

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

April 21, 2015

Council District: # 13

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

JOB ADDRESS: **716 NORTH ALVARADO STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5404-008-031**

On July 16, 2008, and July 2, 2012, 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: **716 North Alvarado 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	\$ 812.00
System Development Surcharge	48.72
Repeat Violation Fee	600.00
Title Report fee	42.00
Grand Total	\$ 1,502.72

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 **\$1,502.72** 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 **\$1,502.72** 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 Ongile
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. T11026
Dated as of: 03/07/2015

Prepared for: City of Los Angeles

SCHEDULE A (Reported Property Information)

APN #: 5404-008-031

Property Address: 716 N ALVARADO ST ✓ City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Instrument: Trust Transfer Deed

Grantee : Kwangkyu Park and Hye Young Park as Trustees of the Kwangkyu Park and Hye Young Park Revocable Living Trust dated June 5, 2010

Grantor : Kwangkyu Park and Hye Young Park, husband and wife, as joint tenants

Deed Date : 6/5/2010

Recorded : 7/19/2010

Instr No. : 20100985258

MAILING ADDRESS: Kwangkyu Park and Hye Young Park as Trustees of the Kwangkyu Park and Hye Young Park Revocable Living Trust,
21413 Marjorie Ave., Torrance, California 90503

SCHEDULE B

LEGAL DESCRIPTION

The following described property:

Situated in the City of Los Angeles, County of Los Angeles, State of California: Lot 6, 7 and 8 in Tract No. Melton Terrace Tract as per map recorded in Book 8, Page 96 of Maps, in the Office of the County Recorder of Los Angeles County, California.

Assessor's Parcel No: 5404-008-031

MORTGAGES/LIENS

Type of Instrument: A deed of trust to secure an indebtedness in the amount shown below, and any other obligations secured thereby

Amount : \$740,000.00

Dated : 1/2/2002

Trustor : Kwang kyu Park and Hye Young Park

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. T11026

SCHEDULE B (Continued)

Trustee : Pacific Crest Capital, Inc.

Beneficiary : Pacific Crest Bank

Recorded : 1/23/2002

Instr No. : 02 0167140

Mailing Address: Pacific Crest Capital, Inc., - P.O. Box 3001, Agoura Hills, CA 91301.

Mailing Address: Pacific Crest Bank - 30343 Canwood Street, Suite 100, Agoura Hills, CA 91301

Recording Requested by
TEWAY TITLE COMPANY

RECORDING REQUESTED BY:
Chapman Avenue Escrow
AND WHEN RECORDED MAIL TO:

KWANG KYU & HYE YOUNG PARK
2143 Marjorie Ave
Torrance, CA 90503

02 0054293

THIS SPACE FOR RECORDER'S USE ONLY:

ESCROW NO. 13706-MC
140453

TITLE ORDER NO.

INDIVIDUAL GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S) ⁽⁹⁰⁾
DOCUMENTARY TRANSFER TAX is \$ 1,287.00 ⁽⁴⁴⁾ CITY TAX \$ 5,265.00
☒ [X] computed on full value of property conveyed, or
☐ [] computed on full value less value of liens or encumbrances remaining at time of sale.
☐ [] Unincorporated area IX City of LOS ANGELES, AND

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

GSH INVESTMENTS, a Limited Liability Company

hereby GRANT(s) to:

KWANG KYU PARK and HYE YOUNG PARK, Husband and Wife as Joint Tenants

the real property in the city of LOS ANGELES, County of Los Angeles, State of California, described as:
Lot 6,7, and 8 in Tract No. MELRON TERRACE TRACT as per Map recorded in Book 8, Page 96 of
Maps, in the Office of the County Recorder of Los Angeles County, California.

