

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

VAN AMBATIELOS
PRESIDENT

E. FELICIA BRANNON
VICE PRESIDENT

JOSELYN GEAGA-ROSENTHAL
GEORGE HOVAGUJIMIAN
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 29, 2015

Council District: # 5

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

JOB ADDRESS: **8635 WEST PICO BLVD., LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **4332-022-026**

On July 14, 2011, 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: **8635 West Pico 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	\$	457.00
System Development Surcharge		27.42
Title Report fee		42.00
Grand Total	\$	526.42

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 **\$526.42** 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 **\$526.42** on the referenced property. A copy of the title report which includes a full legal description of the property is attached as Exhibit A. A list of all the names and addresses of owners and all interested parties entitled to notice is included (Exhibit B). Also attached is a report which includes the current fair market value of the property including all encumbrances of record on the property as of the date of the report (Exhibit C).

DEPARTMENT OF BUILDING AND SAFETY


Steve Ongele
Chief, Resource Management Bureau

Lien confirmed by
City Council on:

ATTEST: HOLLY WOLCOTT, CITY CLERK

BY: _____
DEPUTY



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

Property Title Report

Work Order No. T11143
Dated as of: 03/12/2015

Prepared for: City of Los Angeles

SCHEDULE A
(Reported Property Information)

APN #: 4332-022-026

Property Address: 8635 W PICO BLVD ✓ **City:** Los Angeles **County:** Los Angeles

VESTING INFORMATION

Type of Document: TRUST TRANSFER DEED

Grantee : John Ungvari and Susan D. Ungvari, Trustees of the Ungvari Family Trust

Grantor : John Ungvari and Susan D. Ungvari, husband and wife, as joint tenants

Deed Date : 11/30/1998

Recorded : 12/2/1998

Instr No. : 98 2194346

Mailing Address: John Ungvari and Susan D. Ungvari, Trustees of the Ungvari Family Trust
618 N. Bedford Dr., Beverly Hills, CA 90210.

SCHEDULE B

LEGAL DESCRIPTION

The following described property:

Situated in the City of Los Angeles, County of Los Angeles, State of California: Lot 7 in Block 3 of Tract No. 6749, in the City of Los Angeles, as per Map recorded in Book 74 Page 100 of Maps, in the Office of the County Recorder of said County.

Assessor's Parcel No: 4332-022-026

MORTGAGES/LIENS

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

Amount : \$1,100,000.00

Dated : 8/4/1999

Trustor : John Ungvari and Susan D. Ungvari, Trustees of the Ungvari Family Trust March 5, 1992, as amended and restated June 15, 1998

SCHEDULE B (Continued)

Trustee : Stewart Title Guaranty Company, a Texas Corporation
Beneficiary : StanCorp Mortgage Investors, LLC, an Oregon Limited Liability Company
Recorded : 8/20/1999 **Instr No. :** 99 1569300
Maturity Date is: 9/1/2014

Mailing Address: StanCorp Mortgage Investors, LLC, Post Office Box 711, Portland, OR 97207.

Mailing Address: Stewart Title Guaranty Company, None Shown.

Assignment of the above referenced security instrument is as follows:

Assignee : First Savings Bank of Washington
Recorded : 10/5/1999 **Instr No. :** 99 1893946

Mailing Address: First Savings Bank of Washington, None Shown

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

Amount : \$1,400,000.00 **Dated :** 7/6/2005

Trustor : John Ungvari and Susan Ungvari, Co-Trustees of The Ungvari Family Trust dated June 15, 1998, as amended and restated April 29, 2003

Trustee : Chicago Title Insurance Company, a Missouri Corporation

Beneficiary : Standard Insurance Company, an Oregon Corporation

Recorded : 7/20/2005 **Instr No. :** 05 1710223

Maturity Date is: 8/1/2020

Mailing Address: Chicago Title Insurance Company, 535 North Brand Blvd., Glendale, CA 91203.

Mailing Address: Standard Insurance Company, 19225 NW Tanasbourne Drive, Hillsboro, OR 97124.

Assignment of the above referenced security instrument is as follows:

Assignee : Amerus Life Insurance Company, an Iowa Corporation
Recorded : 9/1/2005 **Instr No. :** 05 2111372

Mailing Address: Amerus Life Insurance Company, None Shown

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 : 10/7/2011 **Instr No. :** 20111364748

MAILING ADDRESS: Jon and Susan D. Ungvari Trust, 618 N BEDFORD DR, Beverly Hills, CA 90210

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

MOST CURRENT VESTING DEED INFORMATION

GRANTOR: UNGVARI, JOHN AND SUSAN D.

GRANTEE: UNGVARI, JOHN AND SUSAN D. 'TRUSTEES'

DATED: 11 /30 /98 RECORDED: 12 /02 / 98 BOOK / INSTRUMENT #: 2194346 PAGE: _____
(CIRCLE ONE)

LOCATION LOS ANGELES CITY/TWP./BORO COUNTY/PARISH: LOS ANGELES CONS. \$: _____

PURCHASE ABSTRACTED 20 YEARS YES NO COPIES OF CHAINS INCLUDED: YES NO

JUDGMENTS RAN ON BUYER AND SELLER YES NO

IS ADDRESS SAME AS ORDERED YES NO - EXPLAIN - _____

DOES THIS DEED CONVEY 100 % YES NO - EXPLAIN - _____

ALL PARCELS/TRACTS MAKE UP THE ORDERED ADDRESS - YES NO

FEE SIMPLE / LEASEHOLD

ASSESSMENT

CURRENT TAX INFORMATION

TAX ID #:	TAX TYPE	YEAR	OPEN	PAID	DELINQ.	AMOUNT	DUE DATE
4332-022-026							
LAND: 58784	COUNTY	14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$ 1015.25	12-10-14
BUILDING: 85968	" "	14	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$ 1015.25	04-10-15
TOTAL: 149752			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$ _____	

EXEMPTIONS Ø

(CIRCLE ONE)
QUAR. **SEMI.** ANNU.

MULTIPLE PARCELS - DOES THE TAX ID COVER ALL TRACTS/PARCELS - YES NO - (NEED ADDITIONAL INFO)

CHAIN OF TITLE CONTINUED

GRANTOR: AIGULAY-DOLIN

GRANTEE: UNGVARL, JOHN AND SUSAN D.

DATED: 04 /28 /77 RECORDED: 05 /02 / 77 BOOK / INSTRUMENT #: 447688 PAGE: _____

(NEW YORK - NEED ALL ASSIGNMENTS)

MORTGAGE

MORTGAGOR - UNGVARI, JOHN AND SUSAN D. 'TRUSTEES'

MORTGAGEE - STANCORP MORTGAGE INVESTORS LLC

DATED 08/04/99 RECORDED 08/20/99 BOOK / INSTRUMENT# 1569300 PAGE _____

AMOUNT - \$1100000.00

TRUSTEESTEWART TITLE GUARANTY COMPANY REASON FOR MODIFICATION/RERECORDING (IF APPL) _____

NOTICE OF DEFAULT

LAST ASSIGNED TO: FIRST SAVINGS BANK OF WASHINGTON RECORDED 10/05/99 BOOK / INSTRUMENT # 1893946

SUBST. OF TRUSTEE _____ RECORDED _____ / _____ / _____ BOOK / INSTRUMENT # _____

(NEW YORK - NEED ALL ASSIGNMENTS)

