

CITY OF LOS ANGELES

CALIFORNIA

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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



JACOB STEVENS
PRESIDENT

NANCY YAP
VICE PRESIDENT

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JAVIER NUNEZ
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MAYOR

OSAMA YOUNAN, P.E.
GENERAL MANAGER
SUPERINTENDENT OF BUILDING

JOHN WEIGHT
EXECUTIVE OFFICER

January 28, 2026

Council District: # 8

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

JOB ADDRESS: 1933 WEST SLAUSON AVENUE, LOS ANGELES, CA
ASSESSORS PARCEL NO. (APN): 5005-023-033
Re: Invoice #875758-4 Case No: 78599

Pursuant to Section 98.0402(e) of the Los Angeles Municipal Code ("L.A.M.C"), the Los Angeles Department of Building and Safety (LADBS) performed annual inspections on vehicle repair facilities located at: 1933 West Slauson Avenue, Los Angeles, CA ("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	30.00
Grand Total	\$ 514.42

Pursuant to the authority granted by Section 7.35.3 of the Los Angeles Administrative Code, it is proposed that a lien for a total sum of \$514.42 be recorded against the property. It is requested that the Honorable City Council of the City of Los Angeles (the "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 Council instruct LADBS to deposit to Dept 08, Fund 48R, Balance Sheet Account 2200, any payment received against this lien in the amount of \$514.42 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

Ana Mae Yutan
Chief, Resource Management Bureau

Lien confirmed by
City Council on:

ATTEST: PATRICE LATTIMORE, CITY CLERK

BY: _____
DEPUTY



1649 BUCKINGHAM RD.
LOS ANGELES, CA 90019
Phone 310-943-9235 latitle@in2-res.com

Property Title Report

Work Order No. T18496
Dated as of: 08/07/2025

Prepared for: City of Los Angeles

SCHEDULE A
(Reported Property Information)

APN #: 5005-023-033

Property Address: 1933 W SLAUSON AVE City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Document: QUITCLAIM DEED TO A REVOCABLE TRUST

Grantee : JAMES L. PERRY AS TRUSTEE OF THE JALUPE LIVING TRUST

Grantor : JAMES L. PERRY AS TRUSTEE OF THE JAMES L. PERRY LIVING TRUST

Deed Date : 12/30/2014

Recorded : 01/06/2015

Instr No. : 15-0012933

**MAILING ADDRESS: JAMES L. PERRY AS TRUSTEE OF THE JALUPE LIVING TRUST
3831 WELLAND AVE, LOS ANGELES, CA 90008-1926**

SCHEDULE B

LEGAL DESCRIPTION

Lot Number: 687 Subdivision Name: CHESTERFIELD SQUARE Brief Description:

***TR=CHESTERFIELD SQUARE LOT 687**

MORTGAGES/LIENS

Type of Document: DEED OF TRUST AND ASSIGNMENT OF RENTS

Recording Date: 07/23/2013

Document #: 13-1081456

Loan Amount: \$175,000

Lender Name: DAN Z. BOCHNER

Borrowers Name: JAMES L. PERRY AS TRUSTEE OF THE JALUPE LIVING TRUST

**MAILING ADDRESS: DAN Z. BOCHNER
P.O. BOX 10809 BEVERLY HILLS, CA 90213**

This page is part of your document - DO NOT DISCARD



20150012933



Pages:
0003

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

01/06/15 AT 11:45AM

FEES:	28.00
TAXES:	0.00
OTHER:	0.00
PAID:	28.00



LEADSHEET



201501063300019

00010031031



006579748

SEQ:
08

DAR - Counter (Upfront Scan)



THIS FORM IS NOT TO BE DUPLICATED

RECORDING REQUESTED BY:

JAMES L. PERRY

WHEN RECORDED, MAIL TO
AND MAIL TAX STATEMENTS TO:

James L. Perry, as Trustee
3831 Welland Avenue
Los Angeles, CA 90008

THIS SPACE FOR RECORDER'S USE ONLY

APN: 5005-023-033

QUITCLAIM DEED TO A REVOCABLE TRUST

The undersigned Grantor declares that this conveyance transfers an interest into or out of a revocable living trust for no consideration; the Documentary Transfer Tax is zero (0), R & T §11930.

JAMES L. PERRY, TRUSTEE, THE JAMES L. PERRY LIVING TRUST, UTD, NOVEMBER 8, 2000, the GRANTOR,

HEREBY CONVEYS AND QUITCLAIMS TO:

JAMES L. PERRY, as Trustee of THE JALUPE LIVING TRUST, U/A dated December 30, 2014, the GRANTEE,

All of THAT PROPERTY situated in the County of Los Angeles, State of California, and commonly known as 1933 W Slauson Ave, Los Angeles, CA; which property is bounded and described as set forth in Exhibit "A" (attached hereto and incorporated herein by reference).

