

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

VAN AMBATIELOS
PRESIDENT

E. FELICIA BRANNON
VICE PRESIDENT

JOSELYN GEAGA-ROSENTHAL
GEORGE HOVAGUIMIAN
JAVIER NUNEZ

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

DEPARTMENT OF
BUILDING AND SAFETY
201 NORTH FIGUEROA STREET
LOS ANGELES, CA 90012

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

FRANK BUSH
EXECUTIVE OFFICER

July 14, 2015

Council District: # 14

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

JOB ADDRESS: **4613 EAST YORK BLVD., LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5474-013-018**

On December 27, 2007, September 01, 2009 and November 20, 2014, 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: **4613 East York Blvd., Los Angeles, California** (the "Property"). The property owner was given notice of the unpaid annual inspection fees on the property as follows:

<u>Description</u>		<u>Amount</u>
Annual Inspection Fee	\$	1,167.00
System Development Surcharge		70.02
Title Report fee		42.00
Grand Total	\$	<u>1,279.02</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 **\$1,279.02** 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 **\$1,279.02** 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. T11431
 Dated as of: 05/08/2015

Prepared for: City of Los Angeles

SCHEDULE A
 (Reported Property Information)

APN #: 5474-013-018

Property Address: 4613 E YORK BLVD ✓ City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Document: Grant Deed

Grantee : Rodolfo Sotomayor and Mary Sotomayor, husband and wife as undivided 1/2 interest and
 Walter Genie and Alba Genie, husband and wife as undivided 1/2 interest

Grantor : Walter Daniel Genie

Deed Date : 3/28/2007

Recorded : 5/2/2007

Instr No. : 20071064700

MAILING ADDRESS: Walter A. Genie + Alba Genie + Rodolfo + Mary Sotomayor
 4902 COLLIS AVE SOUTH PASADENA CA 91030

MAILING ADDRESS: Walter A. Genie + Alba Genie + Rodolfo + Mary Sotomayor
 1457 Evergreen Drive Upland, CA 91784

SCHEDULE B

LEGAL DESCRIPTION

The following described property:

- Parcel 1: Those portions of Lots 6 and 7, Tract 4151, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 45, Page 13 of Maps, in the office of the County Recorder of said County
- Parcel 2: Those portions of Lots 6 and 7 of Tract No. 4151, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 45, Page 13 of Maps, in the office of the County Recorder of said County
- Parcel 3: Those portions of Lots 6 and 7 of Tract No. 4151, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 45, Page 13 of Maps, in the office of the County Recorder of said County
- Parcel 4: The Southerly 135 feet of Lots 8 and 9 of Tract No. 4151, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 45, Page 13 of Maps, in the office of the County Recorder of said County

Assessor's Parcel No: 5474-013-018

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. T11431

SCHEDULE B (Continued)

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 : \$4,054.46

Dated : 6/5/2010

Trustor : *Rodolfo Sotomayor and Mary Sotomayor*

Trustee : *Fidelity National Title Company, a California Corporation*

Beneficiary : *Walter A. Genie and or Alba R Genie*

Recorded : 6/22/2010

Instr No. : 20100851432

MAILING ADDRESS: *Walter A. Genie, 4811 Buchanan Street, Los Angeles, CA 90041*

MAILING ADDRESS: *Alba R Genie, 4811 Buchanan Street, Los Angeles, CA 90041*

MAILING ADDRESS : *Fidelity National Title Company, None Shown.*

RECORDING REQUESTED BY

00-1738300

2

AND WHEN RECORDED MAIL THIS DEED AND, UNLESS OTHERWISE SHOWN BELOW, MAIL TAX STATEMENT TO:

NAME: WALTER DANIEL GENIE
STREET ADDRESS: 1457 EVERGREEN DRIVE
CITY, STATE & ZIP CODE: UPLAND, CA 91784
TITLE ORDER NO. _____ ESCROW NO. _____

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

DOCUMENTARY TRANSFER TAX \$ NONE
 computed on full value of property conveyed, or
 computed on full value less liens and encumbrances remaining at time of sale.
Signature of Declarant / Agent Determining Tax: Walter A. Genie Firm Name: _____

WALTER A. GENIE AND ALBA R. GENIE, HUSBAND AND WIFE

(NAME OF GRANTOR(S))

the undersigned grantor(s), for a valuable consideration, receipt of which is hereby acknowledged, do hereby remise, release and forever quitclaim to OUR SON, WALTER DANIEL GENIE

(NAME OF GRANTEE(S))

the following described real property in the City of LOS ANGELES

County of LOS ANGELES, State of CALIFORNIA

"THIS IS A BONAFIDE GIFT AND THE GRANTOR RECEIVED NOTHING IN RETURN, R&T 11911"

"LEGAL DESCRIPTION, SEE EXHIBIT "A""

APN: 54103-014, 015, 016, 017 5474-013-018

Assessor's parcel No. _____

Executed on OCTOBER 12, 2000, at LOS ANGELES, CALIFORNIA

STATE OF CALIFORNIA

COUNTY OF LOS ANGELES

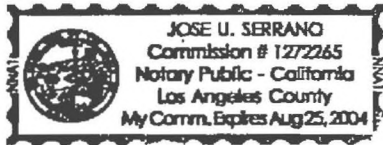
Walter A. Genie
WALTER A. GENIE

Alba R. Genie
ALBA R. GENIE

On 10/12/00 before me, JOSE U. SERRANO, NOTARY PUBLIC

RIGHT THUMBPRINT (Optional)

personally appeared WALTER A. GENIE AND ALBA R. GENIE
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.

