

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

September 28, 2015

Council District: # 9

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

JOB ADDRESS: **922 EAST FLORENCE AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **6023-004-025**

On September 26, 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: **922 East Florence Avenue, Los Angeles, California** (the "Property"). The property owner was given notice of the unpaid annual inspection fees on the property as follows:

<u>Description</u>		<u>Amount</u>
Annual Inspection Fee	\$	457.00
System Development Surcharge		27.42
Title Report fee		42.00
Grand Total	\$	526.42

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. T12196
 Dated as of: 08/06/2015

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 6023-004-025

Property Address: 922 E FLORENCE AVE ✓ City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Document: QUITCLAIM DEED
 Grantee : ALICIA GONZALEZ,
 Grantor : CRISPIN GONZALEZ,
 Deed Date : 07/21/2008
 Instr No. : 08-1373046

Recorded : 07/31/2008

MAILING ADDRESS: ALICIA GONZALEZ,
 727 S EUCALYPTUS AVE INGLEWOOD CA 90301

SCHEDULE B

LEGAL DESCRIPTION

Lot: 197-199 Tract No: 6097 Abbreviated Description: LOT:197-199 CITY:REGION/CLUSTER: 26/26817 TR#:6097 TR=6097
 LOTS 197 THRU 199 IMP1=COM,2305SF,YB:1945,1STY;IMP2=COM,2730SF,YB:2008,1STY.City/Muni/Twp:
 REGION/CLUSTER: 26/26817

MORTGAGES/LIENS

Type of Document: DEED OF TRUST AND ASSIGNMENT OF RENTS
 Recording Date: 07/31/2008 Document #: 08-1373047
 Loan Amount: \$140,000
 Lender Name: MELVIN J FIELDS
 Borrowers Name: ALICIA GONZALEZ,

MAILING ADDRESS: MELVIN J FIELDS
 2193 CENTURY HILL LOS ANGELES, CA 90301

PROVIDENT TITLE COMPANY

300250-2

RECORDING REQUESTED BY

Order No. 300250-2
Escrow No. 121174-010

WHEN RECORDED MAIL TO:
Alicia Gonzalez
727 S Eucalyptus Ave
Inglewood CA 90301

2

07/31/08



20081373046

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Documentary Transfer Tax \$ NONE, THIS
CONVEYANCE ESTABLISHES SOLE AND SEPARATE
PROPERTY OF SPOUSE R & T 11911

[Handwritten Signature]
SIGNATURE OF DECLARANT OR AGENT DETERMINING TAX FIRM NAME

APN: 6023-004-009 & 6023-004-010

QUITCLAIM DEED

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

CRISPIN GONZALEZ, husband of Grantee herein,

hereby remises, releases and quitclaims to: ALICIA GONZALEZ, a married woman, as her sole and separate property

the real property in the City of LOS ANGELES, County of LOS ANGELES, State of CALIFORNIA, described as:

Lots 197, 198 and 199 of Tract No. 6097, in the City of Los Angeles, in the County of Los Angeles, State of California, as per map recorded in Book 68, Page 26 to 28 Inclusive of Maps, in the office of the County Recorder of said County.

IT IS THE EXPRESS INTENT OF THE GRANTOR, BEING THE SPOUSE OF THE GRANTEE TO CONVEY ALL RIGHT, TITLE AND INTEREST OF THE GRANTOR, COMMUNITY OR OTHERWISE, IN AND TO THE HEREIN DESCRIBED PROPERTY TO THE GRANTEE AS HIS/HER SOLE AND SEPARATE PROPERTY.

July 17, 2008

[Handwritten Signature]
Crispin Gonzalez

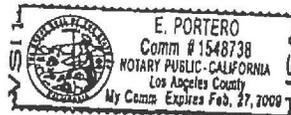
STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

On 7/21/08, before me, E. PORTERO, a Notary Public in and for said County and State, personally appeared Crispin Gonzalez, who 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature *[Handwritten Signature]* (Seal)



PROVIDENT TITLE COMPANY

300250-2
RECORDING REQUESTED BY

Order No. 300250-2
Escrow No. 121174-010

WHEN RECORDED MAIL TO:
Melvin J. Fields, Trustee
2193 Century Hill
Los Angeles, CA 90301

