

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

December 24, 2014

Council District: # 12

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

JOB ADDRESS: **11050 NORTH WOODLEY AVENUE, (UNIT G), LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **2667-001-018**

On November 2, 2005, July 18, 2006, December 27, 2007, and November 4, 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: **11050 North Woodley Avenue, (Unit G), 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	\$	1,065.00
System Development Surcharge		21.30
Title Report fee		42.00
<b>Grand Total</b>	<b>\$</b>	<b><u>1,128.30</u></b>

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 **\$1,128.30** 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 **\$1,128.30** 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

# EXHIBIT A



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

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## Property Title Report

Work Order No. T10403  
Dated as of: 07/07/2014

Prepared for: City of Los Angeles

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### SCHEDULE A (Reported Property Information)

APN #: 2667-001-018

Property Address: 11050 N WOODLEY AVE

City: Los Angeles

County: Los Angeles

#### VESTING INFORMATION

Type of Instrument GRANT DEED

Grantor: VAHE KALFAYAN, AN UNMARRIED MAN

Grantee: KAL PROP, LLC

Instrument: 05 2532151

Book/Page: N/A

Dated: 10/17/2005

Recorded: 10/20/2005

MAILING ADDRESS: KAL PROP, LLC  
P.O. BOX 3934 THOUSAND OAKS, CA 91359

### SCHEDULE B

#### LEGAL DESCRIPTION

PARCEL C OF PARCEL MAP L.A. NO 5540, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 173, PAGES 17 AND 18 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

#### MORTGAGES/LIENS

NO OPEN DOT/MORTGAGE FOUND ON SUBJECT PROPERTY

Type of Instrument JUDGMENT

Comments: JUDGMENT RECORDED 03/16/2005 AS INSTRUMENT NO. 05/0609863

MAILING ADDRESS: WENDY ROSSI ATTORNEY AT LAW,  
11755 WILSHIRE BLVD# 1500, LOS ANGELES, CA 90025.

Type of Instrument MISCELLANEOUS

Comments: NOTICE OF PENDING ACTION, DATED 12/22/1998, RECORDED 12/23/1998 AS INSTRUMENT NO. 98/2328288

**INTUITIVE REAL ESTATE SOLUTIONS**  
5711 W. SLAUSON AVE., SUITE 170  
CULVER CITY, CA 90230  
Phone 310-649-2020 310-649-0030 Fax

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**Work Order No. T10403**

**SCHEDULE B (Continued)**

**MAILING ADDRESS:** EUGENE S. ALKANA ESQ.,  
131 N. EL MOLINO AVE, SUITE 310, PASADENA, CA 91101.

ABSOLUTE ASSIGNMENT OF RENTS AND OF LANDLORD'S INTEREST IN LEASES  
(LOAN NO. 7007300) RECORDED 08/23/2001 AS INSTRUMENT NO. 01/1568354

**MAILING ADDRESS:** CALIFORNIA FEDERAL BANK,  
201 W. LEXINGTON DR., 6ND FLOOR, GLENDALE, CA 91203.  
ATTN: CAROLYN MATTAZARO. CFB LOAN NO. 7007300; SBA LOAN NO. : GP-868692-3004-LA

ABSOLUTE ASSIGNMENT OF RENTS AND OF LANDLORD'S INTEREST IN LEASES  
(LOAN NO. 7001018) RECORDED 08/23/2001 AS INSTRUMENT NO. 01/1568356

**MAILING ADDRESS:** CALIFORNIA FEDERAL BANK,  
201 W. LEXINGTON DR., 6ND FLOOR, GLENDALE, CA 91203.  
ATTN: CAROLYN MATTAZARO. CFB LOAN NO. 7001018

MASTER COVENANT AND AGREEMENT RECORDED 03/22/2005 AS INSTRUMENT NO.  
05/0656524

**MAILING ADDRESS:** THOMAS MUNDL/MMI TITAN, INC.,  
5212 E. OCEAN BLVD, UNIT B, LONG BEACH, CA 90803.

MEMORANDUM OF OPTION AND LEASE AGREEMENT RECORDED 09/26/2005 AS  
INSTRUMENT NO. 05/2314569

**MAILING ADDRESS:** LOS ANGELES SMSA LIMITED PARTNERSHIP, A CALIFORNIA  
LIMITED PARTNERSHIP DBA VERIZON WIRELESSS  
914 S STREET, SACRAMENTO, CA 95814.