Jose U. Serrano
(SIGNATURE OF NOTARY)

CAPACITY CLAIMED BY SIGNER(S)
 INDIVIDUAL(S)
 CORPORATE OFFICER(S)
 PARTNER(S) LIMITED GENERAL
 ATTORNEY IN FACT
 TRUSTEE(S)
 GUARDIAN/CONSERVATOR
 OTHER

MAIL TAX STATEMENTS TO: ABOVE ADDRESS

SIGNER IS REPRESENTING:
(NAME OF PERSON(S) OR ENTITY(ES))

Before you use this form, fill in all blanks, and make whatever changes are appropriate and necessary to your particular transaction. Consult a lawyer if you doubt the form's fitness for your purpose and use. Wolcotts makes no representation or warranty, express or implied, with respect to the merchantability or fitness of this form for an intended use or purpose.

WOLCOTTS FORM 790 - Rev. 3-94a (price class 3A)
QUITCLAIM DEED



© 1994 WOLCOTTS FORMS, INC.

RECORDING REQUESTED BY

98 2228526

COMMONWEALTH LAND TITLE CO.
AND WHEN RECORDED MAIL THIS DEED TO:

NAME: Rodolfo Sotomayor and
Mary Sotomayor and
Walter Genie and Alba Genie
STREET ADDRESS:
CITY, STATE, ZIP: 4619 York Blvd.
Los Angeles, Ca 90041

RECORDED FILED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA
12:01 PM DEC 08 1998

FEE \$10 Y
2

TITLE ORDER NO. 1818009 ESCROW NO. 40250

SPACE ABOVE THIS LINE FOR RECORDER'S USE

A.P.N.: 54103-014, 015, 016, 017
5474-013-018

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)
DOCUMENTARY TRANSFER TAX is \$495.00 County \$ 2,025.00 City
 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: City of Los Angeles, and

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

Darrell T. Stuart Investment Company, a Nevada Corporation
hereby GRANT(S) to Rodolfo Sotomayor and Mary Sotomayor, husband and wife as joint
tenants to an undivided 1/2 interest and Walter Genie and Alba Genie, husband and wife
as joint tenants to an undivided 1/2 interest all as tenants in common
the following described real property in the Los Angeles
County of Los Angeles, State of California:

Described as : See Exhibit "A" Hereto and made a part of Hereof

Dated November 13, 1998 Darrell T. Stuart Investment Company
STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES } SS
On November 14, 1998 before me,
Luisa Irma D'Amico, a Notary Public
personally appeared H.K. Ward - President
of Darrell T. Stuart Investment Co. By: H.K. Ward
H.K. Ward, President

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: Luisa Irma D'Amico

Mail Tax Statements to: Same as Above

NAME STREET ADDRESS



Form 2195 4 (12-99)

THIS FORM FURNISHED BY COMMONWEALTH LAND TITLE CO.

NOTIFICATION SENT BY

DEC 08 1998

CAMERA 3

00-1738300

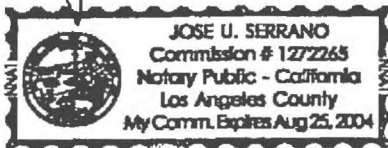
State of California)
County of Los Angeles)

On Oct 12, 2006 before me, JOSE U. SERRANO (Notary Public),
personally appeared WALTER A. GERIE & ALBA R. GERIE

personally known to me (~~or proved to me 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.

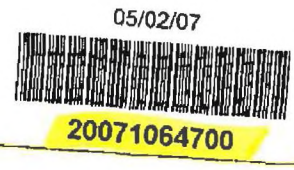
Signature- Jose U. Serrano



2

RECORDING REQUESTED BY:

AND WHEN RECORDED MAIL TO...
Walter A Genie
P.O. BOX 50725
LA. CA 90042



THIS SPACE FOR RECORDER'S USE ONLY
GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)
DOCUMENTARY TRANSFER TAX is \$0 CITY TRANSFER TAX \$0
[] 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 [] City of Los Angeles AND

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
Walter Daniel Genie,

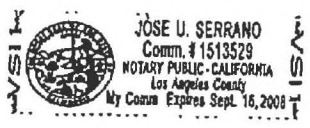
hereby GRANT(s) to:
Walter A. Genie and Alba R. Genie, husband and wife,
as joint tenants.