07/31/08



20081373047

2

SPACE ABOVE THIS LINE FOR RECORDER'S USE

APN: 6023-004-009 & 6023-004-010

DEED OF TRUST AND ASSIGNMENT OF RENTS

This DEED OF TRUST, Made this 17th day of July, 2008, between

ALICIA GONZALEZ, A MARRIED WOMAN, AS HER SOLE AND SEPARATE PROPERTY , HEREIN CALLED TRUSTOR

whose address is 727 S Eucalyptus Ave, Inglewood, CA 90301

WILSHIRE ESCROW COMPANY, a California corporation, 4270 Wilshire Boulevard, Los Angeles, California, herein called Trustee, and

MELVIN J. FIELDS, TRUSTEE FOR THE REAL ESTATE BROKERS PROFIT SHARING PLAN & TRUST , HEREIN CALLED BENEFICIARY

WITNESSETH: That Trustor irrevocably grants, transfers and assigns to Trustee in trust, with Power of Sale, that real property, in the State of California, County of Los Angeles described as:

Lots 197, 198 and 199 of Tract No. 6097, in the City of Los Angeles, in the County of Los Angeles, State of California, as per map recorded in Book 68, Page 26 to 28 Inclusive of Maps, in the office of the County Recorder of said County.

IF THE TRUSTOR OR HIS SUCCESSORS IN INTEREST, SHALL SELL, CONVEY OR ALIENATE THE PROPERTY DESCRIBED HEREIN, IN ANY MANNER OR WAY, WHETHER VOLUNTARY OR INVOLUNTARY, ANY INDEBTEDNESS OR OBLIGATION SECURED HEREBY, AT THE OPTION OF THE HOLDER HEREOF, AND WITHOUT DEMAND OR NOTICE, SHALL IMMEDIATELY BECOME DUE AND PAYABLE.

TOGETHER with the rents, issue and profits thereof, however, to the right, power and authority hereinafter given to and conferred upon Beneficiary to collect and apply such rents, issues and profits.

FOR THE PURPOSE OF SECURING:

1. Payment of the indebtedness evidenced by one promissory note of even date herewith executed by Trustor in favor of Beneficiary or order in the principal sum of \$140,000.00
2. Performance of each agreement of Trustor contained herein or incorporated by reference.

Escrow No. 121174-010 / Trust Deed / Page One (Los Angeles County)

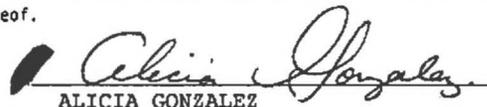
5

(8) That this Deed applies to, inures to the benefit of, and binds all parties hereto, their heirs, legatees, devisees, administrators, executors, successors and assigns. The term Beneficiary shall mean the owner and holder, including pledges, of the note secured hereby, whether or not named as Beneficiary herein. In this Deed, whenever the context so requires, the masculine gender includes the feminine and/or neuter, and the singular number includes the plural.

(9) That Trustee accepts this Trust when this Deed, duly executed and acknowledged, is made a public record as provided by law, Trustee is not obligated to notify any party hereto of pending sale under any other Deed of Trust or of any action or proceeding in which Trustor, Beneficiary or Trustee shall be a part unless brought by Trustee.

C. The Undersigned Trustor requests:

- (1) That a copy of any notice of default and of any notice of sale hereunder be mailed to him at his address hereinbefore set forth.
- (2) For any statements regarding the obligations secured hereby, Beneficiary may charge the maximum amount permitted by law at the time of the request thereof.


 ALICIA GONZALEZ

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

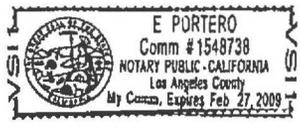
On this 21ST day of JULY, 2008, before me,
E. PORTERO, a Notary Public
in and for said County and State, personally appeared Alicia Gonzalez

_____ who 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature  (Seal)



08 1373047

EXHIBIT B

ASSIGNED INSPECTOR: **ULRIC CARPENTER**

Date: **September 28, 2015**

JOB ADDRESS: **922 EAST FLORENCE AVENUE, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **6023-004-025**

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

Last Update to Title:

LIST OF OWNERS AND INTERESTED PARTIES

1). ALICIA GONZALEZ
727 S. EUCALYPTUS AVE.
INGLEWOOD, CA 90301

CAPACITY: OWNER

2). MELVIN J. FIELDS
2193 CENTURY HILL
LOS ANGELES, CA 90301

CAPACITY: INTERESTED PARTY

Property Detail Report

For Property Located At:
922 E FLORENCE AVE, LOS ANGELES, CA 90001-2453



Bldg Card: 000 of 002

Owner Information

Owner Name: **GONZALEZ ALICIA**
 Mailing Address: **727 S EUCALYPTUS AVE, INGLEWOOD CA 90301-3240 C028**
 Vesting Codes: **MW // SE**

Location Information

Legal Description:	TR=6097 LOTS 197 THRU 199	APN:	6023-004-025
County:	LOS ANGELES, CA	Alternate APN:	6023-004-009
Census Tract / Block:	2395.01 / 1	Subdivision:	6097
Township-Range-Sect:		Map Reference:	52-C5 /
Legal Book/Page:	68-26	Tract #:	6097
Legal Lot:	197	School District:	LOS ANGELES
Legal Block:		School District Name:	
Market Area:	C37	Munic/Township:	
Neighbor Code:			

Owner Transfer Information

Recording/Sale Date:	07/31/2008 / 07/17/2008	Deed Type:	QUIT CLAIM DEED
Sale Price:		1st Mtg Document #:	1373047
Document #:	1373046		

Last Market Sale Information

Recording/Sale Date:	09/05/2001 / 08/14/2001	1st Mtg Amount/Type:	\$137,750 / CONV
Sale Price:	\$145,000	1st Mtg Int. Rate/Type:	/
Sale Type:	UNKNOWN	1st Mtg Document #:	1662107
Document #:	1662106	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$28.80
New Construction:		Multi/Split Sale:	

Title Company:
 Lender: **COUNTRYWIDE HM LNS INC**
 Seller Name: **DEAN JOE E & ALLINE**

Prior Sale Information

Prior Rec/Sale Date:	08/15/1995 /	Prior Lender:	LENDER SELLER
Prior Sale Price:	\$165,000	Prior 1st Mtg Amt/Type:	\$132,000 / CONV
Prior Doc Number:	1329404	Prior 1st Mtg Rate/Type:	/ FIX
Prior Deed Type:	GRANT DEED		

Property Characteristics

Year Built / Eff:	1945 / 1949	Total Rooms/Offices:		Garage Area:	
Gross Area:	5,035	Total Restrooms:		Garage Capacity:	
Building Area:	5,035	Roof Type:		Parking Spaces:	600
Tot Adj Area:		Roof Material:	ROLL COMPOSITION	Heat Type:	SPACE
Above Grade:		Construction:	FRAME	Air Cond:	
# of Stories:	1.00	Foundation:	CONCRETE	Pool:	
Other Improvements:		Exterior wall:	STUCCO	Quality:	FAIR
		Basement Area:		Condition:	

Site Information

Zoning:	LACM	Acres:	0.28	County Use:	AUTO SVC SHOP (2600)
Lot Area:	12,008	Lot Width/Depth:	x	State Use:	
Land Use:	AUTO REPAIR	Commercial Units:		Water Type:	
Site Influence:		Sewer Type:		Building Class:	

Tax Information

Total Value:	\$631,336	Assessed Year:	2015	Property Tax:	\$7,376.73
Land Value:	\$403,609	Improved %:	36%	Tax Area:	6659
Improvement Value:	\$227,727	Tax Year:	2014	Tax Exemption:	
Total Taxable Value:	\$631,336				

Comparable Sales Report

For Property Located At



CoreLogic

RealQuest Professional

922 E FLORENCE AVE, LOS ANGELES, CA 90001-2453

18 Comparable(s) Selected.

Report Date: 09/28/2015

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$145,000	\$31,000	\$25,250,000	\$2,965,756
Bldg/Living Area	5,035	4,409	5,700	5,027
Price/Sqft	\$28.80	\$5.63	\$4,850.17	\$578.19
Year Built	1945	1924	1982	1955
Lot Area	12,008	4,501	63,964	19,504
Bedrooms	0	0	0	0
Bathrooms/Restrooms	0	2	5	4
Stories	1.00	1.00	1.00	1.00
Total Value	\$631,336	\$150,703	\$3,902,303	\$872,648
Distance From Subject	0.00	3.76	22.38	11.56

