

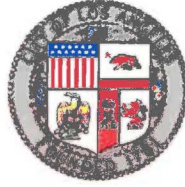
BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

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: # 14

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

JOB ADDRESS: **3201 WEST VENICE BLVD., LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **5072-035-012**

On July 14, 2009 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: **3201 West Venice Blvd., Los Angeles, California** (the "Property"). The property owner was given notice of the unpaid annual inspection fees on the property as follows:

<u>Description</u>	<u>Amount</u>
Annual Inspection Fee	\$ 355.00
System Development Surcharge	21.30
Title Report fee	42.00
<b>Grand Total</b>	<b>\$ 418.30</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 **\$418.30** 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 **\$418.30** 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

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. T11848**  
 Dated as of: 07/08/2015

**Prepared for: City of Los Angeles**

**SCHEDULE A**

(Reported Property Information)

APN #: 5072-035-012

**Property Address:** 3201 W VENICE BLVD      **City:** Los Angeles      **County:** Los Angeles

**VESTING INFORMATION**

**Type of Document:** GRANT DEED  
**Grantee :** RACHEL WAN AND LENA Y LIU  
**Grantor :** YUN YU LIU 1995 TRUST; LIU, YUN YU  
**Deed Date :** 02/24/1999      **Recorded :** 02/26/1999  
**Instr No. :** 99-0319787

**MAILING ADDRESS:** RACHEL WAN AND LENA Y LIU  
 7124 TRASK AVE PLAYA DEL REY CA 90293

**SCHEDULE B**

**LEGAL DESCRIPTION**

Lot: 12 Block: 44 Abbreviated Description: LOT:12 BLK:44 CITY:REGION/CLUSTER: 25/25693  
 CENTRAL ARLINGTON HEIGHTS LOT 12 BLK 44 City/Muni/Twp: REGION/CLUSTER: 25/25693

**MORTGAGES/LIENS**

**Type of Document:** DEED OF TRUST WITH ABSOLUTE ASSIGNMENT OF RENTS RIDER  
**Recording Date:** 03/02/1999      **Document #:** 99-0336042  
**Loan Amount:** \$91,000  
**TD Due Date:** Type of Financing:  
**Lender Name:** WESTPARK MTG  
**Lender Type:** Mortgage Company  
**Borrowers Name:** WAN, RACHEL; LIU, LENA Y

**MAILING ADDRESS:** WESTPARK MTG PO BOX 1111 LAKE FOREST, CA 92630

RECORDING REQUESTED BY

AND WHEN RECORDED, MAIL TO

RACHEL WAN

3201 VENICE BLVD , NO A and B

LOS ANGELES, CA 90019

99 0319787 2

THIS SPACE FOR RECORDER'S USE ONLY

ASSESSOR'S PARCEL NO 5072-035-012

The undersigned Grantor(s) declare(s) that the DOCUMENT TRANSFER TAX IS

TITLE ORDER NO 110-110666-06 \$ - 0 - County \$ City

ESCROW NO 6844-BA
computed on the full value of the interest of property conveyed, or
computed on the full value less the value of liens or encumbrances
remaining thereon at the time of sale
OR transfer is EXEMPT from tax for the following reason

GRANT DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, YUN YU LIU, as Trustee of the Yun Yu Liu 1995 Trust, created by a Declaration of Trust dated October 31, 1995

hereby GRANT(S) to RACHEL WAN, a Married Woman, as Her Sole and Separate Property and LENA Y LIU, a Single Woman, All as Joint Tenants

all that real property situated in the City of LOS ANGELES
County of LOS ANGELES, State of California, described as LOT 12 IN BLOCK 44 OF CENTRAL
ARLINGTON HEIGHTS, AS PER MAP RECORDED IN BOOK 30, PAGE 51 OF MISCELLANEOUS RECORDS, IN THE
OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

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

Dated February 24, 1999

STATE OF CALIFORNIA,
COUNTY OF Los Angeles, ss

On February 24, 1999, before me

Betty O Sit, Notary Public, personally appeared
Yun Yu Liu

Signature of Yun Yu Liu
YUN YU LIU as Trustee of the Yun Yu Liu 1995 Trust created by a Declaration of Trust dated 10/31/95

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 Betty O. Sit

MAIL TAX STATEMENTS TO RACHEL WAN 3201 VENICE BLVD , NO A and B, LOS ANGELES, CA 90019

(This area for official notary seal)

NAME

ADDRESS

CITY STATE & ZIP

When recorded, mail to

99 0336042

P O BOX 1111 (714)583-1530  
LAKE FOREST, CA 92630

Loan No. 205 (This space for recorders use only)

