

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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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 23, 2015

Council District: # 3

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

JOB ADDRESS: 21425 WEST SHERMAN WAY, LOS ANGELES, CA
ASSESSORS PARCEL NO. (APN): 2111-017-027

On October 07, 2013, 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: 21425 West Sherman Way., 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

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. T12086
Dated as of: 08/06/2015

Prepared for: City of Los Angeles

SCHEDULE A
(Reported Property Information)

APN #: 2111-017-027

Property Address: 21425 W SHERMAN WAY ✓ **City:** Los Angeles **County:** Los Angeles

VESTING INFORMATION

Type of Document:

Grantee : JUNE INVESTMENTS LLC

Grantor : LEE, STEPHEN G; LEE, SHARON J; LEE, CATHERINE E; LEE, STANFORD S

Deed Date : 09/11/2006

Recorded : 12/08/2006

Instr No. : 06-2729553

MAILING ADDRESS: JUNE INVESTMENTS LLC
923 W MICHELTORENA ST SANTA BARBARA CA 93101

SCHEDULE B

LEGAL DESCRIPTION

Lot: 19 Block: 60 Abbreviated Description: LOT: 19 BLK: 60 CITY: REGION/CLUSTER: 24/24618 SUBD: OWENSMOUTH TRACT OWENSMOUTH E 15 FT (EX OF ST) OF LOT 19 AND (EX OF ST) LOT 20 AND W 14 FT (EX OF ST) OF LOT 21 BLK 60 City/Muni/Twp: REGION/CLUSTER: 24/24618

MORTGAGES/LIENS

We find no Open Mortgages/Deeds of Trust of Record

FIKST AMERICAN
TITLE INSURANCE COMPANY

RECORDING REQUESTED BY:
Robert P. Friedman, Esq.

WHEN RECORDED MAIL TO and
MAIL TAX STATEMENTS TO:

June Investments, LLC
923 West Micheltorena
Santa Barbara, California 93101



20062729553

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SPACE ABOVE THIS LINE FOR RECORDER'S USE

APN: 2111-017-027

GRANT DEED

The undersigned grantor(s) declare(s). NONE *

City transfer tax is 0.

County Transfer Tax is 0.

Monument preservation fee is 0.

() 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 VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

STEPHEN G. LEE, a single man as to an undivided 25% interest; SHARON J. LEE, a single woman as to an undivided 25% interest; CATHERINE E. LEE, a single woman as to an undivided 25% interest; and STANFORD S. LEE, a single man as to an undivided 25% interest,

hereby GRANTS to:

JUNE INVESTMENTS, LLC, a California limited liability company,

the following described real property in an unincorporated area in the County of Los Angeles, State of California:

See Exhibit "A" attached hereto

~~* The conveyance changes the manner in which title is held; grantors and grantee remain the same and continue to hold the same proportionate interest, R & T 11911.~~

"The grantors and the grantees in this conveyance are comprised of the same parties who continue to hold the same proportionate in the property, R & T 11923(d)."

Page 1 of 5

205740-23

Date: September 11, 2006

Stephen G Lee 10-10-06
STEPHEN G. LEE

Sharon J Lee 3
SHARON J LEE

Oct 5 2006 Catherine E Lee
CATHERINE E. LEE

Stanford S Lee 9-11-06
STANFORD S LEE

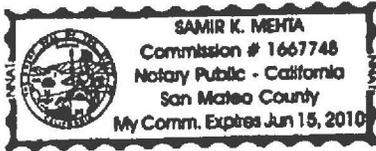
06 2729553

STATE OF CALIFORNIA)
) ss.
COUNTY OF SAN MATEO)

4

On 11th SEPTEMBER, 2006 before me, SAMIR K. MEHTA,
Notary Public, personally appeared STANFORD S. LEE, 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



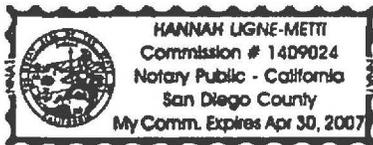
Signature Samir K. Mehta
Notary Public

(This area for official notarial seal)

STATE OF CALIFORNIA)
) ss.
COUNTY OF San Diego)

on Sept. 15, 2006 before me, Hannah Ligne-Metti,
Notary Public, personally appeared Sharon J. Lee, 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 she 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 [Handwritten Signature]
Notary Public

(This area for official notarial seal)

06 2729553

EXHIBIT B

ASSIGNED INSPECTOR: **DAVID HICKMAN**
JOB ADDRESS: **21425 WEST SHERMAN WAY, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2111-017-027**

Date: **September 23, 2015**

Last Full Title: **08/06/2015**

Last Update to Title:

.....

