

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

May 26, 2015

Council District: # 13

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

JOB ADDRESS: **4600 WEST SANTA MONICA BLVD, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5539-003-001**

On February 01, 2007, 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: **4600 West Santa Monica 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	\$	355.00
Title Report fee		<u>42.00</u>
Grand Total	\$	<u>397.00</u>

Pursuant to the authority granted by Section 7.35.3 of the Los Angeles Administrative Code, it is proposed a lien for a total sum of **\$397.00** 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 **\$397.00** 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



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

Property Title Report

Work Order No. T11426
Dated as of: 05/08/2015

Prepared for: City of Los Angeles

SCHEDULE A
(Reported Property Information)

APN #: 5539-003-001

Property Address: 4600 W SANTA MONICA BLVD ✓ **City: Los Angeles** **County: Los Angeles**

VESTING INFORMATION

Type of Document: Grant Deed

Grantee : Antonio Tkaczuk, a single man

Grantor : C. Earle Memory and Elinor C. Memory, husband and wife

Deed Date : 12/14/1978

Recorded : 1/11/1979

Instr No. : 79-43011

Mailing Address: Antonio Tkaczuk,
1423 LAKE SHORE AVE LOS ANGELES CA 90026

Mailing Address: Antonio Tkaczuk,
1340 Glendale Avenue, Los Angeles, California 90026.

SCHEDULE B

LEGAL DESCRIPTION

The following described property:

Situated in the City of Los Angeles, County of Los Angeles, State of California: Lot 45 and the East half of Lot 47 of Connors Subdivision of the Johansson Tract, in the city of Los Angeles, as per map recorded in Book 15 Page 86 of Miscellaneous Records, in the office of the County Recorder of said County.

Assessor's Parcel No: 5539-003-001

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. T11426

SCHEDULE B (Continued)

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*

Recorded : *1/27/2006*

Instr No. : *2006 0208527*

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 : *7/6/2007*

Instr No. : *20071613316*

MAILING ADDRESS: *Antonio Tkaczuk, 1423 Lake Shore Ave, Los Angeles, Ca 90026*

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

79- 43011

RECORDING REQUESTED BY
SAFELO TITLE INS. CO.
AND WHEN RECORDED MAIL THIS DEED AND UNLESS
OTHERWISE SHOWN BELOW MAIL TAX STATEMENTS TO

NAME Antonio Tkaczuk
ADDRESS 1340 Glendale Avenue
Los Angeles, Calif. 90026
CITY STATE ZIP 7834783-53 18936/jk
FULL OR PARTIAL CALIFORNIA NO.

RECORDED IN OFFICIAL RECORDS
OF LOS ANGELES COUNTY, CA
JAN 11 1979 AT 8 A.M.
Recorder's Office

SURVEY MONUMENT FEE \$10. CODE 99

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

FEE \$4.00

THE UNDERSIGNED GRANTOR(S) DECLARE(S)
DOCUMENTARY TRANSFER TAX is \$ 192.50
 computed on full value of property conveyed, or
 computed on full value less value of liens or encumbrances remaining at time of sale, and

FOR A VALUABLE CONSIDERATION receipt of which is hereby acknowledged:
C. EARLE MEMORY AND ELINOR C. MEMORY, husband and wife

hereby GRANT(S) to ANTONIO TKACZUK, a single man

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

Lot 45 and the East half of Lot 47 of Connors Subdivision of the
Johannson Tract, in the city of Los Angeles, as per map recorded
in Book 15 Page 86 of Miscellaneous Records, in the office of the
County Recorder of said County.

EXCEPT the Northerly 5 feet thereof within the lines of a public street.
ALSO EXCEPT the Southerly 80 feet thereof.

Dated December 14, 1978

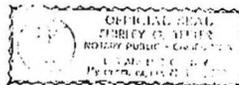
C. Earle Memory
C. Earle Memory

Elinor C. Memory
Elinor C. Memory

STATE OF CALIFORNIA
COUNTY OF Los Angeles } ss
On Dec. 15, 1978, before me, the
undersigned, a Notary Public in and for said State, personally appeared
C. Earle Memory and Elinor C. Memory