A.P. # 5404-008-031
5404-008-030
5404-008-029

DATED October 22, 2001

STATE OF CALIFORNIA
COUNTY OF Los Angeles

On Oct 30, 2001
before me, Jamie J. Yi
a Notary Public in and for said State, personally appeared
Si Kwon Roh & Hannah Roh

GSH INVESTMENTS, a Limited Liability Company

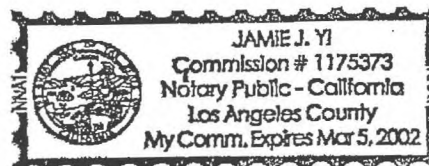
Si Kwon Roh, Member

Hannah Roh, Member

personally known to me (or 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.
WITNESS my hand and official seal.

Signature _____

Mail tax statements to: _____



(This area for official notarial seal)

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO

Kwangkyu Park and Hye Young Park
21413 Marjorie Ave.
Torrance, California 90503

A.P.N. 5404-008-031, 030, 029

07/19/2010



20100985258

SPACE ABOVE THIS LINE FOR RECORDER'S USE

TRUST TRANSFER DEED

(Excluded from Reappraisal Under Proposition 13, 13a, 13b, and 13c, and Gov. Code Section 13A.91 et seq.)

The undersigned Grantors, KWANGKYU PARK and HYE YOUNG PARK, declare under penalty of perjury under the laws of the State of California that the following is true and correct:

This conveyance is a Trust Transfer under Section 62 of the California Revenue and Taxation Code. By this Trust Transfer Deed, the Grantors transfer their interest in the property described below to Grantors' revocable inter vivos trust. There is no consideration given for this transfer. Accordingly, there is no documentary transfer tax per California Revenue and Taxation Code Section 11911.

Documentary transfer tax is \$ NONE.

GRANTORS: KWANGKYU PARK and HYE YOUNG PARK, husband and wife, as Joint Tenants, hereby GRANT to

GRANTEES: KWANGKYU PARK and HYE YOUNG PARK as Trustees of the Kwangkyu Park and Hye Young Park Revocable Living Trust dated June 5, 2010.

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

Lot 6, 7 and 8 in Tract No. MERLON TERRACE TRACT as per Map recorded in Book 8, Page 96 of Maps, in the Office of the County Recorder of Los Angeles County, California.

Dated

6/5/2010

Kwangkyu Park

Hye Young Park

STATE OF CALIFORNIA)

COUNTY OF LOS ANGELES)

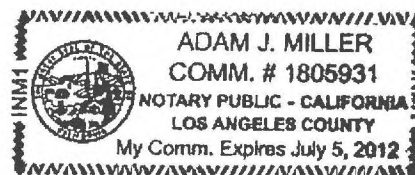
On June 5, 2010, before me, Adam J. Miller, Notary Public, personally appeared Kwangkyu Park and Hye Young Park, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same 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)



MAIL TAX STATEMENTS TO:

Kwangkyu Park and Hye Young Park, 21413 Marjorie Ave., Torrance, California 90503

Recording Requested by
GATEWAY TITLE COMPANY

2

RECORDATION REQUESTED BY:

Pacific Crest Bank
30343 Canwood Street, Suite 100
Agoura Hills, CA 91301

02 0167140

WHEN RECORDED MAIL TO:

Pacific Crest Bank
30343 Canwood Street, Suite 100
Agoura Hills, CA 91301

FOR RECORDER'S USE ONLY

DEED OF TRUST

140453-08
THIS DEED OF TRUST is dated January 2, 2002, among Kwang Kyu Park and Hye Young Park, husband and wife as joint tenants, whose address is 13215 Yukon Avenue, Hawthorne, CA 90250 ("Trustor"); Pacific Crest Bank, whose address is 30343 Canwood Street, Suite 100, Agoura Hills, CA 91301 (referred to below sometimes as "Lender" and sometimes as "Beneficiary"); and Pacific Crest Capital, Inc., whose address is P.O. Box 3001, Agoura Hills, CA 91301 (referred to below as "Trustee").