LIST OF OWNERS AND INTERESTED PARTIES

- 1). JUNE INVESTMENTS LLC
923 W. MICHELTORENA ST.
SANTA BARBARA, CA 9310

CAPACITY: OWNER

Property Detail Report

For Property Located At :
21425 SHERMAN WAY, CANOGA PARK, CA 91303-1535



Owner Information

Owner Name: **JUNE INVESTMENTS LLC**
 Mailing Address: **923 W MICHELTORENA ST, SANTA BARBARA CA 93101-4711 C046**
 Vesting Codes: **// CO**

Location Information

Legal Description: **OWENSMOUTH E 15 FT (EX OF ST) OF LOT 19 AND (EX OF ST) LOT 20 AND W 14 FT (EX OF ST) OF LOT 21**
 County: **LOS ANGELES, CA** APN: **2111-017-027**
 Census Tract / Block: **1345.22 / 1** Alternate APN:
 Township-Range-Sect: Subdivision: **OWENSMOUTH**
 Legal Book/Page: **21-29** Map Reference: **12-C3 /**
 Legal Lot: **21** Tract #: **LOS ANGELES**
 Legal Block: **60** School District:
 Market Area: **CP** School District Name:
 Neighbor Code: Munic/Township:

Owner Transfer Information

Recording/Sale Date: **12/08/2006 / 09/11/2006** Deed Type: **GRANT DEED**
 Sale Price: Document #: **2729553** 1st Mtg Document #:

Last Market Sale Information

Recording/Sale Date: **04/03/1978 /** 1st Mtg Amount/Type: **/**
 Sale Price: **\$35,000** 1st Mtg Int. Rate/Type: **/**
 Sale Type: **FULL** 1st Mtg Document #: **/**
 Document #: **347328** 2nd Mtg Amount/Type: **/**
 Deed Type: **DEED (REG)** 2nd Mtg Int. Rate/Type: **/**
 Transfer Document #: Price Per SqFt: **\$7.00**
 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: 1938 / 1939	Total Rooms/Offices	Garage Area:
Gross Area: 5,000	Total Restrooms:	Garage Capacity:
Building Area: 5,000	Roof Type:	Parking Spaces:
Tot Adj Area:	Roof Material:	Heat Type:
Above Grade:	Construction:	Air Cond: YES
# of Stories:	Foundation:	Pool:
Other Improvements:	Exterior wall:	Quality:
	Basement Area:	Condition:

Site Information

Zoning: LAC2	Acres: 0.17	County Use: STORES (1100)
Lot Area: 7,569	Lot Width/Depth: x	State Use:
Land Use: STORE BUILDING	Commercial Units:	Water Type:
Site Influence:	Sewer Type:	Building Class:

Tax Information

Total Value: \$243,086	Assessed Year: 2015	Property Tax: \$4,410.08
Land Value: \$94,216	Improved %: 61%	Tax Area: 8852
Improvement Value: \$148,870	Tax Year: 2014	Tax Exemption:
Total Taxable Value: \$243,086		

Comparable Sales Report

For Property Located At

21425 SHERMAN WAY, CANOGA PARK, CA 91303-1535



20 Comparable(s) Selected.

Report Date: 09/23/2015

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$35,000	\$490,000	\$11,000,000	\$2,938,975
Bldg/Living Area	5,000	4,277	5,500	4,792
Price/Sqft	\$7.00	\$108.89	\$2,407.00	\$633.83
Year Built	1938	1924	1985	1955
Lot Area	7,569	3,891	24,503	8,098
Bedrooms	0	0	0	0
Bathrooms/Restrooms	0	0	0	0
Stories	0.00	1.00	2.00	1.20
Total Value	\$243,086	\$107,054	\$3,041,098	\$953,636
Distance From Subject	0.00	0.10	19.89	12.52