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

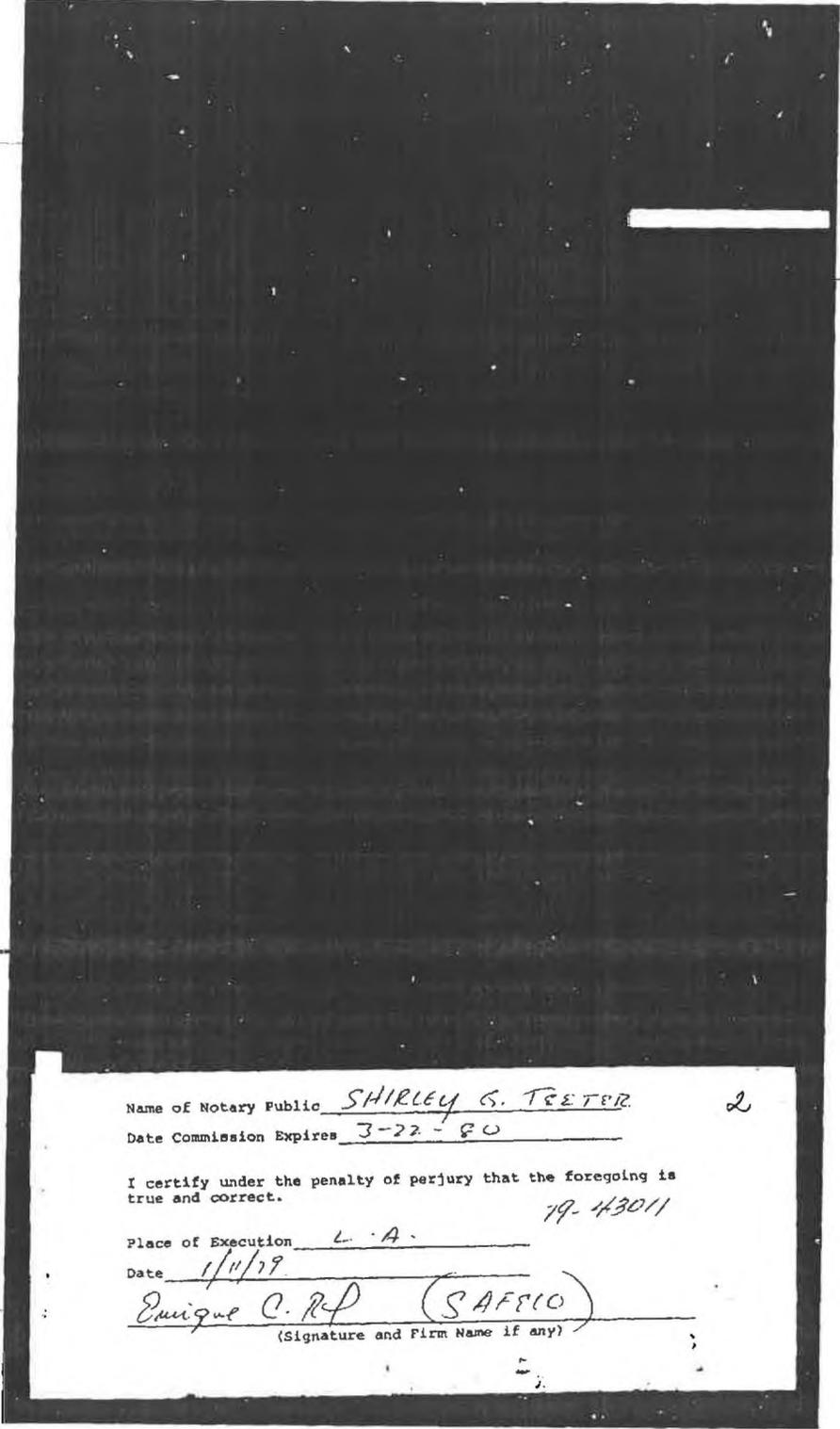
Signature *Hilary G. Jeter*



(This area for official notary seal)

MAIL TAX STATEMENTS AS DIRECTED ABOVE.

7834783-53



Name of Notary Public SHIRLEY G. TETER 2
Date Commission Expires 3-22-80

I certify under the penalty of perjury that the foregoing is true and correct.