*= user supplied for search only

Comp #: **1** Distance From Subject: **3.76 (miles)**
 Address: **3365 MARTIN LUTHER KING JR BLVD, LYWOOD, CA 90262-5395**
 Owner Name: **BAGHERI SEYED & MILDRED**
 Seller Name: **PEREZ PABLO & SIMONA**
 APN: **6208-017-009** Map Reference: **59-A4 /** Building Area: **4,640**
 County: **LOS ANGELES, CA** Census Tract: **5402.01** Total Rooms/Offices:
 Subdivision: **5222** Zoning: **LYC2*** Total Restrooms:
 Rec Date: **07/14/2015** Prior Rec Date: **07/07/2005** Yr Built/Eff: **1967 /**
 Sale Date: **05/28/2015** Prior Sale Date: **06/10/2005** Air Cond:
 Sale Price: **\$362,500** Prior Sale Price: **\$162,000** Pool:
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:
 Document #: **842118** Acres: **0.24**
 1st Mtg Amt: **\$200,000** Lot Area: **10,607**
 Total Value: **\$523,044** # of Stories:
 Land Use: **AUTO REPAIR** Park Area/Cap#: **/**

Comp #: **2** Distance From Subject: **7.11 (miles)**
 Address: **4918 SAN VICENTE BLVD, LOS ANGELES, CA 90019-2950**
 Owner Name: **4918 SAN VICENTE BOULEVARD LA**
 Seller Name: **HOFFMAN JACK & S TRUST**
 APN: **5070-001-013** Map Reference: **43-B3 /** Building Area: **5,148**
 County: **LOS ANGELES, CA** Census Tract: **2172.00** Total Rooms/Offices:
 Subdivision: **5069** Zoning: **LAC2** Total Restrooms:
 Rec Date: **04/27/2015** Prior Rec Date: **04/20/2015** Yr Built/Eff: **1951 /**
 Sale Date: **04/24/2015** Prior Sale Date: **04/17/2015** Air Cond:
 Sale Price: **\$8,635,000** Prior Sale Price: **\$3,000** Pool:
 Sale Type: **UNKNOWN** Prior Sale Type: **FULL** Roof Mat:
 Document #: **469766** Acres: **0.28**
 1st Mtg Amt: Lot Area: **12,206**
 Total Value: **\$150,703** # of Stories:
 Land Use: **AUTO REPAIR** Park Area/Cap#: **/**

Comp #: **3** Distance From Subject: **7.28 (miles)**
 Address: **8041 FIRESTONE BLVD, DOWNEY, CA 90241-4228**
 Owner Name: **HYE LLC**
 Seller Name: **CHO CHI Y**
 APN: **6251-040-003** Map Reference: **60-B3 /** Building Area: **4,576**
 County: **LOS ANGELES, CA** Census Tract: **5513.00** Total Rooms/Offices:
 Subdivision: **DOWNEY LAND ASSOCIATION** Zoning: **DOC3*** Total Restrooms:
 Rec Date: **02/03/2015** Prior Rec Date: **05/26/2010** Yr Built/Eff: **1975 / 1975**
 Sale Date: **01/29/2015** Prior Sale Date: **05/20/2010** Air Cond:
 Sale Price: **\$1,700,000** Prior Sale Price: **\$1,137,500** Pool:
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:
 Document #: **118771** Acres: **0.43**
 1st Mtg Amt: **\$1,360,000** Lot Area: **18,931**
 Total Value: **\$1,221,707** # of Stories:
 Land Use: **AUTO REPAIR** Park Area/Cap#: **/**

Comp #: **4** Distance From Subject: **7.33 (miles)**
 Address: **11210 MYRTLE ST, DOWNEY, CA 90241-4233**
 Owner Name: **APB PROPERTIES LLC**
 Seller Name: **REY HUGO N LIVING TRUST**
 APN: **6255-001-009** Map Reference: **60-B3 /** Building Area: **4,694**
 County: **LOS ANGELES, CA** Census Tract: **5513.00** Total Rooms/Offices:
 Subdivision: **DOWNEY LAND ASSOC** Zoning: **DOM2-C3*** Total Restrooms:
 Rec Date: **03/18/2015** Prior Rec Date: **08/04/1999** Yr Built/Eff: **1950 / 1950**
 Sale Date: **01/26/2015** Prior Sale Date: **06/30/1999** Air Cond:
 Sale Price: **\$1,600,000** Prior Sale Price: **\$575,000** Pool:
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:
 Document #: **289211** Acres: **0.67**
 1st Mtg Amt: **\$1,390,000** Lot Area: **29,301**
 Total Value: **\$735,329** # of Stories:
 Land Use: **AUTO REPAIR** Park Area/Cap#: **/**

