

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

FRANK M. BUSH
GENERAL MANAGER

OSAMA YOUNAN, P.E.
EXECUTIVE OFFICER

November 7, 2017

Council District: # 1

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

JOB ADDRESS: **300 NORTH AVENUE 50, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5467-031-036**
Re: Invoice #678003-4, #699988-1

On January 26, 2016, and September 9, 2016, 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: **300 North Avenue 50, 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	\$	545.87
System Development Surcharge		27.42
Bad Check Fee		35.00
Title Report Fee		42.00
Grand Total	\$	<u>1,134.71</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 **\$1,134.71** 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 **\$1,134.71** 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

EXHIBIT A



P.O. BOX 5152
CULVER CITY, CA 90231
Phone 310-943-9235 latitle@in2-res.com

Property Title Report

Work Order No. T14784
Dated as of: 10/13/2017

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 5467-031-036

Property Address: 300 N AVENUE 50 ✓ City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : JESUS SERRANO LOPEZ

Grantor : GABRIEL HERNANDEZ NAVARRO AND MANUELA O HERNANDEZ

Deed Date : 09/15/2016

Recorded : 09/26/2016

Instr No. : 16-1163509

MAILING ADDRESS: JESUS SERRANO LOPEZ
6218 WOODBRIDGE ST CHINO HILLS CA 91709

SCHEDULE B

LEGAL DESCRIPTION

Block: 28 Abbreviated Description: BLK:28 CITY:REGION/CLUSTER: 27/27680 SUB OF CERTAIN LOTS IN
HIGHLAND PARK TRACT LOT COM AT MOST S COR OF LOT 5 REPLAT OF PART OF THE SUBDIVISION OF BLK
28 City/Muni/Twp: REGION/CLUSTER: 27/27680

MORTGAGES/LIENS

Type of Document: SHORT FORM DEED OF TRUST AND ASSIGNMENT OF RENTS

Recording Date: 09/26/2016

Document #: 16-1163510

Loan Amount: \$475,000

Lender Name: MAPLE LEAF CAPITAL COMPANY

Borrowers Name: JESUS SERRANO LOPEZ

MAILING ADDRESS: MAPLE LEAF CAPITAL COMPANY
P.O. BOX 491455 LOS ANGELES, CA 90049

Type of Document: NOTICE OF DEFAULT

Recording Date: 08/15/2017

Document #: 17-0922923

MAILING ADDRESS: PEAK FORECLOSURE SERVICES INC
5900 CANOGA AVE# 220, WOODLAND HILLS, CA 91367

This page is part of your document - DO NOT DISCARD



20161163509



Pages:
0004

Recorded/Filed in Official Records
Recorder's Office, Los Angeles County,
California

09/26/16 AT 08:00AM

FEES:	38.00
TAXES:	2,576.00
OTHER:	0.00
PAID:	2,614.00



LEADSHEET



201609260110030

00012686489



007825950

SEQ:
03

SECURE - 8:00AM



THIS FORM IS NOT TO BE DUPLICATED

RECORDING REQUESTED BY
TICOR TITLE
ORANGE COUNTY BRANCH

RECORDING REQUESTED BY:
TICOR TITLE COMPANY

AND WHEN RECORDED MAIL TO:
MAIL TAX STATEMENTS TO
MR. JESUS SERRANO LOPEZ
6218 WOODBRIDGE ST.
CHINO HILLS, CA 91709

THIS SPACE FOR RECORDER'S USE ONLY:

Title Order No.: 00427265

Escrow No.: 321435-KW

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is \$506.00 CITY TRANSFER TAX \$2,070.00

[X] computed on full value of property conveyed, or

[] computed on full value less value of liens or encumbrances remaining at time of sale.