Place of Execution L.A. 19-43011
Date 1/11/79

Emique C. R.P. (SAFFIO)
(Signature and Firm Name if any)

END OF RECORDED DOCUMENT

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
06 0208527

SPACE ABOVE THIS LINE FOR RECORDER'S USE

NOTICE OF PENDING LIEN

APN# 5539-003-001
AKA 4600 W SANTA MONICA 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. 4149590)

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

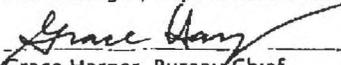
CONNER'S SUBDIVISION OF THE JOHANNSEN TRACT 45 2 M R 15-86
CONNER'S SUBDIVISION OF THE JOHANNSEN TRACT 47 2 M R 15-86

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 25th Day of January, 2006

TKACZUK ANTONIO
1423 LAKE SHORE AVE
LOS ANGELES CA,90026

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

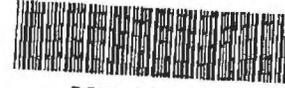
By 
Grace Harper, Bureau Chief
Resource Management Bureau

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

07/06/07



20071613316

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. 4282147)

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.

CONNER'S SUBDIVISION OF THE JOHANNSEN TRACT 45 2 M R 15-86

CONNER'S SUBDIVISION OF THE JOHANNSEN TRACT 47 2 M R 15-86

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 5539-003-001
AKA 4600 W SANTA MONICA BLVD
LOS ANGELES

Owner:
TKACZUK ANTONIO
1423 LAKE SHORE AVE
LOS ANGELES CA, 90026

DATED This 29th Day of June, 2007

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

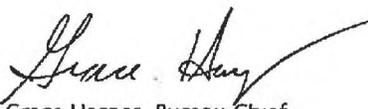
By 
Grace Harper, Bureau Chief
Resource Management Bureau

EXHIBIT B

ASSIGNED INSPECTOR: **RON KIDWELL**

Date: May 26, 2015

JOB ADDRESS: **4600 WEST SANTA MONICA BLVD, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **5539-003-001**

Last Full Title: **05/08/2015**

Last Update to Title:

.....

LIST OF OWNERS AND INTERESTED PARTIES

1). ANTONIO TKACZUK
1423 LAKE SHORE AVE
LOS ANGELES, CA 90026

CAPACITY: OWNER

2). ANTONIO TKACZUK
1340 GLENDALE AVE
LOS ANGELES, CA 90026

CAPACITY: OWNER

Property Detail Report

For Property Located At :
4600 SANTA MONICA BLVD, LOS ANGELES, CA 90029-1804



Owner Information			
Owner Name:	TKACZUK ANTONIO		
Mailing Address:	1423 LAKE SHORE AVE, LOS ANGELES CA 90026-2511 C025		
Vesting Codes:	//		
Location Information			
Legal Description:	CONNER'S SUB OF THE JOHANSEN TRACT LOT COM AT INTERSECTION OF S LINE OF SANTA MONICA BLVD PER FM15338 WITH W LINE OF MADISON AVE TH S ON SD W LINE 91.9 FT TH W PARALLEL WITH S LINE OF 45 AND LOT 47		
County:	LOS ANGELES, CA	APN:	5539-003-001
Census Tract / Block:	1914.10 / 1	Alternate APN:	
Township-Range-Sect:		Subdivision:	CONNERS SUB
Legal Book/Page:		Map Reference:	34-F4 /
Legal Lot:	47	Tract #:	
Legal Block:		School District:	LOS ANGELES
Market Area:	C21	School District Name:	
Neighbor Code:		Munic/Township:	
Owner Transfer Information			
Recording/Sale Date:	/	Deed Type:	
Sale Price:		1st Mtg Document #:	
Document #:			
Last Market Sale Information			
Recording/Sale Date:	01/11/1979 /	1st Mtg Amount/Type:	/
Sale Price:	\$175,000	1st Mtg Int. Rate/Type:	/
Sale Type:	FULL	1st Mtg Document #:	
Document #:	43011	2nd Mtg Amount/Type:	/
Deed Type:	DEED (REG)	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$38.89
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:	1953 / 1953	Total Rooms/Offices	
Gross Area:	4,500	Total Restrooms:	
Building Area:	4,500	Roof Type:	
Tot Adj Area:		Roof Material:	
Above Grade:		Construction:	
# of Stories:		Foundation:	
Other Improvements:		Exterior wall:	
		Basement Area:	
		Garage Area:	
		Garage Capacity:	
		Parking Spaces:	
		Heat Type:	
		Air Cond:	
		Pool:	
		Quality:	
		Condition:	
Site Information			
Zoning:	LAC2	Acres:	0.19
Lot Area:	8,186	Lot Width/Depth:	x
Land Use:	LIGHT INDUSTRIAL	Commercial Units:	
Site Influence:		Sewer Type:	
		County Use:	LIGHT MANUFACTURING (3100)
		State Use:	
		Water Type:	
		Building Class:	
Tax Information			
Total Value:	\$332,650	Assessed Year:	2014
Land Value:	\$203,239	Improved %:	39%
Improvement Value:	\$129,411	Tax Year:	2014
Total Taxable Value:	\$332,650	Property Tax:	\$4,680.95
		Tax Area:	13
		Tax Exemption:	

