

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

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CITY OF LOS ANGELES  
CALIFORNIA



ERIC GARCETTI  
MAYOR

DEPARTMENT OF  
BUILDING AND SAFETY  
201 NORTH FIGUEROA STREET  
LOS ANGELES, CA 90012

RAYMOND S. CHAN, C.E., S.E.  
GENERAL MANAGER

FRANK BUSH  
EXECUTIVE OFFICER

October 05, 2015

Council District: # 10

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

JOB ADDRESS: **5860 WEST PICO BLVD., LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **5068-017-040**

On August 13, 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: **5860 West Pico 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	\$	457.00
System Development Surcharge		27.42
Title Report Fee		42.00
<b>Grand Total</b>	\$	<b><u>526.42</u></b>

Pursuant to the authority granted by Section 7.35.3 of the Los Angeles Administrative Code, it is proposed a lien for a total sum of **\$526.42** be recorded against the property. It is requested that the Honorable City Council of the City of Los Angeles (the "City Council") designate the time and place protest can be heard concerning this matter, as set forth in Sections 7.35.3 and 7.35.5 of the Los Angeles Administrative Code.

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

DEPARTMENT OF BUILDING AND SAFETY

  
Steve Ongele  
Chief, Resource Management Bureau

Lien confirmed by  
City Council on:

ATTEST: HOLLY WOLCOTT, CITY CLERK

BY: \_\_\_\_\_  
DEPUTY



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

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**Property Title Report**

**Work Order No. T11652**  
**Dated as of: 06/05/2015**

**Prepared for: City of Los Angeles**

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**SCHEDULE A**  
*(Reported Property Information)*

**APN #: 5068-017-040**

**Property Address: 5860 W PICO BLVD**      **City: Los Angeles**      **County: Los Angeles**

**VESTING INFORMATION**

**Type of Document: GRANT DEED**

**Grantee : Pico-Fair Properties, Ltd., a Limited Partnership**

**Grantor : The City of Los Angeles, a Municipal Corporation**

**Deed Date : 12/3/1982**

**Recorded : 12/20/1982**

**Instr No. : 82-1268997**

**MAILING ADDRESS: Pico-Fair Properties, Ltd., a Limited Partnership,  
228 S RODEO DR BEVERLY HILLS CA 90212**

**MAILING ADDRESS: Pico-Fair Properties, Ltd., a Limited Partnership,  
8888 Olympic Blvd., Suite Number 204, Beverly Hills, CA 90211**

**SCHEDULE B**

**LEGAL DESCRIPTION**

*The following described property:*

*Real Property in the City of Los Angeles, County of Los Angeles, State of California, Those portions of Lots 26, 27 and 28, Tract No. 4448, as per map recorded in Book 49 page 34 of Maps, in the office of the county recorder of Los Angeles County,*

**Assessor's Parcel No: 5068-017-040**

**MORTGAGES/LIENS**

*We find no Open Mortgages/Deeds of Trust of Record.*

82-1268997

FEE \$7  
4

RECORDED AT THE REQUEST OF  
THE CITY OF LOS ANGELES

Land No. 28367 - 7(B)

8051949 Miller  
PLEASE DELIVER TO  
CITY CLERK MAIL BOX

Grant Deed

TITLE OFFICER  
DOC. TRANS. TAX \$223.30  
DEPARTMENT OF PUBLIC WORKS  
Bureau of Right of Way and Land  
(COMPUTED ON FULL VALUE OF PPTY.  
CONVEYED)

The City of Los Angeles, a municipal corporation, in consideration of  
TWO HUNDRED AND THREE THOUSAND & NO/100----- Dollars

to it in hand paid, receipt of which is hereby acknowledged, does hereby GRANT TO *444*

PICO-FAIR PROPERTIES, LTD., a Limited Partnership,

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

Those portions of Lots 26, 27 and 28, Tract No. 4448,  
as per map recorded in Book 49, page 34 of Maps, in  
the office of the County Recorder of Los Angeles County,  
bounded and described as follows:  
  