*= user supplied for search only

Comp #:	1	Distance From Subject: 0.1 (miles)			
Address:	7141 ALABAMA AVE, CANOGA PARK, CA 91303-2012				
Owner Name:	COHEN SHLOMO/TRIPLE O LLC				
Seller Name:	LOUIS FAMILY TRUST				
APN:	2111-027-015	Map Reference:	12-C3 /	Building Area:	4,776
County:	LOS ANGELES, CA	Census Tract:	1345.20	Total Rooms/Offices:	
Subdivision:	OWENSMOUTH	Zoning:	LAC2	Total Restrooms:	
Rec Date:	06/25/2015	Prior Rec Date:		Yr Built/Eff:	1957 / 1957
Sale Date:	06/11/2015	Prior Sale Date:		Air Cond:	NONE
Sale Price:	\$750,000	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	757440	Acres:	0.17		
1st Mtg Amt:		Lot Area:	7,249		
Total Value:	\$107,054	# of Stories:			
Land Use:	STORE BUILDING	Park Area/Cap#:	/		

Comp #:	2	Distance From Subject: 3.87 (miles)			
Address:	21348 DEVONSHIRE ST, CHATSWORTH, CA 91311-2320				
Owner Name:	CHERRY TREE PROPERTIES LLC				
Seller Name:	NELSON FAMILY TRUST				
APN:	2747-011-034	Map Reference:	6-C3 /	Building Area:	5,300
County:	LOS ANGELES, CA	Census Tract:	1133.21	Total Rooms/Offices:	
Subdivision:	5981	Zoning:	LAC2	Total Restrooms:	
Rec Date:	07/10/2015	Prior Rec Date:	12/06/1991	Yr Built/Eff:	1978 / 1978
Sale Date:	04/02/2015	Prior Sale Date:	12/1991	Air Cond:	YES
Sale Price:	\$1,000,000	Prior Sale Price:	\$234,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	TAR & GRAVEL
Document #:	830684	Acres:	0.21		
1st Mtg Amt:	\$750,000	Lot Area:	9,001		
Total Value:	\$1,029,951	# of Stories:	1.00		
Land Use:	STORE BUILDING	Park Area/Cap#:	/		

Comp #:	3	Distance From Subject: 7.84 (miles)			
Address:	15244 PARTHENIA ST, NORTH HILLS, CA 91343-5305				
Owner Name:	YAYA GROUP XI LLC				
Seller Name:	IRAN JAMSHID & TULIA				
APN:	2654-022-016	Map Reference:	15-C1 /	Building Area:	4,800
County:	LOS ANGELES, CA	Census Tract:	1175.30	Total Rooms/Offices:	
Subdivision:	2800	Zoning:	LARS	Total Restrooms:	
Rec Date:	02/27/2015	Prior Rec Date:	05/27/1988	Yr Built/Eff:	1958 / 1958
Sale Date:	02/24/2015	Prior Sale Date:	04/1988	Air Cond:	NONE
Sale Price:	\$1,400,000	Prior Sale Price:	\$440,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	ROLL COMPOSITION
Document #:	218898	Acres:	0.56		
1st Mtg Amt:		Lot Area:	24,503		
Total Value:	\$861,909	# of Stories:	1.00		
Land Use:	STORE BUILDING	Park Area/Cap#:	/		

Comp #:	4	Distance From Subject: 8.57 (miles)			
Address:	14520 FRIAR ST, VAN NUYS, CA 91411-2308				
Owner Name:	IGLESIA DE DIOS FUENTE DE LOS				
Seller Name:	NAHUM INC				
APN:	2241-005-009	Map Reference:	15-D5 /	Building Area:	5,500
County:	LOS ANGELES, CA	Census Tract:	1283.03	Total Rooms/Offices:	

Subdivision:	1200	Zoning:	LAC2	Total Restrooms:	
Rec Date:	08/06/2015	Prior Rec Date:	08/05/2015	Yr Built/Eff:	1939 / 1939
Sale Date:	07/30/2015	Prior Sale Date:	07/30/2015	Air Cond:	YES
Sale Price:	\$1,300,000	Prior Sale Price:	\$55,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	962715	Acres:	0.16		
1st Mtg Amt:	\$950,000	Lot Area:	7,032		
Total Value:	\$124,791	# of Stories:			
Land Use:	STORE BUILDING	Park Area/Cap#:	/		