CONVEYANCE AND GRANT. For valuable consideration, Trustor irrevocably grants, transfers and assigns to Trustee in trust, with power of sale, for the benefit of Lender as Beneficiary, all of Trustor's right, title, and interest in and to the following described real property, together with all existing or subsequently erected or affixed buildings, improvements and fixtures; all easements, rights of way, and appurtenances; all water, water rights and ditch rights (including stock in utilities with ditch or irrigation rights); and all other rights, royalties, and profits relating to the real property, including without limitation all minerals, oil, gas, geothermal and similar matters, (the "Real Property") located in Los Angeles County, State of California:

LOTS 6, 7 AND 8 OF "MELTON TERRACE TRACT", IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 8, PAGE 96 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

The Real Property or its address is commonly known as 716-730 North Alvarado Street, Los Angeles, CA 90026. The Assessor's Parcel Number for the Real Property is 5404-008-029, 5404-008-030 & 5404-008-031

Trustor presently assigns to Lender (also known as Beneficiary in this Deed of Trust) all of Trustor's right, title, and interest in and to all present and future leases of the Property and all Rents from the Property. This is an absolute assignment of Rents made in connection with an obligation secured by real property pursuant to California Civil Code Section 2938. In addition, Trustor grants to Lender a Uniform Commercial Code security interest in the Personal Property and Rents.

THIS DEED OF TRUST, INCLUDING THE ASSIGNMENT OF RENTS AND THE SECURITY INTEREST IN THE RENTS AND PERSONAL PROPERTY, IS GIVEN TO SECURE (A) PAYMENT OF THE INDEBTEDNESS AND (B) PERFORMANCE OF ANY AND ALL OBLIGATIONS UNDER THE NOTE, THE RELATED DOCUMENTS, AND THIS DEED OF TRUST. THIS DEED OF TRUST IS GIVEN AND ACCEPTED ON THE FOLLOWING TERMS:

PAYMENT AND PERFORMANCE. Except as otherwise provided in this Deed of Trust, Trustor shall pay to Lender all amounts secured by this Deed of Trust as they become due, and shall strictly and in a timely manner perform all of Trustor's obligations under the Note, this Deed of Trust, and the Related Documents.

POSSESSION AND MAINTENANCE OF THE PROPERTY. Trustor agrees that Trustor's possession and use of the Property shall be governed by the following provisions:

Possession and Use. Until the occurrence of an Event of Default, Trustor may (1) remain in possession

*Buy
Hye*

DEED OF TRUST
(Continued)

Loan No: 3037681495

Page 16

Rents. The word "Rents" means all present and future leases, rents, revenues, income, issues, royalties, profits, and other benefits derived from the Property together with the cash proceeds of the Rents.

Trustee. The word "Trustee" means Pacific Crest Capital, Inc., whose address is P.O. Box 3001, Agoura Hills, CA 91301 and any substitute or successor trustees.

Trustor. The word "Trustor" means Kwang Kyu Park and Hye Young Park.

EACH TRUSTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS DEED OF TRUST, AND EACH TRUSTOR AGREES TO ITS TERMS, INCLUDING THE VARIABLE RATE PROVISIONS OF THE NOTE SECURED BY THIS DEED OF TRUST.

TRUSTOR:

x Kwang Kyu Park
Kwang Kyu Park, Individually

x Hye Young Park
Hye Young Park, Individually

CERTIFICATE OF ACKNOWLEDGMENT

STATE OF California

)

) SS

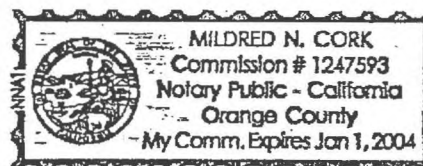
COUNTY OF Orange

)

On January 7, 2002 before me, Mildred N. Cork, personally appeared Kwang Kyu Park and Hye Young Park, personally known to me (or 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.

WITNESS my hand and official seal.

