

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

September 11, 2015

Council District: #15

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

JOB ADDRESS: **25840 SOUTH BELLE PORTE AVENUE, LOS ANGELES, CA**
(AKA: 25824 SOUTH BELLE PORTE AVENUE, LOS ANGELES, CA)
ASSESSORS PARCEL NO. (APN): **7411-007-024**


On October 16, 2012, 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: **25840 South Belle Porte Avenue, (aka: 25824 South Belle Porte 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	\$ 457.00
System Development Surcharge	27.42
Title Report fee	42.00
Grand Total	\$ <u>526.42</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 **\$526.42** be recorded against the property. It is requested that the Honorable City Council of the City of Los Angeles (the "City Council") designate the time and place protest can be heard concerning this matter, as set forth in Sections 7.35.3 and 7.35.5 of the Los Angeles Administrative Code.

It is further requested that the City Council instruct the Department to deposit to Dept. 08, Fund 48R, Balance Sheet Account 2200, any payment received against this lien in the amount of **\$526.42** on the referenced property. A copy of the title report which includes a full legal description of the property is attached as Exhibit A. A list of all the names and addresses of owners and all interested parties entitled to notice is included (Exhibit B). Also attached is a report which includes the current fair market value of the property including all encumbrances of record on the property as of the date of the report (Exhibit C).

DEPARTMENT OF BUILDING AND SAFETY


Steve Ongele
Chief, Resource Management Bureau

Lien confirmed by
City Council on:

ATTEST: HOLLY WOLCOTT, CITY CLERK

BY: _____
DEPUTY



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

Property Title Report

Work Order No. T11831
 Dated as of: 07/08/2015

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 7411-007-024

Property Address: 25840 S BELLE PORTE AVE ✓ **City:** Los Angeles **County:** Los Angeles

VESTING INFORMATION

Type of Document: QUITCLAIM DEED

Grantee : HUGHES, ANDREW D; HUGHES, SHEILA J; THE ANDREW & SHEILA HUGHES FAMILY TRUST

Grantor : HUGHES, ANDREW D; HUGHES, SHEILA J

Deed Date : 09/13/2012

Recorded : 09/28/2012

Instr No. : 12-1465483

MAILING ADDRESS: HUGHES, ANDREW D; HUGHES, SHEILA J; THE ANDREW & SHEILA HUGHES FAMILY TRUST
 2055 ALLBROOK ST LOMITA CA 90717

SCHEDULE B

LEGAL DESCRIPTION

Lot: 4 Tract No: 2820 Abbreviated Description: LOT:4 CITY:REGION/CLUSTER: 26/26881 TR#:2820 TRACT NO 2820 (EX OF STS)
 LOT 4 AND ALL OF LOT 5 IMP1=IND,161SF,YB:1971,1STY;IMP2=IND,1
 UNIT,600SF,YB:1961,1STY2BA;IMP3=IND,YB:1962,1STY. City/Muni/Twp: REGION/CLUSTER: 26/26881

MORTGAGES/LIENS

Type of Document: DEED OF TRUST

Recording Date: 02/13/2007

Document #: 07-0308804

Loan Amount: \$640,000

Loan Type: Stand Alone Second

TD Due Date: Type of Financing: Variable

Lender Name: BEACH BUSINESS BANK

Borrowers Name: HUGHES, ANDREW D; HUGHES, SHEILA J

MAILING ADDRESS: BEACH BUSINESS BANK
 180 E. OCEAN BLVD. STE 100 LONG BEACH CA, 90802

RECORDING REQUESTED BY
And when recorded mail to:



Andrew D. Hughes, Trustee
2055 Allbrook St.
Lomita, CA 90717

MAIL TAX STATEMENTS TO:

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

Andrew D. Hughes, Trustee
2055 Allbrook St.
Lomita, CA 90717

Documentary Transfer Tax: \$0.00

This conveyance transfers grantors'
interest into their living trust. R&T 11930.