**DEED OF TRUST WITH ABSOLUTE ASSIGNMENT OF RENTS RIDER**  
(This Deed of Trust contains an Acceleration Clause)

This DEED OF TRUST made January 23, 1999 between

~~RACHEL WAN, A MARRIED WOMAN, SOLE AND SEPERATE PROPERTY AND  
LENA Y LIU, A SINGLE WOMAN, ALL AS JOINT TENANTS~~

RACHEL WAN, A MARRIED WOMAN, AS HER SOLE AND SEPERATE PROPERTY AND  
LENA Y LIU, A SINGLE WOMAN, ALL AS JOINT TENANTS

herein called TRUSTOR, whose address is 2117 LOS RANCHITOS RD.  
CHINO HILLS, CA 91709-

and T D. SERVICES, CORP.  
TRUSTEE, and

herein called

WESTPARK MORTGAGE, A CALIFORNIA CORPERATION

herein called BENEFICIARY,

WITNESSETH The Trustor irrevocably GRANTS, TRANSFERS, AND ASSIGNS TO TRUSTEE, in Trust, with  
POWER OF SALE, that property in the State of California, in the City of LOS ANGELES,  
County of LOS ANGELES described as

LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

ALSO KNOWN AS • 3201 #A & #B VENICE BLVD., LOS ANGELES 90019

Together with all rights and interest of Trustor to all appurtenances, easements, community interests and licenses, and  
to oil, mineral, gas, water, water certificates, and hydrocarbon rights, leases and overriding royalties therein, and all of  
these, whether appurtenant, riparian or appropriative

FOR THE PURPOSE OF SECURING

99 0336042

3

- (1) Performance of each agreement of Trustor incorporated by reference or contained herein,
- (2) Payment of the indebtedness evidenced by ONE PROMISSORY NOTE of even date herewith and any amounts that may become due thereunder, and all extensions, modifications, or renewals thereof, in the principal sum of \$ 91,000.00, executed by Trustor and payable to Beneficiary or order,
- (3) Payment of all sums of money, with interest thereon, which may be paid out or advanced by or may otherwise be due to Trustee or Beneficiary under any provision of this Deed of Trust

In the event of sale, transfer, conveyance or alienation of said property, or any part thereof, or any interest therein, whether voluntary or involuntary, Beneficiary shall have the right of acceleration, at its option, to declare the note secured by this Deed of Trust, irrespective of the maturity date expressed therein, and without demand or notice, immediately due and payable. No waiver of this right shall be effective unless it is in writing. Consent by Beneficiary to one such transaction shall not constitute waiver of the right to require such consent in succeeding transactions.

To protect the security of this Deed of Trust, and with respect to the property described above, Trustor expressly makes each of all of the agreements, and adopts and agrees to perform and be bound by each and all of the terms and provisions set forth as follows:

- (1) To keep said property in good condition and repair, not to remove or demolish any building thereon, to complete or restore promptly and in good and workmanlike manner any building which may be constructed, damaged or destroyed thereon, to keep all buildings, structures and other improvements now or hereafter situated on the above described property at all times entirely free of dry rot, fungus, rust, decay, termites, beetles, and any other destructive insects or elements, to pay when due all claims for labor performed and materials furnished therefore to comply with all laws affecting said property or requiring any alterations or improvements to be made thereon, not to commit waste or permit waste thereof, not to commit, suffer or permit any act upon said property in violation of law, to cultivate, irrigate, fertilize, fumigate, prune, and do all other acts which from the character or use of said property may be reasonably necessary, the specific enumerations herein not excluding the general. Either Beneficiary or Trustee, or both, at any time during the continuation of the Deed of Trust, may enter upon and inspect said property, provided such entry is reasonable as to time and manner.
- (2) To provide, maintain and deliver to Beneficiary fire insurance satisfactory and with loss payable to Beneficiary. The amount collected under any fire or other insurance policy may be applied by Beneficiary upon any indebtedness secured hereby and in such order as Beneficiary may determine, or at option of Beneficiary the entire amount so collected or any part thereof may be released to Trustor. Such application or release shall not cure or waive any Default or Notice of Default hereunder or invalidate any act done pursuant to such notice.
- (3) To appear in and defend any action or proceeding purporting to affect the security hereof or the rights or powers of Beneficiary or Trustee, and to pay all costs and expenses, including cost of evidence of title and attorney's fees in a reasonable sum, in any such action or proceeding instituted by Beneficiary or Trustee to protect or enforce the security of this Deed of Trust or the obligations secured hereby.
- (4) To pay at least ten days before delinquency all taxes and assessments affecting said property, including assessments on appurtenant water stock, when due, all encumbrances, charges and liens, with interest, on said property or any part appear to be prior or superior hereto, all costs, fees and expenses of this Trust.
- (5) Should Trustor fail to make any payments or to do any act as herein provided, then Beneficiary or Trustee, but without obligation to do so and without notice to or demand upon Trustor and without releasing Trustor from any obligation hereof, may make or do the same in such manner and to such extent as either may deem necessary to protect the security thereof, Beneficiary or Trustee being authorized to enter upon said property for such purposes, appear in and defend any action or proceeding purporting to affect the security hereof or the rights or powers of Beneficiary or Trustee, pay, purchase, contest or compromise any encumbrance charge or lien which in the judgment of either appears to be prior or superior thereto, and in exercising any such powers, pay necessary expenses, employ counsel and pay his reasonable fees.
- (6) To pay immediately and without demand all sums so expended by Beneficiary or Trustee, with interest from the date of expenditure at the rate prescribed in the Note. Should any additional funds be advanced on any note secured by a Trust Deed now of record, or should any change be made in the time or manner of paying such note, or should any other action be taken by the undersigned with respect to such note whereby the security herein provided for shall be impaired in any manner whatsoever, then the Note secured hereby shall, at the option of the lender, immediately become due and payable.
- (7) Any award of damages or sums received in settlement in connection with any condemnation for public use or any injury to said property or any part thereof from any cause, is hereby assigned and shall be paid to Beneficiary who may apply or release such moneys received by him in the same manner and with the same effect as above provided for disposition of proceeds of fire or other insurance.
- (8) If the security for this Deed of Trust is a leasehold estate, Trustor agrees not to amend, change or modify his leasehold interest, or any of the terms thereof, or agree to do so, without the written consent of the Beneficiary being first obtained. In the event of a violation of this provision, Beneficiary shall have the right, at its option, to declare all sums secured hereby immediately due and payable.
- (9) By accepting payment of any sum secured hereby after its due date, Beneficiary does not waive his right either to require prompt payment when due of all other sums so secured or to declare default for failure to so pay.