Comp #:	5			Distance From Subject:	8.2 (miles)
Address:	2428 W BEVERLY BLVD, MONTEBELLO, CA 90640-2306				
Owner Name:	VELASCO MIGUEL & MARGARITA				
Seller Name:	NAKANO K B & J K TRUST				
APN:	5268-022-002	Map Reference:	46-C6 /	Building Area:	4,667
County:	LOS ANGELES, CA	Census Tract:	5302.04	Total Rooms/Offices:	
Subdivision:	8502	Zoning:	MNC2*	Total Restrooms:	
Rec Date:	04/07/2015	Prior Rec Date:		Yr Built/Eff:	1971 /
Sale Date:	01/22/2015	Prior Sale Date:		Air Cond:	
Sale Price:	\$850,000	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	379844	Acres:	0.36		
1st Mtg Amt:	\$450,000	Lot Area:	15,777		
Total Value:	\$253,845	# of Stories:			
Land Use:	AUTO REPAIR	Park Area/Cap#:	/		

Comp #:	6			Distance From Subject:	8.33 (miles)
Address:	716 WASHINGTON BLVD, MONTEBELLO, CA 90640-6223				
Owner Name:	SJE WASHINGTON BLVD LLC				
Seller Name:	FRIEDLICH ELIAS D				
APN:	6352-028-012	Map Reference:	54-D3 /	Building Area:	5,400
County:	LOS ANGELES, CA	Census Tract:	5321.02	Total Rooms/Offices:	
Subdivision:	EL CARMEL TR	Zoning:	MNCM*	Total Restrooms:	
Rec Date:	09/22/2015	Prior Rec Date:	01/12/1979	Yr Built/Eff:	1979 / 1979
Sale Date:	09/03/2015	Prior Sale Date:		Air Cond:	
Sale Price:	\$880,000	Prior Sale Price:	\$90,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	1171153	Acres:	0.88		
1st Mtg Amt:	\$640,000	Lot Area:	38,467		
Total Value:	\$169,605	# of Stories:			
Land Use:	AUTO REPAIR	Park Area/Cap#:	/		

Comp #:	7			Distance From Subject:	8.37 (miles)
Address:	888 N GARFIELD AVE, MONTEBELLO, CA 90640-1607				
Owner Name:	AMIRIAN-STEPHANIAN TRUST				
Seller Name:	J MISY CORP				
APN:	5268-001-012	Map Reference:	46-B5 /	Building Area:	4,964
County:	LOS ANGELES, CA	Census Tract:	5302.03	Total Rooms/Offices:	
Subdivision:	15884	Zoning:	MNC2*	Total Restrooms:	
Rec Date:	05/15/2015	Prior Rec Date:	03/09/2007	Yr Built/Eff:	1953 / 1959
Sale Date:	05/08/2015	Prior Sale Date:	03/02/2007	Air Cond:	YES
Sale Price:	\$1,250,000	Prior Sale Price:	\$800,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	568236	Acres:	0.12		
1st Mtg Amt:	\$1,535,000	Lot Area:	5,230		
Total Value:	\$1,002,042	# of Stories:			
Land Use:	AUTO REPAIR	Park Area/Cap#:	/		

Comp #:	8			Distance From Subject:	8.92 (miles)
Address:	4514 N FIGUEROA ST, LOS ANGELES, CA 90065-3040				
Owner Name:	4514 N FIGUEROA LLC				
Seller Name:	KUSATSU KEVIN				
APN:	5467-007-001	Map Reference:	36-B3 /	Building Area:	4,860
County:	LOS ANGELES, CA	Census Tract:	1851.00	Total Rooms/Offices:	
Subdivision:	LUEKENS SUB	Zoning:	LAC2	Total Restrooms:	
Rec Date:	05/01/2015	Prior Rec Date:	04/02/2013	Yr Built/Eff:	1932 / 1949
Sale Date:	04/28/2015	Prior Sale Date:	03/22/2013	Air Cond:	
Sale Price:	\$1,250,000	Prior Sale Price:	\$600,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	502233	Acres:	0.19		
1st Mtg Amt:	\$1,368,000	Lot Area:	8,285		
Total Value:	\$1,009,240	# of Stories:			
Land Use:	AUTO REPAIR	Park Area/Cap#:	/		