Signature Mildred N. Cork



(Seal)

02 0167140

EXHIBIT B

ASSIGNED INSPECTOR: **AUGUSTUS ALBAS**

Date: April 21, 2015

JOB ADDRESS: **716 NORTH ALVARADO STREET, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **5404-008-031**

Last Full Title: **03/07/2015**

Last Update to Title:

LIST OF OWNERS AND INTERESTED PARTIES

- 1). KWANGKYU AND HYE YOUNG PARK
TRUSTEES OF THE KWANGKYU PARK AND
HYE YOUNG PARK REVOCABLE LIVING TRUST
21413 MARJORIE AVE
TORRANCE, CA. 90503-5445
CAPACITY: OWNERS
- 2). PACIFIC CREST CAPITAL, INC.
P.O. BOX 3001
AGOURA HILLS, CA. 91301
CAPACITY: INTERESTED PARTIES
- 3). PACIFIC CREST BANK
30343 CANWOOD ST., SUITE 100
AGOURA HILLS, CA. 91301
CAPACITY: INTERESTED PARTIES

Property Detail Report

For Property Located At:
716 N ALVARADO ST, LOS ANGELES, CA 90026-4000



CoreLogic

RealQuest Professional

Owner Information

Owner Name: **PARK KWANGKYU (TE) & HYE Y (TE)**
 Mailing Address: **21413 MARJORIE AVE, TORRANCE CA 90503-5445 C007**
 Vesting Codes: **//TE**

Location Information

Legal Description:	MELTON TERRACE TRACT EX OF ST LOT 8	
County:	LOS ANGELES, CA	APN: 5404-008-031
Census Tract / Block:	1957.20 / 1	Alternate APN:
Township-Range-Sect:		Subdivision: MELTON TERRACE
Legal Book/Page:		Map Reference: 35-B6 /
Legal Lot:	8	Tract #:
Legal Block:		School District: LOS ANGELES
Market Area:	C21	School District Name:
Neighbor Code:		Munic/Township:

Owner Transfer Information

Recording/Sale Date:	07/19/2010 / 06/05/2010	Deed Type:	TRUSTEE'S DEED(TRANSFER)
Sale Price:		1st Mtg Document #:	
Document #:	985258		

Last Market Sale Information

Recording/Sale Date:	01/09/2002 / 10/22/2001	1st Mtg Amount/Type:	/
Sale Price:	\$1,170,000	1st Mtg Int. Rate/Type:	/
Sale Type:	FULL	1st Mtg Document #:	
Document #:	54293	2nd Mtg Amount/Type:	/
Deed Type:	INDIVIDUAL GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$141.07
New Construction:		Multi/Split Sale:	MULTI
Title Company:	GATEWAY TITLE CO.		
Lender:			
Seller Name:	GSH INVS		

Prior Sale Information

Prior Rec/Sale Date:	11/17/1998 / 11/10/1998	Prior Lender:	SOUTHERN PACIFIC BK
Prior Sale Price:	\$1,100,000	Prior 1st Mtg Amt/Type:	\$660,000 / CONV
Prior Doc Number:	2097206	Prior 1st Mtg Rate/Type:	8.25 / ADJ
Prior Deed Type:	GRANT DEED		

Property Characteristics

Year Built / Eff:	1990 / 1990	Total Rooms/Offices		Garage Area:	
Gross Area:	8,294	Total Restrooms:		Garage Capacity:	
Building Area:	8,294	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:	0.13	County Use:	AUTO SVC-NO GAS (2670)
Lot Area:	5,877	Lot Width/Depth:	40 x	State Use:	
Land Use:	AUTO REPAIR	Commercial Units:	11	Water Type:	
Site Influence:	CORNER	Sewer Type:		Building Class:	

Tax Information

Total Value:	\$845,981	Assessed Year:	2014	Property Tax:	\$10,963.57
Land Value:	\$333,812	Improved %:	61%	Tax Area:	13
Improvement Value:	\$512,169	Tax Year:	2014	Tax Exemption:	
Total Taxable Value:	\$845,981				