99 0336042

5

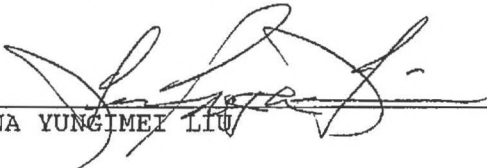
(18) If the security under this Deed of Trust is a condominium or a community apartment or planned development project, Trustor agrees to perform each and every obligation of the owner of such condominium or interest in such project under the declaration of covenants, conditions and restrictions or bylaws or regulations pertaining to such condominium or project. Upon the request of Beneficiary, Trustor agrees to enforce against other owners in such condominium or project each and every obligation to be performed by them, if the same have not been performed or if valid legal steps have not been taken to enforce such performance within ninety (90) days after such request is made

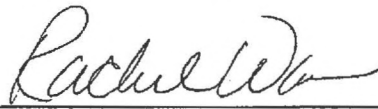
IT IS AGREED BY THE UNDERSIGNED TRUSTOR THAT THE THE ATTACHED 'ABSOLUTE ASSIGNMENT OF RENTS RIDER' IS INCORPORATED HERETO AND IS MADE A PART HEREOF

This undersigned Trustor(s), 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

SIGNATURE OF TRUSTOR

SIGNATURE OF TRUSTOR





LENA YUNGIMEI LIU

RACHEL WAN

State of California }  
County of Los Angeles } ss

On February 24th, 1999 before me, Betty O Sit,  
Notary Public, personally appeared Lena Yungimei Liu and Rachel Wan

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 or entity upon behalf of which the person(s) acted, executed the instrument

WITNESS my hand and official seal

Notary Signature Betty O Sit



99 0336042

ABSOLUTE ASSIGNMENT OF RENTS RIDER

This ABSOLUTE ASSIGNMENT OF RENTS made January 23, 1999 between

~~RACHEL WAN // A MARRIED WOMAN SOLE AND SEPERATE PROPERTY AND  
LENA Y LIU // A SINGLE WOMAN ALL AS JOINT DEMANDTS //~~

RACHEL WAN, A MARRIED WOMAN, AS HER SOLE AND SEPERATE PROPERTY AND  
LENA Y LIU, A SINGLE WOMAN, ALL AS JOINT TENANTS

hereinafter referred to as "Assignor" (also known as Trustor under the Deed of Trust of same date of which this document is a rider thereto) and

WESTPARK MORTGAGE, A CALIFORNIA CORPERATION

hereinafter referred to as "Assignee" (also known as Beneficiary under the Deed of Trust of same date of which this document is a rider thereto) hereby agree to the following

A Assignor is the record fee owner of the certain real property (the "Property" hereinafter), consisting of an improved multiple rental unit building located in the County of LOS ANGELES, State of California described as

LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

ALSO KNOWN AS: 3201 #A & #B VENICE BLVD., LOS ANGELES 90019

B Assignor, as Trustor, has executed a Deed of Trust in favor of Assignee, as Beneficiary, to secure a loan made by Assignee to Assignor Said Deed of Trust incorporates this document by reference