Signature of Declarant determining tax

APN: 7411-007-024

QUITCLAIM DEED

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

ANDREW D. HUGHES AND SHEILA J. HUGHES, Husband and Wife, as
community property with right of survivorship,

do hereby REMISE, RELEASE, AND FOREVER QUITCLAIM TO:

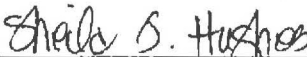
ANDREW D. HUGHES, Trustee, and SHEILA J. HUGHES, Trustee, or
their successors trust, under THE ANDREW AND SHEILA HUGHES
FAMILY TRUST, DATED SEPTEMBER 13, 2012, and any amendments
thereto,

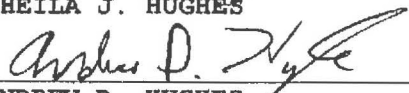
the real property located in the City of Los Angeles, County of
Los Angeles, State of California, described as:

SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED BY THIS
REFERENCE.

(Commonly known as 25824 Belle Porte Ave. Harbor City, CA 90710.)

Dated: Sept. 13, 2012


SHEILA J. HUGHES


ANDREW D. HUGHES

CERTIFICATE OF ACKNOWLEDGMENT OF NOTARY PUBLIC

State of California)
) ss.
County of Los Angeles)

On this 13 day of September, 2012, before me,
Ashley N. Perez, Notary Public, personally appeared
(name and title of officer)
Sheila J. Hughes and Andrew D. Hughes

(name of principal)
who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entities upon behalf of which the persons 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.

Ashley N. Perez
(signature of notary public)



(Seal)

LandAmerica Commercial Services

RECORDATION REQUESTED BY:

BEACH BUSINESS BANK
Long Beach Office
180 East Ocean Blvd., Suite 100
Long Beach, CA 90802

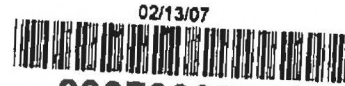
WHEN RECORDED MAIL TO:

BEACH BUSINESS BANK
Long Beach Office
180 East Ocean Blvd., Suite 100
Long Beach, CA 90802

SEND TAX NOTICES TO:

Andrew D. Hughes
Sheila J. Hughes
2055 Allbrook Street
Lomita, CA 90717

6155/34-27



20070308804

FOR RECORDER'S USE ONLY

2

10
BT

DEED OF TRUST

THIS DEED OF TRUST is dated February 5, 2007, among Andrew D. Hughes and Sheila J. Hughes, husband and wife as community property with right of survivorship, whose address is 2055 Allbrook Street, Lomita, CA 90717 ("Trustor"); BEACH BUSINESS BANK, whose address is Long Beach Office, 180 East Ocean Blvd., Suite 100, Long Beach, CA 90802 (referred to below sometimes as "Lender" and sometimes as "Beneficiary"); and Commonwealth Land Title Company, whose address is 915 Wilshire Boulevard, Suite 2100, Los Angeles, CA 90017 (referred to below as "Trustee").

CONVEYANCE AND GRANT. For valuable consideration, Trustor irrevocably grants, transfers and assigns to Trustee in trust, with power of sale, for the benefit of Lender as Beneficiary, all of Trustor's right, title, and interest in and to the following described real property, together with all existing or subsequently erected or affixed buildings, improvements and fixtures; all easements, rights of way, and appurtenances; all water, water rights and ditch rights (including stock in utilities with ditch or irrigation rights); and all other rights, royalties, and profits relating to the real property, including without limitation all minerals, oil, gas, geothermal and similar matters, (the "Real Property") located in Los Angeles County, State of California:

Lots 4 and 5 in Block 75 of Tract No. 2820, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 30 Pages 20 and 21 of Maps, in the Office of the County Recorder of said County.

Except from Lot 5 all oil, gas and mineral rights pertaining thereto but with no right of entry upon the surface of said land for the purposes of extracting same, as reserved by Undine N. Seaholm, in deed recorded June 20, 1956, in Book 51508 Page 197, of Official Records.

The Real Property or its address is commonly known as 25840 Belle Porte Avenue, Harbor City, CA 90710. The Assessor's Parcel Number for the Real Property is 7411-007-024.