MORTGAGE

MORTGAGOR - UNGVARI, JOHN AND SUSAN D. 'CO-TRUSTEES'

MORTGAGEE - STANDARD INSURANCE COMPANY

DATED 07/06/05 RECORDED 07/20/05 BOOK / INSTRUMENT# 1710223 PAGE _____

AMOUNT - \$1400000.00

TRUSTEECHICAGO TITLE INS COREASON FOR MODIFICATION/RERECORDING (IF APPL) _____

NOTICE OF DEFAULT

LAST ASSIGNED TO: AMERUS LIFE INSURANCE COMPANY RECORDED 09/01/05 BOOK / INSTRUMENT # 2111372

SUBST. OF TRUSTEE _____ RECORDED _____ / _____ / _____ BOOK / INSTRUMENT # _____

(NEW YORK - NEED ALL ASSIGNMENTS)

MORTGAGE

MORTGAGOR - _____

MORTGAGEE - _____

DATED _____ / _____ / _____ RECORDED _____ / _____ / _____ BOOK / INSTRUMENT# _____ PAGE _____

AMOUNT - \$ _____

TRUSTEE _____ REASON FOR MODIFICATION/RERECORDING (IF APPL) _____

NOTICE OF DEFAULT

LAST ASSIGNED TO: _____ RECORDED _____ / _____ / _____ BOOK / INSTRUMENT # _____

SUBST. OF TRUSTEE _____ RECORDED _____ / _____ / _____ BOOK / INSTRUMENT # _____

CONDO / P.U.D. / WATERFRONT - NO YES - NAME _____ BK/PG _____ REC. _____

OF MTGS 2 # OF JUDGEMENTS 0 # OF TAX LIENS 1

RECORDING REQUESTED BY
VALENSI, ROSE & MAGARAM, PLC

98 2194346

AND WHEN RECORDED MAIL TO
VALENSI, ROSE & MAGARAM, PLC
1800 AVENUE OF THE STARS
SUITE 1000
LOS ANGELES, CA 90067-4212
ATTN: PHILIP S. MAGARAM

RECORDED FILED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA
11:21 AM DEC 02 1998

MAIL TAX STATEMENTS TO
JON AND SUSAN UNGVARI
618 N. BEDFORD DR.
BEVERLY HILLS, CA 90210

FEE \$10 Y
2

Title Order No. _____

Escrow No. _____

SPACE ABOVE THIS LINE FOR RECORDER'S USE

APN 4332-022-026

Trust Transfer Deed

Grant Deed (Excluded from Reappraisal Under Proposition 13, i.e., Calif. Const. Art 13A51 et. seq.)

The undersigned Grantor(s) declare(s) under penalty of perjury that the following is true and correct:

THERE IS NO CONSIDERATION FOR THIS TRANSFER.

Documentary transfer tax is \$ -0-

Computed on full value of property conveyed, or Computed on full value less value of liens and encumbrances remaining at time of sale or transfer.

There is no Documentary transfer tax due. (state reason and give Code § or Ordinance number) THIS CONVEYANCE TRANSFERS GRANTORS' INTEREST INTO THEIR REVOCABLE TRUST. RAT 11911

Unincorporated area: City of _____ and
This is a Trust Transfer under §62 of the Revenue and Taxation Code and Grantor(s) has (have) checked the applicable exclusion:

- Transfer to a revocable trust;
- Transfer to a short-term trust not exceeding 12 years with trustor holding the reversion;
- Transfer to a trust where the trustor or the trustor's spouse is the sole beneficiary;
- Change of trustee holding title;
- Transfer from trust to trustor or trustor's spouse where prior transfer to trust was excluded from reappraisal and for a valuable consideration, receipt of which is acknowledged.
- Other: _____

GRANTOR(S): JOHN UNGVARI AND SUSAN D. UNGVARI, HUSBAND AND WIFE, AS JOINT TENANTS
herby GRANT(S) to JON UNGVARI AND SUSAN D. UNGVARI, TRUSTEES OF THE UNGVARI FAMILY TRUST
the following described real property in the County of LOS ANGELES, State of California

SEE EXHIBIT "A" ATTACHED HERETO

Dated Nov. 20, 1998

JOHN UNGVARI

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

On Nov. 20, 1998, before me, the undersigned, a Notary Public in and for said State, personally appeared

JOHN UNGVARI AND SUSAN D. UNGVARI

[Handwritten signatures of John Ungvari and Susan D. Ungvari]

Grantor - Transferor(s)

personally known to me (or proven to me on the basis of satisfactory evidence) to be the person(s) whose name(s) appears subscribed to the within instrument and acknowledged to me that he/she/they executed the same in the manner 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 [Handwritten Signature]



RE-879

186272 KH

11- 447688

Street- West Coast Title Co.

1977 Public Act 1000 - 1000, 10

John Ingvert
541 North Carliner Street,
Los Angeles, California 90026

RECORDED BY OFFICIAL RECORDER
OF LOS ANGELES COUNTY, CA
MAY 2 1977 AT 8 AM
Recorder's Office

FEES \$5.00

SPACE ABOVE THIS LINE FOR RECORDING USE

Joint Tenancy Grant Deed

THIS FORM PUBLISHED BY THE STATE BAR OF CALIFORNIA

1977

The undersigned grantor(s) declare(s):
Documentary transfer tax is \$125.00
() computed on full value of property conveyed, or
(X) computed on full value less value of liens and encumbrances remaining at time of sale.
() Unincorporated area: (X) City of Los Angeles and

(Handwritten initials)

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

ANGULAY-BELIN, a dissolved General Partnership composed of RAFFAEL ANGULAY and
ERNEST BELIN, RAFFAEL ANGULAY being the remaining General Partner,
hereby GRANTS to JURI INGVERT and SUSAN D. INGVERT, husband and wife,

AS JOINT TENANTS

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

Lot 7 in Block 3 of Tract No. 6749, as per map recorded in book 74 Page 100 of
Maps, as more particularly described on the description attached hereto and made
a part hereof, marked EXHIBIT "A" exemption of use area.

Subject to a deed of Trust securing Note in the original amount of 1,000,000.00
which affects the above described property and other property.

Date April 28, 1977

ANGULAY-BELIN, a dissolved General
Partnership
BY: Raffaell
Raffaell Angulay, the remaining General
Partner

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES
I, _____, a Notary Public in and for the State of California, do hereby certify that the foregoing is a true and correct copy of the original as the same appears to me on this _____ day of _____, 1977.

99 1569300

2

Stewart Title

WHEN RECORDED RETURN TO.

StanCorp Mortgage Investors, LLC
POST OFFICE BOX 711
PORTLAND, OR 97207

25
3T

ATTN Marilee Smith, P7E

SMI Loan No 99060304 D A FEE Code 20 \$ (0.00)

FEE \$ 93.001

37-60999

DEED OF TRUST, ASSIGNMENT OF RENTS, SECURITY AGREEMENT AND FIXTURE FILING

THIS DEED OF TRUST made this August 4, 1999, is among Jon Ungvari and Susan D. Ungvari, Trustees of the Ungvari Family Trust dated March 5, 1992, as amended and restated June 15, 1998, ("Trustor"), and Stewart Title Guaranty Company, a Texas corporation ("Trustee"), and StanCorp Mortgage Investors, LLC, an Oregon limited liability company ("Beneficiary")

The Tax Account Numbers for the property subject to the lien of this instrument are:
5068-5-37, 4332-22-26 and 4332-22-25

The Street Address for the trust property
1512 S. La Cienega Blvd. and 8635 W. Pico Blvd., Los Angeles, California, 90035

Notice to Recorder

THIS DOCUMENT CONSTITUTES A FIXTURE FILING IN ACCORDANCE WITH THE UNIFORM COMMERCIAL CODE.