NOTICE OF PENDING LIEN DATED 02/22/2008 RECORDED 02/29/2008 AS INSTRUMENT  
NO. 20080356523

**MAILING ADDRESS:** DEPARTMENT OF BUILDING AND SAFETY, FINANCIAL SERVICES DIVISION,  
201 N FIGUEROA ST., 9TH FLOOR, LOS ANGELES, CA 90012

NOTICE OF PENDING LIEN DATED 02/22/2008 RECORDED 02/29/2008 AS INSTRUMENT  
NO. 20080356524

**MAILING ADDRESS:** DEPARTMENT OF BUILDING AND SAFETY, FINANCIAL SERVICES DIVISION,  
201 N FIGUEROA ST., 9TH FLOOR, LOS ANGELES, CA 90012

NOTICE OF PENDING LIEN DATED 05/06/2008 RECORDED 05/16/2008 AS INSTRUMENT  
NO. 20080876585

**MAILING ADDRESS:** FINANCIAL SERVICES DIVISION,  
201 N FIGUEROA ST., 9TH FLOOR, LOS ANGELES, CA 90012

\*\*\*OUR REPORT IN INTENDED TO SHOW ONLY WHAT IS CURRENTLY OF PUBLIC  
RECORD. WE HAVE SHOWN THE LIEN ON OUR REPORT BECAUSE WE DID NOT FIND  
ANY RELEASES RECORDED WITHIN THE COUNTY RECORDS.

RECORDING REQUESTED BY  
AND WHEN RECORDED MAIL TO  
Name VAHE KALFAYAN  
Address 11050 Woodley Ave  
City Granada  
State California 91344

05 2532151 3

SPACE ABOVE THIS LINE FOR RECORDER'S USE

## GRANT DEED

**Grant Deed** (Excluded from Reappraisal under Proposition 13, i.e., Calif Const. Art 13A § 1 et.seq.) The undersigned grantor declares that the following is true and correct:

## THERE IS NO CONSIDERATION FOR THIS TRANSFER.

There is no Documentary transfer tax due. This is a Transfer to an LLC The grantor and grantee in this conveyance is comprised of the same party who continues to hold the same proportionate interest in the property, R&T 11923. (d)

**GRANTOR:** VAHE KALFAYAN, an unmarried man, hereby grants to **KAL Prop, LLC**, the following described real property in the County of Los Angeles, State of California:

parcel C of Parcel Map L.A. no 5540, in the city of Los Angeles, County of Los Angeles, State of California, as per map filed in book 173, pages 17 and 18 of parcel maps, in the office of the County Recorder of said County

Assessor Parcel Number: 2741-013-023  
Property Address or Location: 11050 Woodley Ave, Granada, California 91344

Dated October 17, 2005

Grantor:

*VAHE KALFAYAN*  
VAHE KALFAYAN

State of California )

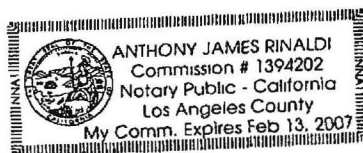
County of LOS ANGELES )

On October 17, 2005 before me, ANTHONY JAMES RINALDI, Notary Public, personally appeared VAHE KALFAYAN personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Signature *Anthony James Rinaldi* (Seal)

Mail future tax statements to VAHE KALFAYAN, 11050 Woodley Ave, Granada, California 91344





# EXHIBIT B

ASSIGNED INSPECTOR: **DAVID HICKMAN**

Date: **December 24, 2014**

JOB ADDRESS: **11050 NORTH WOODLEY AVENUE, (UNIT G), LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **2667-001-018**