Comparable Sales Report

For Property Located At

4600 SANTA MONICA BLVD, LOS ANGELES, CA 90029-1804



20 Comparable(s) Selected.

Report Date: 05/22/2015

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$175,000	\$516,000	\$46,000,000	\$5,027,193
Bldg/Living Area	4,500	3,840	5,096	4,570
Price/Sqft	\$38.89	\$126.36	\$11,500.00	\$1,153.84
Year Built	1953	1927	1972	1953
Lot Area	8,186	3,202	34,030	8,429
Bedrooms	0	0	0	0
Bathrooms/Restrooms	0	0	0	0
Stories	0.00	1.00	1.00	1.00
Total Value	\$332,650	\$66,750	\$1,675,000	\$579,924
Distance From Subject	0.00	2.33	6.93	4.52

*= user supplied for search only

Comp #:	1	Distance From Subject: 2.33 (miles)			
Address:	832 COLE AVE, LOS ANGELES, CA 90038-2609				
Owner Name:	LINE 204 LLC				
Seller Name:	KLINKENBERG F & C J TRUST				
APN:	5533-028-002	Map Reference:	34-C5 /	Building Area:	4,785
County:	LOS ANGELES, CA	Census Tract:	1918.20	Total Rooms/Offices:	
Subdivision:	SENECA HEIGHTS	Zoning:	LAMR1	Total Restrooms:	
Rec Date:	04/16/2015	Prior Rec Date:		Yr Built/Eff:	1948 / 1958
Sale Date:	04/15/2015	Prior Sale Date:		Air Cond:	
Sale Price:	\$5,737,000	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	424937	Acres:	0.20		
1st Mtg Amt:		Lot Area:	8,839		
Total Value:	\$893,962	# of Stories:			
Land Use:	LIGHT INDUSTRIAL	Park Area/Cap#:	/		

Comp #:	2	Distance From Subject: 2.74 (miles)			
Address:	3033 N COOLIDGE AVE, LOS ANGELES, CA 90039-3413				
Owner Name:	3033 COOLIDGE LLC				
Seller Name:	DENBY ENTS				
APN:	5442-023-007	Map Reference:	35-D3 /	Building Area:	3,960
County:	LOS ANGELES, CA	Census Tract:	1872.00	Total Rooms/Offices:	
Subdivision:	5485	Zoning:	LACM	Total Restrooms:	
Rec Date:	01/06/2015	Prior Rec Date:		Yr Built/Eff:	1966 / 1966
Sale Date:	10/28/2014	Prior Sale Date:		Air Cond:	
Sale Price:	\$825,000	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	11716	Acres:	0.11		
1st Mtg Amt:	\$700,000	Lot Area:	4,797		
Total Value:	\$66,750	# of Stories:			
Land Use:	LIGHT INDUSTRIAL	Park Area/Cap#:	/		

Comp #:	3	Distance From Subject: 2.8 (miles)			
Address:	1036 N HIGHLAND AVE, LOS ANGELES, CA 90038-2407				
Owner Name:	WILLIAMS LEGACY PARTNERS LLC				
Seller Name:	PAINT BY NUMBERS LLC				
APN:	5532-027-008	Map Reference:	34-B4 /	Building Area:	4,650
County:	LOS ANGELES, CA	Census Tract:	1919.01	Total Rooms/Offices:	
Subdivision:	4287	Zoning:	LAMR1	Total Restrooms:	
Rec Date:	11/17/2014	Prior Rec Date:	09/09/2013	Yr Built/Eff:	1927 / 1927
Sale Date:	10/27/2014	Prior Sale Date:	07/29/2013	Air Cond:	
Sale Price:	\$2,425,000	Prior Sale Price:	\$1,675,000	Pool:	
Sale Type:	UNKNOWN	Prior Sale Type:	FULL	Roof Mat:	ROLL COMPOSITION
Document #:	1221505	Acres:	0.21		
1st Mtg Amt:		Lot Area:	9,242		
Total Value:	\$1,675,000	# of Stories:	1.00		
Land Use:	LIGHT INDUSTRIAL	Park Area/Cap#:	/		