the real property in the City of Los Angeles, County of Los Angeles, State of California, described as
LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF
Also Known as ARN: 54103 - 014, 015, 016, 017 5474-013-018
4619-4619 REAR 4623-27 YORK BL 4613-21 YORK BL LA CA 90041
"This is a bonafide gift and the grantor received nothing in return., R & T 11911"

DATED
STATE OF CALIFORNIA
COUNTY OF LOS ANGELES
On MARCH 28, 2007
Before me, JOSE U. SERRANO
A Notary Public in and for said State, personally appeared
WALTER DANIEL GENIE

[Signature]
WALTER DANIEL GENIE

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 *[Signature]* (This area for official notarial seal)
MAIL TAX STATEMENTS TO PARTY SHOWN BELOW; IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE

2

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO

Walter A Genie
Alba R Genie
4811 Buchanan Street
Los Angeles, CA 90041



**DEED OF TRUST
WITH ASSIGNMENT OF RENTS AS ADDITIONAL SECURITY**

This DEED OF TRUST, made June 5, 2010 , between Rodolfo Sotomayor and Mary Sotomayor

herein called TRUSTOR,
whose address is 4902 Collis Avenue, South Pasadena, CA 91030

FIDELITY NATIONAL TITLE COMPANY, a California Corporation, herein called TRUSTEE, and

Walter A. Genie and or Alba R Genie , herein called BENEFICIARY,
Trustor irrevocably grants, transfers and assigns to Trustee in Trust, with Power of Sale that property in
Los Angeles, County State of California, described as:

4615-4619-4623- York Blvd & 1515-1513 Hazelwood Ave. Located in the City of Los Angeles, CA 90042

Together with the rents, issues and profits thereof, subject, however, to the right, power and authority hereinafter given to and conferred upon Beneficiary to collect and apply such rents, issues and profits.

For the Purpose of Securing (1) payment of the sum of \$ 4,054 46 with interest thereon according to the terms of a promissory note or notes of even date herewith made by Trustor, payable to order of Beneficiary, and extensions or renewals thereof; (2) the performance of each agreement of Trustor incorporated by reference or contained herein or reciting it is so secured, (3) Payment of additional sums and interest thereon which may hereafter be loaned to Trustor, or his successors or assigns, when evidenced by a promissory note or notes reciting that they are secured by this Deed of Trust.

To protect the security of this Deed of Trust, and with respect to the property above described, Trustor expressly makes each and all of the agreements, and adopts and agrees to perform and be bound by each and all of the terms and provisions set forth in subdivision A of that certain Fictitious Deed of Trust referenced herein, and it is mutually agreed that all of the provisions set forth in subdivision B of that certain Fictitious Deed of Trust

3

recorded in the book and page of Official Records in the office of the county recorder of the county where said property is located, noted below opposite the name of such county, namely

COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE
Alameda	1288	256	Kings	858	713	Placer	1028	379	Sierra	38	187
Alpine	3	130-31	Lake	437	310	Plumas	166	1307	Siskiyou	506	742
Amador	133	438	Lassen	293	367	Yuba	3778	347	Solano	1187	421
Butte	1330	513	Los Angeles	T-3878	874	Sacramento	71-10-26	615	Sonoma	2087	427
Calaveras	185	308	Madera	911	135	San Benito	300	405	Stanislaus	1970	56
Colusa	323	392	Mariposa	1849	123	San Bernardino	6513	748	Sutter	685	585
Colusa Costa	4684	1	Mariposa	90	453	San Francisco	A-804	106	Tehama	427	183
Del Norte	101	549	Merced	667	99	San Joaquin	1825	283	Trible	108	595
El Dorado	704	435	Merced	1460	753	San Luis Obispo	1331	137	Yuba	1330	108
Essex	5852	623	Modoc	291	93	San Mateo	4778	175	Tuolumne	177	160
Glenn	449	76	Mono	69	302	Santa Barbara	2065	881	Ventura	1607	137
Household	801	82	Monterey	257	239	Santa Clara	6626	664	Yuba	749	16
Imperial	1189	701	Napa	704	743	Santa Cruz	1638	607	Yuba	398	693
Inyo	165	672	Nevada	363	94	Santa	800	633			
Kata	3756	690	Orange	7182	18	San Diego Series B Book 1964, Page 149774					

shall inure to and bind the parties hereto, with respect to the property above described. Said agreements, terms and provisions contained in said subdivisions A and B, (identical in all counties) are preprinted on the following pages hereof and are by the within reference thereto, incorporated herein and made a part of this Deed of Trust for all purposes as fully as if set forth at length herein, and Beneficiary may charge for a statement regarding the obligation secured hereby, provided the charge thereof does not exceed the maximum allowed by laws