Last Full Title: **07/07/2014**

Last Update to Title:

## LIST OF OWNERS AND INTERESTED PARTIES

- 1). KAL PROP, LLC  
P.O. BOX 3934  
THOUSAND OAKS, CA. 91359-0934  
CAPACITY: OWNER
- 2). EUGENE S. ALKANA ESQ.  
131 NORTH EL MOLINO AVENUE, SUITE 310  
PASADENA, CA. 91101  
CAPACITY: INTERESTED PARTIES
- 3). CALIFORNIA FEDERAL BANK  
ATTN: CAROLYN MATTAZARO  
CFB LOAN NO. 7007300; SBA LOAN NO. : GP-868692-3004-LA  
201 WEST LEXINGTON DRIVE, 6<sup>TH</sup> FLOOR  
GLENDALE, CA 91203  
CAPACITY: INTERESTED PARTIES
- 4). THOMAS MUNDL/MMI TITAN, INC.  
5212 EAST OCEAN BLVD., UNIT B  
LONG BEACH, CA. 90803  
CAPACITY: INTERESTED PARTIES
- 5). LOS ANGELES SMSA LIMITED PARTNERSHIP  
DBA VERIZON WIRELESS  
914 SOUTH S STREET  
SACRAMENTO, CA. 95814  
CAPACITY: INTERESTED PARTIES

**Property Detail Report**

For Property Located At :  
**11050 WOODLEY AVE, GRANADA HILLS, CA 91344-5309**



CoreLogic

RealQuest Professional

**Owner Information**

Owner Name: KAL PROP LLC  
 Mailing Address: PO BOX 3934, THOUSAND OAKS CA 91359-0934 B008  
 Vesting Codes: // CO

**Location Information**

Legal Description: PARCEL MAP AS PER BK 173 P 17-18 OF PM LOT C  
 County: LOS ANGELES, CA APN: 2667-001-018  
 Census Tract / Block: 1093.00 / 1 Alternate APN:  
 Township-Range-Sect: Subdivision:  
 Legal Book/Page: Map Reference: 8-A1 / 501-E2  
 Legal Lot: C Tract #:  
 Legal Block: School District: LOS ANGELES  
 Market Area: GH School District Name:  
 Neighbor Code: Munic/Township:

**Owner Transfer Information**

Recording/Sale Date: 10/20/2005 / 10/17/2005 Deed Type: GRANT DEED  
 Sale Price:  
 Document #: 2532151 1st Mtg Document #:

**Last Market Sale Information**

Recording/Sale Date: 04/15/1998 / 01/01/1998 1st Mtg Amount/Type: /  
 Sale Price: 1st Mtg Int. Rate/Type: /  
 Sale Type: 1st Mtg Document #: /  
 Document #: 625193 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: KALFAYAN/KALFAYAN

**Prior Sale Information**

Prior Rec/Sale Date: 03/26/1998 / 12/31/1997 Prior Lender:  
 Prior Sale Price: Prior 1st Mtg Amt/Type: /  
 Prior Doc Number: 501382 Prior 1st Mtg Rate/Type: /  
 Prior Deed Type: QUIT CLAIM DEED

**Property Characteristics**

Year Built / Eff:	1985 / 1985	Total Rooms/Offices		Garage Area:	
Gross Area:	5,756	Total Restrooms:		Garage Capacity:	
Building Area:	5,756	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:	LARS	Acres:	0.28	County Use:	AUTO SVC SHOP (2600)
Lot Area:	12,242	Lot Width/Depth:	x	State Use:	
Land Use:	AUTO REPAIR	Commercial Units:	7	Water Type:	
Site Influence:		Sewer Type:		Building Class:	

**Tax Information**

Total Value:	\$823,732	Assessed Year:	2014	Property Tax:	\$10,582.79
Land Value:	\$265,716	Improved %:	68%	Tax Area:	16
Improvement Value:	\$558,016	Tax Year:	2014	Tax Exemption:	
Total Taxable Value:	\$823,732				