Commencing at a point in a line parallel with and distant  
30 feet easterly measured at right angles from the westerly  
line of Fairfax Avenue, formerly Rodeo Way, 60 feet wide,  
said point being distant 344.48 feet southerly, measured  
along said parallel line and its northerly prolongation from  
the center line of Pico Boulevard, formerly Pico Street,  
73 feet wide, as said westerly line and said center line are  
shown on said map of Tract No.4448; thence northerly along a  
tangent curve concave to the West having a radius of 1,000 feet,  
a central angle of 12° 54' 40" and an arc length of 225.34 feet  
to the easterly prolongation of the southerly line of said  
Lot 26; thence westerly along said easterly prolongation and  
along said southerly line to a point in a curve concave to  
the west having a radius of 957 feet and being concentric with  
said curve having a radius of 1,000 feet, said last-mentioned  
point to be the TRUE POINT OF BEGINNING for purposes of this  
description; thence northerly along said curve having a radius  
of 957 feet through a central angle of 2° 24' 23" an arc distance  
of 40.10 feet to a radial line of said curve having a radius of  
1,000 feet which passes through its northerly terminus; thence  
northerly along a line tangent to said curve having a radius  
of 957 feet a distance of 66.96 feet to the beginning of a tangent  
curve concave to the southwest having a radius of 20 feet and  
being tangent at its point of ending to the southerly line of  
the northerly 10 feet of said Lot 27; thence northwesterly along  
said last-mentioned curve to said point of ending in said last-  
mentioned southerly line; thence westerly along said last-  
mentioned southerly line and the southerly line of the northerly  
10 feet of said Lot 28 to the westerly line of said Lot 28;  
thence southerly along said westerly line to the southwest  
corner of said Lot 28; thence easterly along the southerly  
lines of Lots 28, 27 and 26 to the TRUE POINT OF BEGINNING.  
  
EXCEPTING AND RESERVING to The City of Los Angeles any  
interest in the fee of any adjacent streets which would other-  
wise pass with a conveyance of the above-described parcel of  
land.

Assessor's Tax Parcel #5068 - 17 - 900

Form and Parties  
Checked by MINNARS  
Checked 9

Mail Tax Statement to:  
PICO-FAIR PROPERTIES, LTD.  
8888 Olympic Blvd., Suite #204  
Beverly Hills, California 90211

RECORDED IN OFFICIAL RECORDS  
OF LOS ANGELES COUNTY, CA  
DEC 20 1982 AT 8 A.M.  
Recorder's Office

EXCEPTING AND RESERVING to The City of Los Angeles all oil, gas, water and mineral rights without, however, the right to use the surface of the land to a depth of 500 feet below the surface for the extraction of said oil, gas, water and minerals.

SUBJECT TO covenants, conditions, restrictions, easements, reservations, rights and rights-of-way of record or which may be apparent if a visual inspection is made of the real property.

This deed is made in accordance with provisions of Ordinance No. 157,005 of The City of Los Angeles.

IN WITNESS WHEREOF, the first party, by its City Council, has caused these presents to be executed on its behalf, by its Mayor, and its corporate seal to be thereto affixed by its City Clerk, this 3rd day of December, 1982.

Attested by  By *Tom Bradley* Mayor  
*[Signature]* City Clerk

DEC 3 1982

82-1268997

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State of California  
County of Los Angeles

On this 3<sup>d</sup> day of December, in the year 198<sup>v</sup>  
before me IRVIN WALDER, the undersigned, a Notary Public in  
and for said State, personally appeared TOM BRADLEY  
known to me to be MAYOR of The City of Los Angeles,  
a Municipal corporation and known to me to be the person who executed the within instrument  
on behalf of said public corporation, agency or political subdivision, and acknowledged to me that  
such Municipal corporation executed the same.

WITNESS my hand and official seal.

Signature *Irvin Walder*  
IRVIN WALDER  
Name (Typed or Printed)



(This area for official notarial use)

**The City of Los Angeles**  
TO  
**PICO-FAIR PROPERTIES, LTD.,**  
**GRANT DEED**  
Executed in Accordance with  
Ordinance No. 157,005

Printed \_\_\_\_\_  
By \_\_\_\_\_  
D.M.