Comp #:	5	Distance From Subject: 9.09 (miles)			
Address:	6750 HAZELTINE AVE, VAN NUYS, CA 91405-4761				
Owner Name:	MARKOSOV ENT INC				
Seller Name:	6750 HAZELTINE LLC				
APN:	2238-006-054	Map Reference:	15-E4 /	Building Area:	5,310
County:	LOS ANGELES, CA	Census Tract:	1281.01	Total Rooms/Offices:	
Subdivision:	6063	Zoning:	LAC2	Total Restrooms:	
Rec Date:	07/07/2015	Prior Rec Date:	01/29/2007	Yr Built/Eff:	1969 / 1973
Sale Date:	06/18/2015	Prior Sale Date:	01/04/2007	Air Cond:	YES
Sale Price:	\$1,670,000	Prior Sale Price:	\$1,150,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	ROLL COMPOSITION
Document #:	809219	Acres:	0.21		
1st Mtg Amt:		Lot Area:	9,000		
Total Value:	\$1,281,983	# of Stories:	1.00		
Land Use:	STORE BUILDING	Park Area/Cap#:	/		

Comp #:	6	Distance From Subject: 10.37 (miles)			
Address:	13149 SAN FERNANDO RD, SYLMAR, CA 91342				
Owner Name:	SOUTHWEST LLC				
Seller Name:	13141 SAN FERNANDO ROAD LLC				
APN:	2604-005-037	Map Reference:	2-B3 /	Building Area:	4,710
County:	LOS ANGELES, CA	Census Tract:	1066.04	Total Rooms/Offices:	
Subdivision:	SYLMAR ACRES	Zoning:	LAM1	Total Restrooms:	
Rec Date:	04/20/2015	Prior Rec Date:	07/07/2006	Yr Built/Eff:	1960 / 1960
Sale Date:	04/14/2015	Prior Sale Date:	03/15/2006	Air Cond:	NONE
Sale Price:	\$2,525,000	Prior Sale Price:	\$3,700,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	UNKNOWN	Roof Mat:	
Document #:	436129	Acres:	0.13		
1st Mtg Amt:	\$1,250,000	Lot Area:	5,642		
Total Value:	\$896,755	# of Stories:			
Land Use:	STORE BUILDING	Park Area/Cap#:	/		

Comp #:	7	Distance From Subject: 10.58 (miles)			
Address:	1126 SAN FERNANDO RD, SAN FERNANDO, CA 91340-3210				
Owner Name:	1126 SAN FERNANDO ROAD LLC				
Seller Name:	PASH H & M FAMILY TRUST				
APN:	2521-032-005	Map Reference:	2-E6 /	Building Area:	4,500
County:	LOS ANGELES, CA	Census Tract:	3203.00	Total Rooms/Offices:	
Subdivision:	PORTER LAND & WATER CO	Zoning:	SFC1*	Total Restrooms:	
Rec Date:	05/19/2015	Prior Rec Date:		Yr Built/Eff:	1971 / 1971
Sale Date:	05/12/2015	Prior Sale Date:		Air Cond:	YES
Sale Price:	\$490,000	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	582829	Acres:	0.11		
1st Mtg Amt:		Lot Area:	5,007		
Total Value:	\$237,410	# of Stories:			
Land Use:	STORE BUILDING	Park Area/Cap#:	/		

Comp #:	8	Distance From Subject: 12.21 (miles)			
Address:	11646 VICTORY BLVD, NORTH HOLLYWOOD, CA 91606-3514				
Owner Name:	PLAZA SHOPPING CENTER LLC				
Seller Name:	RHODES D & G FAMILY TRUST				
APN:	2335-026-003	Map Reference:	16-D5 /	Building Area:	5,250
County:	LOS ANGELES, CA	Census Tract:	1241.04	Total Rooms/Offices:	
Subdivision:	LANKERSHIM RANCH LAND & WATER CO	Zoning:	LAC1	Total Restrooms:	
Rec Date:	05/22/2015	Prior Rec Date:	03/31/2010	Yr Built/Eff:	1959 / 1959
Sale Date:	03/31/2015	Prior Sale Date:	02/24/2010	Air Cond:	NONE
Sale Price:	\$2,070,000	Prior Sale Price:	\$257,500	Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	ROLL COMPOSITION
Document #:	599500	Acres:	0.19		
1st Mtg Amt:	\$1,283,000	Lot Area:	8,190		
Total Value:	\$775,970	# of Stories:	2.00		
Land Use:	STORE BUILDING	Park Area/Cap#:	/		