[] Unincorporated area [X] City of Los Angeles AND

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

GABRIEL HERNANDEZ NAVARRO, a Single Man and MANUELA O. HERNANDEZ, a Single Woman as Joint Tenants

hereby GRANT(s) to:

JESUS SERRANO LOPEZ, a Married Man, as his sole and separate property

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

DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF

Also Known as: 300 N. AVENUE 50, LOS ANGELES, CA 90042

AP#: 5467-031-036

Dated September 15, 2016

Gabriel Hernandez Navarro
GABRIEL HERNANDEZ NAVARRO

Manuela O. Hernandez
MANUELA O. HERNANDEZ

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA

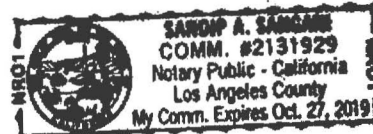
COUNTY OF LOS ANGELES

On SEPT 16, 2016 before me, SANDIP A. SANGANI, a Notary Public personally appeared MARIA MANUELA ORALTA & HERIVAN DE NAVARRO, GABRIEL HERNANDEZ NAVARRO, 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 Sandip A. Sangani (Seal)



MAIL TAX STATEMENTS TO PARTY SHOWN BELOW, IF NO PARTY SHOWN, MAIL AS SHOWN ABOVE:

SEE ATTACHED ACKNOWLEDGMENT

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of LOS ANGELES

On 09/16/16 before me, SANDIP A. SANGANI

A Notary Public personally appeared GABRIEL HERNANDEZ NAVARRO AND
MANUELA O. HERNANDEZ

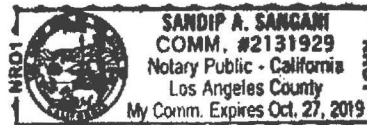
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is/are~~ subscribed to the within instrument and acknowledged to me that ~~he/she/they~~ executed the same in ~~his/her/their~~ authorized capacity(ies), and that by ~~his/her/their~~ signature(s) on the instrument 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

Sandip A. Sangani



(Seal)

EXHIBIT "A"

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

LOT 5, BLOCK "28" OF THE *SUBDIVISION* OF CERTAIN LOTS IN HIGHLAND PARK TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 6 PAGES 392 AND 393 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING FROM SAID LOT THE TRIANGULAR SHAPED PIECE CONVEYED TO THE LOS ANGELES RAILWAY COMPANY, BY DEED RECORDED IN BOOK 2223 PAGE 308 OF DEEDS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST EASTERLY CORNER OF SAID LOT; THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY LINE OF SAID LOT, 92.95 FEET; THENCE NORTH 41° 45' EAST 97.64 FEET TO A POINT IN THE NORTHEASTERLY LINE THEREOF; THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY LINE 29.5 FEET TO THE POINT OF BEGINNING.

APN: 5467-031-036

Property add: 300 N. Avenue 50, Los Angeles, CA 90042

EXHIBIT B

ASSIGNED INSPECTOR: **RAUL VASQUEZ**
JOB ADDRESS: **300 NORTH AVENUE 50, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5467-031-036**

Date: **November 7, 2017**

Last Full Title: **10/13/2017**

Last Update to Title:

LIST OF OWNERS AND INTERESTED PARTIES

- | | | |
|-----|---|------------------------------|
| 1). | JESUS SERRANO LOPEZ
6218 WOODBRIDGE ST
CHINO HILLS, CA 91709-3226 | CAPACITY: OWNER |
| 2). | MAPLE LEAF CAPITAL CO
PO BOX 491455
LOS ANGELES, CA 90049 | CAPACITY: INTERESTED PARTIES |
| 3). | PEAK FORECLOSURE SERVICES INC
5900 CANOGA AVE #220
WOODLAND HILLS, CA 91367 | CAPACITY: INTERESTED PARTIES |

EXHIBIT C**Property Detail Report**

For Property Located At :
300 N AVENUE 50, LOS ANGELES, CA 90042-3803



CoreLogic
 RealQuest Professional

Owner Information

Owner Name: **LOPEZ JESUS S**
 Mailing Address: **6218 WOODBRIDGE ST, CHINO HILLS CA 91709-3226 R076**
 Vesting Codes: **//**