N/W 28367 - 7(5)

FOR TITLE  
Sale of city-owned propy -  
5866 West Pico Blvd.  
Council File No. 82-0552

Approved as to Authenticity OCT 21, 1982

By *[Signature]*  
City Clerk

Approved as to description 10-26-82

By *[Signature]*  
City Engineer

Approved as to form DEC 1 1982

By *[Signature]*  
City Attorney

Approved for recording DEC 1 1982

By *[Signature]*  
City Clerk's Representative

Recorded in Book \_\_\_\_\_  
Page \_\_\_\_\_  
of City Deeds

By \_\_\_\_\_  
Deputy City Clerk  
Indexed by \_\_\_\_\_  
Date \_\_\_\_\_

62-1268997

# EXHIBIT B

ASSIGNED INSPECTOR: **MARK RUDE**

Date: **October 05, 2015**

JOB ADDRESS: **5860 WEST PICO BLVD., LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **5068-017-040**

Last Full Title: **06/05/2015**

Last Update to Title:

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## LIST OF OWNERS AND INTERESTED PARTIES

- 1). PICO-FAIR PROPERTIES, LTD  
228 S. RODEO DR.  
BEVERLY HILLS, CA 90212  
CAPACITY: OWNER
  
- 2). PICO-FAIR PROPERTIES, LTD  
8888 OLYMPIC BLVD., SUITE 204  
BEVERLY HILLS, CA 90211  
CAPACITY: OWNER

# Property Detail Report

For Property Located At :  
**5860 W PICO BLVD, LOS ANGELES, CA 90019**



### Owner Information

Owner Name: **PICO-FAIR PROPERTIES LTD**  
 Mailing Address: **228 S RODEO DR, BEVERLY HILLS CA 90212-3804 C069**  
 Vesting Codes: **// CO**

### Location Information

Legal Description: **TR=4448 (EX OF STS) LOT 26 AND (EX OF ST) LOTS 27 AND LOT 28**  
 County: **LOS ANGELES, CA** APN: **5068-017-040**  
 Census Tract / Block: **2167.00 / 1** Alternate APN:  
 Township-Range-Sect: Subdivision: **4448**  
 Legal Book/Page: **49-34** Map Reference: **42-F3 /**  
 Legal Lot: **28** Tract #: **4448**  
 Legal Block: School District: **LOS ANGELES**  
 Market Area: **C09** School District Name:  
 Neighbor Code: Munic/Township:

### Owner Transfer Information

Recording/Sale Date: **/** Deed Type:  
 Sale Price: 1st Mtg Document #:  
 Document #:

### Last Market Sale Information

Recording/Sale Date: **12/30/1986 / 12/1986** 1st Mtg Amount/Type: **\$150,000 / PRIVATE PARTY**  
 Sale Price: **\$225,000** 1st Mtg Int. Rate/Type: **/**  
 Sale Type: **FULL** 1st Mtg Document #: **/**  
 Document #: **1824407** 2nd Mtg Amount/Type: **/**  
 Deed Type: **GRANT DEED** 2nd Mtg Int. Rate/Type: **/**  
 Transfer Document #: Price Per SqFt: **\$55.39**  
 New Construction: Multi/Split Sale:

Title Company: **FIRST AMERICAN TITLE INS CO/NY**

Lender:  
 Seller Name: **WOLF PHILIP B**

### Prior Sale Information

Prior Rec/Sale Date: **12/20/1982 /** Prior Lender:  
 Prior Sale Price: **\$203,000** Prior 1st Mtg Amt/Type: **/**  
 Prior Doc Number: **1268997** Prior 1st Mtg Rate/Type: **/**  
 Prior Deed Type: **DEED (REG)**

### Property Characteristics

Year Built / Eff: <b>1983 / 1983</b>	Total Rooms/Offices	Garage Area:
Gross Area: <b>4,062</b>	Total Restrooms:	Garage Capacity:
Building Area: <b>4,062</b>	Roof Type:	Parking Spaces:
Tot Adj Area:	Roof Material:	Heat Type:
Above Grade:	Construction:	Air Cond:
# of Stories:	Foundation:	Pool:
Other Improvements:	Exterior wall:	Quality:
	Basement Area:	Condition:

### Site Information

Zoning: <b>LAC4</b>	Acres: <b>0.23</b>	County Use: <b>AUTO SVC SHOP (2600)</b>
Lot Area: <b>9,881</b>	Lot Width/Depth: <b>x</b>	State Use:
Land Use: <b>AUTO REPAIR</b>	Commercial Units:	Water Type:
Site Influence:	Sewer Type:	Building Class:

### Tax Information

Total Value: <b>\$666,207</b>	Assessed Year: <b>2015</b>	Property Tax: <b>\$8,622.80</b>
Land Value: <b>\$356,947</b>	Improved %: <b>46%</b>	Tax Area: <b>401</b>
Improvement Value: <b>\$309,260</b>	Tax Year: <b>2014</b>	Tax Exemption:
Total Taxable Value: <b>\$666,207</b>		

**Comparable Sales Report**

For Property Located At



CoreLogic®

RealQuest Professional

**5860 W PICO BLVD, LOS ANGELES, CA 90019****19 Comparable(s) Selected.**

Report Date: 10/05/2015

**Summary Statistics:**

	<b>Subject</b>	<b>Low</b>	<b>High</b>	<b>Average</b>
Sale Price	\$225,000	\$362,500	\$25,250,000	\$2,396,447
Bldg/Living Area	4,062	3,467	4,667	3,970
Price/Sqft	\$55.39	\$78.12	\$7,118.69	\$644.34
Year Built	1983	1924	1984	1961
Lot Area	9,881	4,501	73,860	17,285
Bedrooms	0	2	2	2
Bathrooms/Restrooms	0	2	2	2
Stories	0.00	1.00	1.00	1.00
Total Value	\$666,207	\$253,845	\$2,038,974	\$802,606
Distance From Subject	0.00	3.44	21.80	11.85

\* = user supplied for search only

Comp #:	<b>1</b>			Distance From Subject:	<b>3.44 (miles)</b>
Address:	<b>2020 S WESTERN AVE, LOS ANGELES, CA 90018-1539</b>				
Owner Name:	<b>PICO PLACE LLC</b>				
Seller Name:	<b>BROEMSE HEINZ W &amp; ERIKA B</b>				
APN:	<b>5074-034-031</b>	Map Reference:	<b>43-E4 /</b>	Building Area:	<b>3,858</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>2214.02</b>	Total Rooms/Offices:	
Subdivision:	<b>WEST ADAMS HEIGHTS</b>	Zoning:	<b>LAC2</b>	Total Restrooms:	
Rec Date:	<b>03/30/2015</b>	Prior Rec Date:		Yr Built/Eff:	<b>1967 / 1967</b>
Sale Date:	<b>03/11/2015</b>	Prior Sale Date:		Air Cond:	
Sale Price:	<b>\$1,800,000</b>	Prior Sale Price:		Pool:	
Sale Type:	<b>FULL</b>	Prior Sale Type:		Roof Mat:	
Document #:	<b>340361</b>	Acres:	<b>0.55</b>		
1st Mtg Amt:	<b>\$1,000,000</b>	Lot Area:	<b>23,931</b>		
Total Value:	<b>\$355,991</b>	# of Stories:			
Land Use:	<b>AUTO REPAIR</b>	Park Area/Cap#:	<b>/</b>		

