

CITY OF LOS ANGELES
CALIFORNIA

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

VAN AMBATIELOS
PRESIDENT

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VICE PRESIDENT

JOSELYN GEAGA-ROSENTHAL
GEORGE HOVAGUIMIAN
JAVIER NUNEZ



ERIC GARCETTI
MAYOR

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

FRANK M. BUSH
GENERAL MANAGER
SUPERINTENDENT OF BUILDING

OSAMA YOUNAN, P.E.
EXECUTIVE OFFICER

December 15, 2016

Council District: # 8

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

JOB ADDRESS: 7020 SOUTH VERMONT AVENUE, LOS ANGELES, CA
ASSESSORS PARCEL NO. (APN): 6013-003-001

On September 14, 2005, October 29, 2015, and July 13, 2016, 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: 7020 South Vermont Avenue, 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	\$	1,223.16
System Development Surcharge		54.84
Title Report Fee		42.00
Grand Total	\$	<u>1,320.00</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 \$1,320.00 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 \$1,320.00 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. T13541
Dated as of: 08/17/2016

Prepared for: City of Los Angeles

SCHEDULE A
(Reported Property Information)

APN #: 6013-003-001

Property Address: 7020 S VERMONT AVE ✓ **City:** Los Angeles **County:** Los Angeles

VESTING INFORMATION

Type of Document: INDIVIDUAL GRANT DEED

Grantee : VENANCIO DE ARTOLA

Grantor : MARTIN DE ARTOLA

Deed Date : 03/17/1982

Recorded : 05/28/1982

Instr No. : 82-547107

MAILING ADDRESS: VENANCIO DE ARTOLA
7020 S VERMONT AVE LOS ANGELES CA 90044

SCHEDULE B

LEGAL DESCRIPTION

Lot: 68-S **Tract No:** 8210 **Abbreviated Description:** LOT:68-S CITY:REGION/CLUSTER:
25/25624 TR#:8210 TRACT NO 8210 LOTS 68,69 AND S 20 FT OF LOT 70
IMP1=COM,3120SF,YB:1940,1STY;**IMP2=**COM,1820SF,YB:1939,1STY. **City/Muni/Twp:**
REGION/CLUSTER: 25/25624

MORTGAGES/LIENS

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

RECORDING REQUESTED BY

82- 547107

AND WHEN RECORDED MAIL TO

Name: Ysnancio De Artola
Street Address: 1025 West 68th Street
City & State: Los Angeles, CA 90044

RECORDED IN OFFICIAL RECORDS
OF LOS ANGELES COUNTY, CA
MAY 28 1982 AT 8 A.M.
Recorder's Office

MAIL TAX STATEMENTS TO

Name: SAME AS ABOVE
Street Address:
City & State:

SPACE ABOVE THIS LINE FOR RECORDER'S USE

FEES \$4

Individual Grant Deed

TO 1923 CA (12-74)

THIS FORM FURNISHED BY TIGOR TITLE INSURERS

A.P.N.

The undersigned grantor(s) declare(s): 16.50 (44)
Documentary transfer tax is \$16.50
 computed on full value of property conveyed, or
 computed on full value less value of liens and encumbrances remaining at time of sale.
 Unincorporated area: () City of _____, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
MARTIN DE ARTOLA, a single man

hereby GRANT(S) to
YENANCIO DE ARTOLA, a single man

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

Lots 68-69 and 70, Tract 8210, as per map recorded in Book 91, Page-56 of Maps, in
the office of the County Recorder of said county. EXCEPT THE NORTH FIVE FEET OF
LOT 70.

6013-3-1

Dated March 17, 1982

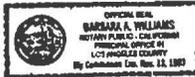
Martin De Artola
Martin De Artola

STATE OF CALIFORNIA }
COUNTY OF Los Angeles } ss.

On March 17, 1982 before me, the under-
signed a Notary Public in and for said State, personally appeared
Martin De Artola

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

Signature: Barbara A. Williams



(This area for official internal use)

Title Order No.