Trustor presently assigns to Lender (also known as Beneficiary in this Deed of Trust) all of Trustor's right, title, and interest in and to all present and future leases of the Property and all Rents from the Property. This is an absolute assignment of Rents made in connection with an obligation secured by real property pursuant to California Civil Code Section 2938. In addition, Trustor grants to Lender a Uniform Commercial Code security interest in the Personal Property and Rents

THIS DEED OF TRUST, INCLUDING THE ASSIGNMENT OF RENTS AND THE SECURITY INTEREST IN THE RENTS AND PERSONAL PROPERTY, IS GIVEN TO SECURE (A) PAYMENT OF THE INDEBTEDNESS AND (B) PERFORMANCE OF ANY AND ALL OBLIGATIONS UNDER THE NOTE, THE RELATED DOCUMENTS, AND THIS DEED OF TRUST. THIS DEED OF TRUST IS GIVEN AND ACCEPTED ON THE FOLLOWING TERMS

PAYMENT AND PERFORMANCE. Except as otherwise provided in this Deed of Trust, Trustor shall pay to Lender all amounts secured by this Deed of Trust as they become due, and shall strictly and in a timely manner perform all of Trustor's obligations under the Note, this Deed of Trust, and the Related Documents

POSSESSION AND MAINTENANCE OF THE PROPERTY. Trustor agrees that Trustor's possession and use of the Property shall be governed by the following provisions

Possession and Use Until Default, Trustor may (1) remain in possession and control of the Property, (2) use, operate or manage the Property, and (3) collect the Rents from the Property.

Duty to Maintain. Trustor shall maintain the Property in tenable condition and promptly perform all repairs, replacements, and maintenance necessary to preserve its value.

THIS TRUST DEED IS 2ND & SUBJECT TO A FIRST TRUST DEED RECORDING CONCURRENTLY HEREWITH

DEED OF TRUST
(Continued)

Loan No: 120500

Page 8

Amendments and Reauthorization Act of 1986, Pub L. No. 99-499 ("SARA"), the Hazardous Materials Transportation Act, 49 U.S.C. Section 1801, et seq., the Resource Conservation and Recovery Act, 42 U.S.C. Section 6901, et seq., Chapters 6.5 through 7.7 of Division 20 of the California Health and Safety Code, Section 25100, et seq., or other applicable state or federal laws, rules, or regulations adopted pursuant thereto.

Existing Indebtedness. The words "Existing Indebtedness" mean the indebtedness described in the Existing Liens provision of this Deed of Trust.

Hazardous Substances The words "Hazardous Substances" mean materials that, because of their quantity, concentration or physical, chemical or infectious characteristics, may cause or pose a present or potential hazard to human health or the environment when improperly used, treated, stored, disposed of, generated, manufactured, transported or otherwise handled. The words "Hazardous Substances" are used in their very broadest sense and include without limitation any and all hazardous or toxic substances, materials or waste as defined by or listed under the Environmental Laws. The term "Hazardous Substances" also includes, without limitation, petroleum and petroleum by-products or any fraction thereof and asbestos.

Improvements. The word "Improvements" means all existing and future improvements, buildings, structures, mobile homes affixed on the Real Property, facilities, additions, replacements and other construction on the Real Property.

Indebtedness The word "Indebtedness" means all principal, interest, and other amounts, costs and expenses payable under the Note or Related Documents, together with all renewals of, extensions of, modifications of, consolidations of and substitutions for the Note or Related Documents and any amounts expended or advanced by Lender to discharge Trustor's obligations or expenses incurred by Trustee or Lender to enforce Trustor's obligations under this Deed of Trust, together with interest on such amounts as provided in this Deed of Trust.

Lender. The word "Lender" means BEACH BUSINESS BANK, its successors and assigns.