The undersigned Trustor, requests that a copy of any notice of default and any notice of sale hereunder be mailed to him at his address hereinbefore set forth

Rodolfo Sotomayor
 RODOLFO SOTOMAYOR 6/16/2010

Mary Sotomayor
 MARY SOTOMAYOR 6/16/2010

see attached acknowledgement

4

CERTIFICATE OF ACKNOWLEDGEMENT OF NOTARY PUBLIC

STATE OF CALIFORNIA,)
)
COUNTY OF Los Angeles

On June 16, 2010 before me, Magaly A. Cormier, Notary (here insert name and title of the officer), personally appeared Rodolfo A. Sotomayor & Marly Sotomayor 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 Magaly A. Cormier (Seal)



CERTIFICATE OF ACKNOWLEDGEMENT OF NOTARY PUBLIC

STATE OF CALIFORNIA,)
)
COUNTY OF)

On _____ before me, _____, (here insert name and title of the officer), personally appeared _____, 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)

This page is part of your document - DO NOT DISCARD



20121553736



Pages:
0002

Recorded/Filed in Official Records
Recorder's Office, Los Angeles County,
California

10/15/12 AT 11:37AM

FEES:	19.00
TAXES:	25.20
OTHER:	0.00
PAID:	44.20



LEADSHEET



201210150020014

00006598816



004354916

SEQ:
01

DAR - Counter (Upfront Scan)



THIS FORM IS NOT TO BE DUPLICATED

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO
RODOLFO SOTOMAYOR
MARY SOTOMAYOR
4902 COLLIS AVENUE
SOUTH PASADENA, CA 91030

GRANT DEED

The undersigned declares that the DOCUMENTARY TRANSFER TAX is
\$ 20.25 and is 4.95 RS.
_____ computed on the full value of the interest or property conveyed; OR IS
_____ computed on the full value less value of liens or encumbrances remaining
thereon at the time of sale.

Mary Sotomayor
Signature of Declarant

CITY _____ COUNTY _____
FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Waller A. Genie & Alba R. Genie Husband & Wife As Joint tenants Grantor,
grants to

Rodolfo Sotomayor and Mary Sotomayor, Husband and wife as Joint Tenants
APN: 5474-013-014,015,016,017,018 grantee, the real property located in Los Angeles, city and
Los Angeles, County, California, described as follows:

See attached Exhibit A, incorporated by reference to this document.

Walter Genie
WALTER GENIE

Alba R. Genie
ALBA R. GENIE

CERTIFICATE OF ACKNOWLEDGEMENT OF NOTARY PUBLIC

STATE OF CALIFORNIA,
COUNTY OF Los Angeles

On June 16, 2010 before me, Magaly A. Cormier, Notary (here insert name and title of the officer), personally appeared Walter Genie & Alba R. Genie 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 Magaly A. Cormier (Seal)



Property Detail Report

For Property Located At :
4615 YORK BLVD, LOS ANGELES, CA 90041-3331



Owner Information

Owner Name: **GENIE WALTER D/SOTOMAYOR RODOLFO & MARY**
 Mailing Address: **4902 COLLIS AVE, SOUTH PASADENA CA 91030-4002 C014**
 Vesting Codes: **HW//JT**

Location Information

Legal Description:	TRACT NO 4151 SW 135 FT OF LOTS 10,11 AND LOT 12		
County:	LOS ANGELES, CA	APN:	5474-013-018
Census Tract / Block:	1834.02 / 1	Alternate APN:	
Township-Range-Sect:		Subdivision:	4151
Legal Book/Page:	45-13	Map Reference:	26-A6 /
Legal Lot:	12	Tract #:	4151
Legal Block:		School District:	LOS ANGELES
Market Area:	618	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:	10/15/2012 / 06/16/2010	1st Mtg Amount/Type:	/
Sale Price:	\$4,500	1st Mtg Int. Rate/Type:	/
Sale Type:	UNKNOWN	1st Mtg Document #:	
Document #:	1553736	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$2.34
New Construction:		Multi/Split Sale:	MULTI

Title Company:
 Lender:
 Seller Name: **GENIE WALTER A & ALBA R**

Prior Sale Information

Prior Rec/Sale Date:	12/08/1998 / 11/13/1998	Prior Lender:	COMMUNITY COM'L BK
Prior Sale Price:	\$450,000	Prior 1st Mtg Amt/Type:	\$225,000 / CONV
Prior Doc Number:	2228526	Prior 1st Mtg Rate/Type:	/ ADJ
Prior Deed Type:	GRANT DEED		

Property Characteristics

Year Built / Eff:	1948 / 1949	Total Rooms/Offices		Garage Area:	
Gross Area:	1,924	Total Restrooms:		Garage Capacity:	
Building Area:	1,924	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:	0.22	County Use:	AUTO SVC SHOP (2600)
Lot Area:	9,449	Lot Width/Depth:	x	State Use:	
Land Use:	AUTO REPAIR	Commercial Units:		Water Type:	
Site Influence:		Sewer Type:		Building Class:	