Comp #:	<b>2</b>			Distance From Subject:	<b>5.85 (miles)</b>
Address:	<b>318 N LA BREA AVE, INGLEWOOD, CA 90302-3407</b>				
Owner Name:	<b>HEKMAT SOHELL &amp; ROYA</b>				
Seller Name:	<b>WEERANARAWAT FAMILY TRUST</b>				
APN:	<b>4016-028-001</b>	Map Reference:	<b>57-A1 /</b>	Building Area:	<b>3,949</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>6009.02</b>	Total Rooms/Offices:	
Subdivision:	<b>INGLEWOOD PROP</b>	Zoning:	<b>INC3*</b>	Total Restrooms:	
Rec Date:	<b>02/17/2015</b>	Prior Rec Date:	<b>02/15/1990</b>	Yr Built/Eff:	<b>1969 /</b>
Sale Date:	<b>01/29/2015</b>	Prior Sale Date:	<b>02/1990</b>	Air Cond:	<b>NONE</b>
Sale Price:	<b>\$1,400,000</b>	Prior Sale Price:	<b>\$675,000</b>	Pool:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Roof Mat:	<b>ROLL COMPOSITION</b>
Document #:	<b>169491</b>	Acres:	<b>0.60</b>		
1st Mtg Amt:		Lot Area:	<b>26,005</b>		
Total Value:	<b>\$1,043,530</b>	# of Stories:	<b>1.00</b>		
Land Use:	<b>AUTO REPAIR</b>	Park Area/Cap#:	<b>/</b>		

Comp #:	<b>3</b>			Distance From Subject:	<b>6.15 (miles)</b>
Address:	<b>7872 CRENSHAW BLVD, LOS ANGELES, CA 90043-4941</b>				
Owner Name:	<b>SNB CENTRAL LLC</b>				
Seller Name:	<b>MATSUMOTO FAMILY TRUST</b>				
APN:	<b>4012-009-025</b>	Map Reference:	<b>57-C1 /</b>	Building Area:	<b>3,496</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>2352.02</b>	Total Rooms/Offices:	
Subdivision:	<b>8044</b>	Zoning:	<b>LAC2</b>	Total Restrooms:	
Rec Date:	<b>04/14/2015</b>	Prior Rec Date:	<b>04/02/1993</b>	Yr Built/Eff:	<b>1984 / 1984</b>
Sale Date:	<b>03/20/2015</b>	Prior Sale Date:		Air Cond:	<b>NONE</b>
Sale Price:	<b>\$500,000</b>	Prior Sale Price:		Pool:	
Sale Type:	<b>FULL</b>	Prior Sale Type:		Roof Mat:	
Document #:	<b>410490</b>	Acres:	<b>0.21</b>		
1st Mtg Amt:		Lot Area:	<b>9,133</b>		
Total Value:	<b>\$471,944</b>	# of Stories:			
Land Use:	<b>AUTO REPAIR</b>	Park Area/Cap#:	<b>/</b>		

Comp #:	<b>4</b>			Distance From Subject:	<b>6.62 (miles)</b>
Address:	<b>2300 WILSHIRE BLVD, SANTA MONICA, CA 90403</b>				
Owner Name:	<b>EAST PACIFIC PROPERTIES LLC</b>				
Seller Name:	<b>WILSHIRE WEST CAR WASH LLC</b>				
APN:	<b>4276-017-001</b>	Map Reference:	<b>41-B5 /</b>	Building Area:	<b>3,547</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>7016.02</b>	Total Rooms/Offices:	
Subdivision:	<b>CHELSEA GREEN</b>	Zoning:	<b>SMC6*</b>	Total Restrooms:	
Rec Date:	<b>08/19/2015</b>	Prior Rec Date:	<b>10/15/1999</b>	Yr Built/Eff:	<b>1924 /</b>
Sale Date:	<b>08/18/2015</b>	Prior Sale Date:	<b>10/13/1999</b>	Air Cond:	<b>NONE</b>
Sale Price:	<b>\$25,250,000</b>	Prior Sale Price:	<b>\$4,028,040</b>	Pool:	
Sale Type:		Prior Sale Type:		Roof Mat:	
Document #:	<b>1021814</b>	Acres:	<b>0.27</b>		
1st Mtg Amt:		Lot Area:	<b>11,639</b>		
Total Value:	<b>\$1,473,227</b>	# of Stories:			
Land Use:	<b>AUTO REPAIR</b>	Park Area/Cap#:	<b>/</b>		

Comp #:	5	Distance From Subject: 8.87 (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#:	/

Comp #:	6	Distance From Subject: 9.01 (miles)	
Address:	2300 W BURBANK BLVD, BURBANK, CA 91506-1236		
Owner Name:	KARIAAN HAROUTYOUN/SHAMASYAN AGAPI		
Seller Name:	VERNAVY 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#:	/

