

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

October 30, 2015

Council District: # 2

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

JOB ADDRESS: 7100 NORTH LAUREL CANYON BLVD., LOS ANGELES, CA
ASSESSORS PARCEL NO. (APN): 2321-003-039

On September 28, 2006, and August 18 2008, 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: **7100 North Laurel Canyon 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	\$	605.36
System Development Surcharge		21.30
Title Report fee		42.00
Grand Total	\$	<u>668.66</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 **\$668.66** 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 **\$668.66** 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

Property Title Report

Work Order No. T12474
Dated as of: 08/26/2015

Prepared for: City of Los Angeles

SCHEDULE A (Reported Property Information)

APN #: 2321-003-039

Property Address: 7100 N LAUREL CANYON BLVD ✓ City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : THE GEVORG AND SUSANNA KECHEDZIAN REVOCABLE LIVING TRUST

Grantor : THE KHOREN AND SIRARPI KECHEDZIAN REVOCABLE LIVING TRUST

Deed Date : 01/10/2007

Recorded : 01/12/2007

Instr No. : 07-0074660

Type of Document: GRANT DEED

Grantee : THE KHOREN AND SIRARPI REVOCABLE LIVING TRUST AND THE GEVORG AND SUSANNA KECHEDZIAN REVOCABLE LIVING TRUST

Grantor : KHOREN KECHEDZHIAN AND SIRARPI KECHEDZIAN AND GEVORG KECHEDZIAN AND SUSAN A. KECHEDZIAN

Deed Date : 01/31/2006

Recorded : 03/30/2006

Instr No. : 06-0681921

MAILING ADDRESS: THE GEVORG AND SUSANNA KECHEDZIAN REVOCABLE LIVING TRUST
6462 LAUREL CANYON BLVD NORTH HOLLYWOOD CA 91606

SCHEDULE B

LEGAL DESCRIPTION

Lot: 35 Tract No: 2755 Abbreviated Description: LOT:35 CITY:REGION/CLUSTER:
24/24830 TR#:2755 TRACT NO 2755 S 101.5 FT OF N 185 FT EX OF ST OF LOT 35
City/Muni/Twp: REGION/CLUSTER: 24/24830

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

Work Order No. T12474

SCHEDULE B (Continued)

MORTGAGES/LIENS

Type of Document: DEED OF TRUST

Recording Date: 09/01/2000

Document #: 00-1375236

Loan Amount: \$680,000

Lender Name: US BANK

Borrowers Name: KHOREN KECHEDZHIAN; SIRARPI KECHEDZIAN,

MAILING ADDRESS: US BANK

9918 HIBERT STREET 2ND FLOOR SAN DIEGO, CA 92131

RECORDING REQUESTED BY
Gevorg And Susanna Kechedzian

2

WHEN RECORDED MAIL TO
AND MAIL TAX STATEMENTS TO

Gevorg and Susanna Kechedzian
11121 Mountcastle Drive
Studio City, California 91604

Title Order No
Escrow No

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is \$ 0.00 CITY TAX is \$ 0.00

- computed on the full value of the property conveyed, or
- computed on full value less value of liens or encumbrances remaining at the time of sale.
- Realty not sold
- Unincorporated area City of _____, and

This conveyance transfers an interest into or out of a living trust. R. 8T 11930

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

THE KHOREN and SIRARPI KECHEDZIAN REVOCABLE LIVING TRUST dated July 6, 2005, as to an undivided 50.0000% Interest

hereby GRANT(S) to

THE GEVORG AND SUSANNA KECHEDZIAN REVOCABLE LIVING TRUST dated July 6, 2005

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

As shown in Exhibit "A" attached hereto and made a part hereof

A P N 2321-003-039

Dated January 10, 2007

Khoren
KHOREN KECHEDZIAN, as Joint Trustee

Sirarpi
SIRARPI KECHEDZIAN, as Joint Trustee

STATE OF CALIFORNIA

COUNTY OF LOS ANGELES } ss.

On JANUARY 12th, 2007 before me, the undersigned, a Notary Public in and for said State, personally appeared KHOREN & SIRARPI KECHEDZIAN

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.

NOTARY SIGNATURE

Ryan Andong Kim
RYAN ANDONG KIM, NOTARY PUBLIC
NOTARY'S NAME (typed or legibly printed)

Notary Stamp or Seal



4

State of CALIFORNIA }
County of LOS ANGELES }

On 01-12-2007 before me, DONALD MITCHELL BORIN, a Notary Public
personally appeared KAREN KECHEDZIAN,
SIRAPI KECHEDZIAN

personally known to me (or proved to me 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 



RECORDING REQUESTED BY
Gevorg And Susanna Kechedzian

WHEN RECORDED MAIL TO
AND MAIL TAX STATEMENTS TO

Gevorg and Susanna Kechedzian
11121 Mountcastle Drive
Studio City, California 91604

Title Order No.
Escrow No.