Escrow or Loan No. 19988

8001061

MAIL TAX STATEMENTS AS DIRECTED ABOVE

EXHIBIT B

ASSIGNED INSPECTOR: **CLAUDIO MORENO**

Date: **December 15, 2016**

JOB ADDRESS: **7020 SOUTH VERMONT AVENUE, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **6013-003-001**

Last Full Title: **08/17/2016**

Last Update to Title:

.....

LIST OF OWNERS AND INTERESTED PARTIES

1). VENANCIO DE ARTOLA
7020 S VERMONT AVE
LOS ANGELES, CA 90044

CAPACITY: OWNER

Property Detail Report

For Property Located At :
7020 S VERMONT AVE, LOS ANGELES, CA 90044-5247



Bldg Card: 000 of 002

Owner Information

Owner Name: **DE ARTOLA VENANCIO**
 Mailing Address: **7020 S VERMONT AVE, LOS ANGELES CA 90044-5247 C053**
 Vesting Codes: **//**

Location Information

Legal Description:	TRACT NO 8210 LOTS 68,69 AND S 20 FT OF LOT 70		
County:	LOS ANGELES, CA	APN:	6013-003-001
Census Tract / Block:	2375.00 / 2	Alternate APN:	
Township-Range-Sect:		Subdivision:	8210
Legal Book/Page:	91-56	Map Reference:	51-F5 /
Legal Lot:	70	Tract #:	8210
Legal Block:		School District:	LOS ANGELES
Market Area:	C34	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:	06/16/1987 /	1st Mtg Amount/Type:	/
Sale Price:		1st Mtg Int. Rate/Type:	/
Sale Type:		1st Mtg Document #:	
Document #:	954935	2nd Mtg Amount/Type:	/
Deed Type:	QUIT CLAIM DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	
New Construction:		Multi/Split Sale:	
Title Company:			
Lender:			
Seller Name:	ELAM CHARLE		

Prior Sale Information

Prior Rec/Sale Date:	05/12/1978 /	Prior Lender:	
Prior Sale Price:	\$54,500	Prior 1st Mtg Amt/Type:	/
Prior Doc Number:		Prior 1st Mtg Rate/Type:	/
Prior Deed Type:	DEED (REG)		

Property Characteristics

Year Built / Eff:	1939 / 1940	Total Rooms/Offices		Garage Area:	
Gross Area:	4,940	Total Restrooms:		Garage Capacity:	
Building Area:	4,940	Roof Type:		Parking Spaces:	
Tot Adj Area:		Roof Material:	ROLL COMPOSITION	Heat Type:	
Above Grade:		Construction:		Air Cond:	
# of Stories:	1.00	Foundation:	CONCRETE	Pool:	
Other Improvements:		Exterior wall:	BLOCK/STUCCO	Quality:	AVERAGE
		Basement Area:		Condition:	

Site Information

Zoning:	LAC2	Acres:	0.17	County Use:	AUTO SVC SHOP (2600)
Lot Area:	7,212	Lot Width/Depth:	72 x 100	State Use:	
Land Use:	AUTO REPAIR	Commercial Units:		Water Type:	
Site Influence:	CORNER	Sewer Type:		Building Class:	

Tax Information

Total Value:	\$126,711	Assessed Year:	2016	Property Tax:	\$4,214.41
Land Value:	\$98,169	Improved %:	23%	Tax Area:	6660
Improvement Value:	\$28,542	Tax Year:	2016	Tax Exemption:	
Total Taxable Value:	\$126,711				

