total Restrooms:
 FIGUEROA SLAUSON
 SUB
 Rec Date: 08/25/2014 Prior Rec Date: 04/03/2006 Yr Built/Eff: 1924 / 1930
 Sale Date: 05/21/2014 Prior Sale Date: 03/30/2006 Air Cond: NONE
 Sale Price: \$1,052,000 Prior Sale Price: \$550,000 Pool:
 Sale Type: FULL Prior Sale Type: Roof Mat:
 Document #: 890497 Acres: 0.11
 1st Mtg Amt: \$525,000 Lot Area: 4,855
 Total Value: \$613,130 # of Stories:
 Land Use: AUTO REPAIR Park Area/Cap#: /

Comp #: 7 Distance From Subject: 9.1 (miles)
 Address: 8041 FIRESTONE BLVD, DOWNEY, CA 90241-4228
 Owner Name: HYE LLC
 Seller Name: CHO CHI Y
 APN: 6251-040-003 Map Reference: 60-B3 / Building Area: 4,576
 County: LOS ANGELES, CA Census Tract: 5513.00 Total Rooms/Offices:
 Subdivision: DOWNEY LAND Zoning: DOC3* Total Restrooms:
 ASSOCIATION
 Rec Date: 02/03/2015 Prior Rec Date: 05/26/2010 Yr Built/Eff: 1975 / 1975
 Sale Date: 01/29/2015 Prior Sale Date: 05/20/2010 Air Cond:
 Sale Price: \$1,700,000 Prior Sale Price: \$1,137,500 Pool:
 Sale Type: FULL Prior Sale Type: FULL Roof Mat:
 Document #: 118771 Acres: 0.43
 1st Mtg Amt: \$1,360,000 Lot Area: 18,935
 Total Value: \$1,197,776 # of Stories:
 Land Use: AUTO REPAIR Park Area/Cap#: /

Comp #: 8 Distance From Subject: 9.17 (miles)
 Address: 11210 MYRTLE ST, DOWNEY, CA 90241-4233
 Owner Name: APB PROPERTIES LLC
 Seller Name: REY HUGO N LIVING TRUST
 APN: 6255-001-009 Map Reference: 60-B3 / Building Area: 4,694
 County: LOS ANGELES, CA Census Tract: 5513.00 Total Rooms/Offices:
 Subdivision: DOWNEY LAND ASSOC Zoning: DOM2-C3* Total Restrooms:
 Rec Date: 03/18/2015 Prior Rec Date: 08/04/1999 Yr Built/Eff: 1950 / 1950
 Sale Date: 01/26/2015 Prior Sale Date: 06/30/1999 Air Cond:
 Sale Price: \$1,600,000 Prior Sale Price: \$575,000 Pool:
 Sale Type: FULL Prior Sale Type: FULL Roof Mat:

Document #: **289211** Acres: **0.73**
 1st Mtg Amt: **\$1,390,000** Lot Area: **31,753**
 Total Value: **\$720,926** # of Stories:
 Land Use: **AUTO REPAIR** Park Area/Cap#: **/**

Comp #: **9** Distance From Subject: **9.45 (miles)**
 Address: **3331 N VERDUGO RD, GLENDALE, CA 91208-1669**
 Owner Name: **SEVADA AUTO GROUP LLC**
 Seller Name: **MACHTOLF FAMILY TRUST**
 APN: **5615-015-005** Map Reference: **18-E4 /** Building Area: **5,027**
 County: **LOS ANGELES, CA** Census Tract: **3006.00** Total Rooms/Offices:
 Subdivision: **SPARR HEIGHTS** Zoning: **GLC3*** Total Restrooms:
 Rec Date: **08/28/2014** Prior Rec Date: **03/01/1995** Yr Built/Eff: **1967 /**
 Sale Date: **08/25/2014** Prior Sale Date:
 Sale Price: **\$870,000** Prior Sale Price: **\$220,000** Air Cond:
 Sale Type: **FULL** Prior Sale Type: **FULL** Pool:
 Document #: **907046** Acres: **0.12** Roof Mat:
 1st Mtg Amt: **\$696,000** Lot Area: **5,208**
 Total Value: **\$301,438** # of Stories:
 Land Use: **AUTO REPAIR** Park Area/Cap#: **/**

Comp #: **10** Distance From Subject: **11.49 (miles)**
 Address: **2745 W MANCHESTER BLVD, INGLEWOOD, CA 90305-2435**
 Owner Name: **THREE KIDS LAUNDRY LLC**
 Seller Name: **DONEL INVESTMENTS LLC**
 APN: **4010-010-028** Map Reference: **57-C2 /** Building Area: **4,352**
 County: **LOS ANGELES, CA** Census Tract: **6008.01** Total Rooms/Offices:
 Subdivision: **11156** Zoning: **INC2*** Total Restrooms:
 Rec Date: **09/24/2014** Prior Rec Date: Yr Built/Eff: **1946 / 1975**
 Sale Date: **08/25/2014** Prior Sale Date: Air Cond: **NONE**
 Sale Price: **\$1,175,000** Prior Sale Price: Pool:
 Sale Type: **FULL** Prior Sale Type: Roof Mat:
 Document #: **1010397** Acres: **0.40**
 1st Mtg Amt: **\$587,500** Lot Area: **17,461**
 Total Value: **\$780,000** # of Stories: **1.00**
 Land Use: **AUTO REPAIR** Park Area/Cap#: **/**