06 0681921

"This conveyance transfers an interest into a living trust, RPT 11930"

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S):

- DOCUMENTARY TRANSFER TAX is \$ 0.00 CITY TAX is \$ 0.00
- computed on the full value of the property conveyed, or
- computed on full value less value of liens or encumbrances remaining at the time of sale,
- Realty not sold
- Unincorporated area City of _____, and

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

KHOREN KECHEDZHYAN and SIRARPI KECHEDZIAN, Husband and Wife as Joint Tenants, as to an undivided 50.0000% Interest and GEVORG KECHEDZIAN and SUSAN A. KECHEDZIAN, Husband and Wife, as Joint Tenants, as to an undivided 50.0000% Interest, all as Tenants in Common

hereby GRANT(S) to


THE KHOREN AND SIRARPI REVOCABLE-LIVING TRUST dated July 6, 2005 as to an undivided 50.0000% Interest and THE GEVORG AND SUSANNA KECHEDZIAN REVOCABLE LIVING TRUST dated July 6, 2005 as to an undivided 50.0000% Interest

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

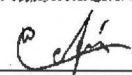
As shown in Exhibit "A" attached hereto and made a part hereof

A.P.N. 2321-003-039

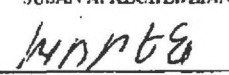
Dated: 1-31-06



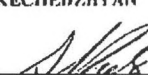
GEVORG KECHEDZIAN



SUSAN A. KECHEDZIAN



KHOREN KECHEDZIAN

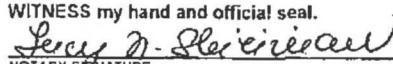


SIRARPI KECHEDZIAN

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES) ss.

On JANUARY 31, 2006 before me, the undersigned, a Notary Public in and for said State, personally appeared GEVORG KECHEDZIAN, SUSAN A. KECHEDZIAN

~~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.


NOTARY SIGNATURE
LUCY L. SHIRINIAN

NOTARY'S NAME (typed or legibly printed)

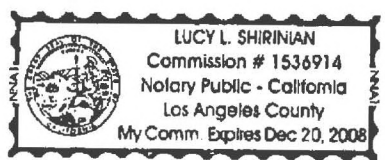


CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California }
County of Los Angeles } ss. 06 0681921

On January 31, 2006 before me, Lucy L. Shirinian, Notary Public
Date Name and Title of Office: (e.g., Jane Doe, Notary Public)
personally appeared KHUREN KECHEDZIAN, SIRAPU KECHEDZIAN
Name(s) of Signer(s)

personally known to me
 proved to me on the basis of satisfactory evidence
DRIVER LICENSE
to be the person(s) whose name(s) he/she/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.
Lucy L. Shirinian
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Grand Deed
Document Date: January 31, 2006 Number of Pages: 2
Signer(s) Other Than Named Above: GEORGE KECHEDZIAN, SUSAN A KECHEDZIAN
Capacity(ies) Claimed by Signer

Signer's Name: _____
 Individual S
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Attorney-in-Fact
 Trustee
 Guardian or Conservator
 Other: _____



Signer Is Representing: THEMSELVES

5

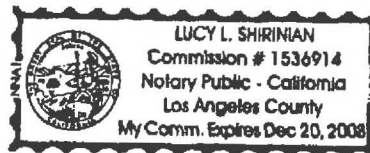
State of California
County of Los Angeles

06 0681921

On 1-31-06 before me, Lucy L. Shirinian, a Notary Public
personally appeared GEORG KECHEDZIAN, SUSAN A. KECHEDZIAN,
KHOLEN KECHEDZIAN, SIRARPI KECHEDZIAN
~~personally known to me~~ (or proved to me 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 Lucy L. Shirinian



GATEWAY TITLE COMPANY

RECORDATION REQUESTED BY:

U.S. Bank National Association
9918 Hilbert Street, 2nd Floor
San Diego, CA 92131

00-1375236

WHEN RECORDED MAIL TO:

U.S. Bank National Association
9918 Hilbert Street, 2nd Floor
San Diego, CA 92131
Closing Audit Department

Loan No. 6517290574

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY

135084-16

DEED OF TRUST

THIS DEED OF TRUST IS DATED AUGUST 29, 2000, among Khoren Kechedzhyan, Sirarpi Kechedzian, Gevorg Kechedzian and Susana Kechedzian, with title vested as follows: Khoren Kechedzhyan and Sirarpi Kechedzian, Husband and Wife as Joint Tenants, as to undivided 50.0000% interest and Gevorg Kechedzian and Susana Kechedzian, Husband and Wife as Joint Tenants, as to undivided 50.0000% interest, all as Tenants in Common, whose address is 7116 Laurel Canyon Boulevard, North Hollywood, CA 91605 (referred to below as "Trustor"); U.S. Bank National Association, whose address is 9918 Hilbert Street, 2nd Floor, San Diego, CA 92131 (referred to below sometimes as "Lender" and sometimes as "Beneficiary"); and Gateway Title Company, whose address is 1405 North San Fernando Boulevard, Burbank, CA 91504 (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, located in Los Angeles County, State of California (the "Real Property"):