Trustor irrevocably grants, conveys, and assigns to Trustee in trust, with power of sale, that property in the City of Los Angeles, County of Los Angeles, State of California, described as follows (the "Property"):

See Exhibit "A" attached hereto and by this reference made a part hereof for legal description.

Together with (a) all rents, income, contract rights, issues and profits now due or which may become due under or by virtue of any lease, rental agreement or other contract, whether

RECORDER
ST-49
©

23

SIGNATURE OF TRUSTOR

By: [Signature] TRUSTEE
Jon Ungvari, Trustee of the Ungvari
Family Trust dated March 5, 1992
as amended and restated June 15, 1998

By: [Signature] TRUSTEE
Susan D. Ungvari, Trustee of the Ungvari
Family Trust dated March 5, 1992
as amended and restated June 15, 1998

AFFIX NOTARIAL ACKNOWLEDGMENTS FOR EACH TRUSTOR
IN SIZE AND FORM AS REQUIRED BY STATE LAW.

99 1569300

24

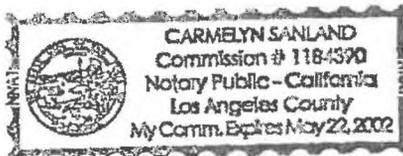
ALL PURPOSE ACKNOWLEDGMENT

STATE OF CALIFORNIA }
COUNTY OF Los Angeles }

On August 13, 1999 before me, _____
Carmelya Sanland, Notary Public personally appeared
Jon Ungvari and Susan D. Ungvari

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 Carmelya Sanland

(NOTARY SEAL)

ATTENTION NOTARY: Although the information requested below is **OPTIONAL**, it could prevent fraudulent attachment of this certificate to another document.

THIS CERTIFICATE **MUST** BE ATTACHED TO THE DOCUMENT DESCRIBED AT RIGHT.

Title of Document Type Deed of Trust
Number of Pages 25 Date of Document 8/4/99
Signer(s) Other Than Named Above -0-

99 1569300

Recording Requested and When
Recorded, return to:

99 1893946

Cheryl Ramirez, P7E (FS1)
StanCorp Mortgage Investors, LLC
PO BOX 711
Portland, OR 97207

FEE \$10 B.
DAF \$2
C-20 2

**ASSIGNMENT OF BENEFICIAL INTEREST IN DEED OF TRUST
AND RELATED LOAN DOCUMENTS**

FOR VALUE RECEIVED, the undersigned hereby grants, assigns and transfers to,
First Savings Bank of Washington, Ninety percent (99%) of the beneficial interest under the
following Deed of Trust:

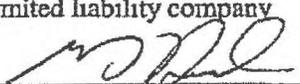
Trustor	Loan Number.	Date of Recording	Recording No.
Ungvari Family Trust	99060304	8/20/99	991569300

All as described in the Official Records in the Office of the County Recorder of Los Angeles
County, CA, together with the note or notes described or referred to therein, the money due
and to become due therein with interest, all rights accrued to or to accrue under the Deed of
Trust, and all rights under the separate Assignment of Lessor's Interest in Leases of even date
with each Deed of Trust.

Dated this 1st day of September, 1999.

"ASSIGNOR"

STANCORP MORTGAGE INVESTORS, LLC,
an Oregon limited liability company

By: 
Gregg D. Harrod, Vice President

Attest By: 
Burt J. Frances

Page 1 of 2 -Assignment of Beneficial Interests in Deed of Trust

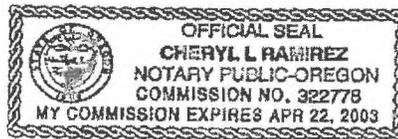
99 1893946

STATE OF OREGON)
) ss:
COUNTY OF MULTNOMAH)

On this 1st day of September, 1999, before me appeared GREGG D HARROD and BURTON J. FRANCIS, both to me personally known, who being duly sworn did say that he, the said GREGG D. HARROD is the Vice President, and he, the said BURTON J. FRANCIS is the Assistant Secretary of STANCORP MORTGAGE INVESTORS, LLC, an Oregon limited liability company, the within named limited liability company, and that the said document was signed in behalf of said limited liability company, and GREGG D HARROD and BURTON J FRANCIS acknowledge said document to be the free act and deed of said limited liability company

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal the day and year last written.

Cheryl L. Ramirez
Cheryl L. Ramirez
Notary Public for Oregon
My Commission Expires. April 22, 2003



99 1893946

7/20/05

CHICAGO TITLE

05 1710223

2

WHEN RECORDED RETURN TO:

STANCORP MORTGAGE INVESTORS, LLC
19225 NW TANASBOURNE DRIVE
HILLSBORO, OR 97124

ATTN: COMPLIANCE, T3A

SIC Loan No. A5050605

DEED OF TRUST, ASSIGNMENT OF RENTS, SECURITY AGREEMENT AND FIXTURE FILING

THIS DEED OF TRUST made this July 6, 2005, is among Jon Ungvari and Susan Ungvari, Co-Trustees of The Ungvari Family Trust dated June 15, 1998, as amended and restated April 29, 2003 ("Trustor") and Chicago Title Insurance Company, a Missouri corporation ("Trustee"), and Standard Insurance Company, an Oregon corporation ("Beneficiary").

The Tax Account Numbers for the property subject to the lien of this instrument are: 5068 005 037; 4332 022 025 & 4332 022 026.

The Street Address for the Property: 1512 S. La Cienega Blvd. & 3635-8645 W. Pico Blvd., Los Angeles, California 90035

Notice to Recorder:

THIS DOCUMENT CONSTITUTES A FIXTURE FILING IN ACCORDANCE WITH THE UNIFORM COMMERCIAL CODE.

Trustor irrevocably grants, conveys, transfers and assigns to Trustee, its successors and assigns, in trust, with power of sale and right of entry and possession, that property in the City of Los Angeles, County of Los Angeles, State of California, described as follows ("Real Property"):

See Exhibit "A" attached hereto and by this reference made a part hereof for legal description.

Together with (a) all rents, income, contract rights, receipts, proceeds, accounts receivable, payments, issues and profits now due or which may become due under or by virtue of any lease, rental agreement or other contract, whether written or oral, for the use or occupancy of the Real Property, or any part thereof, together with all tenant security deposits, subject, however, to the right, power and authority hereinafter given to and conferred upon Trustor to collect and apply such rents, issues, income, contract rights, security deposits and profits prior to any default hereunder; (b) all buildings and improvements now or hereafter thereon, and all

560 79687-443

Deed of Trust shall bind and inure to the benefit of the parties to this Deed of Trust and any heir, executor, administrator, successor, or assignee thereof acquiring an interest hereunder consistent with paragraph B.11 above.