Comp #: **9** Distance From Subject: **9.14 (miles)**
 Address: **1169 S ROBERTSON BLVD, LOS ANGELES, CA 90035**
 Owner Name: **ROBERTSON-PICO LLC**
 Seller Name: **1169 S ROBERTSON BLVD LLC**
 APN: **4332-014-019** Map Reference: **42-D2 /** Building Area: **4,700**
 County: **LOS ANGELES, CA** Census Tract: **2170.01** Total Rooms/Offices:
 Subdivision: **8440** Zoning: **LAC2** Total Restrooms:
 Rec Date: **02/20/2015** Prior Rec Date: **03/23/1992** Yr Built/Eff: **1926 / 1926**
 Sale Date: **02/03/2015** Prior Sale Date:
 Sale Price: **\$1,850,000** Prior Sale Price:
 Sale Type: **FULL** Prior Sale Type:
 Document #: **188133** Acres: **0.11**
 1st Mtg Amt: **\$1,050,000** Lot Area: **4,711**
 Total Value: **\$1,070,979** # of Stories:
 Land Use: **AUTO REPAIR** Park Area/Cap#: **/**

Comp #: **10** Distance From Subject: **9.14 (miles)**
 Address: **11167 WASHINGTON BLVD, CULVER CITY, CA 90232-3918**
 Owner Name: **AITKEN D D C LIVING TRUST**
 Seller Name: **CHARLESTON J J 1998 TRUST**
 APN: **4213-015-011** Map Reference: **50-B2 /** Building Area: **5,700**
 County: **LOS ANGELES, CA** Census Tract: **7028.01** Total Rooms/Offices:
 Subdivision: **9312** Zoning: **CCC3YY** Total Restrooms:
 Rec Date: **06/17/2015** Prior Rec Date: **02/26/1992** Yr Built/Eff: **1956 / 1956**
 Sale Date: **04/17/2015** Prior Sale Date:
 Sale Price: **\$1,800,000** Prior Sale Price:
 Sale Type: **FULL** Prior Sale Type:
 Document #: **714548** Acres: **0.17**
 1st Mtg Amt: Lot Area: **7,499**
 Total Value: **\$156,622** # of Stories:
 Land Use: **AUTO REPAIR** Park Area/Cap#: **/**

Comp #: **11** Distance From Subject: **11.6 (miles)**
 Address: **3077 CAHUENGA BLVD W, LOS ANGELES, CA 90068-1866**
 Owner Name: **3077 CAHUENGA BOULEVARD LLC**
 Seller Name: **JEFFRIES 101 RENTALS LLC**
 APN: **2429-019-009** Map Reference: **24-B6 /** Building Area: **5,556**
 County: **LOS ANGELES, CA** Census Tract: **1437.00** Total Rooms/Offices:
 Subdivision: **2705** Zoning: **LAPF** Total Restrooms:
 Rec Date: **03/31/2015** Prior Rec Date: Yr Built/Eff: **1932 /**
 Sale Date: **05/29/2014** Prior Sale Date:
 Sale Price: **\$2,550,000** Prior Sale Price:
 Sale Type: **FULL** Prior Sale Type:
 Document #: **344509** Acres: **1.47**
 1st Mtg Amt: **\$1,275,000** Lot Area: **63,964**
 Total Value: **\$256,591** # of Stories:
 Land Use: **AUTO REPAIR** Park Area/Cap#: **/**