**Comparable Summary**

For Property Located At



CoreLogic

RealQuest Professional

**11050 WOODLEY AVE, GRANADA HILLS, CA 91344-5309****10 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: 10**

	<b>Subject Property</b>	<b>Low</b>	<b>High</b>	<b>Average</b>
Sale Price	\$0	\$615,000	\$4,650,000	\$1,713,889
Bldg/Living Area	5,756	4,932	6,535	5,686
Price/Sqft	\$0.00	\$101.08	\$807.29	\$304.80
Year Built	1985	1921	1980	1955
Lot Area	12,242	3,775	28,395	10,986
Bedrooms	0	0	0	0
Bathrooms/Restrooms	0	0	0	0
Stories	0.00	1.00	1.00	1.00
Total Value	\$823,732	\$80,754	\$1,579,486	\$684,685
Distance From Subject	0.00	2.17	24.92	17.71

\* = 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
<b>Subject Property</b>											
			11050 WOODLEY AVE		1985			04/15/1998	5,756	12,242	0.0
<b>Comparables</b>											
<input checked="" type="checkbox"/>	1		15421 PLUMMER ST	\$860,000	1972			06/30/2014	6,000	17,884	2.17
<input checked="" type="checkbox"/>	2		15035 VENTURA BLVD	\$1,550,000	1957			08/28/2014	5,130	3,775	8.29
<input checked="" type="checkbox"/>	3		3331 N VERDUGO RD	\$870,000	1967			08/28/2014	5,027	5,208	15.41
<input checked="" type="checkbox"/>	4		1178 N WESTERN AVE	\$1,900,000	1970			08/04/2014	6,535	11,870	15.91
<input checked="" type="checkbox"/>	5		2624 W SUNSET BLVD	\$800,000	1921			07/11/2014	5,700	5,498	18.04
<input checked="" type="checkbox"/>	6		1340 S OLIVE ST		1923			11/18/2014	6,000	6,048	20.53
<input checked="" type="checkbox"/>	7		141 VISTA AVE	\$2,290,000	1967			05/06/2014	5,697	14,865	23.44
<input checked="" type="checkbox"/>	8		801 E MAIN ST	\$4,650,000	1947			10/10/2014	5,760	28,395	24.05
<input checked="" type="checkbox"/>	9		11003 HAWTHORNE BLVD	\$1,890,000	1980			09/05/2014	4,932	9,974	24.39
<input checked="" type="checkbox"/>	10		11744 HAWTHORNE BLVD	\$615,000	1947			04/01/2014	6,084	6,344	24.92

**Comparable Sales Report**

For Property Located At



CoreLogic

RealQuest Professional

**11050 WOODLEY AVE, GRANADA HILLS, CA 91344-5309****10 Comparable(s) Selected.**

Report Date: 12/18/2014

**Summary Statistics:**

	Subject	Low	High	Average
Sale Price	\$0	\$615,000	\$4,650,000	\$1,713,889
Bldg/Living Area	5,756	4,932	6,535	5,686
Price/Sqft	\$0.00	\$101.08	\$807.29	\$304.80
Year Built	1985	1921	1980	1955
Lot Area	12,242	3,775	28,395	10,986
Bedrooms	0	0	0	0
Bathrooms/Restrooms	0	0	0	0
Stories	0.00	1.00	1.00	1.00
Total Value	\$823,732	\$80,754	\$1,579,486	\$684,685
Distance From Subject	0.00	2.17	24.92	17.71