Comp #:	4	Distance From Subject: 2.89 (miles)		
Address:	931 N CITRUS AVE, LOS ANGELES, CA 90038-2401			

Owner Name:	KAGE LLC		
Seller Name:	WEINSTEIN DONALD B & CHERYL L		
APN:	5532-011-033	Map Reference:	34-B4 /
County:	LOS ANGELES, CA	Census Tract:	1919.01
Subdivision:	9636	Zoning:	LAMR1
Rec Date:	02/27/2015	Prior Rec Date:	02/18/1983
Sale Date:	07/31/2014	Prior Sale Date:	
Sale Price:	\$3,500,000	Prior Sale Price:	\$425,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	218141	Acre:	0.20
1st Mtg Amt:		Lot Area:	8,766
Total Value:	\$732,666	# of Stories:	1.00
Land Use:	LIGHT INDUSTRIAL	Park Area/Cap#:	/

Comp #:	5	Distance From Subject:	3.05 (miles)
Address:	1632 W 11TH ST, LOS ANGELES, CA 90015-1921		
Owner Name:	FUTURE GENERATION WIRELESS INC/YOO SABINA		
Seller Name:	HAHN JUSTIN T		
APN:	5137-019-011	Map Reference:	44-B3 /
County:	LOS ANGELES, CA	Census Tract:	2098.20
Subdivision:	WILLIAMSON	Zoning:	LAC1
Rec Date:	09/29/2014	Prior Rec Date:	04/01/2005
Sale Date:	06/19/2014	Prior Sale Date:	02/09/2005
Sale Price:	\$1,100,000	Prior Sale Price:	\$637,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1029332	Acre:	0.14
1st Mtg Amt:	\$720,000	Lot Area:	6,125
Total Value:	\$700,000	# of Stories:	
Land Use:	LIGHT INDUSTRIAL	Park Area/Cap#:	/

Comp #:	6	Distance From Subject:	3.16 (miles)
Address:	2424 GLOVER PL, LOS ANGELES, CA 90031-1160		
Owner Name:	SPACE PROGRAM LLC		
Seller Name:	MCNALLY TRUST		
APN:	5445-005-021	Map Reference:	35-E4 /
County:	LOS ANGELES, CA	Census Tract:	1972.00
Subdivision:	5872	Zoning:	LACM
Rec Date:	09/12/2014	Prior Rec Date:	
Sale Date:	08/27/2014	Prior Sale Date:	
Sale Price:	\$4,300,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	969323	Acre:	0.16
1st Mtg Amt:		Lot Area:	6,900
Total Value:	\$69,961	# of Stories:	
Land Use:	LIGHT INDUSTRIAL	Park Area/Cap#:	/

Comp #:	7	Distance From Subject:	3.33 (miles)
Address:	1428 W 12TH PL, LOS ANGELES, CA 90015-2017		
Owner Name:	CLINTON PLACE TRUST		
Seller Name:	REMODELLING & REDEVELOPMENT IN		
APN:	5137-031-004	Map Reference:	44-B4 /
County:	LOS ANGELES, CA	Census Tract:	2100.10
Subdivision:	CITY CENTRE	Zoning:	LACM
Rec Date:	11/26/2014	Prior Rec Date:	08/01/1990
Sale Date:	10/09/2014	Prior Sale Date:	07/1990
Sale Price:	\$975,000	Prior Sale Price:	\$300,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1273459	Acre:	0.14
1st Mtg Amt:		Lot Area:	6,250
Total Value:	\$441,400	# of Stories:	
Land Use:	LIGHT INDUSTRIAL	Park Area/Cap#:	/

Comp #:	8	Distance From Subject:	3.37 (miles)
Address:	1610 S BONNIE BRAE ST, LOS ANGELES, CA 90006-5506		
Owner Name:	YOO YONG K & EUI B		
Seller Name:	YI PHIL H & JACKIE H		
APN:	5135-011-002	Map Reference:	44-A4 /
County:	LOS ANGELES, CA	Census Tract:	2243.20
Subdivision:	1	Zoning:	LACM
Rec Date:	11/10/2014	Prior Rec Date:	02/24/2005
Sale Date:	10/28/2014	Prior Sale Date:	12/30/2004
Sale Price:	\$650,000	Prior Sale Price:	\$600,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1196100	Acre:	0.14
1st Mtg Amt:		Lot Area:	6,146
Total Value:	\$761,846	# of Stories:	1.00
Land Use:	LIGHT INDUSTRIAL	Park Area/Cap#:	/