Note. The word "Note" means the promissory note dated February 5, 2007, in the original principal amount of \$640,000.00 from Trustor to Lender, together with all renewals of, extensions of, modifications of, refinancings of, consolidations of, and substitutions for the promissory note or agreement. **NOTICE TO TRUSTOR: THE NOTE CONTAINS A VARIABLE INTEREST RATE**

Personal Property. The words "Personal Property" mean all equipment, fixtures, and other articles of personal property now or hereafter owned by Trustor, and now or hereafter attached or affixed to the Real Property; together with all accessions, parts, and additions to, all replacements of, and all substitutions for, any of such property; and together with all proceeds (including without limitation all insurance proceeds and refunds of premiums) from any sale or other disposition of the Property.

Property. The word "Property" means collectively the Real Property and the Personal Property.

Real Property. The words "Real Property" mean the real property, interests and rights, as further described in this Deed of Trust.

Related Documents. The words "Related Documents" mean all promissory notes, credit agreements, loan agreements, environmental agreements, security agreements, mortgages, deeds of trust, security deeds, collateral mortgages, and all other instruments, agreements and documents, whether now or hereafter existing, executed in connection with the Indebtedness.

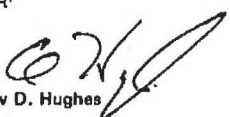
Rents. The word "Rents" means all present and future leases, rents, revenues, income, issues, royalties, profits, and other benefits derived from the Property together with the cash proceeds of the Rents.

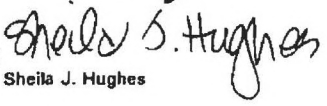
Trustee. The word "Trustee" means Commonwealth Land Title Company, whose address is 915 Wilshire Boulevard, Suite 2100, Los Angeles, CA 90017 and any substitute or successor trustees.

Trustor. The word "Trustor" means Andrew D. Hughes and Sheila J. Hughes.

EACH TRUSTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS DEED OF TRUST, AND EACH TRUSTOR AGREES TO ITS TERMS, INCLUDING THE VARIABLE RATE PROVISIONS OF THE NOTE SECURED BY THIS DEED OF TRUST.

TRUSTOR:

x 
Andrew D. Hughes

x 
Sheila J. Hughes

07 0308804

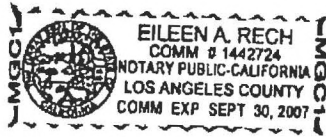
CERTIFICATE OF ACKNOWLEDGMENT

STATE OF California)
)
COUNTY OF Los Angeles) SS
)

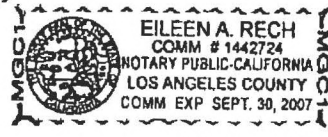
On 2/9/07, 2007 before me, EILEEN A. RECH, a notary public.
(here insert name and title of the officer)

personally appeared Andrew D. Hughes and Sheila J. Hughes, 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.
Eileen A. Rech
Signature



(Seal)



(DO NOT RECORD)
REQUEST FOR FULL RECONVEYANCE
(To be used only when obligations have been paid in full)

To: _____, Trustee

The undersigned is the legal owner and holder of all indebtedness secured by this Deed of Trust. All sums secured by this Deed of Trust have been fully paid and satisfied. You are hereby directed, upon payment to you of any sums owing to you under the terms of this Deed of Trust or pursuant to any applicable statute, to cancel the Note secured by this Deed of Trust (which is delivered to you together with this Deed of Trust), and to reconvey, without warranty, to the parties designated by the terms of this Deed of Trust, the estate now held by you under this Deed of Trust. Please mail the reconveyance and Related Documents to:

Date: _____

Beneficiary:
By:
Its:

07 0308804

Property Detail Report

For Property Located At :
25824 BELLE PORTE AVE, HARBOR CITY, CA 90710



Bldg Card: 000 of 002

Owner Information

Owner Name: **HUGHES ANDREW D (TE) & SHEILA/HUGHES**
 Mailing Address: **2055 ALLBROOK ST, LOMITA CA 90717-1119 C018**
 Vesting Codes: **HW // TE**