Comp #:	9	Distance From Subject: 13.17 (miles)			
Address:	11954 WILSHIRE BLVD, LOS ANGELES, CA 90025-6665				

Owner Name:	WILSHIRE PARTNERS 26 LLC		
Seller Name:	SATHER KENT & JOAN		
APN:	4263-005-041	Map Reference:	41-C3 /
County:	LOS ANGELES, CA	Census Tract:	2674.02
Subdivision:	8038	Zoning:	LAC2
Rec Date:	06/26/2015	Prior Rec Date:	09/15/1975
Sale Date:	06/23/2015	Prior Sale Date:	
Sale Price:	\$3,075,000	Prior Sale Price:	\$112,500
Sale Type:	UNKNOWN	Prior Sale Type:	FULL
Document #:	764896	Acres:	0.13
1st Mtg Amt:		Lot Area:	5,703
Total Value:	\$3,041,098	# of Stories:	
Land Use:	STORE BUILDING	Park Area/Cap#:	/

Comp #:	10	Distance From Subject:	13.22 (miles)
Address:	5018 LANKERSHIM BLVD, NORTH HOLLYWOOD, CA 91601-4222		
Owner Name:	COHN DOV & SHEILA E		
Seller Name:	KAHN HOLDING CO LLC		
APN:	2353-009-011	Map Reference:	23-E2 /
County:	LOS ANGELES, CA	Census Tract:	1254.01
Subdivision:	HARTSOOK TR	Zoning:	LAC4
Rec Date:	03/26/2015	Prior Rec Date:	09/13/1973
Sale Date:	03/17/2015	Prior Sale Date:	
Sale Price:	\$1,543,500	Prior Sale Price:	\$47,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	327504	Acres:	0.14
1st Mtg Amt:	\$750,000	Lot Area:	6,003
Total Value:	\$1,783,634	# of Stories:	
Land Use:	STORE BUILDING	Park Area/Cap#:	/

Comp #:	11	Distance From Subject:	13.76 (miles)
Address:	626 WILSHIRE BLVD, SANTA MONICA, CA 90401		
Owner Name:	626 WILSHIRE LLC		
Seller Name:	7-ELEVEN INC EMPLOY TRUST		
APN:	4291-006-001	Map Reference:	40-F6 /
County:	LOS ANGELES, CA	Census Tract:	7019.02
Subdivision:	SANTA MONICA	Zoning:	SMC3C*
Rec Date:	03/31/2015	Prior Rec Date:	
Sale Date:	03/19/2015	Prior Sale Date:	
Sale Price:	\$5,326,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	345244	Acres:	0.34
1st Mtg Amt:	\$2,350,000	Lot Area:	14,993
Total Value:	\$1,097,533	# of Stories:	
Land Use:	STORE BUILDING	Park Area/Cap#:	/

Comp #:	12	Distance From Subject:	14 (miles)
Address:	1840 S SEPULVEDA BLVD, LOS ANGELES, CA 90025-4314		
Owner Name:	ORANGE TREE HOLDINGS LLC		
Seller Name:	AGRAPHOTIS SERGE		
APN:	4323-021-019	Map Reference:	41-E3 /
County:	LOS ANGELES, CA	Census Tract:	2672.00
Subdivision:	10335	Zoning:	LAM2
Rec Date:	08/17/2015	Prior Rec Date:	03/09/1999
Sale Date:	06/01/2015	Prior Sale Date:	02/26/1999
Sale Price:	\$6,400,000	Prior Sale Price:	\$425,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1004829	Acres:	0.11
1st Mtg Amt:		Lot Area:	4,977
Total Value:	\$807,440	# of Stories:	
Land Use:	STORE BUILDING	Park Area/Cap#:	/

Comp #:	13	Distance From Subject:	14.59 (miles)
Address:	923 N HOLLYWOOD WAY, BURBANK, CA 91505-2816		
Owner Name:	LIPPMAN IRA R		
Seller Name:	LIPPMAN LIVING TRUST		
APN:	2480-012-016	Map Reference:	24-A2 /
County:	LOS ANGELES, CA	Census Tract:	3114.00
Subdivision:	7977	Zoning:	BU3*
Rec Date:	07/30/2015	Prior Rec Date:	08/26/1986
Sale Date:	05/21/2015	Prior Sale Date:	06/1986
Sale Price:	\$2,060,000	Prior Sale Price:	\$125,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	931058	Acres:	0.18
1st Mtg Amt:	\$1,560,000	Lot Area:	7,721
Total Value:	\$263,815	# of Stories:	
Land Use:	STORE BUILDING	Park Area/Cap#:	/