Comp #: **9** Distance From Subject: **4.14 (miles)**
 Address: **4520 CUTTER ST, LOS ANGELES, CA 90039-1005**
 Owner Name: **FROGVILLE LLC**
 Seller Name: **PHAN CHARLIE FAMILY TRUST**
 APN: **5593-009-026** Map Reference: **25-B3 /** Building Area: **4,826**
 County: **LOS ANGELES, CA** Census Tract: **1881.00** Total Rooms/Offices:
 Subdivision: Zoning: **LAM3** Total Restrooms:
 Rec Date: **02/23/2015** Prior Rec Date: **07/18/2001** Yr Built/Eff: **1947 / 1950**
 Sale Date: **12/31/2014** Prior Sale Date: **07/09/2001** Air Cond:
 Sale Price: **\$750,000** Prior Sale Price: **\$300,000** Pool:
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:
 Document #: **191609** Acres: **0.17**
 1st Mtg Amt: **\$562,500** Lot Area: **7,456**
 Total Value: **\$365,162** # of Stories:
 Land Use: **LIGHT INDUSTRIAL** Park Area/Cap#: **/**

Comp #: **10** Distance From Subject: **4.36 (miles)**
 Address: **1426 MAPLE AVE, LOS ANGELES, CA 90015**
 Owner Name: **3000 BROADWAY LLC/NEW GENERATION INVESTMENTS LLC**
 Seller Name: **KICIUS CORP**
 APN: **5133-022-009** Map Reference: **44-C5 /** Building Area: **4,588**
 County: **LOS ANGELES, CA** Census Tract: **2260.02** Total Rooms/Offices:
 Subdivision: **JOSEFA SUB** Zoning: **LAM2** Total Restrooms:
 Rec Date: **01/29/2015** Prior Rec Date: **10/02/1990** Yr Built/Eff: **1928 / 1928**
 Sale Date: **01/28/2015** Prior Sale Date: **09/1990** Air Cond:
 Sale Price: **\$6,100,000** Prior Sale Price: Pool:
 Sale Type: **FULL** Prior Sale Type: Roof Mat:
 Document #: **102306** Acres: **0.21**
 1st Mtg Amt: **\$3,728,000** Lot Area: **8,988**
 Total Value: **\$648,932** # of Stories:
 Land Use: **LIGHT INDUSTRIAL** Park Area/Cap#: **/**

Comp #: **11** Distance From Subject: **4.38 (miles)**
 Address: **517 STATE ST, GLENDALE, CA 91203-1523**
 Owner Name: **VUAGNIAUX GILBERT & PATRICIA N**
 Seller Name: **SCHACHTNER HANNES**
 APN: **5638-008-007** Map Reference: **25-B3 /** Building Area: **3,938**
 County: **LOS ANGELES, CA** Census Tract: **3017.02** Total Rooms/Offices:
 Subdivision: **WEST GLENDALE** Zoning: **GLM2YY** Total Restrooms:
 Rec Date: **04/16/2015** Prior Rec Date: **08/03/1984** Yr Built/Eff: **1956 / 1956**
 Sale Date: **04/09/2015** Prior Sale Date: Air Cond:
 Sale Price: **\$950,000** Prior Sale Price: **\$210,000** Pool:
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat: **ROLL COMPOSITION**
 Document #: **424928** Acres: **0.17**
 1st Mtg Amt: **\$300,000** Lot Area: **7,492**
 Total Value: **\$426,950** # of Stories: **1.00**
 Land Use: **LIGHT INDUSTRIAL** Park Area/Cap#: **/**

Comp #: **12** Distance From Subject: **4.47 (miles)**
 Address: **559 N MISSION RD, LOS ANGELES, CA 90033**
 Owner Name: **UP LOS ANGELES ACQUISITION EAT**
 Seller Name: **BOZEK LIVING TRUST**
 APN: **5410-005-004** Map Reference: **44-F4 /** Building Area: **5,000**
 County: **LOS ANGELES, CA** Census Tract: **2035.00** Total Rooms/Offices:
 Subdivision: **2741** Zoning: **LAM3** Total Restrooms:
 Rec Date: **12/31/2014** Prior Rec Date: **06/23/1995** Yr Built/Eff: **1972 / 1972**
 Sale Date: **12/30/2014** Prior Sale Date: Air Cond:
 Sale Price: **\$18,495,500** Prior Sale Price: **\$49,500** Pool:
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:
 Document #: **1429613** Acres: **0.78**
 1st Mtg Amt: Lot Area: **34,030**
 Total Value: **\$234,906** # of Stories:
 Land Use: **LIGHT INDUSTRIAL** Park Area/Cap#: **/**