Location Information

Legal Description:	TRACT NO 2820 (EX OF STS) LOT 4 AND ALL OF LOT 5		
County:	LOS ANGELES, CA	APN:	7411-007-024
Census Tract / Block:	2933.07 / 2	Alternate APN:	
Township-Range-Sect:		Subdivision:	2820
Legal Book/Page:	30-20	Map Reference:	73-E3 /
Legal Lot:	5	Tract #:	2820
Legal Block:	75	School District:	LOS ANGELES
Market Area:	124	School District Name:	
Neighbor Code:		Munic/Township:	

Owner Transfer Information

Recording/Sale Date:	09/28/2012 / 09/13/2012	Deed Type:	QUIT CLAIM DEED
Sale Price:		1st Mtg Document #:	
Document #:	1465483		

Last Market Sale Information

Recording/Sale Date:	09/07/1972 /	1st Mtg Amount/Type:	/
Sale Price:	\$68,000	1st Mtg Int. Rate/Type:	/
Sale Type:	FULL	1st Mtg Document #:	
Document #:		2nd Mtg Amount/Type:	/
Deed Type:	DEED (REG)	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$15.67
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:	1971 /	Total Rooms/Offices:		Garage Area:	
Gross Area:	4,340	Total Restrooms:	2.00	Garage Capacity:	
Building Area:	4,340	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:	LAMR1	Acres:	0.96	County Use:	AUTO SVC SHOP (2600)
Lot Area:	42,001	Lot Width/Depth:	x	State Use:	
Land Use:	AUTO REPAIR	Commercial Units:		Water Type:	
Site Influence:		Sewer Type:		Building Class:	

Tax Information

Total Value:	\$1,228,000	Assessed Year:	2015	Property Tax:	\$16,642.03
Land Value:	\$1,133,500	Improved %:	8%	Tax Area:	19
Improvement Value:	\$94,500	Tax Year:	2014	Tax Exemption:	
Total Taxable Value:	\$1,228,000				

Comparable Sales Report

For Property Located At

25824 BELLE PORTE AVE, HARBOR CITY, CA 90710



13 Comparable(s) Selected.

Report Date: 09/10/2015

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$68,000	\$362,500	\$6,035,000	\$1,582,885
Bldg/Living Area	4,340	3,840	4,964	4,420
Price/Sqft	\$15.67	\$78.12	\$1,571.61	\$374.06
Year Built	1971	1920	1975	1952
Lot Area	42,001	4,314	29,301	14,366
Bedrooms	0	0	0	0
Bathrooms/Restrooms	2	0	0	0
Stories	0.00	1.00	1.00	1.00
Total Value	\$1,228,000	\$253,845	\$2,230,000	\$818,586
Distance From Subject	0.00	3.26	24.93	16.60

*= user supplied for search only

Comp #:	1			Distance From Subject:	3.26 (miles)
Address:	128 S PACIFIC AVE, SAN PEDRO, CA 90731-2608				
Owner Name:	LOVE GEORGE				
Seller Name:	SWANSON FAMILY TRUST				
APN:	7449-024-028	Map Reference:	79-A3 /	Building Area:	4,500
County:	LOS ANGELES, CA	Census Tract:	2962.20	Total Rooms/Offices:	
Subdivision:	GAFFEY & WARDS	Zoning:	LAC2	Total Restrooms:	
Rec Date:	08/28/2015	Prior Rec Date:		Yr Built/Eff:	1924 / 1926
Sale Date:	08/19/2015	Prior Sale Date:		Air Cond:	
Sale Price:	\$560,000	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	1062227	Acres:	0.10		
1st Mtg Amt:	\$360,000	Lot Area:	4,501		
Total Value:	\$449,135	# of Stories:			
Land Use:	AUTO REPAIR	Park Area/Cap#:	/		