Location Information

Legal Description: **SUB OF CERTAIN LOTS IN HIGHLAND PARK TRACT LOT COM AT MOST S COR OF LOT 5 REPLAT OF PART OF THE SUBDIVISION OF BLK 28 HIGHLAND PARK TRACT TH S 3043' E TO NW LINE OF MONTE VISTA ST TH NE BEG PART OF LOT 5**

County:	LOS ANGELES, CA	APN:	5467-031-036
Census Tract / Block:	1851.00 / 2	Alternate APN:	
Township-Range-Sect:		Subdivision:	HIGHLAND PARK TR
Legal Book/Page:		Map Reference:	36-B2 /
Legal Lot:	5	Tract #:	
Legal Block:	28	School District:	LOS ANGELES
Market Area:	632	School District Name:	
Neighbor Code:		Munic/Township:	

Owner Transfer Information

Recording/Sale Date: **/**
 Sale Price:
 Document #:

Deed Type:
 1st Mtg Document #:

Last Market Sale Information

Recording/Sale Date:	09/26/2016 / 09/15/2016	1st Mtg Amount/Type:	\$475,000 / CONV
Sale Price:	\$460,000	1st Mtg Int. Rate/Type:	/
Sale Type:	FULL	1st Mtg Document #:	1163510
Document #:	1163509	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$393.16
New Construction:		Multi/Split Sale:	

Title Company: **TICOR TITLE**
 Lender: **098926**
 Seller Name: **NAVARRO GABRIEL H**

Prior Sale Information

Prior Rec/Sale Date:	01/10/2000 / 12/17/1999	Prior Lender:	
Prior Sale Price:	\$250,000	Prior 1st Mtg Amt/Type:	\$235,000 / PRIVATE PARTY
Prior Doc Number:	31500	Prior 1st Mtg Rate/Type:	/
Prior Deed Type:	GRANT DEED		

Property Characteristics

Year Built / Eff:	1954 / 1954	Total Rooms/Offices:		Garage Area:	
Gross Area:	1,170	Total Restrooms:		Garage Capacity:	
Building Area:	1,170	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:	LAR1	Acres:	0.15	County Use:	AUTO SVC-NO GAS (2670)
Lot Area:	6,365	Lot Width/Depth:	x	State Use:	
Land Use:	AUTO REPAIR	Commercial Units:		Water Type:	
Site Influence:		Sewer Type:		Building Class:	

Tax Information

Total Value:	\$460,000	Assessed Year:	2017	Property Tax:	\$4,225.79
Land Value:	\$310,000	Improved %:	33%	Tax Area:	4
Improvement Value:	\$150,000	Tax Year:	2016	Tax Exemption:	
Total Taxable Value:	\$460,000				

Comparable Summary

For Property Located At



CoreLogic®

RealQuest Professional

300 N AVENUE 50, LOS ANGELES, CA 90042-3803**9 Comparable(s) found.** (Click on the address to view more property information)

▶ View Report

▶ Configure Display Fields

▶ Modify Comparable Search Criteria

Summary Statistics For Selected Properties: 9

	Subject Property	Low	High	Average
Sale Price	\$460,000	\$82,000	\$2,900,000	\$1,165,000
Bldg/Living Area	1,170	1,015	1,312	1,159
Price/Sqft	\$393.16	\$75.72	\$2,223.93	\$980.11
Year Built	1954	1948	1994	1965
Lot Area	6,365	3,215	36,447	11,963
Bedrooms	0	0	0	0
Bathrooms/Restrooms	0	1	1	1
Stories	0.00	1.00	1.00	1.00
Total Value	\$460,000	\$38,182	\$1,810,831	\$556,227
Distance From Subject	0.00	6.76	23.34	13.77