26. **Submission to Jurisdiction.**

TRUSTOR, TO THE FULL EXTENT PERMITTED BY LAW, HEREBY KNOWINGLY, INTENTIONALLY AND VOLUNTARILY, WITH AND UPON THE ADVICE OF COMPETENT COUNSEL, (i) SUBMITS TO PERSONAL JURISDICTION IN THE STATE IN WHICH THE PROPERTY IS LOCATED OVER ANY SUIT, ACTION OR PROCEEDING BY ANY PERSON ARISING FROM OR RELATING TO THE NOTE, THIS DEED OF TRUST OR ANY OTHER OF THE LOAN DOCUMENTS, (ii) AGREES THAT ANY SUCH ACTION, SUIT OR PROCEEDING MAY BE BROUGHT IN ANY STATE OR FEDERAL COURT OF COMPETENT JURISDICTION SITTING IN THE COUNTY IN WHICH THE PROPERTY IS LOCATED, (iii) SUBMITS TO THE JURISDICTION OF SUCH COURTS, AND (iv) TO THE FULLEST EXTENT PERMITTED BY LAW, AGREES THAT IF WILL NOT BRING ANY ACTION, SUIT OR PROCEEDING IN ANY OTHER FORUM (BUT NOTHING HEREIN SHALL AFFECT THE RIGHT OF BENEFICIARY TO BRING ANY ACTION, SUIT OR PROCEEDING IN ANY OTHER FORUM).

SIGNATURE OF TRUSTOR

By: _____

[Signature]
 Jon Ungvari aka John Ungvari,
 Trustee of The Ungvari Family
 Trust dated June 15, 1998, as
 amended and restated April 29, 2003

By: _____

[Signature]
 Susan Ungvari, Trustee of The
 Ungvari Family Trust dated
 June 15, 1998, as amended and
 restated April 29, 2003

**AFFIX NOTARIAL ACKNOWLEDGMENTS FOR EACH TRUSTOR
 IN SIZE AND FORM AS REQUIRED BY STATE LAW.**

05 1710223

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Los Angeles } ss

On July 14th 2005 before me, Shawna Sims - Notary Public

personally appeared Jon Ungvari and Susan D. Ungvari

personally known to me
 approved 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.
Shawna Sims
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Deed of Trust

Document Date: 7-16-05 Number of Pages 24

Signer(s) Other Than Named Above: None

Capacity(ies) Claimed by Signer

Signer's Name _____

- Individual
- Corporate Officer — Title(s) _____
- Partner — Limited General
- Attorney-in-Fact
- Trustee
- Guardian or Conservator
- Other _____

Signer Is Representing: _____



05 1710000

09/01/05

Recording Requested and When Recorded, return to:

05 2111372

Cheryl Ramirez, T3A (AMU)
StanCorp Mortgage Investors, LLC
19225 NW Tanasbourne Drive
Hillsboro, OR 97124

**ASSIGNMENT OF BENEFICIAL INTEREST IN DEED OF TRUST
AND ASSIGNMENT OF LESSOR'S INTEREST IN LEASE**

FOR VALUE RECEIVED, the undersigned hereby grants, assigns and transfers to, **AMERUS LIFE INSURANCE COMPANY**, an Iowa corporation, an undivided **Forty-nine percent (49%)** of the beneficial interest under the following Deeds of Trust:

Trustor	Loan Number	Date of Recording	Recording No.
Jon Ungvari and Susan Ungvari, Co-Trustees	A5050605	07/20/2005	05 1710223

All as described in the Official Records in the Office of the County Recorder of Los Angeles County, California, together with the note or notes described or referred to therein, the money due and to become due therein with interest, all rights accrued to or to accrue under the Deed of Trust, and all rights under the separate Assignment of Lessor's Interest in Leases of even date with each Deed of Trust.

Dated this 19th day of August, 2005.

"ASSIGNOR"

STANDARD INSURANCE COMPANY
an Oregon corporation

Attest By: Mark B. Fisher
Mark B. Fisher
Assistant Vice President

Attest By: Assistant Secretary
Assistant Secretary

Assignment of Beneficial Interests in Deed of Trust

A-606

09/01/05

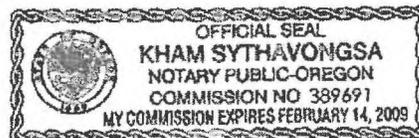
STATE OF OREGON)
) ss:
COUNTY OF MULTNOMAH)

On this 19th day of August, 2005, before me appeared MARK FISHER and AMY FRAZEY, both to me personally known, who being duly sworn did say that he, the said MARK FISHER is the Assistant Vice President, and she, the said AMY FRAZEY is the Assistant Secretary of STANDARD INSURANCE COMPANY, the within named corporation, and that the seal affixed to said document is the corporate seal of said corporation, and that the said document was signed and sealed in behalf of said corporation by authority of its Board of Directors, and MARK FISHER and AMY FRAZEY acknowledged said document to be the free act and deed of said corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal the day and year last above written.



Kham Sythavongsa
Notary Public for Oregon
My Commission Expires: February 14, 2009



05 2111372

1120100

CHICAGO TITLE

09/01/05

05 1710223

2

WHEN RECORDED RETURN TO:

STANCORP MORTGAGE INVESTORS, LLC
19225 NW TANASBOURNE DRIVE
HILLSBORO, OR 97124

ATTN: COMPLIANCE, T3A

SIC Loan No. A5050505

**DEED OF TRUST, ASSIGNMENT OF RENTS,
SECURITY AGREEMENT AND FIXTURE FILING**

THIS DEED OF TRUST made this July 6, 2005, is among Jon Ungvari and Susan Ungvari, Co-Trustees of The Ungvari Family Trust dated June 15, 1998, as amended and restated April 29, 2003 ("Trustor") and Chicago Title Insurance Company, a Missouri corporation ("Trustee"), and Standard Insurance Company, an Oregon corporation ("Beneficiary").

The Tax Account Numbers for the property subject to the lien of this instrument are: 5068 005 037; 4332 022 025 & 4332 022 026.

The Street Address for the Property: 1512 S. La Cienega Blvd. & 8635-8645 W. Pico Blvd., Los Angeles, California 90035

Notice to Recorder:

THIS DOCUMENT CONSTITUTES A FIXTURE FILING IN ACCORDANCE WITH THE UNIFORM COMMERCIAL CODE.

Trustor irrevocably grants, conveys, transfers and assigns to Trustee, its successors and assigns, in trust, with power of sale and right of entry and possession, that property in the City of Los Angeles, County of Los Angeles, State of California, described as follows ("Real Property"):

See Exhibit "A" attached hereto and by this reference made a part hereof for legal description.

Together with (a) all rents, income, contract rights, receipts, proceeds, accounts receivable, payments, issues and profits now due or which may become due under or by virtue of any lease, rental agreement or other contract, whether written or oral, for the use or occupancy of the Real Property, or any part thereof, together with all tenant security deposits, subject, however, to the right, power and authority hereinafter given to and conferred upon Trustor to collect and apply such rents, issues, income, contract rights, security deposits and profits prior to any default hereunder; (b) all buildings and improvements now or hereafter thereon, and all

056079672413
2111372

7/20/05

2

CHICAGO TITLE

05 1710224

WHEN RECORDED MAIL TO:
STANCORP MORTGAGE INVESTORS, LLC
19225 NW TANASBOURNE DRIVE
HILLSBORO, OR 97124

ATTN: COMPLIANCE, T3A

SIC Loan No. A5050605

ASSIGNMENT OF LESSOR'S INTEREST IN LEASES

THIS ASSIGNMENT made July 6, 2005, is between Jon Ungvari and Susan Ungvari, Co-Trustees of The Ungvari Family Trust dated June 15, 1998, as amended and restated April 29, 2003 ("Assignor") and Standard Insurance Company, an Oregon corporation ("Assignee").