Comp #:	2			Distance From Subject:	11.46 (miles)
Address:	3365 MARTIN LUTHER KING JR BLVD, LYNWOOD, CA 90262-5395				
Owner Name:	BAGHERI SEYED & MILDRED				
Seller Name:	PEREZ PABLO & SIMONA				
APN:	6208-017-009	Map Reference:	59-A4 /	Building Area:	4,640
County:	LOS ANGELES, CA	Census Tract:	5402.01	Total Rooms/Offices:	
Subdivision:	5222	Zoning:	LYC2*	Total Restrooms:	
Rec Date:	07/14/2015	Prior Rec Date:	07/07/2005	Yr Built/Eff:	1967 /
Sale Date:	05/28/2015	Prior Sale Date:	06/10/2005	Air Cond:	
Sale Price:	\$362,500	Prior Sale Price:	\$162,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	842118	Acres:	0.24		
1st Mtg Amt:	\$200,000	Lot Area:	10,607		
Total Value:	\$523,044	# of Stories:			
Land Use:	AUTO REPAIR	Park Area/Cap#:	/		

Comp #:	3			Distance From Subject:	12.72 (miles)
Address:	318 N LA BREA AVE, INGLEWOOD, CA 90302-3407				
Owner Name:	HEKMAT SOHELL & ROYA				
Seller Name:	WEERANARAWAT FAMILY TRUST				
APN:	4016-028-001	Map Reference:	57-A1 /	Building Area:	3,949
County:	LOS ANGELES, CA	Census Tract:	6009.02	Total Rooms/Offices:	
Subdivision:	INGLEWOOD PROP	Zoning:	INC3*	Total Restrooms:	
Rec Date:	02/17/2015	Prior Rec Date:	02/15/1990	Yr Built/Eff:	1969 /
Sale Date:	01/29/2015	Prior Sale Date:	02/1990	Air Cond:	NONE
Sale Price:	\$1,400,000	Prior Sale Price:	\$675,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	ROLL COMPOSITION
Document #:	169491	Acres:	0.60		
1st Mtg Amt:		Lot Area:	26,005		
Total Value:	\$1,043,530	# of Stories:	1.00		
Land Use:	AUTO REPAIR	Park Area/Cap#:	/		

Comp #:	4			Distance From Subject:	14.16 (miles)
Address:	11210 MYRTLE ST, DOWNEY, CA 90241-4233				
Owner Name:	APB PROPERTIES LLC				
Seller Name:	REY HUGO N LIVING TRUST				
APN:	6255-001-009	Map Reference:	60-B3 /	Building Area:	4,694
County:	LOS ANGELES, CA	Census Tract:	5513.00	Total Rooms/Offices:	

Subdivision:	DOWNEY LAND ASSOC	Zoning:	DOM2-C3*	Total Restrooms:	
Rec Date:	03/18/2015	Prior Rec Date:	08/04/1999	Yr Built/Eff:	1950 / 1950
Sale Date:	01/26/2015	Prior Sale Date:	06/30/1999	Air Cond:	
Sale Price:	\$1,600,000	Prior Sale Price:	\$575,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	289211	Acres:	0.67		
1st Mtg Amt:	\$1,390,000	Lot Area:	29,301		
Total Value:	\$735,329	# of Stories:			
Land Use:	AUTO REPAIR	Park Area/Cap#:	/		

Comp #:	5	Distance From Subject:	14.19 (miles)		
Address:	8041 FIRESTONE BLVD, DOWNEY, CA 90241-4228				
Owner Name:	HYE LLC				
Seller Name:	CHO CHI Y				
APN:	6251-040-003	Map Reference:	60-B3 /	Building Area:	4,576
County:	LOS ANGELES, CA	Census Tract:	5513.00	Total Rooms/Offices:	
Subdivision:	DOWNEY LAND ASSOCIATION	Zoning:	DOC3*	Total Restrooms:	
Rec Date:	02/03/2015	Prior Rec Date:	05/26/2010	Yr Built/Eff:	1975 / 1975
Sale Date:	01/29/2015	Prior Sale Date:	05/20/2010	Air Cond:	
Sale Price:	\$1,700,000	Prior Sale Price:	\$1,137,500	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	118771	Acres:	0.43		
1st Mtg Amt:	\$1,360,000	Lot Area:	18,931		
Total Value:	\$1,221,707	# of Stories:			
Land Use:	AUTO REPAIR	Park Area/Cap#:	/		