Comparable Summary

For Property Located At



7020 S VERMONT AVE, LOS ANGELES, CA 90044-5247

15 Comparable(s) found. (Click on the address to view more property information)

▶ View Report

▶ Configure Display Fields

▶ Modify Comparable Search Criteria

Summary Statistics For Selected Properties: 15

	Subject Property	Low	High	Average
Sale Price	\$0	\$1,100,000	\$7,800,000	\$2,267,533
Bldg/Living Area	4,940	4,200	5,640	4,772
Price/Sqft	\$0.00	\$197.84	\$1,772.73	\$492.09
Year Built	1939	1923	1980	1954
Lot Area	7,212	2,500	22,394	10,261
Bedrooms	0	0	0	0
Bathrooms/Restrooms	0	0	0	0
Stories	1.00	1.00	1.00	1.00
Total Value	\$126,711	\$265,861	\$1,269,062	\$730,313
Distance From Subject	0.00	3.34	22.96	13.36

*= user supplied for search only

<input checked="" type="checkbox"/>	# F	Address	Sale Price	Yr Blt	Bed Baths/Restrooms(Full)	Last Recording	Bld/Liv	Lot Area	Dist
Subject Property									
		7020 S VERMONT AVE		1939		06/16/1987	4,940	7,212	0.0
Comparables									
<input checked="" type="checkbox"/>	1	4525 STAUNTON AVE	\$1,600,000	1980		04/14/2016	4,656	6,598	3.34
<input checked="" type="checkbox"/>	2	1803 5TH AVE	\$2,707,000	1941		08/29/2016	4,722	10,001	4.82
<input checked="" type="checkbox"/>	3	5620 W WASHINGTON BLVD	\$1,800,000	1955		07/15/2016	4,940	6,550	5.98
<input checked="" type="checkbox"/>	4	3327 W SUNSET BLVD	\$7,800,000	1965		05/25/2016	4,400	2,500	7.76
<input checked="" type="checkbox"/>	5	4514 N FIGUEROA ST	\$1,500,000	1932		05/16/2016	4,860	8,285	9.65
<input checked="" type="checkbox"/>	6	8124 ALONDRA BLVD	\$1,400,000	1944		08/17/2016	4,830	14,922	9.78
<input checked="" type="checkbox"/>	7	25108 VERMONT AVE	\$1,100,000	1970		04/05/2016	5,560	4,750	12.38
<input checked="" type="checkbox"/>	8	149 E SANTA ANITA AVE	\$1,800,000	1923		03/23/2016	5,640	7,250	13.99
<input checked="" type="checkbox"/>	9	1756 PACIFIC AVE	\$1,100,000	1927		07/29/2016	4,812	7,576	14.05
<input checked="" type="checkbox"/>	10	11059 SHERMAN WAY	\$1,675,000	1974		11/18/2016	4,465	11,114	16.28
<input checked="" type="checkbox"/>	11	15847 LEFFINGWELL RD	\$1,225,000	1970		11/28/2016	4,356	20,706	17.46
<input checked="" type="checkbox"/>	12	11153 TUXFORD ST	\$1,850,000	1967		10/17/2016	4,200	22,394	18.39
<input checked="" type="checkbox"/>	13	7056 RESEDA BLVD	\$1,681,000	1929		06/30/2016	5,390	8,006	20.83
<input checked="" type="checkbox"/>	14	20944 VANOWEN ST	\$1,775,000	1976		06/29/2016	4,516	15,865	22.77
<input checked="" type="checkbox"/>	15	215 N AZUSA AVE	\$5,000,000	1969		06/23/2016	4,232	7,401	22.96

Comparable Sales Report

For Property Located At



RealQuest Professional

7020 S VERMONT AVE, LOS ANGELES, CA 90044-5247**15 Comparable(s) Selected.**

Report Date: 12/14/2016

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$0	\$1,100,000	\$7,800,000	\$2,267,533
Bldg/Living Area	4,940	4,200	5,640	4,772
Price/Sqft	\$0.00	\$197.84	\$1,772.73	\$492.09
Year Built	1939	1923	1980	1954
Lot Area	7,212	2,500	22,394	10,261
Bedrooms	0	0	0	0
Bathrooms/Restrooms	0	0	0	0
Stories	1.00	1.00	1.00	1.00
Total Value	\$126,711	\$265,861	\$1,269,062	\$730,313
Distance From Subject	0.00	3.34	22.96	13.36