Tax Information

Total Value:	\$149,613	Assessed Year:	2014	Property Tax:	\$2,125.88
Land Value:	\$127,882	Improved %:	15%	Tax Area:	4
Improvement Value:	\$21,731	Tax Year:	2014	Tax Exemption:	
Total Taxable Value:	\$149,613				

Comparable Sales Report

For Property Located At

4615 YORK BLVD, LOS ANGELES, CA 90041-3331



20 Comparable(s) Selected.

Report Date: 07/14/2015

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$4,500	\$375,000	\$6,325,000	\$1,781,386
Bldg/Living Area	1,924	1,664	2,200	1,862
Price/Sqft	\$2.34	\$202.92	\$3,643.43	\$976.03
Year Built	1948	1903	2009	1960
Lot Area	9,449	1,772	24,219	8,798
Bedrooms	0	2	2	2
Bathrooms/Restrooms	0	1	1	1
Stories	0.00	1.00	1.00	1.00
Total Value	\$149,613	\$56,773	\$1,737,435	\$427,096
Distance From Subject	0.00	1.94	15.52	10.30

*= user supplied for search only

Comp #:	1	Distance From Subject: 1.94 (miles)		
Address:	1140 E COLORADO ST, GLENDALE, CA 91205-1309			
Owner Name:	CHASE COLORADO LLC			
Seller Name:	BAYAT MOHAMMAD 2004 TRUST			
APN:	5674-022-034	Map Reference:	25-D4 /	Building Area: 1,900
County:	LOS ANGELES, CA	Census Tract:	3021.03	Total Rooms/Offices:
Subdivision:	MCINTYRES WILLIAMS TR	Zoning:	GLCM-C3*	Total Restrooms:
Rec Date:	05/01/2015	Prior Rec Date:	12/24/2009	Yr Built/Eff: 2002 / 2002
Sale Date:	02/18/2015	Prior Sale Date:	11/16/2009	Air Cond:
Sale Price:	\$2,650,000	Prior Sale Price:	\$1,650,000	Pool:
Sale Type:	UNKNOWN	Prior Sale Type:	FULL	Roof Mat:
Document #:	499080	Acres:	0.35	
1st Mtg Amt:	\$1,000,000	Lot Area:	15,255	
Total Value:	\$1,737,435	# of Stories:		
Land Use:	AUTO REPAIR	Park Area/Cap#:	/	

Comp #:	2	Distance From Subject: 2.39 (miles)		
Address:	2600 MERCED ST, LOS ANGELES, CA 90065			
Owner Name:	LOW KEY MAN LLC			
Seller Name:	NITE LLC			
APN:	5453-008-014	Map Reference:	35-F4 /	Building Area: 1,746
County:	LOS ANGELES, CA	Census Tract:	1853.20	Total Rooms/Offices:
Subdivision:	MARSH ROBERT & COS COTTAGE HOME TR	Zoning:	LAM1	Total Restrooms:
Rec Date:	02/10/2015	Prior Rec Date:	08/08/1997	Yr Built/Eff: 1930 /
Sale Date:	02/04/2015	Prior Sale Date:		Air Cond:
Sale Price:	\$399,000	Prior Sale Price:		Pool:
Sale Type:	FULL	Prior Sale Type:		Roof Mat:
Document #:	146433	Acres:	0.19	
1st Mtg Amt:	\$399,000	Lot Area:	8,264	
Total Value:	\$276,781	# of Stories:		
Land Use:	AUTO REPAIR	Park Area/Cap#:	/	

Comp #:	3	Distance From Subject: 3.72 (miles)		
Address:	1129 S FAIR OAKS AVE, PASADENA, CA 91105-3415			
Owner Name:	SONG JULIA			
Seller Name:	PEREZ ENRIQUETA			
APN:	5719-018-009	Map Reference:	27-A6 /	Building Area: 1,696
County:	LOS ANGELES, CA	Census Tract:	4639.00	Total Rooms/Offices:
Subdivision:	6858	Zoning:	PSC*	Total Restrooms:
Rec Date:	12/16/2014	Prior Rec Date:	10/23/1984	Yr Built/Eff: 1949 / 1952
Sale Date:	12/03/2014	Prior Sale Date:		Air Cond:
Sale Price:	\$840,000	Prior Sale Price:	\$110,000	Pool:
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:
Document #:	1364252	Acres:	0.12	
1st Mtg Amt:	\$630,000	Lot Area:	5,011	
Total Value:	\$198,689	# of Stories:		
Land Use:	AUTO REPAIR	Park Area/Cap#:	/	

Comp #:	4	Distance From Subject: 4.95 (miles)		
Address:	1422 BEVERLY BLVD, LOS ANGELES, CA 90026-5703			
Owner Name:	LINC-WESTLAKE APARTMENTS LP			
Seller Name:	BEVERLY & LUCAS LLC			
APN:	5153-030-003	Map Reference:	44-C2 /	Building Area: 1,792