Comp #: **12** Distance From Subject: **13.35 (miles)**
 Address: **2320 WILSHIRE BLVD, SANTA MONICA, CA 90403-5802**
 Owner Name: **EAST PACIFIC PROPERTIES LLC**
 Seller Name: **WILSHIRE WEST CAR WASH LLC**
 APN: **4276-017-032** Map Reference: **41-B5 /** Building Area: **5,206**
 County: **LOS ANGELES, CA** Census Tract: **7016.02** Total Rooms/Offices:
 Subdivision: **CHELSEA GREEN** Zoning: **SMC6*** Total Restrooms:
 Rec Date: **08/19/2015** Prior Rec Date: **10/15/1999** Yr Built/Eff: **1964 /**
 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: **0.67**
 1st Mtg Amt: Lot Area: **29,066**
 Total Value: **\$3,902,303** # of Stories: **1.00**
 Land Use: **AUTO REPAIR** Park Area/Cap#: **/**
 Roof Mat: **ROLL COMPOSITION**

Comp #:	13	Distance From Subject: 14.1 (miles)	
Address:	11747 CARSON ST, LAKEWOOD, CA 90715-2606		
Owner Name:	ART OF DEV LLC		
Seller Name:	HWANG YANG S		
APN:	7065-024-022	Map Reference:	81-A4 /
County:	LOS ANGELES, CA	Census Tract:	5550.02
Subdivision:		Zoning:	LKMFR*
Rec Date:	07/01/2015	Prior Rec Date:	04/19/2013
Sale Date:	02/09/2015	Prior Sale Date:	04/12/2013
Sale Price:	\$1,650,000	Prior Sale Price:	\$1,050,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	787488	Acres:	0.72
1st Mtg Amt:		Lot Area:	31,322
Total Value:	\$1,075,840	# of Stories:	
Land Use:	AUTO REPAIR	Park Area/Cap#:	/

Comp #:	14	Distance From Subject: 14.82 (miles)	
Address:	2300 W BURBANK BLVD, BURBANK, CA 91506-1236		
Owner Name:	KARIAIAN 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#:	/

Comp #:	15	Distance From Subject: 16.11 (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#:	/

Comp #:	16	Distance From Subject: 16.51 (miles)	
Address:	13218 BURBANK BLVD, SHERMAN OAKS, CA 91401-6038		
Owner Name:	SAAKYAN GAYANE		
Seller Name:	KLEIN 1992 FAMILY TRUST		
APN:	2345-005-025	Map Reference:	23-A1 /
County:	LOS ANGELES, CA	Census Tract:	1236.01
Subdivision:	1000	Zoning:	LAC2
Rec Date:	08/14/2015	Prior Rec Date:	
Sale Date:	01/13/2015	Prior Sale Date:	
Sale Price:	\$1,565,100	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	999852	Acres:	0.41
1st Mtg Amt:	\$1,294,000	Lot Area:	17,873
Total Value:	\$663,754	# of Stories:	
Land Use:	AUTO REPAIR	Park Area/Cap#:	/

Comp #:	17	Distance From Subject: 21.71 (miles)	
Address:	14540 VAN NUYS BLVD, PANORAMA CITY, CA 91402-1129		
Owner Name:	FOX FAMILY TRUST		
Seller Name:	FOX JENNY		
APN:	2644-025-022	Map Reference:	8-D4 /
County:	LOS ANGELES, CA	Census Tract:	1193.10
Subdivision:	20368	Zoning:	LAC2
Rec Date:	01/14/2015	Prior Rec Date:	06/10/1992
Sale Date:	08/04/2005	Prior Sale Date:	04/1992
Sale Price:	\$100,000	Prior Sale Price:	\$80,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	46489	Acres:	0.27
1st Mtg Amt:		Lot Area:	11,976
Total Value:	\$647,299	# of Stories:	
Land Use:	AUTO REPAIR	Park Area/Cap#:	/

Comp #:	18	Distance From Subject: 22.38 (miles)	
Address:	531 E ARROW HWY, AZUSA, CA 91702-5706		
Owner Name:	WH AZUSA 70 GP		
Seller Name:	HAERING L J & K A TRUST		
APN:	8621-008-041	Map Reference:	90-A3 /
County:	LOS ANGELES, CA	Census Tract:	4045.04
Subdivision:		Zoning:	AZC3*
Rec Date:	04/10/2015	Prior Rec Date:	07/07/2005
Sale Date:	04/03/2015	Prior Sale Date:	06/29/2005
Sale Price:	\$31,000	Prior Sale Price:	\$950,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	396837	Acres:	0.75
1st Mtg Amt:		Lot Area:	32,684
Total Value:	\$1,143,947	# of Stories:	1.00
Land Use:	AUTO REPAIR	Park Area/Cap#:	/