Comp #:	14	Distance From Subject:	14.61 (miles)
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Address: **11916 W PICO BLVD, LOS ANGELES, CA 90064-1333**
 Owner Name: **SOUTH GATE INVESTORS III LLC**
 Seller Name: **AMREAL 11916 PICO INVESTMENTS**
 APN: **4259-039-009** Map Reference: **41-D5 /** Building Area: **4,500**
 County: **LOS ANGELES, CA** Census Tract: **2712.00** Total Rooms/Offices:
 Subdivision: **7861** Zoning: **LAC2** Total Restrooms:
 Rec Date: **04/03/2015** Prior Rec Date: **09/29/2014** Yr Built/Eff: **1980 / 1990**
 Sale Date: **03/30/2015** Prior Sale Date: **09/02/2014** Air Cond: **YES**
 Sale Price: **\$7,250,000** Prior Sale Price: **\$6,700,000** Pool:
 Sale Type: **UNKNOWN** Prior Sale Type: **FULL** Roof Mat:
 Document #: **369116** Acres: **0.13**
 1st Mtg Amt: **\$7,700,000** Lot Area: **5,494**
 Total Value: **\$1,965,000** # of Stories:
 Land Use: **STORE BUILDING** Park Area/Cap#: **/**

Comp #: **15** Distance From Subject: **15.07 (miles)**
 Address: **8532 MELROSE AVE, WEST HOLLYWOOD, CA 90069-5112**
 Owner Name: **MELROSE AVENUE HOLDINGS LLC**
 Seller Name: **METRO HOLDING CO LLC**
 APN: **4337-009-028** Map Reference: **33-D5 /** Building Area: **4,570**
 County: **LOS ANGELES, CA** Census Tract: **7004.00** Total Rooms/Offices:
 Subdivision: **5105** Zoning: **WDC1A*** Total Restrooms:
 Rec Date: **07/02/2015** Prior Rec Date: Yr Built/Eff: **1938 / 1970**
 Sale Date: **06/25/2015** Prior Sale Date: Air Cond: **YES**
 Sale Price: **\$11,000,000** Prior Sale Price: Pool:
 Sale Type: **FULL** Prior Sale Type: Roof Mat:
 Document #: **796148** Acres: **0.20**
 1st Mtg Amt: Lot Area: **8,767**
 Total Value: **\$335,813** # of Stories:
 Land Use: **STORE BUILDING** Park Area/Cap#: **/**

Comp #: **16** Distance From Subject: **16.21 (miles)**
 Address: **20715 SOLEDAD CANYON RD, SANTA CLARITA, CA 91351-2440**
 Owner Name: **NJC ENTS INC**
 Seller Name: **MONIZ N E II & K S TRUST**
 APN: **2805-018-003** Map Reference: **124-F8 /** Building Area: **4,840**
 County: **LOS ANGELES, CA** Census Tract: **9200.23** Total Rooms/Offices:
 Subdivision: **8575** Zoning: **SCBP** Total Restrooms:
 Rec Date: **06/01/2015** Prior Rec Date: Yr Built/Eff: **1985 / 1985**
 Sale Date: **05/04/2015** Prior Sale Date: Air Cond: **NONE**
 Sale Price: **\$1,200,000** Prior Sale Price: Pool:
 Sale Type: **FULL** Prior Sale Type: Roof Mat:
 Document #: **636564** Acres: **0.10**
 1st Mtg Amt: Lot Area: **4,562**
 Total Value: **\$319,598** # of Stories:
 Land Use: **STORE BUILDING** Park Area/Cap#: **/**