County:	LOS ANGELES, CA	Census Tract:	2083.02	Total Rooms/Offices:	
Subdivision:	LOS ANGELES IMPROV COS SUB	Zoning:	LACW	Total Restrooms:	
Rec Date:	02/02/2015	Prior Rec Date:	02/24/2006	Yr Built/Eff:	1903 / 1903
Sale Date:	01/15/2015	Prior Sale Date:	02/21/2006	Air Cond:	NONE
Sale Price:	\$5,040,000	Prior Sale Price:	\$900,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	113550	Acres:	0.11		
1st Mtg Amt:	\$7,407,000	Lot Area:	4,620		
Total Value:	\$334,431	# of Stories:			
Land Use:	AUTO REPAIR	Park Area/Cap#:	/		

Comp #:	5	Distance From Subject:	5.41 (miles)		
Address:	6600 SAN FERNANDO RD, GLENDALE, CA 91201-1703				
Owner Name:	REMEDY LLC				
Seller Name:	DILANCHIAN HENRIK				
APN:	5623-023-018	Map Reference:	24-F1 /	Building Area:	1,767
County:	LOS ANGELES, CA	Census Tract:	3016.01	Total Rooms/Offices:	
Subdivision:	4516	Zoning:	GLC3*	Total Restrooms:	
Rec Date:	06/26/2015	Prior Rec Date:	06/18/2004	Yr Built/Eff:	1923 / 1928
Sale Date:	06/23/2015	Prior Sale Date:	06/10/2004	Air Cond:	NONE
Sale Price:	\$935,000	Prior Sale Price:	\$560,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	ROLL COMPOSITION
Document #:	771784	Acres:	0.09		
1st Mtg Amt:	\$841,000	Lot Area:	3,874		
Total Value:	\$649,499	# of Stories:			
Land Use:	AUTO REPAIR	Park Area/Cap#:	/		

Comp #:	6	Distance From Subject:	6.43 (miles)		
Address:	4751 E CESAR E CHAVEZ AVE, LOS ANGELES, CA 90022				
Owner Name:	4755 CHAVEZ LLC				
Seller Name:	COMFORT ENTS LLC				
APN:	5235-020-045	Map Reference:	45-E4 /	Building Area:	1,800
County:	LOS ANGELES, CA	Census Tract:	5305.00	Total Rooms/Offices:	
Subdivision:	4949	Zoning:	LCC3*	Total Restrooms:	
Rec Date:	01/28/2015	Prior Rec Date:	10/15/2012	Yr Built/Eff:	1970 / 1970
Sale Date:	01/23/2015	Prior Sale Date:	10/05/2012	Air Cond:	NONE
Sale Price:	\$1,475,000	Prior Sale Price:	\$610,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	100074	Acres:	0.24		
1st Mtg Amt:	\$1,125,000	Lot Area:	10,625		
Total Value:	\$247,116	# of Stories:			
Land Use:	AUTO REPAIR	Park Area/Cap#:	/		

Comp #:	7	Distance From Subject:	7.24 (miles)		
Address:	1551 E WASHINGTON BLVD, LOS ANGELES, CA 90021				
Owner Name:	GUZMAN AIMEE Z				
Seller Name:	MARTES G E 2000 TRUST				
APN:	5129-010-024	Map Reference:	44-D6 /	Building Area:	1,959
County:	LOS ANGELES, CA	Census Tract:	2260.01	Total Rooms/Offices:	
Subdivision:	MCDONALD J G TR	Zoning:	LAM2	Total Restrooms:	
Rec Date:	02/11/2015	Prior Rec Date:		Yr Built/Eff:	1922 /
Sale Date:	09/23/2014	Prior Sale Date:		Air Cond:	NONE
Sale Price:	\$820,000	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	154419	Acres:	0.22		
1st Mtg Amt:	\$670,000	Lot Area:	9,692		
Total Value:	\$56,773	# of Stories:			
Land Use:	AUTO REPAIR	Park Area/Cap#:	/		

Comp #:	8	Distance From Subject:	9.06 (miles)		
Address:	9354 VALLEY BLVD, ROSEMEAD, CA 91770-1924				
Owner Name:	9354 AYOS LLC				
Seller Name:	TREPANIER C J TRUST				
APN:	8594-005-006	Map Reference:	38-B5 /	Building Area:	2,200
County:	LOS ANGELES, CA	Census Tract:	4329.01	Total Rooms/Offices:	
Subdivision:	7063	Zoning:	RM3*	Total Restrooms:	
Rec Date:	05/08/2015	Prior Rec Date:	08/30/1989	Yr Built/Eff:	1950 / 1950
Sale Date:	09/26/2014	Prior Sale Date:		Air Cond:	
Sale Price:	\$1,500,000	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	534491	Acres:	0.15		
1st Mtg Amt:	\$900,000	Lot Area:	6,379		
Total Value:	\$203,634	# of Stories:			
Land Use:	AUTO REPAIR	Park Area/Cap#:	/		