THE SOUTH 101.5 FEET OF THE NORTH 185 FEET OF LOT 35 OF TRACT NO. 2755, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA,....SEE ATTACHED EXHIBIT "A"

The Real Property or its address is commonly known as 7100 Laurel Canyon Boulevard, (North Hollywood Area), Los Angeles, CA. The Assessor's Parcel Number for the Real Property is 2321-003-039.

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 Lender a Uniform Commercial Code security interest in the Rents and the Personal Property defined below.

DEFINITIONS. The following words shall have the following meanings when used in this Deed of Trust. Terms not otherwise defined in this Deed of Trust shall have the meanings attributed to such terms in the Uniform Commercial Code. All references to dollar amounts shall mean amounts in lawful money of the United States of America.

Beneficiary. The word "Beneficiary" means U.S. Bank National Association, its successors and assigns. U.S. Bank National Association also is referred to as "Lender" in this Deed of Trust.

Deed of Trust. The words "Deed of Trust" mean this Deed of Trust among Trustor, Lender, and Trustee, and includes without limitation all assignment and security interest provisions relating to the Personal Property and Rents.

Guarantor. The word "Guarantor" means and includes without limitation any and all guarantors, sureties, and accommodation parties in connection with the Indebtedness.

Improvements. The word "Improvements" means and includes without limitation 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 and interest payable under the Note and any amounts expended or advanced by Lender to discharge obligations of Trustor or expenses incurred by Trustee or Lender to enforce obligations of Trustor under this Deed of Trust, together with interest on such amounts as provided in this Deed of Trust.

Lender. The word "Lender" means U.S. Bank National Association, its successors and assigns.

Note. The word "Note" means the Note dated August 29, 2000, in the principal amount of \$680,000.00 from Trustor to Lender, together with all renewals, extensions, modifications, refinancings, and substitutions for the Note. **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

- a) When SBA is the holder of the Note, this document and all documents evidencing or securing this Loan will be construed in accordance with federal law.
- b) Lender or SBA may use local or state procedures for purposes such as filing papers, recording documents, giving notice, foreclosing liens, and other purposes. By using these procedures, SBA does not waive any federal immunity from local or state control, penalty, tax or liability. No Borrower or Guarantor may claim or assert against SBA any local or state law to deny any obligation of Borrower, or defeat any claim of SBA with respect to this Loan.

Any clause in this document requiring arbitration is not enforceable when SBA is the holder of the Note secured by this instrument.

MISCELLANEOUS PROVISIONS. The following miscellaneous provisions are a part of this Deed of Trust:

Amendments. This Deed of Trust, together with any Related Documents, constitutes the entire understanding and agreement of the parties as to the matters set forth in this Deed of Trust. No alteration of or amendment to this Deed of Trust shall be effective unless given in writing and signed by the party or parties sought to be charged or bound by the alteration or amendment.

Annual Reports. If the Property is used for purposes other than Trustor's residence, Trustor shall furnish to Lender, upon request, a certified statement of net operating income received from the Property during Trustor's previous fiscal year in such form and detail as Lender shall require. "Net operating income" shall mean all cash receipts from the Property less all cash expenditures made in connection with the operation of the Property.

Acceptance by Trustee. Trustee accepts this Trust when this Deed of Trust, duly executed and acknowledged, is made a public record as provided by law.

Applicable Law. The Loan secured by this lien was made under a United States Small Business Administration (SBA) nationwide program which uses tax dollars to assist small business owners. If the United States is seeking to enforce this document, then under SBA regulations: (a) When SBA is the holder of the Note, this document and all documents evidencing or securing this Loan will be construed in accordance with federal law. (b) Lender or SBA may use local or state procedures for purposes such as filing papers, recording documents, giving notice, foreclosing liens, and other purposes. By using these procedures, SBA does not waive any federal immunity from local or state control, penalty, tax or liability. No Borrower or Guarantor may claim or assert against SBA any local or state law to deny any obligation of Borrower, or defeat any claim of SBA with respect to this Loan. Any clause in this document requiring arbitration is not enforceable when SBA is the holder of the Note secured by this instrument.

Caption Headings. Caption headings in this Deed of Trust are for convenience purposes only and are not to be used to interpret or define the provisions of this Deed of Trust.

Merger. There shall be no merger of the interest or estate created by this Deed of Trust with any other interest or estate in the Property at any time held by or for the benefit of Lender in any capacity, without the written consent of Lender.