Assignor, for good and valuable consideration, receipt of which is acknowledged, grants, transfers and assigns to Assignee all of Assignor's right, title and interest in and to any existing and all future recorded and/or unrecorded leases entered into on all or any part of the subject property referenced below during the term of the loan referenced below, together with (a) all rents, income, contract rights, issues, security deposits and profits arising from the leases and renewals thereof; (b) all rents, income, contract rights, issues, security deposits and profits for the use and occupation of the premises described in the leases or in the deed of trust described below and from all leases upon the real property described below, or any part thereof, which are now executed or which may hereafter during the term of this Assignment be executed; and (c) the guaranties of tenants' performance under the leases, if any. The leases described above, any extensions or renewals thereof and any lease subsequently executed during the terms of this Assignment covering the real property described below are hereinafter collectively referred to as the "Lease".

This Assignment is made for the purpose of securing, in such order of priority as Assignee may elect:

- (a) Payment of the indebtedness evidenced by a certain Deed of Trust Note (the "Note"), including any extensions or renewals thereof, in the original principal sum of **One Million Four Hundred Thousand and No/100ths Dollars (\$1,400,000.00)** made by the Assignor first referenced above to Assignee, dated **July 6, 2005**, and secured by a Deed of Trust, Assignment of Rents, Security Agreement and Fixture Filing (the "Deed of Trust") on real property situated in the City of Los Angeles, County of Los Angeles, State of California, described as follows (the "Real Property"):

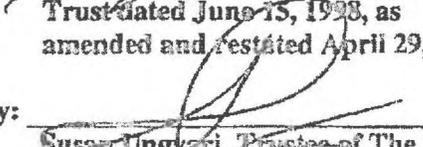
5068-005-037 910 4332-022-025 910
4332-022-028

56079607-A93

18. **Assignment Binds Successors.** This Assignment, together with the covenants and warranties herein contained, shall inure to the benefit of Assignee and any subsequent holder of the Note and Deed of Trust and shall be binding upon Assignor, Assignor's heirs, executors, administrators, personal representatives, successors, and assigns, all tenants and their subtenants and assigns, and any subsequent owner of premises described in the Deed of Trust.

Signature of Assignor

By: 
Jon Ungvari aka John Ungvari,
Trustee of The Ungvari Family
Trust dated June 15, 1998, as
amended and restated April 29, 2003

By: 
Susan Ungvari, Trustee of The
Ungvari Family Trust dated
June 15, 1998, as amended and
restated April 29, 2003

**AFFIX NOTARIAL ACKNOWLEDGMENTS FOR EACH ASSIGNOR
IN SIZE AND FORM AS REQUIRED BY STATE LAW.**

7/20/05

10

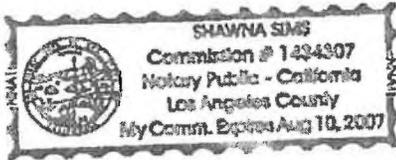
CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California }
County of Los Angeles } ss

On July 14th 2005 before me, Shawna Sims - Notary Public
personally appeared Jon Ungvari and Susan D. Ungvari
Names and Title of Officer (e.g. "John Doe, Notary Public")
Name(s) of Signer(s)

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 to me that he/she/they executed the same in his/hers/their authorized capacity(ies), and that by his/hers/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

Shawna Sims
Signature of Notary Public

OPTIONAL

Though this information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document

Description of Attached Document

Title or Type of Document: Assignment of Lessor's Interest in Leases

Document Date 7-16-05 Number of Pages 8

Signer(s) Other Than Named Above None

Capacity(ies) Claimed by Signer

Signer's Name _____

- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney-in-Fact
- Trustee
- Guardian or Conservator
- Other _____

Signer Is Representing: _____

RIGHT THUMBPRINT OF SIGNER

Top of thumb here



05 1710224

RECORDING REQUESTED BY:
CITY OF LOS ANGELES

WHEN RECORDED MAIL TO:

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



2

SPACE ABOVE THIS LINE FOR RECORDER'S USE

NOTICE OF PENDING LIEN

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

For further information regarding this notice and the status of Department proceedings, please contact Nancy Truong of the Department of Building and Safety between 9:00 a.m. and 11:00 a.m., Monday through Friday. (Invoice No. 5229547)

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 6749 3 7 M B 74-100

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 4332-022-026
AKA 8635 W PICO BLVD UNIT# C
LOS ANGELES

Owner:

JON AND SUSAN D UNGVARI TRUST
618 N BEDFORD DR
BEVERLY HILLS CA,90210

DATED: This 30th Day of September, 2011

CITY OF LOS ANGELES

By 

Steve Ongele, Bureau Chief
Resource Management Bureau

RECORDING REQUESTED BY:
CITY OF LOS ANGELES

WHEN RECORDED MAIL TO:

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



2

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APN 4332-022-026
AKA 8635 W PICO BLVD UNIT# C
LOS ANGELES

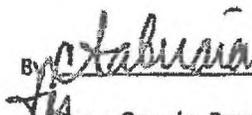
Owner:

JON AND SUSAN D UNGVARI TRUST
618 N BEDFORD DR
BEVERLY HILLS CA,90210

DATED: This 30th Day of September, 2011

CITY OF LOS ANGELES

By



Steve Ongele, Bureau Chief
Resource Management Bureau

EXHIBIT B

ASSIGNED INSPECTOR: **MARK RUDE**
JOB ADDRESS: **8635 WEST PICO BLVD., LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **4332-022-026**

Date: **April 29, 2015**

Last Full Title: **03/12/2015**

Last Update to Title:

.....

LIST OF OWNERS AND INTERESTED PARTIES

- 1). JOHN AND SUSAN D. UNGVARI, TRUSTEES
THE UNGVARI FAMILY TRUST
618 N. BEDFORD DR.
BEVERLY HILLS, CA 90210
CAPACITY: OWNERS

- 2). STANCORP MORTGAGE INVESTORS, LLC
P.O. BOX 711
PORTLAND, OR 97207
CAPACITY: INTERESTED PARTIES

- 3). STANDARD INSURANCE CO.
19225 N.W. TANASBOURNE DR.
HILLSBORO, OR 97124
CAPACITY: INTERESTED PARTIES

Property Detail Report

For Property Located At :
8635 W PICO BLVD, LOS ANGELES, CA 90035-2365

**Owner Information**

Owner Name: **UNGVARI JON (TE) & SUSAN D (TE/UNGVARI)**
 Mailing Address: **618 N BEDFORD DR, BEVERLY HILLS CA 90210-3216 C015**
 Vesting Codes: **// TE**

Location Information

Legal Description:	TRACT # 6749 EX OF ST LOT 7	APN:	4332-022-026
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	2164.01 / 2	Subdivision:	6749
Township-Range-Sect:		Map Reference:	42-D3 /
Legal Book/Page:	74-100	Tract #:	6749
Legal Lot:	7	School District:	LOS ANGELES
Legal Block:	3	School District Name:	
Market Area:	C19	Munic/Township:	
Neighbor Code:			

Owner Transfer Information

Recording/Sale Date:	12/02/1998 / 11/30/1998	Deed Type:	GRANT DEED
Sale Price:		1st Mtg Document #:	
Document #:	2194346		