Comp #:	9	Distance From Subject:	10.48 (miles)
Address:	8596 W PICO BLVD, LOS ANGELES, CA 90035-2410		

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

Comp #:	10	Distance From Subject:	10.67 (miles)
Address:	7711 S ALAMEDA ST, LOS ANGELES, CA 90001-3114		
Owner Name:	APPLE AUTO DISMANTLING INC		
Seller Name:	JUNG B S & C C 2007 TRUST		
APN:	6025-025-009	Map Reference:	52-E6 /
County:	LOS ANGELES, CA	Census Tract:	5349.00
Subdivision:	NADEAU HEIRS TR	Zoning:	LCM2*
Rec Date:	05/22/2015	Prior Rec Date:	12/22/1982
Sale Date:	05/06/2015	Prior Sale Date:	
Sale Price:	\$900,000	Prior Sale Price:	\$180,000
Sale Type:	UNKNOWN	Prior Sale Type:	FULL
Document #:	599791	Acres:	0.56
1st Mtg Amt:		Lot Area:	24,219
Total Value:	\$428,244	# of Stories:	1.00
Land Use:	AUTO REPAIR	Park Area/Cap#:	/
		Building Area:	1,728
		Total Rooms/Offices:	
		Total Restrooms:	
		Yr Built/Eff:	1997 / 1997
		Air Cond:	
		Pool:	
		Roof Mat:	ROLL COMPOSITION

Comp #:	11	Distance From Subject:	12.21 (miles)
Address:	8216 S WESTERN AVE, LOS ANGELES, CA 90047		
Owner Name:	8210 S WESTERN AVE 26 LLC/WESTERN PROPERTY LLC		
Seller Name:	COLLINS ROMMEL C SR		
APN:	6034-016-027	Map Reference:	57-E1 /
County:	LOS ANGELES, CA	Census Tract:	2381.00
Subdivision:	4511	Zoning:	LAC2
Rec Date:	05/29/2015	Prior Rec Date:	
Sale Date:	05/26/2015	Prior Sale Date:	
Sale Price:	\$375,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	625267	Acres:	0.40
1st Mtg Amt:		Lot Area:	17,605
Total Value:	\$131,878	# of Stories:	
Land Use:	AUTO REPAIR	Park Area/Cap#:	/
		Building Area:	1,848
		Total Rooms/Offices:	
		Total Restrooms:	
		Yr Built/Eff:	1966 / 1966
		Air Cond:	
		Pool:	
		Roof Mat:	

Comp #:	12	Distance From Subject:	12.79 (miles)
Address:	8829 LINDELL AVE, DOWNEY, CA 90240		
Owner Name:	L & A COSTA RICA PROPERTIES LL		
Seller Name:	ROLLAND ROBERT J TRUST		
APN:	6388-001-010	Map Reference:	60-D1 /
County:	LOS ANGELES, CA	Census Tract:	5505.00
Subdivision:	9389	Zoning:	DOC3*
Rec Date:	01/27/2015	Prior Rec Date:	08/16/1988
Sale Date:	01/21/2015	Prior Sale Date:	
Sale Price:	\$725,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	90923	Acres:	0.13
1st Mtg Amt:	\$580,000	Lot Area:	5,625
Total Value:	\$231,200	# of Stories:	
Land Use:	AUTO REPAIR	Park Area/Cap#:	/
		Building Area:	1,664
		Total Rooms/Offices:	
		Total Restrooms:	
		Yr Built/Eff:	1971 / 1971
		Air Cond:	
		Pool:	
		Roof Mat:	

Comp #:	13	Distance From Subject:	13.93 (miles)
Address:	6103 VAN NUYS BLVD, VAN NUYS, CA 91401		
Owner Name:	STONEGATE PROPERTY HOLDINGS/MASSCO INVESTMENTS LLC		
Seller Name:	PFLOCK LUDWIG		
APN:	2241-021-018	Map Reference:	15-D5 /
County:	LOS ANGELES, CA	Census Tract:	1283.03
Subdivision:	1200	Zoning:	LACM
Rec Date:	12/11/2014	Prior Rec Date:	12/02/1999
Sale Date:	12/05/2014	Prior Sale Date:	11/18/1999
Sale Price:	\$6,325,000	Prior Sale Price:	\$7,977,350
Sale Type:	FULL	Prior Sale Type:	
Document #:	1340659	Acres:	0.28
1st Mtg Amt:		Lot Area:	12,066
Total Value:	\$348,545	# of Stories:	
Land Use:	AUTO REPAIR	Park Area/Cap#:	/
		Building Area:	1,736
		Total Rooms/Offices:	
		Total Restrooms:	
		Yr Built/Eff:	1967 / 1967
		Air Cond:	
		Pool:	
		Roof Mat:	