Multiple Parties. All obligations of Trustor under this Deed of Trust shall be joint and several, and all references to Trustor shall mean each and every Trustor. This means that each of the persons signing below is responsible for all obligations in this Deed of Trust.

Severability. If a court of competent jurisdiction finds any provision of this Deed of Trust to be invalid or unenforceable as to any person or circumstance, such finding shall not render that provision invalid or unenforceable as to any other persons or circumstances. If feasible, any such offending provision shall be deemed to be modified to be within the limits of enforceability or validity; however, if the offending provision cannot be so modified, it shall be stricken and all other provisions of this Deed of Trust in all other respects shall remain valid and enforceable.

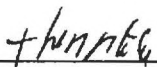
Successors and Assigns. Subject to the limitations stated in this Deed of Trust on transfer of Trustor's interest, this Deed of Trust shall be binding upon and inure to the benefit of the parties, their successors and assigns. If ownership of the Property becomes vested in a person other than Trustor, Lender, without notice to Trustor, may deal with Trustor's successors with reference to this Deed of Trust and the indebtedness by way of forbearance or extension without releasing Trustor from the obligations of this Deed of Trust or liability under the indebtedness.

Time is of the Essence. Time is of the essence in the performance of this Deed of Trust.

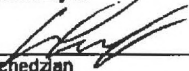
Waivers and Consents. Lender shall not be deemed to have waived any rights under this Deed of Trust (or under the Related Documents) unless such waiver is in writing and signed by Lender. No delay or omission on the part of Lender in exercising any right shall operate as a waiver of such right or any other right. A waiver by any party of a provision of this Deed of Trust shall not constitute a waiver of or prejudice the party's right otherwise to demand strict compliance with that provision or any other provision. No prior waiver by Lender, nor any course of dealing between Lender and Trustor, shall constitute a waiver of any of Lender's rights or any of Trustor's obligations as to any future transactions. Whenever consent by Lender is required in this Deed of Trust, the granting of such consent by Lender in any instance shall not constitute continuing consent to subsequent instances where such consent is required.

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 
Khoren Kechedzian

X 
Sirarpi Kechedzian

X 
Gevorg Kechedzian

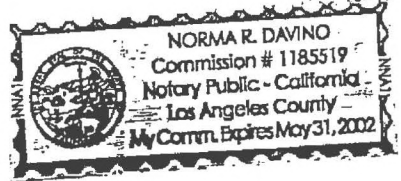
X 
Susana Kechedzian

00-1375236

CERTIFICATE OF ACKNOWLEDGMENT

STATE OF California)
) SS
COUNTY OF Los Angeles)

On 8/30/00, before me, Norma R. Davino,
personally appeared Khoren Kechedzian, Sirarpi Kechedzian, Gevorg Kechedzian and Susana Kechedzian, 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/hers/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 Norma R. Davino

(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: _____

LASER PRO, Reg. U.S. Pat. & T.M. Off., Ver. 3.28a (C) Concentrix 2000 All rights reserved. [CA-G01 E3.29 KECHEDZIAN S3.OVL]

00-1375236

Property Detail Report

For Property Located At :
7100 LAUREL CANYON BLVD, NORTH HOLLYWOOD, CA 91605-5740



Owner Information

Owner Name: **KECHEDZIAN GEVORG (TE)/G**
 Mailing Address: **6462 LAUREL CANYON BLVD, NORTH HOLLYWOOD CA 91606-1519 C028**
 Vesting Codes: **// TR**

Location Information

Legal Description: **TRACT NO 2755 S 101.5 FT OF N 185 FT EX OF ST OF LOT 35**
 County: **LOS ANGELES, CA** APN: **2321-003-039**
 Census Tract / Block: **1232.03 / 1** Alternate APN:
 Township-Range-Sect: **33-93** Subdivision: **2755**
 Legal Book/Page: **33-93** Map Reference: **16-C3 /**
 Legal Lot: **35** Tract #: **2755**
 Legal Block: School District: **LOS ANGELES**
 Market Area: **NHO** School District Name:
 Neighbor Code: **NHO** Munic/Township:

Owner Transfer Information

Recording/Sale Date: **01/12/2007 / 01/10/2007** Deed Type: **GRANT DEED**
 Sale Price: 1st Mtg Document #: **74660**

Last Market Sale Information

Recording/Sale Date: **09/01/2000 / 08/01/2000** 1st Mtg Amount/Type: **\$680,000 / CONV**
 Sale Price: **\$800,000** 1st Mtg Int. Rate/Type: **/ FIXED**
 Sale Type: **FULL** 1st Mtg Document #: **1375236**
 Document #: **1375235** 2nd Mtg Amount/Type: **/**
 Deed Type: **GRANT DEED** 2nd Mtg Int. Rate/Type: **/**
 Transfer Document #: Price Per SqFt: **\$207.90**
 New Construction: Multi/Split Sale:

Title Company: **GATEWAY TITLE CO.**
 Lender: **MISCELLANEOUS FIN**
 Seller Name: **HAMANI ADNAN**

Prior Sale Information

Prior Rec/Sale Date: **10/01/1993 /** Prior Lender:
 Prior Sale Price: **\$661,810** Prior 1st Mtg Amt/Type: **/**
 Prior Doc Number: **1927291** Prior 1st Mtg Rate/Type: **/**
 Prior Deed Type: **GRANT DEED**

Property Characteristics

Year Built / Eff: 1959 / 1998	Total Rooms/Offices	Garage Area:
Gross Area: 3,848	Total Restrooms:	Garage Capacity:
Building Area: 3,848	Roof Type:	Parking Spaces: 6
Tot Adj Area:	Roof Material: ROLL COMPOSITION	Heat Type:
Above Grade:	Construction: CONCRETE BLOCK	Air Cond:
# of Stories: 1.00	Foundation: CONCRETE	Pool:
Other Improvements:	Exterior wall: CONCRETE BLOCK	Quality: AVERAGE
	Basement Area:	Condition: AVERAGE

Site Information

Zoning: LAM2	Acres: 0.62	County Use: AUTO SVC SHOP (2600)
Lot Area: 26,918	Lot Width/Depth: x	State Use:
Land Use: AUTO REPAIR	Commercial Units:	Water Type:
Site Influence:	Sewer Type:	Building Class:

Tax Information

Total Value: \$1,003,011	Assessed Year: 2015	Property Tax: \$13,020.40
Land Value: \$814,950	Improved %: 19%	Tax Area: 13
Improvement Value: \$188,061	Tax Year: 2014	Tax Exemption:
Total Taxable Value: \$1,003,011		

Comparable Sales Report

For Property Located At



CoreLogic

RealQuest Professional

7100 LAUREL CANYON BLVD, NORTH HOLLYWOOD, CA 91605-5740**18 Comparable(s) Selected.**

Report Date: 10/14/2015

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$800,000	\$280,000	\$25,250,000	\$2,463,379
Bldg/Living Area	3,848	3,294	4,409	3,726
Price/Sqft	\$207.90	\$85.00	\$7,118.69	\$676.08
Year Built	1959	1924	1986	1960
Lot Area	26,918	5,627	73,860	18,196
Bedrooms	0	2	2	2
Bathrooms/Restrooms	0	2	2	2
Stories	1.00	1.00	1.00	1.00
Total Value	\$1,003,011	\$185,346	\$2,038,974	\$765,365
Distance From Subject	0.00	1.01	23.81	11.25

* = user supplied for search only

Comp #:	1	Distance From Subject: 1.01 (miles)	
Address:	7806 LANKERSHIM BLVD, NORTH HOLLYWOOD, CA 91605-2522		
Owner Name:	S & D STAGG LLC		
Seller Name:	PETROSYAN LILI		
APN:	2311-015-030	Map Reference:	16-D2 /
County:	LOS ANGELES, CA	Census Tract:	1219.00
Subdivision:	8124	Zoning:	LAC2
Rec Date:	05/04/2015	Prior Rec Date:	06/10/1994
Sale Date:	04/30/2015	Prior Sale Date:	
Sale Price:	\$895,000	Prior Sale Price:	\$318,500
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	509649	Acres:	0.18
1st Mtg Amt:	\$670,000	Lot Area:	7,936
Total Value:	\$656,105	# of Stories:	1.00
Land Use:	AUTO REPAIR	Park Area/Cap#:	/
		Building Area:	3,680
		Total Rooms/Offices:	
		Total Restrooms:	
		Yr Built/Eff:	1946 /
		Air Cond:	
		Pool:	
		Roof Mat:	ROLL COMPOSITION

Comp #:	2	Distance From Subject: 3.42 (miles)	
Address:	9827 SAN FERNANDO RD, PACOIMA, CA 91331		
Owner Name:	SAN FERNANDO ROAD PROPERTY LLC		
Seller Name:	COURTNEY DAVID		
APN:	2624-019-011	Map Reference:	9-B4 /
County:	LOS ANGELES, CA	Census Tract:	1048.10
Subdivision:	22964	Zoning:	LAM2
Rec Date:	01/23/2015	Prior Rec Date:	08/02/1984
Sale Date:	12/16/2014	Prior Sale Date:	
Sale Price:	\$2,100,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	81572	Acres:	1.70
1st Mtg Amt:	\$1,087,500	Lot Area:	73,860
Total Value:	\$2,038,974	# of Stories:	
Land Use:	AUTO REPAIR	Park Area/Cap#:	/
		Building Area:	3,910
		Total Rooms/Offices:	
		Total Restrooms:	
		Yr Built/Eff:	1951 / 1951
		Air Cond:	
		Pool:	
		Roof Mat:	