Comp #:	6	Distance From Subject:	17.26 (miles)		
Address:	2020 S WESTERN AVE, LOS ANGELES, CA 90018-1539				
Owner Name:	PICO PLACE LLC				
Seller Name:	BROEMSE HEINZ W & ERIKA B				
APN:	5074-034-031	Map Reference:	43-E4 /	Building Area:	3,858
County:	LOS ANGELES, CA	Census Tract:	2214.02	Total Rooms/Offices:	
Subdivision:	WEST ADAMS HEIGHTS	Zoning:	LAC2	Total Restrooms:	
Rec Date:	03/30/2015	Prior Rec Date:		Yr Built/Eff:	1967 / 1967
Sale Date:	03/11/2015	Prior Sale Date:		Air Cond:	
Sale Price:	\$1,800,000	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	340361	Acres:	0.55		
1st Mtg Amt:	\$1,000,000	Lot Area:	23,931		
Total Value:	\$355,991	# of Stories:			
Land Use:	AUTO REPAIR	Park Area/Cap#:	/		

Comp #:	7	Distance From Subject:	18.56 (miles)		
Address:	3526 E CESAR E CHAVEZ AVE, LOS ANGELES, CA 90063-2215				
Owner Name:	RUSSE PROPERTIES LLC				
Seller Name:	CASTANEDA CARLOS & LETICIA				
APN:	5232-007-035	Map Reference:	45-C4 /	Building Area:	3,955
County:	LOS ANGELES, CA	Census Tract:	5311.01	Total Rooms/Offices:	
Subdivision:	H T HAZARDS EAST SIDE ADD	Zoning:	LCC3*	Total Restrooms:	
Rec Date:	08/14/2015	Prior Rec Date:	11/06/1980	Yr Built/Eff:	1964 /
Sale Date:	05/07/2015	Prior Sale Date:		Air Cond:	
Sale Price:	\$1,070,000	Prior Sale Price:	\$231,500	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	CONCRETE
Document #:	1001532	Acres:	0.34		
1st Mtg Amt:	\$700,000	Lot Area:	14,693		
Total Value:	\$328,867	# of Stories:	1.00		
Land Use:	AUTO REPAIR	Park Area/Cap#:	/		

Comp #:	8	Distance From Subject:	18.95 (miles)		
Address:	2428 W BEVERLY BLVD, MONTEBELLO, CA 90640-2306				
Owner Name:	VELASCO MIGUEL & MARGARITA				
Seller Name:	NAKANO K B & J K TRUST				
APN:	5268-022-002	Map Reference:	46-C6 /	Building Area:	4,667
County:	LOS ANGELES, CA	Census Tract:	5302.04	Total Rooms/Offices:	
Subdivision:	8502	Zoning:	MNC2*	Total Restrooms:	
Rec Date:	04/07/2015	Prior Rec Date:		Yr Built/Eff:	1971 /
Sale Date:	01/22/2015	Prior Sale Date:		Air Cond:	
Sale Price:	\$850,000	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	379844	Acres:	0.36		
1st Mtg Amt:	\$450,000	Lot Area:	15,777		
Total Value:	\$253,845	# of Stories:			
Land Use:	AUTO REPAIR	Park Area/Cap#:	/		

Comp #:	9	Distance From Subject:	19.09 (miles)
Address:	1169 S ROBERTSON BLVD, LOS ANGELES, CA 90035		
Owner Name:	ROBERTSON-PICO LLC		

Seller Name:	1169 S ROBERTSON BLVD LLC	Map Reference:	42-D2 /	Building Area:	4,700
APN:	4332-014-019	Census Tract:	2170.01	Total Rooms/Offices:	
County:	LOS ANGELES, CA	Zoning:	LAC2	Total Restrooms:	
Subdivision:	8440	Prior Rec Date:	03/23/1992	Yr Built/Eff:	1926 / 1926
Rec Date:	02/20/2015	Prior Sale Date:		Air Cond:	
Sale Date:	02/03/2015	Prior Sale Price:		Pool:	
Sale Price:	\$1,850,000	Prior Sale Type:		Roof Mat:	
Sale Type:	FULL	Acres:	0.11		
Document #:	188133	Lot Area:	4,711		
1st Mtg Amt:	\$1,050,000	# of Stories:			
Total Value:	\$1,070,979	Park Area/Cap#:	/		
Land Use:	AUTO REPAIR				