Comp #:	14	Distance From Subject:	14.03 (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 #:	15	Distance From Subject:	14.12 (miles)
Address:	843 S LA BREA AVE, INGLEWOOD, CA 90301-3842		
Owner Name:	A & E INVESTMENT LLC		
Seller Name:	SAB INVESTMENT PROPERTY LLC		
APN:	4024-002-053	Map Reference:	/
County:	LOS ANGELES, CA	Census Tract:	6012.12
Subdivision:	INGLEWOOD PROP	Zoning:	INC5YY
Rec Date:	04/30/2015	Prior Rec Date:	02/03/2006
Sale Date:	04/29/2015	Prior Sale Date:	01/25/2006
Sale Price:	\$1,200,000	Prior Sale Price:	\$1,037,500
Sale Type:	FULL	Prior Sale Type:	
Document #:	496459	Acres:	0.26
1st Mtg Amt:	\$1,110,000	Lot Area:	11,288
Total Value:	\$1,045,116	# of Stories:	
Land Use:	AUTO REPAIR	Park Area/Cap#:	/

Comp #:	16	Distance From Subject:	14.85 (miles)
Address:	11715 SANTA MONICA BLVD, LOS ANGELES, CA 90025-2808		
Owner Name:	GREENWICH VILLAGE RENOVATION C		
Seller Name:	DOODY D & K FAMILY TRUST		
APN:	4262-003-009	Map Reference:	41-D4 /
County:	LOS ANGELES, CA	Census Tract:	2675.01
Subdivision:	ARTESIAN TR	Zoning:	LAC2
Rec Date:	05/29/2015	Prior Rec Date:	07/19/1996
Sale Date:	02/27/2015	Prior Sale Date:	
Sale Price:	\$6,193,636	Prior Sale Price:	\$87,500
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	632014	Acres:	0.04
1st Mtg Amt:		Lot Area:	1,772
Total Value:	\$89,785	# of Stories:	
Land Use:	AUTO REPAIR	Park Area/Cap#:	/

Comp #:	17	Distance From Subject:	15.31 (miles)
Address:	11624 PRAIRIE AVE, HAWTHORNE, CA 90250-2606		
Owner Name:	AWAD HAIDAR M/AWAD MAHMOUD H		
Seller Name:	GUERRERO BEATRIZ M		
APN:	4048-016-059	Map Reference:	57-B5 /
County:	LOS ANGELES, CA	Census Tract:	6020.02
Subdivision:	2603	Zoning:	HACMYY
Rec Date:	03/25/2015	Prior Rec Date:	09/24/1997
Sale Date:	03/10/2015	Prior Sale Date:	
Sale Price:	\$585,000	Prior Sale Price:	\$240,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	322597	Acres:	0.11
1st Mtg Amt:		Lot Area:	4,999
Total Value:	\$332,806	# of Stories:	
Land Use:	AUTO REPAIR	Park Area/Cap#:	/

Comp #:	18	Distance From Subject:	15.35 (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#:	/

Comp #:	19	Distance From Subject: 15.5 (miles)	
Address:	407 N CRANE AVE, COMPTON, CA 90221		
Owner Name:	HUERTA JUAN J/HERNANDEZ MARIA D		
Seller Name:	MORRIS MELVIN		
APN:	6178-021-032	Map Reference:	65-B2 /
County:	LOS ANGELES, CA	Census Tract:	5416.05
Subdivision:	9374	Zoning:	COCL*
Rec Date:	04/02/2015	Prior Rec Date:	01/09/2003
Sale Date:	02/23/2015	Prior Sale Date:	12/20/2002
Sale Price:	\$465,000	Prior Sale Price:	\$195,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	361022	Acres:	0.13
1st Mtg Amt:	\$329,000	Lot Area:	5,583
Total Value:	\$59,064	# of Stories:	
Land Use:	AUTO REPAIR	Park Area/Cap#:	/

Comp #:	20	Distance From Subject: 15.52 (miles)	
Address:	14960 VALLEY BLVD, LA PUENTE, CA 91746		
Owner Name:	WALNUT TOP TIER GROUP INC		
Seller Name:	REED JERRY D		
APN:	8208-010-024	Map Reference:	48-D5 /
County:	LOS ANGELES, CA	Census Tract:	4082.02
Subdivision:	1343	Zoning:	LCM1BE*
Rec Date:	02/26/2015	Prior Rec Date:	03/19/1997
Sale Date:	02/05/2015	Prior Sale Date:	
Sale Price:	\$500,000	Prior Sale Price:	\$90,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	211978	Acres:	0.17
1st Mtg Amt:		Lot Area:	7,317
Total Value:	\$336,124	# of Stories:	
Land Use:	AUTO REPAIR	Park Area/Cap#:	/