* = user supplied for search only

☒ #	F Address	Sale Price	Yr Blt	Bed	Baths/Restrooms(Full)	Last Recording	Bld/Liv	Lot Area	Dist
Subject Property									
	300 N AVENUE 50	\$460,000	1954			09/26/2016	1,170	6,365	0.0
Comparables									
☒ 1	275 E POMONA BLVD	\$718,000	1961			10/31/2017	1,015	3,215	6.76
☒ 2	5511 S MAIN ST	\$975,000	1957			09/01/2017	1,066	5,663	8.9
☒ 3	1114 S ROBERTSON BLVD	\$600,000	1984	1		04/21/2017	1,024	3,845	10.83
☒ 4	2172 W FLORENCE AVE	\$1,150,000	1994			08/01/2017	1,312	8,558	11.23
☒ 5	8803 WASHINGTON BLVD	\$82,000	1952			06/21/2017	1,083	5,932	11.8
☒ 6	1816 LINCOLN BLVD	\$2,900,000	1973			09/20/2017	1,304	10,938	16.36
☒ 7	8625 SEPULVEDA BLVD	\$1,980,000	1950			07/17/2017	1,116	36,447	17.23
☒ 8	5400 ATLANTIC AVE	\$1,000,000	1968			06/20/2017	1,296	19,941	17.47
☒ 9	404 REDONDO AVE	\$1,080,000	1948			08/15/2017	1,212	13,127	23.34

Comparable Sales Report

For Property Located At



CoreLogic

RealQuest Professional

300 N AVENUE 50, LOS ANGELES, CA 90042-3803**9 Comparable(s) Selected.**

Report Date: 11/06/2017

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$460,000	\$82,000	\$2,900,000	\$1,165,000
Bldg/Living Area	1,170	1,015	1,312	1,159
Price/Sqft	\$393.16	\$75.72	\$2,223.93	\$980.11
Year Built	1954	1948	1994	1965
Lot Area	6,365	3,215	36,447	11,963
Bedrooms	0	0	0	0
Bathrooms/Restrooms	0	1	1	1
Stories	0.00	1.00	1.00	1.00
Total Value	\$460,000	\$38,182	\$1,810,831	\$556,227
Distance From Subject	0.00	6.76	23.34	13.77

*= user supplied for search only

Comp #: 1

Address: 275 E POMONA BLVD, MONTEREY PARK, CA 91755-7237

Owner Name: REDEEMER CA

Seller Name: KASPAROFF JAMES A

APN: 5265-014-014

Map Reference: 46-B5 /

Building Area: 1,015

County: LOS ANGELES, CA

Census Tract: 4828.00

Total Rooms/Offices:

Subdivision: 13919

Zoning: MPCM*

Total Restrooms:

Rec Date: 10/31/2017

Prior Rec Date:

Yr Built/Eff: 1961 / 1961

Sale Date: 09/08/2017

Prior Sale Date:

Air Cond:

Sale Price: \$718,000

Prior Sale Price:

Pool:

Sale Type: FULL

Prior Sale Type:

Roof Mat:

Document #: 1247161

Acres: 0.07

1st Mtg Amt: \$500,000

Lot Area: 3,215

Total Value: \$38,182

of Stories:

Land Use: AUTO REPAIR

Park Area/Cap#: /

Distance From Subject: 6.76 (miles)

Comp #: 2

Distance From Subject: 8.9 (miles)

Address: 5511 S MAIN ST, LOS ANGELES, CA 90037

Owner Name: DISTRICT ON HIGHLAND VILLAGE L/GREENFILED INVESTMENTS LLC

Seller Name: CHRISTIAN BETTYE M

APN: 5101-030-016

Map Reference: 52-B3 /

Building Area: 1,066

County: LOS ANGELES, CA

Census Tract: 2328.00

Total Rooms/Offices:

Subdivision: MC CARTHY COS

Zoning: LAC2

Total Restrooms:

Rec Date: 09/01/2017

Prior Rec Date:

Yr Built/Eff: 1957 / 1957

Sale Date: 08/30/2017

Prior Sale Date:

Air Cond:

Sale Price: \$975,000

Prior Sale Price:

Pool:

Sale Type: FULL

Prior Sale Type:

Roof Mat:

Document #: 999840

Acres: 0.13

1st Mtg Amt:

Lot Area: 5,663

Total Value: \$43,179

of Stories:

Land Use: AUTO REPAIR

Park Area/Cap#: /

Comp #: 3 Distance From Subject: 10.83 (miles)
 Address: 1114 S ROBERTSON BLVD, LOS ANGELES, CA 90035-1404
 Owner Name: AMID FAIRBORZ A
 Seller Name: WERKOW KENNETH S & PHYLLIS M
 APN: 4332-015-037 Map Reference: 42-D2 / Building Area: 1,024
 County: LOS ANGELES, CA Census Tract: 2164.01 Total Rooms/Offices:
 Subdivision: 7171 Zoning: LAC2 Total Restrooms: 1.00
 Rec Date: 04/21/2017 Prior Rec Date: 03/07/1978 Yr Built/Eff: 1984 / 1984
 Sale Date: 04/11/2017 Prior Sale Date: Air Cond: NONE
 Sale Price: \$600,000 Prior Sale Price: \$48,000 Pool:
 Sale Type: FULL Prior Sale Type: FULL Roof Mat:
 Document #: 444649 Acres: 0.09
 1st Mtg Amt: \$600,000 Lot Area: 3,845
 Total Value: \$100,562 # of Stories:
 Land Use: AUTO REPAIR Park Area/Cap#: /

Comp #: 4 Distance From Subject: 11.23 (miles)
 Address: 2172 W FLORENCE AVE, LOS ANGELES, CA 90047-2137
 Owner Name: LOPEZ LEONARDO M & I LIVING TRUST
 Seller Name: PALACIOS FERNANDO L
 APN: 6017-004-035 Map Reference: 51-D5 / Building Area: 1,312
 County: LOS ANGELES, CA Census Tract: 2379.00 Total Rooms/Offices:
 Subdivision: 5107 Zoning: LAC2 Total Restrooms:
 Rec Date: 08/01/2017 Prior Rec Date: 05/11/1993 Yr Built/Eff: 1994 / 1994
 Sale Date: 07/24/2017 Prior Sale Date: Air Cond:
 Sale Price: \$1,150,000 Prior Sale Price: \$190,000 Pool:
 Sale Type: FULL Prior Sale Type: FULL Roof Mat:
 Document #: 867712 Acres: 0.20
 1st Mtg Amt: \$450,000 Lot Area: 8,558
 Total Value: \$361,407 # of Stories:
 Land Use: AUTO REPAIR Park Area/Cap#: /

Comp #: 5 Distance From Subject: 11.8 (miles)
 Address: 8803 WASHINGTON BLVD, CULVER CITY, CA 90232
 Owner Name: IVY STATION LLC
 Seller Name: CULVER CITY REDEVELOPMENT AGCY
 APN: 4312-014-919 Map Reference: / Building Area: 1,083
 County: LOS ANGELES, CA Census Tract: 7024.00 Total Rooms/Offices:
 Subdivision: 5461 Zoning: CCM1* Total Restrooms:
 Rec Date: 06/21/2017 Prior Rec Date: 06/27/2003 Yr Built/Eff: 1952 / 1952
 Sale Date: 06/08/2017 Prior Sale Date: 06/24/2003 Air Cond:
 Sale Price: \$82,000 Prior Sale Price: \$1,800,010 Pool:
 Sale Type: FULL Prior Sale Type: Roof Mat:
 Document #: 686800 Acres: 0.14
 1st Mtg Amt: \$204,000,000 Lot Area: 5,932
 Total Value: \$393,640 # of Stories:
 Land Use: AUTO REPAIR Park Area/Cap#: /