Comp #:	7	Distance From Subject: 9.33 (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 /
County:	LOS ANGELES, CA	Census Tract:	3109.00
Subdivision:	9342	Zoning:	BUC3YY
Rec Date:	06/26/2015	Prior Rec Date:	05/28/1982
Sale Date:	05/26/2015	Prior Sale Date:	
Sale Price:	\$1,170,000	Prior Sale Price:	\$300,000
Sale Type:	FULL	Prior Sale Type:	FULL
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 #:	8	Distance From Subject: 10.25 (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 #:	<b>9</b>	Distance From Subject: <b>10.31 (miles)</b>	
Address:	<b>4802 EAGLE ROCK BLVD, LOS ANGELES, CA 90041-2621</b>		
Owner Name:	<b>TRIMAR PROPERTIES LLC</b>		
Seller Name:	<b>BERNARDINO ANNETTE</b>		
APN:	<b>5685-009-037</b>	Map Reference:	<b>26-A5 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>1816.00</b>
Subdivision:	<b>1222</b>	Zoning:	<b>LAC4</b>
Rec Date:	<b>03/06/2015</b>	Prior Rec Date:	<b>09/15/2006</b>
Sale Date:	<b>02/02/2015</b>	Prior Sale Date:	<b>08/04/2006</b>
Sale Price:	<b>\$545,000</b>	Prior Sale Price:	<b>\$1,950,000</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>245597</b>	Acres:	<b>0.46</b>
1st Mtg Amt:		Lot Area:	<b>19,902</b>
Total Value:	<b>\$1,366,773</b>	# of Stories:	
Land Use:	<b>AUTO REPAIR</b>	Park Area/Cap#:	<b>/</b>

Comp #:	<b>10</b>	Distance From Subject: <b>11.18 (miles)</b>	
Address:	<b>7806 LANKERSHIM BLVD, NORTH HOLLYWOOD, CA 91605-2522</b>		
Owner Name:	<b>S &amp; D STAGG LLC</b>		
Seller Name:	<b>PETROSYAN LILI</b>		
APN:	<b>2311-015-030</b>	Map Reference:	<b>16-D2 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>1219.00</b>
Subdivision:	<b>8124</b>	Zoning:	<b>LAC2</b>
Rec Date:	<b>05/04/2015</b>	Prior Rec Date:	<b>06/10/1994</b>
Sale Date:	<b>04/30/2015</b>	Prior Sale Date:	
Sale Price:	<b>\$895,000</b>	Prior Sale Price:	<b>\$318,500</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>509649</b>	Acres:	<b>0.18</b>
1st Mtg Amt:	<b>\$670,000</b>	Lot Area:	<b>7,936</b>
Total Value:	<b>\$656,105</b>	# of Stories:	<b>1.00</b>
Land Use:	<b>AUTO REPAIR</b>	Park Area/Cap#:	<b>/</b>

Comp #:	<b>11</b>	Distance From Subject: <b>11.92 (miles)</b>	
Address:	<b>3365 MARTIN LUTHER KING JR BLVD, LYNWOOD, CA 90262-5395</b>		
Owner Name:	<b>BAGHERI SEYED &amp; MILDRED</b>		
Seller Name:	<b>PEREZ PABLO &amp; SIMONA</b>		
APN:	<b>6208-017-009</b>	Map Reference:	<b>59-A4 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>5402.01</b>
Subdivision:	<b>5222</b>	Zoning:	<b>LYC2*</b>
Rec Date:	<b>07/14/2015</b>	Prior Rec Date:	<b>07/07/2005</b>
Sale Date:	<b>05/28/2015</b>	Prior Sale Date:	<b>06/10/2005</b>
Sale Price:	<b>\$362,500</b>	Prior Sale Price:	<b>\$162,000</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>842118</b>	Acres:	<b>0.24</b>
1st Mtg Amt:	<b>\$200,000</b>	Lot Area:	<b>10,607</b>
Total Value:	<b>\$523,044</b>	# of Stories:	
Land Use:	<b>AUTO REPAIR</b>	Park Area/Cap#:	<b>/</b>