\*= user supplied for search only



Comp #: 1 Distance From Subject: 2.17 (miles)  
 Address: 15421 PLUMMER ST, NORTH HILLS, CA 91343  
 Owner Name: R & D ANDRADE INC  
 Seller Name: ALLISON CHRISTINA TRUST  
 APN: 2656-011-028 Map Reference: 8-C4 / 501-G6 Building Area: 6,000  
 County: LOS ANGELES, CA Census Tract: 1172.01 Total Rooms/Offices:  
 Subdivision: 13164 Zoning: LAP Total Restrooms:  
 Rec Date: 06/30/2014 Prior Rec Date: Yr Built/Eff: 1972 / 1972  
 Sale Date: 05/05/2014 Prior Sale Date: Air Cond:  
 Sale Price: \$860,000 Prior Sale Price: Pool:  
 Sale Type: FULL Prior Sale Type: Roof Mat:  
 Document #: 671425 Acres: 0.41  
 1st Mtg Amt: \$750,000 Lot Area: 17,884  
 Total Value: \$239,957 # of Stories:  
 Land Use: AUTO REPAIR Park Area/Cap#: /

Comp #: 2 Distance From Subject: 8.29 (miles)  
 Address: 15035 VENTURA BLVD, SHERMAN OAKS, CA 91403-2442  
 Owner Name: GABRIEL PAUL M LIVING TRUST/GABRIEL MARY R FAMILY TRUST  
 Seller Name: RICE M E FAMILY TRUST  
 APN: 2264-016-005 Map Reference: 22-C3 / 561-H4 Building Area: 5,130  
 County: LOS ANGELES, CA Census Tract: 1413.02 Total Rooms/Offices:  
 Subdivision: 6836 Zoning: LAC2 Total Restrooms:  
 Rec Date: 08/28/2014 Prior Rec Date: 02/01/1999 Yr Built/Eff: 1957 /  
 Sale Date: 08/19/2014 Prior Sale Date: 01/14/1999 Air Cond: NONE  
 Sale Price: \$1,550,000 Prior Sale Price: \$710,000 Pool:  
 Sale Type: FULL Prior Sale Type: FULL Roof Mat:  
 Document #: 904639 Acres: 0.09  
 1st Mtg Amt: Lot Area: 3,775  
 Total Value: \$907,991 # of Stories:  
 Land Use: AUTO REPAIR Park Area/Cap#: /

Comp #: 3 Distance From Subject: 15.41 (miles)  
 Address: 3331 N VERDUGO RD, GLENDALE, CA 91208-1669  
 Owner Name: SEVADA AUTO GROUP LLC  
 Seller Name: MACHTOLF FAMILY TRUST  
 APN: 5615-015-005 Map Reference: 18-E4 / 534-H4 Building Area: 5,027  
 County: LOS ANGELES, CA Census Tract: 3006.00 Total Rooms/Offices:  
 Subdivision: SPARR HEIGHTS Zoning: GLC3\* Total Restrooms:  
 Rec Date: 08/28/2014 Prior Rec Date: 03/01/1995 Yr Built/Eff: 1967 /  
 Sale Date: 08/25/2014 Prior Sale Date: Air Cond:  
 Sale Price: \$870,000 Prior Sale Price: \$220,000 Pool:  
 Sale Type: FULL Prior Sale Type: FULL Roof Mat:  
 Document #: 907046 Acres: 0.12  
 1st Mtg Amt: \$696,000 Lot Area: 5,208  
 Total Value: \$301,438 # of Stories:  
 Land Use: AUTO REPAIR Park Area/Cap#: /

Comp #: 4 Distance From Subject: 15.91 (miles)  
 Address: 1178 N WESTERN AVE, LOS ANGELES, CA 90029  
 Owner Name: COMPASS WORLD INVESTMENTS INC  
 Seller Name: SIMONIAN FAMILY TRUST  
 APN: 5536-009-005 Map Reference: 34-E4 / 593-H5 Building Area: 6,535  
 County: LOS ANGELES, CA Census Tract: 1911.20 Total Rooms/Offices:  
 Subdivision: NORTH PARK Zoning: LAC4 Total Restrooms:  
 Rec Date: 08/04/2014 Prior Rec Date: 01/04/1978 Yr Built/Eff: 1970 / 1972  
 Sale Date: 07/30/2014 Prior Sale Date: Air Cond:  
 Sale Price: \$1,900,000 Prior Sale Price: \$85,000 Pool:  
 Sale Type: FULL Prior Sale Type: FULL Roof Mat:  
 Document #: 805661 Acres: 0.27  
 1st Mtg Amt: \$1,260,000 Lot Area: 11,870  
 Total Value: \$968,961 # of Stories:  
 Land Use: AUTO REPAIR Park Area/Cap#: /