* = user supplied for search only

Comp #: **1** Distance From Subject: **3.34 (miles)**
 Address: **4525 STAUNTON AVE, VERNON, CA 90058-1936**
 Owner Name: **PICO PLACE LLC/DISTRICT ON HIGHLAND VILLAGE L**
 Seller Name: **HERRERA D G LIVING TRUST**
 APN: **5106-007-010** Map Reference: **52-D2 /** Building Area: **4,656**
 County: **LOS ANGELES, CA** Census Tract: **2288.00** Total Rooms/Offices:
 Subdivision: **KELLAR TR RESUB** Zoning: **LAM2** Total Restrooms:
 Rec Date: **04/14/2016** Prior Rec Date: **05/24/1990** Yr Built/Eff: **1980 /**
 Sale Date: **01/27/2016** Prior Sale Date: **03/1990** Air Cond:
 Sale Price: **\$1,600,000** Prior Sale Price: **\$21,360** Pool:
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:
 Document #: **416583** Acres: **0.15**
 1st Mtg Amt: **\$1,040,000** Lot Area: **6,598**
 Total Value: **\$370,643** # of Stories:
 Land Use: **AUTO REPAIR** Park Area/Cap#: **/**

Comp #: **2** Distance From Subject: **4.82 (miles)**
 Address: **1803 5TH AVE, LOS ANGELES, CA 90019**
 Owner Name: **135 STANDARD STREET LLC**
 Seller Name: **ROUZBEHI MOHAMMAD**
 APN: **5072-021-010** Map Reference: **43-D4 /** Building Area: **4,722**
 County: **LOS ANGELES, CA** Census Tract: **2181.20** Total Rooms/Offices:
 Subdivision: **CENTRAL ARLINGTON** Zoning: **LACM** Total Restrooms:
 Heights
 Rec Date: **08/29/2016** Prior Rec Date: **02/23/2007** Yr Built/Eff: **1941 / 1945**
 Sale Date: **08/24/2016** Prior Sale Date: **01/25/2007** Air Cond:
 Sale Price: **\$2,707,000** Prior Sale Price: **\$2,290,000** Pool:
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:
 Document #: **1028920** Acres: **0.23**
 1st Mtg Amt: Lot Area: **10,001**
 Total Value: **\$1,244,945** # of Stories:
 Land Use: **AUTO REPAIR** Park Area/Cap#: **/**

Comp #: **3** Distance From Subject: **5.98 (miles)**
 Address: **5620 W WASHINGTON BLVD, LOS ANGELES, CA 90016-1915**
 Owner Name: **WASHINGTON & CLYDE LLC**
 Seller Name: **KYTLICA VLADIMIR & HEIKE**
 APN: **5063-022-038** Map Reference: **42-E4 /** Building Area: **4,940**
 County: **LOS ANGELES, CA** Census Tract: **2184.00** Total Rooms/Offices:
 Subdivision: **6377** Zoning: **LACM** Total Restrooms:
 Rec Date: **07/15/2016** Prior Rec Date: **11/25/1998** Yr Built/Eff: **1955 / 1955**
 Sale Date: **05/17/2016** Prior Sale Date: **11/12/1998** Air Cond:
 Sale Price: **\$1,800,000** Prior Sale Price: **\$365,000** Pool:
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:
 Document #: **829374** Acres: **0.15**
 1st Mtg Amt: Lot Area: **6,550**
 Total Value: **\$483,365** # of Stories:
 Land Use: **AUTO REPAIR** Park Area/Cap#: **/**