Comp #: **13** Distance From Subject: **4.93 (miles)**
 Address: **325 S CLARENCE ST, LOS ANGELES, CA 90033-3716**
 Owner Name: **RAZI S & F 2007 TRUST**
 Seller Name: **AH LAND UNLIMITED LLC**
 APN: **5172-018-016** Map Reference: **44-F4 /** Building Area: **4,891**
 County: **LOS ANGELES, CA** Census Tract: **2060.32** Total Rooms/Offices:
 Subdivision: **2** Zoning: **LAMR1** Total Restrooms:
 Rec Date: **09/15/2014** Prior Rec Date: **01/04/2008** Yr Built/Eff: **1953 /**
 Sale Date: **09/10/2014** Prior Sale Date: **12/26/2007** Air Cond:
 Sale Price: **\$2,500,000** Prior Sale Price: **\$2,000,000** Pool:
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:
 Document #: **971989** Acres: **0.40**
 1st Mtg Amt: Lot Area: **17,442**
 Total Value: **\$850,000** # of Stories:
 Land Use: **LIGHT INDUSTRIAL** Park Area/Cap#: **/**

Comp #: 14 Distance From Subject: 4.93 (miles)
 Address: 333 S CLARENCE ST, LOS ANGELES, CA 90033-3716
 Owner Name: RAZI S & F 2007 TRUST
 Seller Name: AH LAND UNLIMITED LLC
 APN: 5172-019-002 Map Reference: 44-F4 / Building Area: 4,640
 County: LOS ANGELES, CA Census Tract: 2060.32 Total Rooms/Offices:
 Subdivision: 2 Zoning: LAMR1 Total Restrooms:
 Rec Date: 09/15/2014 Prior Rec Date: 01/04/2008 Yr Built/Eff: 1952 / 1952
 Sale Date: 09/10/2014 Prior Sale Date: 12/26/2007 Air Cond:
 Sale Price: \$2,500,000 Prior Sale Price: \$2,000,000 Pool:
 Sale Type: FULL Prior Sale Type: FULL Roof Mat:
 Document #: 971989 Acres: 0.13
 1st Mtg Amt: Lot Area: 5,814
 Total Value: \$330,000 # of Stories:
 Land Use: LIGHT INDUSTRIAL Park Area/Cap#: /

Comp #: 15 Distance From Subject: 5.97 (miles)
 Address: 75 E PROVIDENCIA AVE, BURBANK, CA 91502-1920
 Owner Name: IKEA PROPERTY INC
 Seller Name: CH ANAHEIM LP
 APN: 2453-026-011 Map Reference: 17-E6 / Building Area: 4,000
 County: LOS ANGELES, CA Census Tract: 3107.02 Total Rooms/Offices:
 Subdivision: 5081 Zoning: BUM2* Total Restrooms:
 Rec Date: 02/23/2015 Prior Rec Date: 02/16/2012 Yr Built/Eff: 1950 / 1950
 Sale Date: 02/23/2015 Prior Sale Date: 02/15/2012 Air Cond:
 Sale Price: \$46,000,000 Prior Sale Price: \$2,882,000 Pool:
 Sale Type: FULL Prior Sale Type: FULL Roof Mat:
 Document #: 191481 Acres: 0.14
 1st Mtg Amt: Lot Area: 6,121
 Total Value: \$604,532 # of Stories:
 Land Use: LIGHT INDUSTRIAL Park Area/Cap#: /

Comp #: 16 Distance From Subject: 6.29 (miles)
 Address: 2853 E 11TH ST, LOS ANGELES, CA 90023-3405
 Owner Name: ONE ON ONE LLC
 Seller Name: MOGHTRADER SAEED & S TRUST
 APN: 5170-026-006 Map Reference: 45-A6 / Building Area: 5,000
 County: LOS ANGELES, CA Census Tract: 2051.20 Total Rooms/Offices:
 Subdivision: 6783 Zoning: LAM2 Total Restrooms:
 Rec Date: 03/30/2015 Prior Rec Date: 08/17/2007 Yr Built/Eff: / 1937
 Sale Date: 02/12/2015 Prior Sale Date: 07/12/2007 Air Cond:
 Sale Price: \$840,364 Prior Sale Price: \$735,000 Pool:
 Sale Type: FULL Prior Sale Type: FULL Roof Mat:
 Document #: 337036 Acres: 0.11
 1st Mtg Amt: Lot Area: 5,006
 Total Value: \$787,553 # of Stories:
 Land Use: LIGHT INDUSTRIAL Park Area/Cap#: /