Comparable Sales Report

For Property Located At

716 N ALVARADO ST, LOS ANGELES, CA 90026-4000

CoreLogic

RealQuest Professional

10 Comparable(s) Selected.

Report Date: 04/20/2015

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$1,170,000	\$725,000	\$12,000,000	\$4,377,600
Bldg/Living Area	8,294	7,104	9,257	8,129
Price/Sqft	\$141.07	\$78.32	\$1,559.25	\$554.81
Year Built	1990	1911	1987	1958
Lot Area	5,877	4,794	185,873	37,628
Bedrooms	0	0	0	0
Bathrooms/Restrooms	0	8	8	8
Stories	0.00	1.00	1.00	1.00
Total Value	\$845,981	\$173,800	\$2,780,000	\$1,003,867
Distance From Subject	0.00	0.19	19.03	10.40

*= user supplied for search only

Comp #:	1	Distance From Subject: 0.19 (miles)			
Address:	1016 N ALVARADO ST, LOS ANGELES, CA 90026-3107				
Owner Name:	APPLECROSS LANE HOLDINGS LLC				
Seller Name:	CARICH FAMILY TRUST				
APN:	5404-003-024	Map Reference:	35-C6 /	Building Area:	7,500
County:	LOS ANGELES, CA	Census Tract:	1957.20	Total Rooms/Offices:	
Subdivision:	LAKESIDE	Zoning:	LAC2	Total Restrooms:	
Rec Date:	12/15/2014	Prior Rec Date:	03/07/2013	Yr Built/Eff:	1928 / 1928
Sale Date:	11/26/2014	Prior Sale Date:	02/05/2013	Air Cond:	
Sale Price:	\$1,250,000	Prior Sale Price:	\$1,100,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	1356359	Acres:	0.17		
1st Mtg Amt:	\$1,125,000	Lot Area:	7,483		
Total Value:	\$1,104,994	# of Stories:			
Land Use:	AUTO REPAIR	Park Area/Cap#:	/		

Comp #:	2	Distance From Subject: 2.27 (miles)			
Address:	1045 S OLIVE ST, LOS ANGELES, CA 90015				
Owner Name:	1045 OLIVE LLC				
Seller Name:	BERENZWEIG RICHARD				
APN:	5139-010-010	Map Reference:	44-C4 /	Building Area:	7,500
County:	LOS ANGELES, CA	Census Tract:	2079.00	Total Rooms/Offices:	
Subdivision:	1011	Zoning:	LAR5	Total Restrooms:	
Rec Date:	01/14/2015	Prior Rec Date:	01/04/2001	Yr Built/Eff:	1911 / 1922
Sale Date:	01/12/2015	Prior Sale Date:	01/01/2001	Air Cond:	YES
Sale Price:	\$11,500,000	Prior Sale Price:	\$750,000	Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	ROLL COMPOSITION
Document #:	48828	Acres:	0.18		
1st Mtg Amt:		Lot Area:	7,658		
Total Value:	\$921,904	# of Stories:	1.00		
Land Use:	AUTO REPAIR	Park Area/Cap#:	/		

Comp #:	3			Distance From Subject: 3.83 (miles)	
Address:	950 S BOYLE AVE, LOS ANGELES, CA 90023-1269				
Owner Name:	SHALOM B LLC				
Seller Name:	MCMICKLE FAMILY TRUST				
APN:	5189-001-040	Map Reference:	44-F5 /	Building Area:	7,308
County:	LOS ANGELES, CA	Census Tract:	2046.00	Total Rooms/Offices:	
Subdivision:	HOLLENBECK 02	Zoning:	LAC2	Total Restrooms:	
Rec Date:	02/24/2015	Prior Rec Date:	08/02/1993	Yr Built/Eff:	1987 /
Sale Date:	01/29/2015	Prior Sale Date:		Air Cond:	PARTIAL
Sale Price:	\$2,550,000	Prior Sale Price:	\$650,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	ROLL COMPOSITION
Document #:	200228	Acres:	0.54		
1st Mtg Amt:	\$2,354,000	Lot Area:	23,731		
Total Value:	\$833,034	# of Stories:	1.00		
Land Use:	AUTO REPAIR	Park Area/Cap#:	/		