Comp #: **11** Distance From Subject: **12.08 (miles)**
 Address: **1169 S ROBERTSON BLVD, LOS ANGELES, CA 90035**
 Owner Name: **ROBERTSON-PICO LLC**
 Seller Name: **1169 S ROBERTSON BLVD LLC**
 APN: **4332-014-019** Map Reference: **42-D2 /** Building Area: **4,700**
 County: **LOS ANGELES, CA** Census Tract: **2170.01** Total Rooms/Offices:
 Subdivision: **8440** Zoning: **LAC2** Total Restrooms:
 Rec Date: **02/20/2015** Prior Rec Date: **03/23/1992** Yr Built/Eff: **1926 / 1926**
 Sale Date: **02/03/2015** Prior Sale Date: Air Cond:
 Sale Price: **\$1,850,000** Prior Sale Price: Pool:
 Sale Type: **FULL** Prior Sale Type: Roof Mat:
 Document #: **188133** Acres: **0.11**
 1st Mtg Amt: **\$1,050,000** Lot Area: **4,705**
 Total Value: **\$1,050,000** # of Stories:
 Land Use: **AUTO REPAIR** Park Area/Cap#: **/**

Comp #: **12** Distance From Subject: **12.11 (miles)**
 Address: **8410 SOMERSET BLVD, PARAMOUNT, CA 90723-3551**
 Owner Name: **PARTIN JIMMY D**
 Seller Name: **MONJARAZ SANDRA N**
 APN: **6270-007-035** Map Reference: **65-F3 /** Building Area: **5,027**
 County: **LOS ANGELES, CA** Census Tract: **5539.01** Total Rooms/Offices:
 Subdivision: **CLEARWATER** Zoning: **PACM-RM*** Total Restrooms:
 Rec Date: **09/12/2014** Prior Rec Date: **10/06/2008** Yr Built/Eff: **1966 /**
 Sale Date: **09/10/2014** Prior Sale Date: **09/17/2008** Air Cond:
 Sale Price: **\$555,000** Prior Sale Price: **\$750,000** Pool:
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:
 Document #: **964828** Acres: **0.39**
 1st Mtg Amt: **\$416,000** Lot Area: **17,028**
 Total Value: **\$787,868** # of Stories:
 Land Use: **AUTO REPAIR** Park Area/Cap#: **/**

Comp #: **13** Distance From Subject: **12.57 (miles)**
 Address: **318 N LA BREA AVE, INGLEWOOD, CA 90302-3407**
 Owner Name: **HEKMAT SOHELL & ROYA**
 Seller Name: **WEERANARAWAT FAMILY TRUST**
 APN: **4016-028-001** Map Reference: **57-A1 /** Building Area: **3,949**
 County: **LOS ANGELES, CA** Census Tract: **6009.02** Total Rooms/Offices:
 Subdivision: **INGLEWOOD PROP** Zoning: **INC3*** Total Restrooms:

Rec Date:	02/17/2015	Prior Rec Date:	02/15/1990	Yr Built/Eff:	1969 /
Sale Date:	01/29/2015	Prior Sale Date:	02/1990	Air Cond:	NONE
Sale Price:	\$1,400,000	Prior Sale Price:	\$675,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	ROLL COMPOSITION
Document #:	169491	Acres:	0.60		
1st Mtg Amt:		Lot Area:	26,043		
Total Value:	\$1,023,089	# of Stories:	1.00		
Land Use:	AUTO REPAIR	Park Area/Cap#:	/		

Comp #:	14	Distance From Subject:	13.88 (miles)
Address:	11003 HAWTHORNE BLVD, INGLEWOOD, CA 90304-2315		
Owner Name:	ARTCO ENTS LLC		
Seller Name:	SADAF PROPERTIES LLC		
APN:	4037-015-002	Map Reference:	57-A4 /
County:	LOS ANGELES, CA	Census Tract:	6017.00
Subdivision:	287	Zoning:	LCM1*
Rec Date:	09/05/2014	Prior Rec Date:	02/28/2006
Sale Date:	08/22/2014	Prior Sale Date:	02/16/2006
Sale Price:	\$1,890,000	Prior Sale Price:	\$2,000,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	936309	Acres:	0.23
1st Mtg Amt:		Lot Area:	9,974
Total Value:	\$428,900	# of Stories:	
Land Use:	AUTO REPAIR	Park Area/Cap#:	/
Building Area:	4,932	Total Rooms/Offices:	
Total Restrooms:		Yr Built/Eff:	1980 / 1980
Air Cond:		Pool:	PARTIAL
Roof Mat:			ROLL COMPOSITION