Comp #: **4** Distance From Subject: **7.76 (miles)**
 Address: **3327 W SUNSET BLVD, LOS ANGELES, CA 90026**
 Owner Name: **3303 SUNSET LLC**
 Seller Name: **IGLESIA DE CRISTO MINISTERIOS**
 APN: **5426-006-007** Map Reference: **35-B4 /** Building Area: **4,400**
 County: **LOS ANGELES, CA** Census Tract: **1954.00** Total Rooms/Offices:
 Subdivision: **5036** Zoning: **LAC2** Total Restrooms:
 Rec Date: **05/25/2016** Prior Rec Date: **04/21/2003** Yr Built/Eff: **1965 / 1965**
 Sale Date: **05/17/2016** Prior Sale Date: **04/07/2003** Air Cond: **NONE**
 Sale Price: **\$7,800,000** Prior Sale Price: **\$260,000** Pool:
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:
 Document #: **598067** Acres: **0.06**
 1st Mtg Amt: Lot Area: **2,500**
 Total Value: **\$483,258** # of Stories:
 Land Use: **AUTO REPAIR** Park Area/Cap#: **/**

Comp #:	5	Distance From Subject:	9.65 (miles)
Address:	4514 N FIGUEROA ST, LOS ANGELES, CA 90065-3040		
Owner Name:	TACO QUEST LLC		
Seller Name:	4514 N FIGUEROA LLC		
APN:	5467-007-001	Map Reference:	36-B3 /
County:	LOS ANGELES, CA	Census Tract:	1851.00
Subdivision:	LUEKENS SUB	Zoning:	LAC2
Rec Date:	05/16/2016	Prior Rec Date:	05/01/2015
Sale Date:	03/15/2016	Prior Sale Date:	04/28/2015
Sale Price:	\$1,500,000	Prior Sale Price:	\$1,250,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	556522	Acres:	0.19
1st Mtg Amt:	\$961,750	Lot Area:	8,285
Total Value:	\$1,269,062	# of Stories:	
Land Use:	AUTO REPAIR	Park Area/Cap#:	/

Comp #:	6	Distance From Subject:	9.78 (miles)
Address:	8124 ALONDRA BLVD, PARAMOUNT, CA 90723-4463		
Owner Name:	KIM EUN D		
Seller Name:	ABED IMAD		
APN:	7103-004-021	Map Reference:	65-F3 /
County:	LOS ANGELES, CA	Census Tract:	5539.02
Subdivision:	CLEARWATER	Zoning:	PACM*
Rec Date:	08/17/2016	Prior Rec Date:	09/20/2000
Sale Date:	06/01/2016	Prior Sale Date:	09/05/2000
Sale Price:	\$1,400,000	Prior Sale Price:	\$320,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	976362	Acres:	0.34
1st Mtg Amt:	\$840,000	Lot Area:	14,922
Total Value:	\$407,315	# of Stories:	
Land Use:	AUTO REPAIR	Park Area/Cap#:	/

Comp #:	7	Distance From Subject:	12.38 (miles)
Address:	25108 VERMONT AVE, HARBOR CITY, CA 90710-3118		
Owner Name:	ZACHER JOSEPH M JR		
Seller Name:	ADABZADEH 2006 TRUST		
APN:	7413-020-012	Map Reference:	73-F2 /
County:	LOS ANGELES, CA	Census Tract:	2944.10
Subdivision:	5933	Zoning:	LAMR1
Rec Date:	04/05/2016	Prior Rec Date:	06/07/1994
Sale Date:	03/10/2016	Prior Sale Date:	
Sale Price:	\$1,100,000	Prior Sale Price:	\$300,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	371446	Acres:	0.11
1st Mtg Amt:		Lot Area:	4,750
Total Value:	\$265,861	# of Stories:	1.00
Land Use:	AUTO REPAIR	Park Area/Cap#:	/

Comp #:	8	Distance From Subject:	13.99 (miles)
Address:	149 E SANTA ANITA AVE, BURBANK, CA 91502-1926		
Owner Name:	REDROCK HOLDINGS LLC		
Seller Name:	KIMOTO JACK TRUST		
APN:	2453-024-009	Map Reference:	17-E6 /
County:	LOS ANGELES, CA	Census Tract:	3107.02
Subdivision:	2437	Zoning:	BUM2*
Rec Date:	03/23/2016	Prior Rec Date:	09/27/1995
Sale Date:	12/31/2015	Prior Sale Date:	
Sale Price:	\$1,800,000	Prior Sale Price:	\$350,000
Sale Type:	UNKNOWN	Prior Sale Type:	FULL
Document #:	316517	Acres:	0.17
1st Mtg Amt:	\$2,235,800	Lot Area:	7,250
Total Value:	\$491,155	# of Stories:	1.00
Land Use:	AUTO REPAIR	Park Area/Cap#:	/