Comp #: 6 Distance From Subject: 16.36 (miles)
 Address: 1816 LINCOLN BLVD, VENICE, CA 90291-3969
 Owner Name: PRIMO LOFTS LLC
 Seller Name: BECK BARBARA J
 APN: 4242-007-027 Map Reference: 49-D3 / Building Area: 1,304
 County: LOS ANGELES, CA Census Tract: 2737.00 Total Rooms/Offices:
 Subdivision: 5385 Zoning: LAC2 Total Restrooms:
 Rec Date: 09/20/2017 Prior Rec Date: 10/14/1994 Yr Built/Eff: 1973 /
 Sale Date: 09/13/2017 Prior Sale Date: Air Cond: NONE
 Sale Price: \$2,900,000 Prior Sale Price: \$125,000 Pool:
 Sale Type: FULL Prior Sale Type: FULL Roof Mat: TAR & GRAVEL
 Document #: 1074440 Acres: 0.25
 1st Mtg Amt: Lot Area: 10,938
 Total Value: \$680,215 # of Stories:
 Land Use: AUTO REPAIR Park Area/Cap#: /

Comp #: 7 Distance From Subject: 17.23 (miles)
 Address: 8625 SEPULVEDA BLVD, NORTH HILLS, CA 91343-5826
 Owner Name: NESS BUSINESS GROUP INC
 Seller Name: FADAEI HOLDINGS LLC

APN:	2654-020-046	Map Reference:	15-C1 /	Building Area:	1,116
County:	LOS ANGELES, CA	Census Tract:	1174.08	Total Rooms/Offices:	
Subdivision:	2899	Zoning:	LAC2	Total Restrooms:	
Rec Date:	07/17/2017	Prior Rec Date:	03/20/2008	Yr Built/Eff:	1950 / 1950
Sale Date:	01/20/2017	Prior Sale Date:	11/29/2007	Air Cond:	
Sale Price:	\$1,980,000	Prior Sale Price:	\$1,600,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	794370	Acres:	0.84		
1st Mtg Amt:	\$1,683,000	Lot Area:	36,447		
Total Value:	\$1,810,831	# of Stories:			
Land Use:	AUTO REPAIR	Park Area/Cap#:	/		

Comp #:	8	Distance From Subject:	17.47 (miles)
Address:	5400 ATLANTIC AVE, LONG BEACH, CA 90805-5411		
Owner Name:	TRAN TRUC & CO LLC		
Seller Name:	BLUE LAND LP		
APN:	7127-020-012	Map Reference:	70-D2 /
County:	LOS ANGELES, CA	Census Tract:	5706.01
Subdivision:	5470	Zoning:	LBCCA
Rec Date:	06/20/2017	Prior Rec Date:	03/20/1997
Sale Date:	06/17/2017	Prior Sale Date:	
Sale Price:	\$1,000,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	679640	Acres:	0.46
1st Mtg Amt:	\$500,000	Lot Area:	19,941
Total Value:	\$344,024	# of Stories:	
Land Use:	AUTO REPAIR	Park Area/Cap#:	/

Comp #:	9	Distance From Subject:	23.34 (miles)
Address:	404 REDONDO AVE, LONG BEACH, CA 90814-1537		
Owner Name:	WINKLER PROPERTIES LP		
Seller Name:	YUKIO PROPERTIES LLC		
APN:	7257-002-023	Map Reference:	76-A5 /
County:	LOS ANGELES, CA	Census Tract:	5771.00
Subdivision:	LONG BEACH HEIGHTS	Zoning:	LBCNR
Rec Date:	08/15/2017	Prior Rec Date:	07/22/2005
Sale Date:	07/12/2017	Prior Sale Date:	07/20/2005
Sale Price:	\$1,080,000	Prior Sale Price:	\$1,326,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	921646	Acres:	0.30
1st Mtg Amt:		Lot Area:	13,127
Total Value:	\$1,234,000	# of Stories:	1.00
Land Use:	AUTO REPAIR	Park Area/Cap#:	/