Comp #:	10	Distance From Subject:	19.49 (miles)
Address:	888 N GARFIELD AVE, MONTEBELLO, CA 90640-1607		
Owner Name:	AMIRIAN-STEPHANIAN TRUST		
Seller Name:	J MISY CORP		
APN:	5268-001-012	Map Reference:	46-B5 /
County:	LOS ANGELES, CA	Census Tract:	5302.03
Subdivision:	15884	Zoning:	MNC2*
Rec Date:	05/15/2015	Prior Rec Date:	03/09/2007
Sale Date:	05/08/2015	Prior Sale Date:	03/02/2007
Sale Price:	\$1,250,000	Prior Sale Price:	\$800,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	568236	Acres:	0.12
1st Mtg Amt:	\$1,535,000	Lot Area:	5,230
Total Value:	\$1,002,042	# of Stories:	
Land Use:	AUTO REPAIR	Park Area/Cap#:	/

Comp #:	11	Distance From Subject:	19.75 (miles)
Address:	11827 SANTA MONICA BLVD, LOS ANGELES, CA 90025-2201		
Owner Name:	TULLER ONE LLC		
Seller Name:	SMITH FAMILY TRUST		
APN:	4262-004-001	Map Reference:	41-D4 /
County:	LOS ANGELES, CA	Census Tract:	2675.01
Subdivision:	ARTESIAN TR	Zoning:	LAC2
Rec Date:	12/24/2014	Prior Rec Date:	04/22/1998
Sale Date:	12/23/2014	Prior Sale Date:	04/13/1998
Sale Price:	\$6,035,000	Prior Sale Price:	\$2,070,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1399825	Acres:	0.10
1st Mtg Amt:	\$4,840,000	Lot Area:	4,314
Total Value:	\$2,230,000	# of Stories:	
Land Use:	AUTO REPAIR	Park Area/Cap#:	/

Comp #:	12	Distance From Subject:	21.94 (miles)
Address:	4514 N FIGUEROA ST, LOS ANGELES, CA 90065-3040		
Owner Name:	4514 N FIGUEROA LLC		
Seller Name:	KUSATSU KEVIN		
APN:	5467-007-001	Map Reference:	36-B3 /
County:	LOS ANGELES, CA	Census Tract:	1851.00
Subdivision:	LUEKENS SUB	Zoning:	LAC2
Rec Date:	05/01/2015	Prior Rec Date:	04/02/2013
Sale Date:	04/28/2015	Prior Sale Date:	03/22/2013
Sale Price:	\$1,250,000	Prior Sale Price:	\$600,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	502233	Acres:	0.19
1st Mtg Amt:	\$1,368,000	Lot Area:	8,285
Total Value:	\$1,009,240	# of Stories:	
Land Use:	AUTO REPAIR	Park Area/Cap#:	/

Comp #:	13	Distance From Subject:	24.93 (miles)
Address:	12154 VALLEY BLVD, EL MONTE, CA 91732-3106		
Owner Name:	KKW COIN LAUNDRY LLC		
Seller Name:	MA YUNG C & HSIU L		
APN:	8106-008-001	Map Reference:	47-F2 /
County:	LOS ANGELES, CA	Census Tract:	4339.01
Subdivision:	10848	Zoning:	EMC4*
Rec Date:	04/14/2015	Prior Rec Date:	01/25/2002
Sale Date:	04/08/2015	Prior Sale Date:	01/23/2002
Sale Price:	\$850,000	Prior Sale Price:	\$340,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	408842	Acres:	0.47
1st Mtg Amt:	\$637,000	Lot Area:	20,469
Total Value:	\$417,912	# of Stories:	
Land Use:	AUTO REPAIR	Park Area/Cap#:	/