Comp #:	9	Distance From Subject:	14.05 (miles)
Address:	1756 PACIFIC AVE, LONG BEACH, CA 90813-1754		
Owner Name:	CHUN MYUNG K & YEON H		
Seller Name:	SUH JIN G		
APN:	7269-009-021	Map Reference:	75-C3 /
County:	LOS ANGELES, CA	Census Tract:	5754.02
Subdivision:	STEVENS PARK TR	Zoning:	LBCCA
Rec Date:	07/29/2016	Prior Rec Date:	06/26/2006
Sale Date:	07/26/2016	Prior Sale Date:	05/16/2006
Sale Price:	\$1,100,000	Prior Sale Price:	\$639,000
Sale Type:	FULL	Prior Sale Type:	UNKNOWN
Document #:	890553	Acres:	0.17
1st Mtg Amt:	\$1,017,000	Lot Area:	7,576
Total Value:	\$737,658	# of Stories:	
Land Use:	AUTO REPAIR	Park Area/Cap#:	/

Comp #:	10	Distance From Subject:	16.28 (miles)
Address:	11059 SHERMAN WAY, SUN VALLEY, CA 91352-4928		
Owner Name:	CHRIST CHAPEL LOS ANGELES INC		
Seller Name:	TAN & GREEN VI LLC		
APN:	2315-028-017	Map Reference:	16-E3 /
County:	LOS ANGELES, CA	Census Tract:	1230.10
Subdivision:	23548	Zoning:	LAC2
Rec Date:	11/18/2016	Prior Rec Date:	09/02/2016
Sale Date:	11/14/2016	Prior Sale Date:	05/11/2016
Sale Price:	\$1,675,000	Prior Sale Price:	\$1,125,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1453888	Acres:	0.26
1st Mtg Amt:		Lot Area:	11,114
Total Value:	\$824,905	# of Stories:	
Land Use:	AUTO REPAIR	Park Area/Cap#:	/

Comp #:	11	Distance From Subject:	17.46 (miles)
Address:	15847 LEFFINGWELL RD, WHITTIER, CA 90604-3327		
Owner Name:	JTR CO LLC		
Seller Name:	LELAND RUSSELL TRUST		
APN:	8229-024-024	Map Reference:	84-C4 /
County:	LOS ANGELES, CA	Census Tract:	5035.02
Subdivision:	3359	Zoning:	WHC2PP*
Rec Date:	11/28/2016	Prior Rec Date:	01/12/2005
Sale Date:	09/07/2016	Prior Sale Date:	01/06/2005
Sale Price:	\$1,225,000	Prior Sale Price:	\$317,500
Sale Type:	FULL	Prior Sale Type:	
Document #:	1480372	Acres:	0.48
1st Mtg Amt:	\$616,932	Lot Area:	20,706
Total Value:	\$1,189,263	# of Stories:	
Land Use:	AUTO REPAIR	Park Area/Cap#:	/

Comp #:	12	Distance From Subject:	18.39 (miles)
Address:	11153 TUXFORD ST, SUN VALLEY, CA 91352-2632		
Owner Name:	11153 TUXFORD LLC		
Seller Name:	ISAGHOLIAN SEBOUH		
APN:	2408-035-008	Map Reference:	9-D6 /
County:	LOS ANGELES, CA	Census Tract:	1211.02
Subdivision:	LOS ANGELES LAND & WATER COS	Zoning:	LAM3
Rec Date:	10/17/2016	Prior Rec Date:	11/04/2008
Sale Date:	08/15/2016	Prior Sale Date:	10/30/2008
Sale Price:	\$1,850,000	Prior Sale Price:	\$325,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1268015	Acres:	0.51
1st Mtg Amt:	\$1,480,000	Lot Area:	22,394
Total Value:	\$1,040,000	# of Stories:	
Land Use:	AUTO REPAIR	Park Area/Cap#:	/