NOW THEREFORE, FOR VALUABLE CONSIDERATION, the parties hereto agree as follows

1 Assignor grants, transfers and assigns to Assignee all rents, issues and profits from the Property, as well as Assignor's interest in all leases, oral or written, now in effect or hereinafter entered into concerning the Property

2 Assignor reserves the right to collect the rents, issues and profits from the Property only for so long as Assignor is not in default under the terms of the Deed of Trust

8

**ABSOLUTE ASSIGNMENT OF RENTS RIDER (continued)**

3 In the event of a default by Assignor under the terms of the Deed of Trust, Assignee shall be entitled to accelerate all sums due under the loan secured said Deed of Trust in accordance with the terms thereof and is authorized to enter into and upon the Property, by itself or through an agent, for the purpose of collecting the rents, issues and profits from the Property. In such event Assignee may, in its sole discretion, take and hold possession of the Property, operate and manage the Property and take such other action as it may deem necessary to protect its security interest in the Property and its rents, issues and profits. Assignor appoints Assignee its true, lawful and irrevocable attorney to demand, receive and enforce payment, to give receipts, releases and satisfactions, and to sue, either in the name of the Assignor or in the name of the Assignee, for all such rents.

4 In addition to the rights set forth in paragraph 3 above, Assignee may exercise any other remedy it has at law or pursuant to the terms of the Deed of Trust. Without in any way limiting the foregoing, Assignee shall have the right, in its sole discretion, to seek the appointment of a receiver to take possession of the property, manage same, and collect the rents, issues and profits on behalf of Assignee.

5 Assignor agree not to collect any rent, issues or profits accruing under the leases, rental agreements or otherwise from the Property in advance of the time when they shall become due without the prior written consent of Assignee.


6 Assignee does not assume any of the Assignor's obligations under any lease or any other agreement assigned hereunder, and Assignor agrees to keep and perform all obligations thereunder and to save Assignee harmless from the consequences of any failure to do so.


7 Assignor agrees that it will not assign any interest in any lease, or any other agreement to pay any rent assigned hereunder, and that notice of this Assignment may be given to any lessee or party to any such agreement at any time at Assignee's option.

8 This Assignment is intended by Assignor and Assignee to create an absolute assignment to Assignee, rather than an assignment for security purposes only. Any sums collected by or on behalf of Assignee pursuant to the provisions of this Assignment shall be applied first to the payment of any costs incurred for management of the property and collection of rents (including, but not limited to receiver's fees, premiums on receiver's bonds and reasonable attorney's fees), and then to other sums secured by the Deed of Trust. All notices, requests, demands and other communications hereunder shall be deemed to have been duly given if delivered in person or by United States mail, certified or registered, return receipt requested, or otherwise actually delivered to the corresponding notice addresses listed below.

Notice Address for Assignor  
LENA YUNGIMEI LIU  
RACHEL WAN  
2117 LOS RANCHITOS RD.  
CHINO HILLS, CA 91709

Notice Address for Assignee  
P.O. BOX 1111  
LAKE FOREST, CA 92630  
~~(714) 583-1~~  
(714) 583-1530

SIGNATURE OF ASSIGNOR (Trustor)  
  
LENA YUNGIMEI LIU

SIGNATURE OF ASSIGNEE (Beneficiary)  


  
RACHEL WAN

SEE NEXT PAGE FOR NOTARY

99 0336042

9

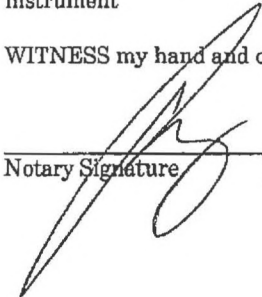
**ABSOLUTE ASSIGNMENT OF RENTS RIDER (continued)**

State of California }  
County of Los Angeles } ss  
}

On February 24th, 1999 before me, Betty O Sit  
Notary Public, personally appeared Lena Yungime1 Liu and Rachel Wan

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 or entity upon behalf of which the person(s) acted, executed the  
instrument

WITNESS my hand and official seal

  
\_\_\_\_\_  
Notary Signature Betty O Sit

(This area for official notary seal)



State of California }  
County of \_\_\_\_\_ } ss  
}

On \_\_\_\_\_ before me, \_\_\_\_\_  
Notary Public, personally appeared

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 or entity upon behalf of which the person(s) acted, executed the  
instrument

WITNESS my hand and official seal

\_\_\_\_\_  
Notary Signature

# EXHIBIT B

ASSIGNED INSPECTOR: **ULRIC CARPENTER**  
JOB ADDRESS: **3201 WEST VENICE BLVD., LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **5072-035-012**

Date: **September 11, 2015**

Last Full Title: **07/08/2015**

Last Update to Title:

---

## LIST OF OWNERS AND INTERESTED PARTIES

- 1). RACHEL WAN AND LENA Y. LIU  
7124 TRASK AVE.  
PLAYA DEL REY, CA 90293  
CAPACITY: OWNERS
  
- 2). YUN YU LIU, TRUSTEE  
C/O YUN YU LIU TRUST AND LENA YIU  
7124 TRASK AVE.  
PLAYA DEL REY, CA 90293  
CAPACITY: OWNERS
  
- 3). WESTPARK MTG.  
P.O. BOX 1111  
LAKE FOREST, CA 92630  
CAPACITY: INTERESTED PARTY

# Property Detail Report

For Property Located At :  
**3201 VENICE BLVD, LOS ANGELES, CA 90019-6241**



### Owner Information

Owner Name: **YUN YU LIU/LIU LENA**  
 Mailing Address: **7124 TRASK AVE, PLAYA DEL REY CA 90293-7758 C037**  
 Vesting Codes: **// TR**

### Location Information

Legal Description:	<b>CENTRAL ARLINGTON HEIGHTS LOT 12</b>		
County:	<b>LOS ANGELES, CA</b>	APN:	<b>5072-035-012</b>
Census Tract / Block:	<b>2181.20 / 1</b>	Alternate APN:	
Township-Range-Sect:		Subdivision:	<b>CENTRAL ARLINGTON HEIGHTS</b>
Legal Book/Page:		Map Reference:	<b>43-D4 /</b>
Legal Lot:	<b>12</b>	Tract #:	
Legal Block:	<b>44</b>	School District:	<b>LOS ANGELES</b>
Market Area:	<b>C16</b>	School District Name:	
Neighbor Code:		Munic/Township:	

### Owner Transfer Information

Recording/Sale Date:	<b>/</b>	Deed Type:	
Sale Price:		1st Mtg Document #:	
Document #:			

### Last Market Sale Information

Recording/Sale Date:	<b>02/26/1999 / 02/24/1999</b>	1st Mtg Amount/Type:	<b>/</b>
Sale Price:		1st Mtg Int. Rate/Type:	<b>/</b>
Sale Type:		1st Mtg Document #:	
Document #:	<b>319787</b>	2nd Mtg Amount/Type:	<b>/</b>
Deed Type:	<b>GRANT DEED</b>	2nd Mtg Int. Rate/Type:	<b>/</b>
Transfer Document #:		Price Per SqFt:	
New Construction:		Multi/Split Sale:	

Title Company: **CONTINENTAL LAWYERS TITLE CO.**

Lender:  
 Seller Name: **YUN YU LIU TRUST**

### Prior Sale Information

Prior Rec/Sale Date:	<b>02/26/1999 / 02/24/1999</b>	Prior Lender:	
Prior Sale Price:		Prior 1st Mtg Amt/Type:	<b>/</b>
Prior Doc Number:	<b>319786</b>	Prior 1st Mtg Rate/Type:	<b>/</b>
Prior Deed Type:	<b>QUIT CLAIM DEED</b>		

### Property Characteristics

Year Built / Eff:	<b>1942 / 1944</b>	Total Rooms/Offices:		Garage Area:	
Gross Area:	<b>1,244</b>	Total Restrooms:		Garage Capacity:	
Building Area:	<b>1,244</b>	Roof Type:	<b>STEEL FRAME</b>	Parking Spaces:	
Tot Adj Area:		Roof Material:		Heat Type:	
Above Grade:		Construction:		Air Cond:	
# of Stories:	<b>1.00</b>	Foundation:	<b>CONCRETE</b>	Pool:	
Other Improvements:		Exterior wall:	<b>METAL</b>	Quality:	<b>AVERAGE</b>
		Basement Area:		Condition:	

### Site Information

Zoning:	<b>LAC2</b>	Acres:	<b>0.17</b>	County Use:	<b>AUTO SVC SHOP (2600)</b>
Lot Area:	<b>7,489</b>	Lot Width/Depth:	<b>50 x 150</b>	State Use:	
Land Use:	<b>AUTO REPAIR</b>	Commercial Units:		Water Type:	
Site Influence:	<b>CORNER</b>	Sewer Type:		Building Class:	

### Tax Information

Total Value:	<b>\$182,242</b>	Assessed Year:	<b>2015</b>	Property Tax:	<b>\$2,500.62</b>
Land Value:	<b>\$165,686</b>	Improved %:	<b>9%</b>	Tax Area:	<b>401</b>
Improvement Value:	<b>\$16,556</b>	Tax Year:	<b>2014</b>	Tax Exemption:	
Total Taxable Value:	<b>\$182,242</b>				