Comp #: 17 Distance From Subject: 6.59 (miles)
 Address: 818 N LAKE ST, BURBANK, CA 91502-1620
 Owner Name: FISHER OF HA PROPERTIES LLC
 Seller Name: RUSHING FAMILY TRUST
 APN: 2449-031-021 Map Reference: 17-D5 / Building Area: 4,500
 County: LOS ANGELES, CA Census Tract: 3108.00 Total Rooms/Offices:
 Subdivision: 6258 Zoning: BUM2* Total Restrooms:
 Rec Date: 05/11/2015 Prior Rec Date: 03/07/2008 Yr Built/Eff: 1972 / 1972
 Sale Date: 12/15/2014 Prior Sale Date: 08/08/2007 Air Cond:
 Sale Price: \$1,040,000 Prior Sale Price: \$1,100,000 Pool:
 Sale Type: FULL Prior Sale Type: FULL Roof Mat:
 Document #: 539372 Acres: 0.17
 1st Mtg Amt: Lot Area: 7,465
 Total Value: \$832,000 # of Stories:
 Land Use: LIGHT INDUSTRIAL Park Area/Cap#: /

Comp #: 18 Distance From Subject: 6.84 (miles)
 Address: 5230 ALHAMBRA AVE, LOS ANGELES, CA 90032-3403
 Owner Name: MZ HOLDINGS LLC
 Seller Name: AI INDUSTRIES LLC
 APN: 5217-019-023 Map Reference: / Building Area: 4,034
 County: LOS ANGELES, CA Census Tract: 2016.02 Total Rooms/Offices:
 Subdivision: Zoning: LAMR1 Total Restrooms:
 Rec Date: 01/21/2015 Prior Rec Date: 10/06/2006 Yr Built/Eff: 1945 / 1947
 Sale Date: 01/15/2015 Prior Sale Date: 09/27/2006 Air Cond:
 Sale Price: \$725,000 Prior Sale Price: \$350,000 Pool:
 Sale Type: FULL Prior Sale Type: FULL Roof Mat:
 Document #: 67871 Acres: 0.10
 1st Mtg Amt: Lot Area: 4,302
 Total Value: \$382,523 # of Stories:

Land Use: **LIGHT INDUSTRIAL** Park Area/Cap#: /

Comp #:	19	Distance From Subject:	6.84 (miles)
Address:	5232 ALHAMBRA AVE, LOS ANGELES, CA 90032-3403		
Owner Name:	SAEDI FARHAD		
Seller Name:	LEW LIVING TRUST		
APN:	5217-019-024	Map Reference:	/
County:	LOS ANGELES, CA	Census Tract:	2016.02
Subdivision:		Zoning:	LAMR1
Rec Date:	12/22/2014	Prior Rec Date:	08/02/2007
Sale Date:	12/02/2014	Prior Sale Date:	06/19/2007
Sale Price:	\$615,000	Prior Sale Price:	\$400,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1388691	Acres:	0.07
1st Mtg Amt:	\$360,000	Lot Area:	3,202
Total Value:	\$257,157	# of Stories:	
Land Use:	LIGHT INDUSTRIAL	Park Area/Cap#:	/

Comp #:	20	Distance From Subject:	6.93 (miles)
Address:	3325 UNION PACIFIC AVE, LOS ANGELES, CA 90023-3812		
Owner Name:	3325 UNION PACIFIC LLC		
Seller Name:	BAFFS		
APN:	5190-031-003	Map Reference:	53-B1 /
County:	LOS ANGELES, CA	Census Tract:	2051.20
Subdivision:	5335	Zoning:	LAM2
Rec Date:	12/17/2014	Prior Rec Date:	10/18/2000
Sale Date:	10/30/2014	Prior Sale Date:	09/06/2000
Sale Price:	\$516,000	Prior Sale Price:	\$155,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1371364	Acres:	0.10
1st Mtg Amt:	\$387,000	Lot Area:	4,194
Total Value:	\$190,517	# of Stories:	
Land Use:	LIGHT INDUSTRIAL	Park Area/Cap#:	/