Comp #:	3	Distance From Subject: 3.51 (miles)	
Address:	2711 W BURBANK BLVD, BURBANK, CA 91505		
Owner Name:	SCHILLING LOUIS TRUST		
Seller Name:	ANTHONY TROY J		
APN:	2438-001-025	Map Reference:	17-B6 /
County:	LOS ANGELES, CA	Census Tract:	3113.00
Subdivision:	9785	Zoning:	BUC3YY
Rec Date:	04/06/2015	Prior Rec Date:	12/03/2004
Sale Date:	10/22/2014	Prior Sale Date:	11/09/2004
Sale Price:	\$975,000	Prior Sale Price:	\$1,100,000
Sale Type:	FULL	Prior Sale Type:	UNKNOWN
Document #:	370724	Acres:	0.18
1st Mtg Amt:	\$499,800	Lot Area:	7,814
Total Value:	\$1,159,803	# of Stories:	
Land Use:	AUTO REPAIR	Park Area/Cap#:	/
		Building Area:	3,575
		Total Rooms/Offices:	
		Total Restrooms:	
		Yr Built/Eff:	1964 / 1964
		Air Cond:	
		Pool:	
		Roof Mat:	

Comp #:	4	Distance From Subject: 3.72 (miles)	
Address:	2300 W BURBANK BLVD, BURBANK, CA 91506-1236		
Owner Name:	KARAIAN HAROUTYOUN/SHAMASYAN AGAPI		
Seller Name:	VERNAY FAMILY TRUST		
APN:	2448-003-009	Map Reference:	17-B6 /
County:	LOS ANGELES, CA	Census Tract:	3109.00
Subdivision:	7735	Zoning:	BUC3YY
Rec Date:	07/14/2015	Prior Rec Date:	10/01/1992
Sale Date:	05/06/2015	Prior Sale Date:	
Sale Price:	\$1,500,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	847626	Acres:	0.20
1st Mtg Amt:	\$1,275,000	Lot Area:	8,671
Total Value:	\$1,275,670	# of Stories:	
Land Use:	AUTO REPAIR	Park Area/Cap#:	/
		Building Area:	4,409
		Total Rooms/Offices:	
		Total Restrooms:	2.00
		Yr Built/Eff:	1982 / 1985
		Air Cond:	NONE
		Pool:	
		Roof Mat:	

Comp #:	5			Distance From Subject:	4.1 (miles)
Address:	1411 W BURBANK BLVD, BURBANK, CA 91506-1302				
Owner Name:	HARUTUNIAN HARMIK/DAVITIAN ARAMIK				
Seller Name:	RUPP F & C SURVIVORS TRUSTPT				
APN:	2438-029-034	Map Reference:	17-C5 /	Building Area:	3,774
County:	LOS ANGELES, CA	Census Tract:	3109.00	Total Rooms/Offices:	
Subdivision:	9342	Zoning:	BUC3YY	Total Restrooms:	
Rec Date:	06/26/2015	Prior Rec Date:	05/28/1982	Yr Built/Eff:	1960 / 1960
Sale Date:	05/26/2015	Prior Sale Date:		Air Cond:	
Sale Price:	\$1,170,000	Prior Sale Price:	\$300,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	ROLL COMPOSITION
Document #:	770976	Acres:	0.17		
1st Mtg Amt:	\$770,000	Lot Area:	7,450		
Total Value:	\$453,290	# of Stories:	1.00		
Land Use:	AUTO REPAIR	Park Area/Cap#:	/		

Comp #:	6			Distance From Subject:	5.14 (miles)
Address:	11844 FOOTHILL BLVD, SYLMAR, CA 91342-7204				
Owner Name:	HILLBORN LLC				
Seller Name:	GELMS KIRK J				
APN:	2532-017-035	Map Reference:	/	Building Area:	3,318
County:	LOS ANGELES, CA	Census Tract:	1041.08	Total Rooms/Offices:	
Subdivision:	MACLAY	Zoning:	LAC2	Total Restrooms:	
Rec Date:	08/07/2015	Prior Rec Date:	09/01/1998	Yr Built/Eff:	1953 /
Sale Date:	06/19/2015	Prior Sale Date:	08/24/1998	Air Cond:	YES
Sale Price:	\$1,350,818	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	970391	Acres:	0.82		
1st Mtg Amt:		Lot Area:	35,871		
Total Value:	\$185,346	# of Stories:			
Land Use:	AUTO REPAIR	Park Area/Cap#:	/		