Last Market Sale Information

Recording/Sale Date:	05/02/1977 /	1st Mtg Amount/Type:	/
Sale Price:	\$24,500	1st Mtg Int. Rate/Type:	/
Sale Type:	FULL	1st Mtg Document #:	
Document #:	447688	2nd Mtg Amount/Type:	/
Deed Type:	DEED (REG)	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$9.94
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:	1933 / 1940	Total Rooms/Offices:		Garage Area:	
Gross Area:	2,465	Total Restrooms:	1.00	Garage Capacity:	
Building Area:	2,465	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:	LAC4	Acres:	0.06	County Use:	AUTO SVC SHOP (2600)
Lot Area:	2,653	Lot Width/Depth:	x	State Use:	
Land Use:	AUTO REPAIR	Commercial Units:	2	Water Type:	
Site Influence:		Sewer Type:		Building Class:	

Tax Information

Total Value:	\$144,752	Assessed Year:	2014	Property Tax:	\$2,030.50
Land Value:	\$58,784	Improved %:	59%	Tax Area:	67
Improvement Value:	\$85,968	Tax Year:	2014	Tax Exemption:	
Total Taxable Value:	\$144,752				

Comparable Sales Report

For Property Located At

8635 W PICO BLVD, LOS ANGELES, CA 90035-2365

20 Comparable(s) Selected.

Report Date: 04/28/2015

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$24,500	\$3,000	\$3,125,000	\$901,955
Bldg/Living Area	2,465	2,100	2,819	2,502
Price/Sqft	\$9.94	\$1.10	\$1,437.44	\$367.56
Year Built	1933	1922	1997	1957
Lot Area	2,653	5,111	17,513	9,547
Bedrooms	0	3	3	3
Bathrooms/Restrooms	1	2	2	2
Stories	0.00	1.00	2.00	1.33
Total Value	\$144,752	\$76,352	\$1,383,250	\$436,140
Distance From Subject	0.00	0.10	20.43	11.68

*= user supplied for search only

Comp #:	1			Distance From Subject:	0.1 (miles)
Address:	8596 W PICO BLVD, LOS ANGELES, CA 90035-2410				
Owner Name:	8590 PICO LLC				
Seller Name:	SAHAR NAHUM J & ZMIRA				
APN:	4303-035-074	Map Reference:	/	Building Area:	2,174
County:	LOS ANGELES, CA	Census Tract:	2170.02	Total Rooms/Offices:	
Subdivision:		Zoning:	LAC4	Total Restrooms:	
Rec Date:	12/08/2014	Prior Rec Date:		Yr Built/Eff:	1948 /
Sale Date:	12/03/2014	Prior Sale Date:		Air Cond:	
Sale Price:	\$3,125,000	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	1321062	Acres:	0.22		
1st Mtg Amt:		Lot Area:	9,547		
Total Value:	\$1,383,250	# of Stories:			
Land Use:	AUTO REPAIR	Park Area/Cap#:	/		

Comp #:	2			Distance From Subject:	2.07 (miles)
Address:	1318 S LA BREA AVE, LOS ANGELES, CA 90019				
Owner Name:	HOFFMAN J & S TRUST/HOFFMAN JACK & SHIRLEY TRUST				
Seller Name:	HOFFMAN LA BREA LLC				
APN:	5070-001-014	Map Reference:	43-B3 /	Building Area:	2,725
County:	LOS ANGELES, CA	Census Tract:	2172.00	Total Rooms/Offices:	
Subdivision:	5069	Zoning:	LAC2	Total Restrooms:	
Rec Date:	04/20/2015	Prior Rec Date:	03/15/1982	Yr Built/Eff:	1937 / 1937
Sale Date:	04/17/2015	Prior Sale Date:		Air Cond:	
Sale Price:	\$3,000	Prior Sale Price:	\$45,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	437276	Acres:	0.28		
1st Mtg Amt:		Lot Area:	12,177		
Total Value:	\$112,956	# of Stories:			
Land Use:	AUTO REPAIR	Park Area/Cap#:	/		

Comp #:	3			Distance From Subject:	2.07 (miles)
Address:	1332 S LA BREA AVE, LOS ANGELES, CA 90019				
Owner Name:	HOFFMAN J & S TRUST/HOFFMAN JACK & SHIRLEY TRUST				
Seller Name:	HOFFMAN LA BREA LLC				
APN:	5070-001-016	Map Reference:	43-B3 /	Building Area:	2,250
County:	LOS ANGELES, CA	Census Tract:	2172.00	Total Rooms/Offices:	
Subdivision:	5069	Zoning:	LAC2	Total Restrooms:	
Rec Date:	04/20/2015	Prior Rec Date:		Yr Built/Eff:	1939 / 1939
Sale Date:	04/17/2015	Prior Sale Date:		Air Cond:	
Sale Price:	\$3,000	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	437276	Acres:	0.15		
1st Mtg Amt:		Lot Area:	6,521		
Total Value:	\$76,352	# of Stories:			
Land Use:	AUTO REPAIR	Park Area/Cap#:	/		

Comp #:	4	Distance From Subject:	3.96 (miles)
Address:	11280 WASHINGTON BLVD, CULVER CITY, CA 90230-4620		
Owner Name:	11280 WASHINGTON LLC		
Seller Name:	OZAKI F & F FAMILY TRUST		
APN:	4217-011-061	Map Reference:	50-A2 /
County:	LOS ANGELES, CA	Census Tract:	7028.02
Subdivision:	7026	Zoning:	CCC3*
Rec Date:	12/31/2014	Prior Rec Date:	
Sale Date:	12/10/2014	Prior Sale Date:	
Sale Price:	\$1,125,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	1425594	Acres:	0.12
1st Mtg Amt:	\$562,500	Lot Area:	5,111
Total Value:	\$126,558	# of Stories:	
Land Use:	AUTO REPAIR	Park Area/Cap#:	/

Comp #:	5	Distance From Subject:	8.13 (miles)
Address:	5553 TUJUNGA AVE, NORTH HOLLYWOOD, CA 91601-2707		
Owner Name:	J & M LAND INVESTMENT GROUP LLC		
Seller Name:	SCHNEIDER EUGENE A TRUST		
APN:	2350-004-030	Map Reference:	23-D1 /
County:	LOS ANGELES, CA	Census Tract:	1252.00
Subdivision:	1455	Zoning:	LAC2
Rec Date:	02/03/2015	Prior Rec Date:	02/27/1976
Sale Date:	01/29/2015	Prior Sale Date:	
Sale Price:	\$900,000	Prior Sale Price:	\$38,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	119548	Acres:	0.40
1st Mtg Amt:	\$480,000	Lot Area:	17,513
Total Value:	\$196,046	# of Stories:	
Land Use:	AUTO REPAIR	Park Area/Cap#:	/

Comp #:	6	Distance From Subject:	9.14 (miles)
Address:	8924 S MAIN ST, LOS ANGELES, CA 90003-3719		
Owner Name:	MORENO CHRIS		
Seller Name:	PORTER MARY L TRUST		
APN:	6041-006-007	Map Reference:	58-B2 /
County:	LOS ANGELES, CA	Census Tract:	2402.00
Subdivision:	4576	Zoning:	LAC2
Rec Date:	04/01/2015	Prior Rec Date:	02/04/1981
Sale Date:	03/27/2015	Prior Sale Date:	
Sale Price:	\$465,000	Prior Sale Price:	\$45,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	351256	Acres:	0.21
1st Mtg Amt:	\$150,000	Lot Area:	9,142
Total Value:	\$79,878	# of Stories:	1.00
Land Use:	AUTO REPAIR	Park Area/Cap#:	/