Comp #:	<b>12</b>	Distance From Subject: <b>13.79 (miles)</b>	
Address:	<b>9827 SAN FERNANDO RD, PACOIMA, CA 91331</b>		
Owner Name:	<b>SAN FERNANDO ROAD PROPERTY LLC</b>		
Seller Name:	<b>COURTNEY DAVID</b>		
APN:	<b>2624-019-011</b>	Map Reference:	<b>9-B4 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>1048.10</b>
Subdivision:	<b>22964</b>	Zoning:	<b>LAM2</b>
Rec Date:	<b>01/23/2015</b>	Prior Rec Date:	<b>08/02/1984</b>
Sale Date:	<b>12/16/2014</b>	Prior Sale Date:	
Sale Price:	<b>\$2,100,000</b>	Prior Sale Price:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	
Document #:	<b>81572</b>	Acres:	<b>1.70</b>
1st Mtg Amt:	<b>\$1,087,500</b>	Lot Area:	<b>73,860</b>
Total Value:	<b>\$2,038,974</b>	# of Stories:	
Land Use:	<b>AUTO REPAIR</b>	Park Area/Cap#:	<b>/</b>

Comp #:	<b>13</b>	Distance From Subject: <b>13.81 (miles)</b>	
Address:	<b>19515 VENTURA BLVD, TARZANA, CA 91356-2916</b>		
Owner Name:	<b>TCH INVESTMENTS LLC</b>		
Seller Name:	<b>LEVATON D S 2012 TRUST</b>		
APN:	<b>2164-013-030</b>	Map Reference:	<b>13-F1 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>1394.02</b>
Subdivision:	<b>7884</b>	Zoning:	<b>LAC2</b>
Rec Date:	<b>07/22/2015</b>	Prior Rec Date:	<b>02/01/1979</b>
Sale Date:	<b>06/22/2015</b>	Prior Sale Date:	
Sale Price:	<b>\$1,725,000</b>	Prior Sale Price:	<b>\$180,000</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>889643</b>	Acres:	<b>0.22</b>
1st Mtg Amt:	<b>\$1,225,000</b>	Lot Area:	<b>9,368</b>
Total Value:	<b>\$509,641</b>	# of Stories:	
Land Use:	<b>AUTO REPAIR</b>	Park Area/Cap#:	<b>/</b>

Comp #:	<b>14</b>	Distance From Subject: <b>13.9 (miles)</b>	
Address:	<b>2428 W BEVERLY BLVD, MONTEBELLO, CA 90640-2306</b>		
Owner Name:	<b>VELASCO MIGUEL &amp; MARGARITA</b>		
Seller Name:	<b>NAKANO K B &amp; J K TRUST</b>		
APN:	<b>5268-022-002</b>	Map Reference:	<b>46-C6 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>5302.04</b>
Subdivision:	<b>8502</b>	Zoning:	<b>MNC2*</b>
Rec Date:	<b>04/07/2015</b>	Prior Rec Date:	
Sale Date:	<b>01/22/2015</b>	Prior Sale Date:	
Sale Price:	<b>\$850,000</b>	Prior Sale Price:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	
Document #:	<b>379844</b>	Acres:	<b>0.36</b>
1st Mtg Amt:	<b>\$450,000</b>	Lot Area:	<b>15,777</b>
Total Value:	<b>\$253,845</b>	# of Stories:	
Land Use:	<b>AUTO REPAIR</b>	Park Area/Cap#:	<b>/</b>