Comp #:	7			Distance From Subject:	7.84 (miles)
Address:	18137 PARTHENIA ST, NORTHRIDGE, CA 91325-3301				
Owner Name:	GEORGESCU JULIAN				
Seller Name:	EX FAMILY TRUST				
APN:	2769-019-026	Map Reference:	7-C6 /	Building Area:	3,467
County:	LOS ANGELES, CA	Census Tract:	1152.02	Total Rooms/Offices:	
Subdivision:	ZELZAH	Zoning:	LACM	Total Restrooms:	2.00
Rec Date:	09/04/2015	Prior Rec Date:	05/22/2009	Yr Built/Eff:	1938 /
Sale Date:	07/13/2015	Prior Sale Date:	10/10/2007	Air Cond:	
Sale Price:	\$800,000	Prior Sale Price:	\$775,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	1099402	Acres:	0.43		
1st Mtg Amt:	\$500,000	Lot Area:	18,673		
Total Value:	\$627,060	# of Stories:			
Land Use:	AUTO REPAIR	Park Area/Cap#:	/		

Comp #:	8			Distance From Subject:	9.45 (miles)
Address:	19515 VENTURA BLVD, TARZANA, CA 91356-2916				
Owner Name:	TCH INVESTMENTS LLC				
Seller Name:	LEVATON D S 2012 TRUST				
APN:	2164-013-030	Map Reference:	13-F1 /	Building Area:	4,080
County:	LOS ANGELES, CA	Census Tract:	1394.02	Total Rooms/Offices:	
Subdivision:	7884	Zoning:	LAC2	Total Restrooms:	
Rec Date:	07/22/2015	Prior Rec Date:	02/01/1979	Yr Built/Eff:	1980 / 1980
Sale Date:	06/22/2015	Prior Sale Date:		Air Cond:	
Sale Price:	\$1,725,000	Prior Sale Price:	\$180,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	889643	Acres:	0.22		
1st Mtg Amt:	\$1,225,000	Lot Area:	9,368		
Total Value:	\$509,641	# of Stories:			
Land Use:	AUTO REPAIR	Park Area/Cap#:	/		

Comp #:	9	Distance From Subject:	11.31 (miles)
Address:	4802 EAGLE ROCK BLVD, LOS ANGELES, CA 90041-2621		
Owner Name:	TRIMAR PROPERTIES LLC		
Seller Name:	BERNARDINO ANNETTE		
APN:	5685-009-037	Map Reference:	26-A5 /
County:	LOS ANGELES, CA	Census Tract:	1816.00
Subdivision:	1222	Zoning:	LAC4
Rec Date:	03/06/2015	Prior Rec Date:	09/15/2006
Sale Date:	02/02/2015	Prior Sale Date:	08/04/2006
Sale Price:	\$545,000	Prior Sale Price:	\$1,950,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	245597	Acres:	0.46
1st Mtg Amt:		Lot Area:	19,902
Total Value:	\$1,366,773	# of Stories:	
Land Use:	AUTO REPAIR	Park Area/Cap#:	/

Comp #:	10	Distance From Subject:	12.21 (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 /
County:	LOS ANGELES, CA	Census Tract:	2214.02
Subdivision:	WEST ADAMS HEIGHTS	Zoning:	LAC2
Rec Date:	03/30/2015	Prior Rec Date:	
Sale Date:	03/11/2015	Prior Sale Date:	
Sale Price:	\$1,800,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
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 #:	11	Distance From Subject:	12.45 (miles)
Address:	2300 WILSHIRE BLVD, SANTA MONICA, CA 90403		
Owner Name:	EAST PACIFIC PROPERTIES LLC		
Seller Name:	WILSHIRE WEST CAR WASH LLC		
APN:	4276-017-001	Map Reference:	41-B5 /
County:	LOS ANGELES, CA	Census Tract:	7016.02
Subdivision:	CHELSEA GREEN	Zoning:	SMC6*
Rec Date:	08/19/2015	Prior Rec Date:	10/15/1999
Sale Date:	08/18/2015	Prior Sale Date:	10/13/1999
Sale Price:	\$25,250,000	Prior Sale Price:	\$4,028,040
Sale Type:		Prior Sale Type:	
Document #:	1021814	Acres:	0.27
1st Mtg Amt:		Lot Area:	11,639
Total Value:	\$1,473,227	# of Stories:	
Land Use:	AUTO REPAIR	Park Area/Cap#:	/

Comp #:	12	Distance From Subject:	16.06 (miles)
Address:	17723 SIERRA HWY, SANTA CLARITA, CA 91351-1636		
Owner Name:	ALAIMO TRUST		
Seller Name:	SCHAMUS MICHAEL L TRUST		
APN:	2839-017-015	Map Reference:	125-B7 /
County:	LOS ANGELES, CA	Census Tract:	9200.34
Subdivision:	13591	Zoning:	SCCC
Rec Date:	04/30/2015	Prior Rec Date:	05/06/1981
Sale Date:	04/08/2015	Prior Sale Date:	
Sale Price:	\$650,000	Prior Sale Price:	\$26,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	496619	Acres:	0.17
1st Mtg Amt:	\$310,000	Lot Area:	7,421
Total Value:	\$386,540	# of Stories:	
Land Use:	AUTO REPAIR	Park Area/Cap#:	/