Comp #: 5 Distance From Subject: 18.04 (miles)  
 Address: 2624 W SUNSET BLVD, LOS ANGELES, CA 90026-3906  
 Owner Name: 2624 SUNSET BOULEVARD LLC  
 Seller Name: LANIGAN LESLEY-ANN  
 APN: 5402-013-011 Map Reference: 35-B5 / 594-C7 Building Area: 5,700  
 County: LOS ANGELES, CA Census Tract: 1958.04 Total Rooms/Offices:  
 Subdivision: ROWLAND HEIGHTS Zoning: LAC2 Total Restrooms:  
 Rec Date: 07/11/2014 Prior Rec Date: Yr Built/Eff: 1921 / 1950  
 Sale Date: 06/23/2014 Prior Sale Date: Air Cond:  
 Sale Price: \$800,000 Prior Sale Price: Pool:  
 Sale Type: FULL Prior Sale Type: Roof Mat:  
 Document #: 717538 Acres: 0.13  
 1st Mtg Amt: Lot Area: 5,498  
 Total Value: \$80,754 # of Stories:  
 Land Use: AUTO REPAIR Park Area/Cap#: /

Comp #: 6 Distance From Subject: 20.53 (miles)  
 Address: 1340 S OLIVE ST, LOS ANGELES, CA 90015-3019  
 Owner Name: OLIVE INVESTMENT GROUP LLC  
 Seller Name: CITYVIEW OLIVE HILL PARTNERS L  
 APN: 5134-025-015 Map Reference: 44-C4 / 634-D6 Building Area: 6,000  
 County: LOS ANGELES, CA Census Tract: 2240.10 Total Rooms/Offices:  
 Subdivision: MORRIS VINEYARD SUB Zoning: LAC2 Total Restrooms:  
 Rec Date: 11/18/2014 Prior Rec Date: 08/30/2010 Yr Built/Eff: 1923 / 1923  
 Sale Date: 11/18/2014 Prior Sale Date: 08/26/2010 Air Cond:  
 Sale Price: Prior Sale Price: \$3,000 Pool:  
 Sale Type: N Prior Sale Type: FULL Roof Mat:  
 Document #: 1234502 Acres: 0.14  
 1st Mtg Amt: Lot Area: 6,048  
 Total Value: \$867,452 # of Stories:  
 Land Use: AUTO REPAIR Park Area/Cap#: /

Comp #: 7 Distance From Subject: 23.44 (miles)  
 Address: 141 VISTA AVE, PASADENA, CA 91107-3646  
 Owner Name: PASADENA AQUATIC VENTURES LLC  
 Seller Name: HAKOPYAN HOVSEP  
 APN: 5746-026-018 Map Reference: 27-E4 / 566-E4 Building Area: 5,697  
 County: LOS ANGELES, CA Census Tract: 4628.00 Total Rooms/Offices:  
 Subdivision: 1556 Zoning: PSC- Total Restrooms:  
 Rec Date: 05/06/2014 Prior Rec Date: 12/18/2009 Yr Built/Eff: 1967 / 1967  
 Sale Date: 11/20/2013 Prior Sale Date: 11/24/2009 Air Cond:  
 Sale Price: \$2,290,000 Prior Sale Price: \$1,500,000 Pool:  
 Sale Type: FULL Prior Sale Type: FULL Roof Mat: ROLL COMPOSITION  
 Document #: 469340 Acres: 0.34  
 1st Mtg Amt: \$1,145,000 Lot Area: 14,865  
 Total Value: \$1,579,486 # of Stories: 1.00  
 Land Use: AUTO REPAIR Park Area/Cap#: /