Comp #:	<b>15</b>	Distance From Subject: <b>15.15 (miles)</b>	
Address:	<b>8041 FIRESTONE BLVD, DOWNEY, CA 90241-4228</b>		
Owner Name:	<b>HYE LLC</b>		
Seller Name:	<b>CHO CHI Y</b>		
APN:	<b>6251-040-003</b>	Map Reference:	<b>60-B3 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>5513.00</b>
Subdivision:	<b>DOWNEY LAND ASSOCIATION</b>	Zoning:	<b>DOC3*</b>
Rec Date:	<b>02/03/2015</b>	Prior Rec Date:	<b>05/26/2010</b>
Sale Date:	<b>01/29/2015</b>	Prior Sale Date:	<b>05/20/2010</b>
Sale Price:	<b>\$1,700,000</b>	Prior Sale Price:	<b>\$1,137,500</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>118771</b>	Acres:	<b>0.43</b>
1st Mtg Amt:	<b>\$1,360,000</b>	Lot Area:	<b>18,931</b>
Total Value:	<b>\$1,221,707</b>	# of Stories:	
Land Use:	<b>AUTO REPAIR</b>	Park Area/Cap#:	<b>/</b>

Comp #:	<b>16</b>	Distance From Subject: <b>15.36 (miles)</b>	
Address:	<b>18137 PARTHENIA ST, NORTHRIDGE, CA 91325-3301</b>		
Owner Name:	<b>GEORGESCU JULIAN</b>		
Seller Name:	<b>EX FAMILY TRUST</b>		
APN:	<b>2769-019-026</b>	Map Reference:	<b>7-C6 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>1152.02</b>
Subdivision:	<b>ZELZAH</b>	Zoning:	<b>LACM</b>
Rec Date:	<b>09/04/2015</b>	Prior Rec Date:	<b>05/22/2009</b>
Sale Date:	<b>07/13/2015</b>	Prior Sale Date:	<b>10/10/2007</b>
Sale Price:	<b>\$800,000</b>	Prior Sale Price:	<b>\$775,000</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>1099402</b>	Acres:	<b>0.43</b>
1st Mtg Amt:	<b>\$500,000</b>	Lot Area:	<b>18,673</b>
Total Value:	<b>\$627,060</b>	# of Stories:	
Land Use:	<b>AUTO REPAIR</b>	Park Area/Cap#:	<b>/</b>

Comp #:	17	Distance From Subject: 18.28 (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 /
County:	LOS ANGELES, CA	Census Tract:	4331.01
Subdivision:	E J BALDWINS	Zoning:	EMC3*
Rec Date:	09/18/2015	Prior Rec Date:	10/06/2014
Sale Date:	07/24/2015	Prior Sale Date:	06/25/2014
Sale Price:	\$1,480,000	Prior Sale Price:	\$900,000
Sale Type:	FULL	Prior Sale Type:	FULL
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: 20.13 (miles)	
Address:	12154 VALLEY BLVD, EL MONTE, CA 91732-3106		
Owner Name:	KKW COIN LAUNDRY LLC		
Seller Name:	MA YUNG C & HSIU L		
APN:	8106-008-001	Map Reference:	47-F2 /
County:	LOS ANGELES, CA	Census Tract:	4339.01
Subdivision:	10848	Zoning:	EMC4*
Rec Date:	04/14/2015	Prior Rec Date:	01/25/2002
Sale Date:	04/08/2015	Prior Sale Date:	01/23/2002
Sale Price:	\$850,000	Prior Sale Price:	\$340,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	408842	Acres:	0.47
1st Mtg Amt:	\$637,000	Lot Area:	20,469
Total Value:	\$417,912	# of Stories:	
Land Use:	AUTO REPAIR	Park Area/Cap#:	/

Comp #:	19	Distance From Subject: 21.8 (miles)	
Address:	128 S PACIFIC AVE, SAN PEDRO, CA 90731-2608		
Owner Name:	LOVE GEORGE		
Seller Name:	SWANSON FAMILY TRUST		
APN:	7449-024-028	Map Reference:	79-A3 /
County:	LOS ANGELES, CA	Census Tract:	2962.20
Subdivision:	GAFFEY & WARDS	Zoning:	LAC2
Rec Date:	08/28/2015	Prior Rec Date:	
Sale Date:	08/19/2015	Prior Sale Date:	
Sale Price:	\$560,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	1062227	Acres:	0.10
1st Mtg Amt:	\$360,000	Lot Area:	4,501
Total Value:	\$449,135	# of Stories:	
Land Use:	AUTO REPAIR	Park Area/Cap#:	/