Comp #:	7	Distance From Subject:	9.52 (miles)
Address:	15245 BURBANK BLVD, VAN NUYS, CA 91411-3505		
Owner Name:	COAST UNITED ADVERTISING CO IN		
Seller Name:	VRDOLJAK NIKOLA & JACQUELINE		
APN:	2243-003-011	Map Reference:	22-C1 /
County:	LOS ANGELES, CA	Census Tract:	1284.00
Subdivision:	1000	Zoning:	LAC2
Rec Date:	09/17/2014	Prior Rec Date:	02/09/2011
Sale Date:	08/28/2014	Prior Sale Date:	02/04/2011
Sale Price:	\$1,200,000	Prior Sale Price:	\$700,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	980057	Acres:	0.21
1st Mtg Amt:		Lot Area:	8,999
Total Value:	\$731,584	# of Stories:	
Land Use:	AUTO REPAIR	Park Area/Cap#:	/

Comp #:	8	Distance From Subject:	9.89 (miles)
Address:	13000 PRAIRIE AVE, HAWTHORNE, CA 90250-5308		
Owner Name:	DADVASH GHOLAM R		
Seller Name:	ECHMALIAN CHARLES JR		
APN:	4050-003-029	Map Reference:	63-B1 /
County:	LOS ANGELES, CA	Census Tract:	6025.08
Subdivision:	5545	Zoning:	HACM
Rec Date:	04/01/2015	Prior Rec Date:	03/24/1986
Sale Date:	12/22/2014	Prior Sale Date:	
Sale Price:	\$500,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	351455	Acres:	0.13
1st Mtg Amt:		Lot Area:	5,811

Total Value: **\$86,958** # of Stories:
 Land Use: **AUTO REPAIR** Park Area/Cap#: **/**

Comp #: **9** Distance From Subject: **10.2 (miles)**
 Address: **2817 E CESAR E CHAVEZ AVE, LOS ANGELES, CA 90033-3107**
 Owner Name: **B & D CAR WASH INC**
 Seller Name: **VITOSHA LLC**
 APN: **5178-019-004** Map Reference: **45-B4 /** Building Area: **2,250**
 County: **LOS ANGELES, CA** Census Tract: **2037.20** Total Rooms/Offices:
 Subdivision: **FOREST HEIGHTS TR** Zoning: **LAC2** Total Restrooms:
 Rec Date: **09/30/2014** Prior Rec Date: **01/02/2014** Yr Built/Eff: **1932 / 1932**
 Sale Date: **09/22/2014** Prior Sale Date: **12/26/2013** Air Cond:
 Sale Price: **\$1,500,000** Prior Sale Price: **\$1,275,000** Pool:
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat: **ROLL COMPOSITION**
 Document #: **1035808** Acres: **0.15**
 1st Mtg Amt: **\$1,400,000** Lot Area: **6,364**
 Total Value: **\$261,813** # of Stories: **1.00**
 Land Use: **AUTO REPAIR** Park Area/Cap#: **/**

Comp #: **10** Distance From Subject: **11.66 (miles)**
 Address: **4287 E OLYMPIC BLVD, LOS ANGELES, CA 90023-3336**
 Owner Name: **AMOUNA PIAM**
 Seller Name: **LOPEZ FAMILY LIVING TRUST**
 APN: **5241-001-013** Map Reference: **53-D1 /** Building Area: **2,776**
 County: **LOS ANGELES, CA** Census Tract: **5313.02** Total Rooms/Offices:
 Subdivision: **4301** Zoning: **LCM1*** Total Restrooms:
 Rec Date: **12/16/2014** Prior Rec Date: **01/21/1977** Yr Built/Eff: **1922 / 1952**
 Sale Date: **10/08/2014** Prior Sale Date:
 Sale Price: **\$729,000** Prior Sale Price: **\$65,000** Pool:
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:
 Document #: **1365777** Acres: **0.31**
 1st Mtg Amt: **\$400,000** Lot Area: **13,681**
 Total Value: **\$206,748** # of Stories:
 Land Use: **AUTO REPAIR** Park Area/Cap#: **/**

Comp #: **11** Distance From Subject: **13.94 (miles)**
 Address: **6078 E OLYMPIC BLVD, LOS ANGELES, CA 90022-5213**
 Owner Name: **KAL-PRO INVESTMENTS LLC**
 Seller Name: **50 & INC**
 APN: **6338-013-001** Map Reference: **54-B1 /** Building Area: **2,572**
 County: **LOS ANGELES, CA** Census Tract: **5319.01** Total Rooms/Offices:
 Subdivision: **9033** Zoning: **LCC3*** Total Restrooms:
 Rec Date: **10/09/2014** Prior Rec Date: **04/26/2013** Yr Built/Eff: **1947 / 1952**
 Sale Date: **09/29/2014** Prior Sale Date: **02/27/2013** Air Cond:
 Sale Price: **\$505,000** Prior Sale Price: **\$380,000** Pool:
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:
 Document #: **1067626** Acres: **0.18**
 1st Mtg Amt: Lot Area: **8,000**
 Total Value: **\$381,724** # of Stories:
 Land Use: **AUTO REPAIR** Park Area/Cap#: **/**

Comp #: **12** Distance From Subject: **14.53 (miles)**
 Address: **441 W VALLEY BLVD, ALHAMBRA, CA 91803-3341**
 Owner Name: **PIEKARSA HARIX P & PHUONG L**
 Seller Name: **VIOLA GAETANO LIVING TRUST**
 APN: **5348-016-014** Map Reference: **37-C5 /** Building Area: **2,522**
 County: **LOS ANGELES, CA** Census Tract: **4816.04** Total Rooms/Offices:
 Subdivision: **10522** Zoning: **ALCPD*** Total Restrooms:
 Rec Date: **08/01/2014** Prior Rec Date: **09/26/1979** Yr Built/Eff: **1978 / 1978**
 Sale Date: **07/28/2014** Prior Sale Date:
 Sale Price: **\$1,515,000** Prior Sale Price: **\$7,000** Pool:
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:
 Document #: **800109** Acres: **0.29**
 1st Mtg Amt: **\$900,000** Lot Area: **12,450**
 Total Value: **\$790,254** # of Stories:
 Land Use: **AUTO REPAIR** Park Area/Cap#: **/**

Comp #: **13** Distance From Subject: **14.83 (miles)**
 Address: **440 FOOTHILL BLVD, LA CANADA FLINTRIDGE, CA 91011-3503**
 Owner Name: **LA CANADA AUTOMOTIVE INC**
 Seller Name: **T L SNEED INC TRUST**
 APN: **5820-009-014** Map Reference: **19-C4 /** Building Area: **2,800**
 County: **LOS ANGELES, CA** Census Tract: **4607.00** Total Rooms/Offices:
 Subdivision: **5676** Zoning: **LFC2-P*** Total Restrooms:
 Rec Date: **01/16/2015** Prior Rec Date: **07/26/2005** Yr Built/Eff: **1986 / 1986**
 Sale Date: **10/17/2014** Prior Sale Date: **07/20/2005** Air Cond:

Sale Price:	\$1,650,000	Prior Sale Price:	\$1,695,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	59603	Acres:	0.22		
1st Mtg Amt:	\$1,485,000	Lot Area:	9,795		
Total Value:	\$773,596	# of Stories:			
Land Use:	AUTO REPAIR	Park Area/Cap#:	/		