Comp #: 4 Distance From Subject: 8.06 (miles)
 Address: 460 S ARROYO PKWY, PASADENA, CA 91105-2530
 Owner Name: ALPINE CROSSING LLC
 Seller Name: BEDELL LIVING TRUST
 APN: 5722-016-027 Map Reference: 27-A5 / Building Area: 8,925
 County: LOS ANGELES, CA Census Tract: 4636.02 Total Rooms/Offices:
 Subdivision: WEBSTER & STRATTONS Zoning: PSC- Total Restrooms:
 Rec Date: 10/21/2014 Prior Rec Date: 08/18/1998 Yr Built/Eff: 1958 /
 Sale Date: 09/03/2014 Prior Sale Date: Air Cond: NONE
 Sale Price: \$4,200,000 Prior Sale Price: \$106,500 Pool:
 Sale Type: FULL Prior Sale Type: FULL Roof Mat:
 Document #: 1107782 Acres: 0.53
 1st Mtg Amt: Lot Area: 23,092
 Total Value: \$630,202 # of Stories:
 Land Use: AUTO REPAIR Park Area/Cap#: /

Comp #: 5 Distance From Subject: 11.89 (miles)
 Address: 8829 LINDELL AVE, DOWNEY, CA 90240
 Owner Name: L & A COSTA RICA PROPERTIES LL
 Seller Name: ROLLAND ROBERT J TRUST
 APN: 6388-001-009 Map Reference: 60-D1 / Building Area: 9,257
 County: LOS ANGELES, CA Census Tract: 5505.00 Total Rooms/Offices:
 Subdivision: 9389 Zoning: DOC3* Total Restrooms: 8.00
 Rec Date: 01/27/2015 Prior Rec Date: 08/16/1988 Yr Built/Eff: 1960 /
 Sale Date: 01/21/2015 Prior Sale Date: Air Cond:
 Sale Price: \$725,000 Prior Sale Price: Pool:
 Sale Type: FULL Prior Sale Type: Roof Mat:
 Document #: 90923 Acres: 0.11
 1st Mtg Amt: \$580,000 Lot Area: 4,794
 Total Value: \$208,100 # of Stories:
 Land Use: AUTO REPAIR Park Area/Cap#: /

Comp #: 6 Distance From Subject: 12.06 (miles)
 Address: 4344 SAN GABRIEL RIVER PKWY, PICO RIVERA, CA 90660-1837
 Owner Name: WATER REPLENISHMENT DISTRICT/S
 Seller Name: RILEY MICHAEL W
 APN: 8122-005-037 Map Reference: 55-B1 / Building Area: 8,360
 County: LOS ANGELES, CA Census Tract: 5004.03 Total Rooms/Offices:
 Subdivision: CITRUS GROVE HEIGHTS Zoning: PR1G* Total Restrooms:
 Rec Date: 01/21/2015 Prior Rec Date: Yr Built/Eff: 1983 / 1983
 Sale Date: 01/12/2015 Prior Sale Date: Air Cond:
 Sale Price: \$7,400,000 Prior Sale Price: Pool:
 Sale Type: FULL Prior Sale Type: Roof Mat:
 Document #: 67809 Acres: 2.00
 1st Mtg Amt: Lot Area: 86,919
 Total Value: \$1,462,181 # of Stories:
 Land Use: AUTO REPAIR Park Area/Cap#: /