## Comparable Sales Report

For Property Located At

**3201 VENICE BLVD, LOS ANGELES, CA 90019-6241**



**11 Comparable(s) Selected.**

Report Date: 09/10/2015

**Summary Statistics:**

	<b>Subject</b>	<b>Low</b>	<b>High</b>	<b>Average</b>
Sale Price	\$0	\$300,000	\$4,500,000	\$1,112,045
Bldg/Living Area	1,244	1,074	1,375	1,223
Price/Sqft	\$0.00	\$250.00	\$3,673.47	\$913.89
Year Built	1942	1928	1993	1956
Lot Area	7,489	3,364	14,035	8,433
Bedrooms	0	0	0	0
Bathrooms/Restrooms	0	0	0	0
Stories	1.00	1.00	1.00	1.00
Total Value	\$182,242	\$53,800	\$461,023	\$209,914
Distance From Subject	0.00	4.81	17.64	12.00

\*= user supplied for search only

Comp #:	1	Distance From Subject: 4.81 (miles)			
Address:	3100 W FLORENCE AVE, LOS ANGELES, CA 90043-4702				
Owner Name:	CAP TOWN LLC				
Seller Name:	LEE BYEONG S & JUNG A				
APN:	4012-001-029	Map Reference:	51-C5 /	Building Area:	1,196
County:	LOS ANGELES, CA	Census Tract:	2352.02	Total Rooms/Offices:	
Subdivision:	3700	Zoning:	LAC2	Total Restrooms:	
Rec Date:	08/20/2015	Prior Rec Date:	08/19/2014	Yr Built/Eff:	1958 / 1958
Sale Date:	07/30/2015	Prior Sale Date:	08/13/2014	Air Cond:	
Sale Price:	\$635,000	Prior Sale Price:	\$450,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	1026727	Acres:	0.24		
1st Mtg Amt:		Lot Area:	10,540		
Total Value:	\$282,000	# of Stories:			
Land Use:	AUTO REPAIR	Park Area/Cap#:	/		

Comp #:	2	Distance From Subject: 5.79 (miles)			
Address:	1633 E CESAR E CHAVEZ AVE, LOS ANGELES, CA 90033-2411				
Owner Name:	LOS DOS SIMENTOS INC				
Seller Name:	HERNANDEZ MANUEL JR & LORETTA				
APN:	5174-010-037	Map Reference:	44-F3 /	Building Area:	1,225
County:	LOS ANGELES, CA	Census Tract:	2035.00	Total Rooms/Offices:	
Subdivision:	BROOKLYN TR	Zoning:	LAC2	Total Restrooms:	
Rec Date:	06/03/2015	Prior Rec Date:	01/04/1985	Yr Built/Eff:	1993 / 1993
Sale Date:	05/12/2015	Prior Sale Date:		Air Cond:	
Sale Price:	\$4,500,000	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	649908	Acres:	0.08		
1st Mtg Amt:		Lot Area:	3,364		
Total Value:	\$120,435	# of Stories:	1.00		
Land Use:	AUTO REPAIR	Park Area/Cap#:	/		

Comp #:	3	Distance From Subject: 9.65 (miles)			
Address:	13622 INGLEWOOD AVE, HAWTHORNE, CA 90250-5605				
Owner Name:	M & W SRA GROUP LLC				
Seller Name:	DJUKIC TONA				
APN:	4043-001-027	Map Reference:	62-F1 /	Building Area:	1,200
County:	LOS ANGELES, CA	Census Tract:	6024.02	Total Rooms/Offices:	
Subdivision:	INGLEDALE ACRES	Zoning:	HACM*	Total Restrooms:	
Rec Date:	03/23/2015	Prior Rec Date:		Yr Built/Eff:	1971 / 1971
Sale Date:	02/19/2015	Prior Sale Date:		Air Cond:	
Sale Price:	\$400,000	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	307621	Acres:	0.12		
1st Mtg Amt:		Lot Area:	5,250		
Total Value:	\$53,800	# of Stories:			
Land Use:	AUTO REPAIR	Park Area/Cap#:	/		

Comp #:	4	Distance From Subject: 9.66 (miles)			
Address:	5492 HUNTINGTON DR S, LOS ANGELES, CA 90032-1725				
Owner Name:	NUNGARAY LEONARDO JR				
Seller Name:	RASMUSSEN FAMILY TRUST				
APN:	5292-020-013	Map Reference:	36-F4 /	Building Area:	1,308

County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>2015.01</b>	Total Rooms/Offices:	
Subdivision:	<b>3095</b>	Zoning:	<b>LAPF</b>	Total Restrooms:	
Rec Date:	<b>05/29/2015</b>	Prior Rec Date:		Yr Built/Eff:	<b>1928 / 1954</b>
Sale Date:	<b>05/08/2015</b>	Prior Sale Date:		Air Cond:	
Sale Price:	<b>\$385,000</b>	Prior Sale Price:		Pool:	
Sale Type:	<b>FULL</b>	Prior Sale Type:		Roof Mat:	
Document #:	<b>628058</b>	Acres:	<b>0.26</b>		
1st Mtg Amt:	<b>\$335,000</b>	Lot Area:	<b>11,352</b>		
Total Value:	<b>\$85,832</b>	# of Stories:			
Land Use:	<b>AUTO REPAIR</b>	Park Area/Cap#:	<b>/</b>		