Comp #:	13	Distance From Subject: 16.2 (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 /
County:	LOS ANGELES, CA	Census Tract:	5311.01
Subdivision:	H T HAZARDS EAST SIDE ADD	Zoning:	LCC3*
Rec Date:	08/14/2015	Prior Rec Date:	11/06/1980
Sale Date:	05/07/2015	Prior Sale Date:	
Sale Price:	\$1,070,000	Prior Sale Price:	\$231,500
Sale Type:	FULL	Prior Sale Type:	FULL
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 #:	14	Distance From Subject: 16.22 (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 /
County:	LOS ANGELES, CA	Census Tract:	6009.02
Subdivision:	INGLEWOOD PROP	Zoning:	INC3*
Rec Date:	02/17/2015	Prior Rec Date:	02/15/1990
Sale Date:	01/29/2015	Prior Sale Date:	02/1990
Sale Price:	\$1,400,000	Prior Sale Price:	\$675,000
Sale Type:	FULL	Prior Sale Type:	FULL
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 #:	15	Distance From Subject: 16.46 (miles)	
Address:	7872 CRENSHAW BLVD, LOS ANGELES, CA 90043-4941		
Owner Name:	SNB CENTRAL LLC		
Seller Name:	MATSUMOTO FAMILY TRUST		
APN:	4012-009-025	Map Reference:	57-C1 /
County:	LOS ANGELES, CA	Census Tract:	2352.02
Subdivision:	8044	Zoning:	LAC2
Rec Date:	04/14/2015	Prior Rec Date:	04/02/1993
Sale Date:	03/20/2015	Prior Sale Date:	
Sale Price:	\$500,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	410490	Acres:	0.21
1st Mtg Amt:		Lot Area:	9,133
Total Value:	\$471,944	# of Stories:	
Land Use:	AUTO REPAIR	Park Area/Cap#:	/

Comp #:	16	Distance From Subject: 17.56 (miles)	
Address:	1047 W MANCHESTER AVE, LOS ANGELES, CA 90044-3427		
Owner Name:	LOPEZ SERGIO		
Seller Name:	PROKOP E E LIVING TRUST		
APN:	6033-026-019	Map Reference:	57-F1 /
County:	LOS ANGELES, CA	Census Tract:	2382.00
Subdivision:	4438	Zoning:	LAC2
Rec Date:	03/24/2015	Prior Rec Date:	03/16/2007
Sale Date:	01/21/2015	Prior Sale Date:	01/25/2007
Sale Price:	\$280,000	Prior Sale Price:	\$471,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	315500	Acres:	0.13
1st Mtg Amt:		Lot Area:	5,627
Total Value:	\$402,892	# of Stories:	
Land Use:	AUTO REPAIR	Park Area/Cap#:	/

Comp #:	17			Distance From Subject:	22.04 (miles)
Address:	10139 GARVEY AVE, EL MONTE, CA 91733-2005				
Owner Name:	FANG CARSON/GUAN LI K				
Seller Name:	GARVEY AVE PROPERTIES LLC				
APN:	8581-025-022	Map Reference:	93-B1 /	Building Area:	3,475
County:	LOS ANGELES, CA	Census Tract:	4331.01	Total Rooms/Offices:	
Subdivision:	E J BALDWINS	Zoning:	EMC3*	Total Restrooms:	
Rec Date:	09/18/2015	Prior Rec Date:	10/06/2014	Yr Built/Eff:	1970 / 1975
Sale Date:	07/24/2015	Prior Sale Date:	06/25/2014	Air Cond:	
Sale Price:	\$1,480,000	Prior Sale Price:	\$900,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	1160359	Acres:	0.44		
1st Mtg Amt:	\$1,184,000	Lot Area:	19,064		
Total Value:	\$623,000	# of Stories:			
Land Use:	AUTO REPAIR	Park Area/Cap#:	/		

Comp #:	18			Distance From Subject:	23.81 (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 /	Building Area:	4,252
County:	LOS ANGELES, CA	Census Tract:	4339.01	Total Rooms/Offices:	
Subdivision:	10848	Zoning:	EMC4*	Total Restrooms:	
Rec Date:	04/14/2015	Prior Rec Date:	01/25/2002	Yr Built/Eff:	1964 / 1970
Sale Date:	04/08/2015	Prior Sale Date:	01/23/2002	Air Cond:	YES
Sale Price:	\$850,000	Prior Sale Price:	\$340,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
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#:	/		