Comp #: **17** Distance From Subject: **16.41 (miles)**
 Address: **105 WINDWARD AVE, VENICE, CA 90291-3678**
 Owner Name: **WEBSTER ROGER & JEAN-M TRUST**
 Seller Name: **SEWELL THOMAS F TRUST**
 APN: **4238-014-005** Map Reference: **49-B4 /** Building Area: **4,440**
 County: **LOS ANGELES, CA** Census Tract: **2735.02** Total Rooms/Offices:
 Subdivision: **VENICE OF AMERICA** Zoning: **LAC4** Total Restrooms:
 Rec Date: **07/01/2015** Prior Rec Date: **03/04/1986** Yr Built/Eff: **1930 / 1931**
 Sale Date: **05/26/2015** Prior Sale Date: Air Cond: **NONE**
 Sale Price: **\$5,140,000** Prior Sale Price: Pool:
 Sale Type: **FULL** Prior Sale Type: Roof Mat:
 Document #: **788147** Acres: **0.09**
 1st Mtg Amt: Lot Area: **3,891**
 Total Value: **\$466,547** # of Stories:
 Land Use: **STORE BUILDING** Park Area/Cap#: **/**

Comp #: **18** Distance From Subject: **17.82 (miles)**
 Address: **5546 MELROSE AVE, LOS ANGELES, CA 90038-3114**
 Owner Name: **5546 MEROSE LLC**
 Seller Name: **PILSON FAMILY TRUST**
 APN: **5523-023-020** Map Reference: **34-D5 /** Building Area: **4,768**
 County: **LOS ANGELES, CA** Census Tract: **1924.10** Total Rooms/Offices:
 Subdivision: **4738** Zoning: **LAC2** Total Restrooms:
 Rec Date: **09/11/2015** Prior Rec Date: **02/01/1995** Yr Built/Eff: **1924 / 1924**
 Sale Date: **06/26/2015** Prior Sale Date: Air Cond: **NONE**
 Sale Price: **\$1,000,000** Prior Sale Price: Pool:
 Sale Type: **FULL** Prior Sale Type: Roof Mat:
 Document #: **1129172** Acres: **0.17**
 1st Mtg Amt: Lot Area: **7,255**
 Total Value: **\$235,495** # of Stories:
 Land Use: **STORE BUILDING** Park Area/Cap#: **/**

Comp #:	19	Distance From Subject:	19.09 (miles)
Address:	268 S HOBART BLVD, LOS ANGELES, CA 90004		
Owner Name:	HOBART NE LLC		
Seller Name:	JRP MANAGEMENT CO LLC		
APN:	5517-014-013	Map Reference:	43-E1 /
County:	LOS ANGELES, CA	Census Tract:	2114.20
Subdivision:	NORWOOD TERRACE EXT	Zoning:	LAC2
Rec Date:	08/10/2015	Prior Rec Date:	04/27/2005
Sale Date:	07/30/2015	Prior Sale Date:	04/21/2005
Sale Price:	\$2,430,000	Prior Sale Price:	\$2,360,000
Sale Type:	FULL	Prior Sale Type:	UNKNOWN
Document #:	975752	Acres:	0.20
1st Mtg Amt:		Lot Area:	8,739
Total Value:	\$2,737,145	# of Stories:	1.00
Land Use:	STORE BUILDING	Park Area/Cap#:	/
		Building Area:	4,277
		Total Rooms/Offices:	
		Total Restrooms:	
		Yr Built/Eff:	1963 / 1964
		Air Cond:	YES
		Pool:	
		Roof Mat:	ROLL COMPOSITION

Comp #:	20	Distance From Subject:	19.89 (miles)
Address:	2239 W WASHINGTON BLVD, LOS ANGELES, CA 90018-1403		
Owner Name:	2239 DE HOLDINGS LLC		
Seller Name:	2239 WASHINGTON BLVD LLC		
APN:	5073-014-015	Map Reference:	43-D4 /
County:	LOS ANGELES, CA	Census Tract:	2213.02
Subdivision:	ANGELUS VISTA	Zoning:	LAC2
Rec Date:	03/30/2015	Prior Rec Date:	11/14/2013
Sale Date:	03/27/2015	Prior Sale Date:	10/31/2013
Sale Price:	\$1,150,000	Prior Sale Price:	\$690,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	340545	Acres:	0.19
1st Mtg Amt:		Lot Area:	8,226
Total Value:	\$703,786	# of Stories:	
Land Use:	STORE BUILDING	Park Area/Cap#:	/
		Building Area:	4,976
		Total Rooms/Offices:	
		Total Restrooms:	
		Yr Built/Eff:	1961 / 1961
		Air Cond:	NONE
		Pool:	
		Roof Mat:	