Comp #:	<b>5</b>	Distance From Subject:	<b>11.8 (miles)</b>
Address:	<b>1425 W OLYMPIC BLVD, MONTEBELLO, CA 90640-5011</b>		
Owner Name:	<b>SINOHUI JESUS M</b>		
Seller Name:	<b>MEDRANO SERGIO &amp; LUCILA</b>		
APN:	<b>6350-013-001</b>	Map Reference:	<b>54-D2 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>5320.02</b>
Subdivision:	<b>8325</b>	Zoning:	<b>MNC2*</b>
Rec Date:	<b>04/17/2015</b>	Prior Rec Date:	<b>12/07/1976</b>
Sale Date:	<b>01/06/2015</b>	Prior Sale Date:	
Sale Price:	<b>\$825,000</b>	Prior Sale Price:	<b>\$75,000</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>431457</b>	Acres:	<b>0.16</b>
1st Mtg Amt:	<b>\$700,000</b>	Lot Area:	<b>7,103</b>
Total Value:	<b>\$145,681</b>	# of Stories:	<b>1.00</b>
Land Use:	<b>AUTO REPAIR</b>	Park Area/Cap#:	<b>/</b>
Building Area:	<b>1,296</b>	Total Rooms/Offices:	
Total Restrooms:		Yr Built/Eff:	<b>1942 /</b>
Air Cond:		Pool:	
Roof Mat:			<b>ROLL COMPOSITION</b>

Comp #:	<b>6</b>	Distance From Subject:	<b>12.02 (miles)</b>
Address:	<b>7422 LAUREL CANYON BLVD, NORTH HOLLYWOOD, CA 91605</b>		
Owner Name:	<b>TONOYAN TIGRAN</b>		
Seller Name:	<b>7422 LAUREL CANYON J &amp; E LLC</b>		
APN:	<b>2317-014-026</b>	Map Reference:	<b>16-C3 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>1224.10</b>
Subdivision:	<b>15142</b>	Zoning:	<b>LAM2</b>
Rec Date:	<b>03/12/2015</b>	Prior Rec Date:	<b>10/31/2011</b>
Sale Date:	<b>01/23/2015</b>	Prior Sale Date:	<b>08/31/2011</b>
Sale Price:	<b>\$500,000</b>	Prior Sale Price:	<b>\$290,000</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>269526</b>	Acres:	<b>0.14</b>
1st Mtg Amt:	<b>\$300,000</b>	Lot Area:	<b>6,222</b>
Total Value:	<b>\$286,889</b>	# of Stories:	
Land Use:	<b>AUTO REPAIR</b>	Park Area/Cap#:	<b>/</b>
Building Area:	<b>1,074</b>	Total Rooms/Offices:	
Total Restrooms:		Yr Built/Eff:	<b>1953 / 1953</b>
Air Cond:		Pool:	
Roof Mat:			

Comp #:	<b>7</b>	Distance From Subject:	<b>12.38 (miles)</b>
Address:	<b>13601 GARFIELD AVE, SOUTH GATE, CA 90280-8167</b>		
Owner Name:	<b>ALVARADO DEV LLC</b>		
Seller Name:	<b>STAHL LUIS C</b>		
APN:	<b>6236-012-013</b>	Map Reference:	<b>65-E1 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>5362.00</b>
Subdivision:	<b>9706</b>	Zoning:	<b>SGC3*</b>
Rec Date:	<b>07/24/2015</b>	Prior Rec Date:	<b>02/07/1985</b>
Sale Date:	<b>07/15/2015</b>	Prior Sale Date:	
Sale Price:	<b>\$785,000</b>	Prior Sale Price:	<b>\$320,000</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>904282</b>	Acres:	<b>0.32</b>
1st Mtg Amt:		Lot Area:	<b>14,035</b>
Total Value:	<b>\$461,023</b>	# of Stories:	<b>1.00</b>
Land Use:	<b>AUTO REPAIR</b>	Park Area/Cap#:	<b>/</b>
Building Area:	<b>1,375</b>	Total Rooms/Offices:	
Total Restrooms:		Yr Built/Eff:	<b>1954 / 1959</b>
Air Cond:		Pool:	
Roof Mat:			