Comp #:	14	Distance From Subject:	15.03 (miles)
Address:	13057 VAN NUYS BLVD, PACOIMA, CA 91331-2575		
Owner Name:	RIVERA GERARDO G		
Seller Name:	APB PROPERTIES LLC		
APN:	2534-016-018	Map Reference:	9-A2 /
County:	LOS ANGELES, CA	Census Tract:	1043.20
Subdivision:	PACOIMA	Zoning:	LAC2
Rec Date:	01/09/2015	Prior Rec Date:	
Sale Date:	12/23/2014	Prior Sale Date:	
Sale Price:	\$450,091	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	26939	Acres:	0.16
1st Mtg Amt:		Lot Area:	7,099
Total Value:	\$325,000	# of Stories:	
Land Use:	AUTO REPAIR	Park Area/Cap#:	/
Building Area:	2,125	Total Rooms/Offices:	
Total Restrooms:		Yr Built/Eff:	1997 / 1997
Air Cond:		Pool:	
Roof Mat:			

Comp #:	15	Distance From Subject:	15.86 (miles)
Address:	717 N LAKE AVE, PASADENA, CA 91104-4558		
Owner Name:	717 N LAKE LLC		
Seller Name:	JAFARI ALI F TRUST		
APN:	5731-012-034	Map Reference:	27-B2 /
County:	LOS ANGELES, CA	Census Tract:	4621.00
Subdivision:	GROGAN	Zoning:	PSC-
Rec Date:	07/28/2014	Prior Rec Date:	06/03/1992
Sale Date:	04/30/2014	Prior Sale Date:	03/1992
Sale Price:	\$1,050,000	Prior Sale Price:	\$580,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	779478	Acres:	0.19
1st Mtg Amt:	\$971,000	Lot Area:	8,253
Total Value:	\$836,665	# of Stories:	2.00
Land Use:	AUTO REPAIR	Park Area/Cap#:	/
Building Area:	2,740	Total Rooms/Offices:	
Total Restrooms:	2.00	Yr Built/Eff:	1992 / 1992
Air Cond:		Pool:	
Roof Mat:			

Comp #:	16	Distance From Subject:	16.36 (miles)
Address:	1580 E WALNUT ST, PASADENA, CA 91106-1527		
Owner Name:	WEST VALLEY BOULEVARD LLC		
Seller Name:	ATTAR FAMILY TRUST		
APN:	5737-006-005	Map Reference:	27-C3 /
County:	LOS ANGELES, CA	Census Tract:	4627.00
Subdivision:	HILL AVE TR	Zoning:	PSC-
Rec Date:	12/19/2014	Prior Rec Date:	02/14/2007
Sale Date:	11/13/2014	Prior Sale Date:	11/21/2006
Sale Price:	\$745,000	Prior Sale Price:	\$850,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1385372	Acres:	0.16
1st Mtg Amt:	\$633,200	Lot Area:	7,001
Total Value:	\$928,991	# of Stories:	
Land Use:	AUTO REPAIR	Park Area/Cap#:	/
Building Area:	2,544	Total Rooms/Offices:	
Total Restrooms:		Yr Built/Eff:	1966 / 1966
Air Cond:	NONE	Pool:	
Roof Mat:			

Comp #:	17	Distance From Subject:	16.63 (miles)
Address:	1523 S SAN GABRIEL BLVD, SAN GABRIEL, CA 91776-3639		
Owner Name:	LINGS VILLAGE INC		
Seller Name:	ENTERPRISE ONE INC		
APN:	5369-031-001	Map Reference:	37-F5 /
County:	LOS ANGELES, CA	Census Tract:	4814.02
Subdivision:	10236	Zoning:	SLC1*
Rec Date:	10/17/2014	Prior Rec Date:	12/10/2007
Sale Date:	10/08/2014	Prior Sale Date:	10/22/2007
Sale Price:	\$1,275,000	Prior Sale Price:	\$800,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1098075	Acres:	0.21
1st Mtg Amt:		Lot Area:	9,294
Total Value:	\$528,248	# of Stories:	
Land Use:	AUTO REPAIR	Park Area/Cap#:	/
Building Area:	2,600	Total Rooms/Offices:	
Total Restrooms:		Yr Built/Eff:	1937 / 1946
Air Cond:		Pool:	
Roof Mat:			

Comp #:	18	Distance From Subject:	19.63 (miles)
Address:	3721 MONTEREY AVE, EL MONTE, CA 91731		
Owner Name:	CITY OF EL MONTE		
Seller Name:	CITY OF EL MONTE		
APN:	8575-021-904	Map Reference:	/
Building Area:	2,475	Total Rooms/Offices:	

County:	LOS ANGELES, CA	Census Tract:	4327.00	Total Rooms/Offices:	
Subdivision:	8756	Zoning:	EMR3*	Total Restrooms:	
Rec Date:	10/06/2014	Prior Rec Date:		Yr Built/Eff:	1959 / 1961
Sale Date:	09/05/2014	Prior Sale Date:		Air Cond:	
Sale Price:	\$284,000	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	1054500	Acres:	0.37		
1st Mtg Amt:		Lot Area:	16,128		
Total Value:	\$207,053	# of Stories:			
Land Use:	AUTO REPAIR	Park Area/Cap#:	/		

Comp #:	19	Distance From Subject:	19.69 (miles)
Address:	2607 TYLER AVE, EL MONTE, CA 91733-2321		
Owner Name:	ULUG ABE		
Seller Name:	MILLER S L & J J TRUST		
APN:	8104-002-023	Map Reference:	47-D2 /
County:	LOS ANGELES, CA	Census Tract:	4334.02
Subdivision:		Zoning:	EMC3*
Rec Date:	04/02/2015	Prior Rec Date:	10/21/2004
Sale Date:	03/17/2015	Prior Sale Date:	10/12/2004
Sale Price:	\$620,000	Prior Sale Price:	\$100,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	361913	Acres:	0.26
1st Mtg Amt:	\$465,000	Lot Area:	11,254
Total Value:	\$265,356	# of Stories:	
Land Use:	AUTO REPAIR	Park Area/Cap#:	/
		Building Area:	2,376
		Total Rooms/Offices:	
		Total Restrooms:	
		Yr Built/Eff:	1978 / 1978
		Air Cond:	
		Pool:	
		Roof Mat:	

Comp #:	20	Distance From Subject:	20.43 (miles)
Address:	7718 GREENLEAF AVE, WHITTIER, CA 90602-2105		
Owner Name:	RIVERSIDE VENTURES INC		
Seller Name:	ASATRYAN ANDRANIK		
APN:	8141-028-024	Map Reference:	55-E6 /
County:	LOS ANGELES, CA	Census Tract:	5018.04
Subdivision:	J W HOLLINGSWORTHS ADD	Zoning:	WHC1*
Rec Date:	11/26/2014	Prior Rec Date:	08/24/1999
Sale Date:	10/28/2014	Prior Sale Date:	08/12/1999
Sale Price:	\$395,000	Prior Sale Price:	\$278,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1278084	Acres:	0.16
1st Mtg Amt:	\$350,000	Lot Area:	6,807
Total Value:	\$423,760	# of Stories:	
Land Use:	AUTO REPAIR	Park Area/Cap#:	/
		Building Area:	2,500
		Total Rooms/Offices:	
		Total Restrooms:	
		Yr Built/Eff:	1952 / 1952
		Air Cond:	
		Pool:	
		Roof Mat:	