Comp #: 8 Distance From Subject: 24.05 (miles)  
 Address: 801 E MAIN ST, ALHAMBRA, CA 91801-4055  
 Owner Name: GARFF PROPERTIES-ALN LLC  
 Seller Name: OBAC INC  
 APN: 5336-021-028 Map Reference: 37-C3 / 596-C4 Building Area: 5,760  
 County: LOS ANGELES, CA Census Tract: 4803.02 Total Rooms/Offices:  
 Subdivision: STANTON & WEEKS Zoning: ALCPD\* Total Restrooms:  
 Rec Date: 10/10/2014 Prior Rec Date: Yr Built/Eff: 1947 / 1957  
 Sale Date: 10/06/2014 Prior Sale Date: Air Cond:  
 Sale Price: \$4,650,000 Prior Sale Price: Pool:  
 Sale Type: FULL Prior Sale Type: Roof Mat:  
 Document #: 1073796 Acres: 0.65  
 1st Mtg Amt: Lot Area: 28,395  
 Total Value: \$797,999 # of Stories:  
 Land Use: AUTO REPAIR Park Area/Cap#: /

Comp #:	<b>9</b>		Distance From Subject:	<b>24.39 (miles)</b>	
Address:	<b>11003 HAWTHORNE BLVD, INGLEWOOD, CA 90304-2315</b>				
Owner Name:	<b>ARTCO ENTS LLC</b>				
Seller Name:	<b>SADAF PROPERTIES LLC.</b>				
APN:	<b>4037-015-002</b>	Map Reference:	<b>57-A4 / 703-C6</b>	Building Area:	<b>4,932</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>6017.00</b>	Total Rooms/Offices:	
Subdivision:	<b>287</b>	Zoning:	<b>LCM1*</b>	Total Restrooms:	
Rec Date:	<b>09/05/2014</b>	Prior Rec Date:	<b>02/28/2006</b>	Yr Built/Eff:	<b>1980 / 1980</b>
Sale Date:	<b>08/22/2014</b>	Prior Sale Date:	<b>02/16/2006</b>	Air Cond:	<b>PARTIAL</b>
Sale Price:	<b>\$1,890,000</b>	Prior Sale Price:	<b>\$2,000,000</b>	Pool:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Roof Mat:	<b>ROLL COMPOSITION</b>
Document #:	<b>936309</b>	Acres:	<b>0.23</b>		
1st Mtg Amt:		Lot Area:	<b>9,974</b>		
Total Value:	<b>\$428,900</b>	# of Stories:			
Land Use:	<b>AUTO REPAIR</b>	Park Area/Cap#:	<b>/</b>		

Comp #:	<b>10</b>		Distance From Subject:	<b>24.92 (miles)</b>	
Address:	<b>11744 HAWTHORNE BLVD, HAWTHORNE, CA 90250-2318</b>				
Owner Name:	<b>YOUSSEFI MASOOD/JAVANBAKHT KATAIOUN</b>				
Seller Name:	<b>ALLEN JACQUELINE</b>				
APN:	<b>4047-016-010</b>	Map Reference:	<b>57-A5 / 703-C7</b>	Building Area:	<b>6,084</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>6021.04</b>	Total Rooms/Offices:	
Subdivision:	<b>FAIRFAX PARK</b>	Zoning:	<b>HAC2YY</b>	Total Restrooms:	
Rec Date:	<b>04/01/2014</b>	Prior Rec Date:		Yr Built/Eff:	<b>1947 / 1947</b>
Sale Date:	<b>03/17/2014</b>	Prior Sale Date:		Air Cond:	<b>NONE</b>
Sale Price:	<b>\$615,000</b>	Prior Sale Price:		Pool:	
Sale Type:	<b>FULL</b>	Prior Sale Type:		Roof Mat:	
Document #:	<b>326623</b>	Acres:	<b>0.15</b>		
1st Mtg Amt:		Lot Area:	<b>6,344</b>		
Total Value:	<b>\$673,914</b>	# of Stories:			
Land Use:	<b>AUTO REPAIR</b>	Park Area/Cap#:	<b>/</b>		