Comp #:	<b>8</b>	Distance From Subject:	<b>13.35 (miles)</b>
Address:	<b>8730 FIRESTONE BLVD, DOWNEY, CA 90241-5245</b>		
Owner Name:	<b>SAFE HARBOR SELF STORAGE</b>		
Seller Name:	<b>PANASITTI MIGUEL A</b>		
APN:	<b>6255-005-012</b>	Map Reference:	<b>60-C4 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>5513.00</b>
Subdivision:	<b>2707</b>	Zoning:	<b>DOC3*</b>
Rec Date:	<b>04/29/2015</b>	Prior Rec Date:	<b>06/29/1984</b>
Sale Date:	<b>04/17/2015</b>	Prior Sale Date:	
Sale Price:	<b>\$1,617,500</b>	Prior Sale Price:	<b>\$175,000</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>486503</b>	Acres:	<b>0.13</b>
1st Mtg Amt:	<b>\$235,000</b>	Lot Area:	<b>5,647</b>
Total Value:	<b>\$146,504</b>	# of Stories:	<b>1.00</b>
Land Use:	<b>AUTO REPAIR</b>	Park Area/Cap#:	<b>/</b>
Building Area:	<b>1,250</b>	Total Rooms/Offices:	
Total Restrooms:		Yr Built/Eff:	<b>1959 / 1959</b>
Air Cond:		Pool:	
Roof Mat:			<b>ROLL COMPOSITION</b>

Comp #:	<b>9</b>	Distance From Subject:	<b>17.36 (miles)</b>
Address:	<b>3402 COGSWELL RD, EL MONTE, CA 91732-5701</b>		

Owner Name:	<b>YU XIU L</b>				
Seller Name:	<b>THAI MAYANN M FAMILY TRUST</b>				
APN:	<b>8549-030-009</b>	Map Reference:	<b>47-F1 /</b>	Building Area:	<b>1,200</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>4333.05</b>	Total Rooms/Offices:	
Subdivision:	<b>MAXSONS SUB</b>	Zoning:	<b>EMC2*</b>	Total Restrooms:	
Rec Date:	<b>12/19/2014</b>	Prior Rec Date:	<b>03/20/2002</b>	Yr Built/Eff:	<b>1950 / 1950</b>
Sale Date:	<b>12/04/2014</b>	Prior Sale Date:	<b>03/12/2002</b>	Air Cond:	<b>WALL</b>
Sale Price:	<b>\$300,000</b>	Prior Sale Price:	<b>\$250,000</b>	Pool:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Roof Mat:	<b>TAR &amp; GRAVEL</b>
Document #:	<b>1383351</b>	Acres:	<b>0.20</b>		
1st Mtg Amt:	<b>\$195,000</b>	Lot Area:	<b>8,714</b>		
Total Value:	<b>\$395,000</b>	# of Stories:	<b>1.00</b>		
Land Use:	<b>AUTO REPAIR</b>	Park Area/Cap#:	<b>/</b>		

Comp #:	<b>10</b>	Distance From Subject:	<b>17.58 (miles)</b>
Address:	<b>3063 LONG BEACH BLVD, LONG BEACH, CA 90807</b>		
Owner Name:	<b>SABAH MOJTABA</b>		
Seller Name:	<b>JJSMD LONG BEACH LLC</b>		
APN:	<b>7206-011-041</b>	Map Reference:	<b>/</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>5722.01</b>
Subdivision:	<b>CROWES VISTA DEL MAR</b>	Zoning:	<b>LBPDP29</b>
Rec Date:	<b>02/13/2015</b>	Prior Rec Date:	<b>05/25/1990</b>
Sale Date:	<b>10/01/2014</b>	Prior Sale Date:	<b>05/1990</b>
Sale Price:	<b>\$890,000</b>	Prior Sale Price:	<b>\$135,000</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>166823</b>	Acres:	<b>0.16</b>
1st Mtg Amt:		Lot Area:	<b>6,846</b>
Total Value:	<b>\$207,559</b>	# of Stories:	
Land Use:	<b>AUTO REPAIR</b>	Park Area/Cap#:	<b>/</b>

Comp #:	<b>11</b>	Distance From Subject:	<b>17.64 (miles)</b>
Address:	<b>25819 ESHELMAN AVE, LOMITA, CA 90717-3220</b>		
Owner Name:	<b>HENG JIA REAL ESTATE DEV-USA</b>		
Seller Name:	<b>FREDEIKSEN PETER</b>		
APN:	<b>7553-007-018</b>	Map Reference:	<b>73-D3 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>6701.00</b>
Subdivision:	<b>848</b>	Zoning:	<b>LORVD 1000</b>
Rec Date:	<b>04/24/2015</b>	Prior Rec Date:	<b>07/03/2003</b>
Sale Date:	<b>03/25/2015</b>	Prior Sale Date:	<b>06/27/2003</b>
Sale Price:	<b>\$1,395,000</b>	Prior Sale Price:	<b>\$460,000</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	
Document #:	<b>467307</b>	Acres:	<b>0.31</b>
1st Mtg Amt:		Lot Area:	<b>13,690</b>
Total Value:	<b>\$124,327</b>	# of Stories:	<b>1.00</b>
Land Use:	<b>AUTO REPAIR</b>	Park Area/Cap#:	<b>/</b>