Comp #:	15	Distance From Subject:	15.78 (miles)
Address:	7418 LAUREL CANYON BLVD, NORTH HOLLYWOOD, CA 91605-3134		
Owner Name:	HTC SOLUTIONS INC		
Seller Name:	CALEFATO BLANCA E		
APN:	2317-014-029	Map Reference:	16-C3 /
County:	LOS ANGELES, CA	Census Tract:	1224.10
Subdivision:	15142	Zoning:	LAM2
Rec Date:	12/26/2014	Prior Rec Date:	08/17/1987
Sale Date:	12/08/2014	Prior Sale Date:	08/1987
Sale Price:	\$755,000	Prior Sale Price:	\$120,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1409994	Acres:	0.15
1st Mtg Amt:	\$450,000	Lot Area:	6,334
Total Value:	\$473,848	# of Stories:	1.00
Land Use:	AUTO REPAIR	Park Area/Cap#:	/
Building Area:	3,933	Total Rooms/Offices:	
Total Restrooms:		Yr Built/Eff:	2004 / 2004
Air Cond:		Pool:	
Roof Mat:			ROLL COMPOSITION

Comp #:	16	Distance From Subject:	16.44 (miles)
Address:	11827 SANTA MONICA BLVD, LOS ANGELES, CA 90025-2201		
Owner Name:	TULLER ONE LLC		
Seller Name:	SMITH FAMILY TRUST		
APN:	4262-004-001	Map Reference:	41-D4 /
County:	LOS ANGELES, CA	Census Tract:	2675.01
Subdivision:	ARTESIAN TR	Zoning:	LAC2
Rec Date:	12/24/2014	Prior Rec Date:	04/22/1998
Sale Date:	12/23/2014	Prior Sale Date:	04/13/1998
Sale Price:	\$6,035,000	Prior Sale Price:	\$2,070,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1399825	Acres:	0.10
1st Mtg Amt:	\$4,840,000	Lot Area:	4,314
Total Value:	\$2,196,800	# of Stories:	
Land Use:	AUTO REPAIR	Park Area/Cap#:	/
Building Area:	3,840	Total Rooms/Offices:	
Total Restrooms:		Yr Built/Eff:	1920 / 1945
Air Cond:		Pool:	
Roof Mat:			

Comp #:	17	Distance From Subject:	17.39 (miles)
Address:	15035 VENTURA BLVD, SHERMAN OAKS, CA 91403-2442		
Owner Name:	GABRIEL PAUL M LIVING TRUST/GABRIEL MARY R FAMILY TRUST		
Seller Name:	RICE M E FAMILY TRUST		
APN:	2264-016-005	Map Reference:	22-C3 /
County:	LOS ANGELES, CA	Census Tract:	1413.02
Subdivision:	6836	Zoning:	LAC2
Rec Date:	08/28/2014	Prior Rec Date:	02/01/1999
Sale Date:	08/19/2014	Prior Sale Date:	01/14/1999
Sale Price:	\$1,550,000	Prior Sale Price:	\$710,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	904639	Acres:	0.09
1st Mtg Amt:		Lot Area:	3,775
Total Value:	\$907,991	# of Stories:	
Land Use:	AUTO REPAIR	Park Area/Cap#:	/
Building Area:	5,130	Total Rooms/Offices:	
Total Restrooms:		Yr Built/Eff:	1957 /
Air Cond:		Pool:	NONE
Roof Mat:			

Comp #:	18	Distance From Subject: 18.02 (miles)	
Address:	9827 SAN FERNANDO RD, PACOIMA, CA 91331		
Owner Name:	SAN FERNANDO ROAD PROPERTY LLC		
Seller Name:	COURTNEY DAVID		
APN:	2624-019-011	Map Reference:	9-B4 /
County:	LOS ANGELES, CA	Census Tract:	1048.10
Subdivision:	22964	Zoning:	LAM2
Rec Date:	01/23/2015	Prior Rec Date:	08/02/1984
Sale Date:	12/16/2014	Prior Sale Date:	
Sale Price:	\$2,100,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	81572	Acres:	1.70
1st Mtg Amt:	\$1,087,500	Lot Area:	73,860
Total Value:	\$1,999,034	# of Stories:	
Land Use:	AUTO REPAIR	Park Area/Cap#:	/

Comp #:	19	Distance From Subject: 19.87 (miles)	
Address:	14540 VAN NUYS BLVD, PANORAMA CITY, CA 91402-1129		
Owner Name:	FOX ALAN/FOX CARY & LINDA		
Seller Name:	FOX JENNY		
APN:	2644-025-022	Map Reference:	8-D4 /
County:	LOS ANGELES, CA	Census Tract:	1193.10
Subdivision:	20368	Zoning:	LAC2
Rec Date:	01/14/2015	Prior Rec Date:	06/10/1992
Sale Date:	08/04/2005	Prior Sale Date:	04/1992
Sale Price:	\$100,000	Prior Sale Price:	\$80,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	46489	Acres:	0.27
1st Mtg Amt:		Lot Area:	11,943
Total Value:	\$634,621	# of Stories:	
Land Use:	AUTO REPAIR	Park Area/Cap#:	/