Comp #: 13 Distance From Subject: 20.83 (miles)
 Address: 7056 RESEDA BLVD, RESEDA, CA 91335-4208
 Owner Name: FMI CONSTRUCTION & ENGINEERING/YAGHOobi MARK L
 Seller Name: FMI CONSTRUCTION & ENGINEERING
 APN: 2125-006-023 Map Reference: 14-C4 / Building Area: 5,390
 County: LOS ANGELES, CA Census Tract: 1323.00 Total Rooms/Offices:
 Subdivision: 5236 Zoning: LAC2 Total Restrooms:
 Rec Date: 06/30/2016 Prior Rec Date: 01/13/2016 Yr Built/Eff: 1929 / 1950
 Sale Date: 06/13/2015 Prior Sale Date: 01/11/2016 Air Cond: CENTRAL
 Sale Price: \$1,681,000 Prior Sale Price: \$4,000,000 Pool:
 Sale Type: FULL Prior Sale Type: FULL Roof Mat: ROLL
 Document #: 758967 Acres: 0.18 COMPOSITION
 1st Mtg Amt: Lot Area: 8,006
 Total Value: \$357,012 # of Stories: 1.00
 Land Use: AUTO REPAIR Park Area/Cap#: /

Comp #: 14 Distance From Subject: 22.77 (miles)
 Address: 20944 VANOWEN ST, CANOGA PARK, CA 91303-3028
 Owner Name: 20944 VANOWEN APARTMENTS LLC
 Seller Name: PARKER CHRISTOPHER & SARAI
 APN: 2148-027-005 Map Reference: 12-D4 / Building Area: 4,516
 County: LOS ANGELES, CA Census Tract: 1349.03 Total Rooms/Offices:
 Subdivision: OWENSMOUTH Zoning: LAWC Total Restrooms:
 Rec Date: 06/29/2016 Prior Rec Date: 01/20/2005 Yr Built/Eff: 1976 / 1976
 Sale Date: 01/29/2016 Prior Sale Date: 01/03/2005 Air Cond: OFFICE
 Sale Price: \$1,775,000 Prior Sale Price: \$1,100,000 Pool:
 Sale Type: FULL Prior Sale Type: UNKNOWN Roof Mat: TAR & GRAVEL
 Document #: 752421 Acres: 0.36
 1st Mtg Amt: \$1,150,000 Lot Area: 15,865
 Total Value: \$1,200,000 # of Stories: 1.00
 Land Use: AUTO REPAIR Park Area/Cap#: /

Comp #: 15 Distance From Subject: 22.96 (miles)
 Address: 215 N AZUSA AVE, WEST COVINA, CA 91791-1344
 Owner Name: PROSPECTIVE INVESTMENT LP
 Seller Name: CRYSTAL CAL NO 1 LLC
 APN: 8455-014-020 Map Reference: 88-D6 / Building Area: 4,232
 County: LOS ANGELES, CA Census Tract: 4056.00 Total Rooms/Offices:
 Subdivision: 16472 Zoning: WCCS* Total Restrooms:
 Rec Date: 06/23/2016 Prior Rec Date: 11/27/2013 Yr Built/Eff: 1969 / 1970
 Sale Date: 05/25/2016 Prior Sale Date: 10/28/2013 Air Cond:
 Sale Price: \$5,000,000 Prior Sale Price: \$3,900,000 Pool:
 Sale Type: FULL Prior Sale Type: FULL Roof Mat:
 Document #: 725099 Acres: 0.17
 1st Mtg Amt: \$2,500,000 Lot Area: 7,401
 Total Value: \$590,253 # of Stories:
 Land Use: AUTO REPAIR Park Area/Cap#: /