Comp #: 7 Distance From Subject: 12.06 (miles)
 Address: 8026 LANKERSHIM BLVD, NORTH HOLLYWOOD, CA 91605-1609
 Owner Name: CARLISLE FAMILY TRUST
 Seller Name: LIAT LLC
 APN: 2311-005-018 Map Reference: 16-D2 / Building Area: 8,640
 County: LOS ANGELES, CA Census Tract: 1219.00 Total Rooms/Offices:
 Subdivision: 6526 Zoning: LAM1 Total Restrooms:
 Rec Date: 08/05/2014 Prior Rec Date: 03/01/2006 Yr Built/Eff: 1978 /
 Sale Date: 07/31/2014 Prior Sale Date: 02/16/2006 Air Cond:
 Sale Price: \$2,271,000 Prior Sale Price: \$1,625,000 Pool:
 Sale Type: FULL Prior Sale Type: UNKNOWN Roof Mat:
 Document #: 812252 Acres: 0.38
 1st Mtg Amt: \$2,053,400 Lot Area: 16,474
 Total Value: \$1,061,000 # of Stories: 1.00
 Land Use: AUTO REPAIR Park Area/Cap#: /

Comp #: 8 Distance From Subject: 16.02 (miles)
 Address: 5531 CHERRY AVE, LONG BEACH, CA 90805-5503
 Owner Name: GIFFIN AUTOMOTIVE ENTS LLC
 Seller Name: POWELL JAMES F & CANDELARIA
 APN: 7128-031-030 Map Reference: 70-E1 / Building Area: 7,104
 County: LOS ANGELES, CA Census Tract: 5706.02 Total Rooms/Offices:
 Subdivision: 6061 Zoning: LBCCA Total Restrooms:
 Rec Date: 10/22/2014 Prior Rec Date: 02/09/2010 Yr Built/Eff: 1950 /
 Sale Date: 05/19/2014 Prior Sale Date: 08/13/2009 Air Cond:
 Sale Price: \$1,150,000 Prior Sale Price: \$1,050,000 Pool:

Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	1116859	Acres:	0.31		
1st Mtg Amt:	\$612,000	Lot Area:	13,519		
Total Value:	\$863,451	# of Stories:			
Land Use:	AUTO REPAIR	Park Area/Cap#:	/		

Comp #:	9	Distance From Subject:	18.62 (miles)
Address:	3031 LONG BEACH BLVD, LONG BEACH, CA 90807		
Owner Name:	OROZCO SERVANDO & CINDY		
Seller Name:	CAPPELLETTI M 1995 TRUST		
APN:	7206-021-012	Map Reference:	70-C6 /
County:	LOS ANGELES, CA	Census Tract:	5722.01
Subdivision:	CROWES VISTA DEL MAR TR	Zoning:	LBPD29
Rec Date:	03/27/2015	Prior Rec Date:	
Sale Date:	03/17/2015	Prior Sale Date:	
Sale Price:	\$730,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	333085	Acres:	0.15
1st Mtg Amt:	\$660,000	Lot Area:	6,733
Total Value:	\$173,800	# of Stories:	
Land Use:	AUTO REPAIR	Park Area/Cap#:	/
Building Area:	9,000	Total Rooms/Offices:	
Total Restrooms:		Yr Built/Eff:	1972 /
		Air Cond:	
		Pool:	
		Roof Mat:	

Comp #:	10	Distance From Subject:	19.03 (miles)
Address:	24906 NORMANDIE AVE, HARBOR CITY, CA 90710-2119		
Owner Name:	NORMANDIE HARBOR CITY INVESTOR		
Seller Name:	DAYLIGHT EXTRA SPACE HARBOR CI		
APN:	7409-029-009	Map Reference:	73-F2 /
County:	LOS ANGELES, CA	Census Tract:	5436.03
Subdivision:	LOS PALOS VERDES RH	Zoning:	
Rec Date:	08/05/2014	Prior Rec Date:	07/29/2013
Sale Date:	08/04/2014	Prior Sale Date:	07/22/2013
Sale Price:	\$12,000,000	Prior Sale Price:	\$6,000,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	810822	Acres:	4.27
1st Mtg Amt:	\$3,600,000	Lot Area:	185,873
Total Value:	\$2,780,000	# of Stories:	
Land Use:	AUTO REPAIR	Park Area/Cap#:	/
Building Area:	7,696	Total Rooms/Offices:	
Total Restrooms:		Yr Built/Eff:	1960 / 1961
		Air Cond:	
		Pool:	
		Roof Mat:	