SUBJECT TO the Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record, if any.

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including, but not limited to, the power to convey.

Executed on December 30, 2014, in Los Angeles County, California.


JAMES L. PERRY, TRUSTEE

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

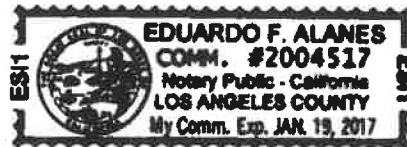
On December 30, 2014, before me, EDUARDO F ALANES, a Notary Public, personally appeared JAMES L. PERRY, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in 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.



Notary Public Signature



Notary Public Seal

EXHIBIT A

LOTS 697 AND 698 OF CHESTERFIELD SQUARE AS PER MAP RECORDED IN BOOK 21 PAGES 90 AND 91 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. WITH ALL APPURTENANCES, SUBJECT TO COVENANTS, EASEMENTS AND RESTRICTIONS OF RECORD.

and more commonly known as 1933 W Slauson Ave, Los Angeles, CA.

TAX PARCEL NUMBER: 5005-023-033

This page is part of your document - DO NOT DISCARD



20131081456



Pages:
0004

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

07/23/13 AT 02:45PM

FEES :	46.00
TAXES :	0.00
OTHER :	0.00
PAID :	46.00



LEADSHEET



201307230620030

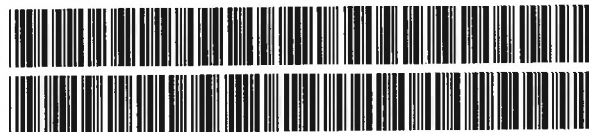
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SEQ:
02

DAR - Counter (Upfront Scan)



THIS FORM IS NOT TO BE DUPLICATED

RECORDING REQUESTED BY:

JAMES L. PERRY

WHEN RECORDED MAIL TO:

Dan Z. Bochner
P.O. Box 10809
Beverly Hills
CA 90213

SPACE ABOVE THIS LINE FOR RECORDER'S USE

APN: 5005-023-033

DEED OF TRUST AND ASSIGNMENT OF RENTS

This **DEED OF TRUST**, made 07/08/09, between **The James L. Perry Living Trust, UTD 11/08/2000, James L. Perry, Trustee**, herein called TRUSTOR, whose address is 3831 Welland Ave., Los Angeles, CA 90008 and **Pacific Coast Title Co** herein called TRUSTEE, and **Dan Z. Bochner, a Married Man as his sole and separate property**, herein called BENEFICIARY,

WITNESSETH: That Trustor IRREVOCABLY GRANTS, TRANSFERS AND ASSIGNS TO TRUSTEE IN TRUST, WITH POWER OF SALE, that property in the County of Los Angeles, State of California, described as: **Lots 697 and 698 of Chesterfield Square, as Per map recorded in book 21 pages 90 and 91 of maps, in the office of the county recorder of Los Angeles County.**

Also Known as: 1933 W. Slauson Ave., Los Angeles, CA 90047

TOGETHER WITH the rents, issues and profits thereof, SUBJECT, HOWEVER, to the right, power and authority hereinafter given to and conferred upon Beneficiary by paragraph (10) of the provisions incorporated herein by reference to collect and apply such rents, issues and profits.

For the Purpose of Securing: (1) Performance of each agreement of Trustor incorporated by reference or contained herein. (2) Payment of the indebtedness evidenced by one promissory note of even date herewith, and any extension or renewal thereof, in the **PRINCIPAL SUM OF \$175,000.00** executed by Trustor in favor of Beneficiary or order. (3) Payment of such further sums as the then record owner of said property hereafter may borrow from Beneficiary, when evidenced by another note (or notes) reciting it so secured.

The following is a copy of provisions (1) to (14), inclusive, of the fictitious Deed of Trust, recorded in each county in California, as stated in the foregoing Deed of Trust and incorporated by reference in said Deed of Trust as being a part thereof as set forth at length therein.

To protect the Security of this Deed of Trust, Trustor Agrees:

(1) To keep said property in good condition and repair; not to remove or demolish any building thereon; to complete or restore promptly and in good and workmanlike manner any building which may be constructed, damaged or destroyed thereon and to pay when due all claims for labor performed and materials furnished therefore; to comply with all laws affecting said property or requiring any alterations or improvements to be made thereon; not to commit or permit waste thereof; not to commit, suffer or permit any act upon said property in violation of law; to cultivate, irrigate, fertilize, fumigate, prune and do all other acts which from the character or use of said property may be reasonably necessary, the specific enumerations herein not excluding the general.

(2) To provide, maintain and deliver to Beneficiary fire insurance satisfactory to and with loss payable to Beneficiary. The amount collected under any fire or other insurance policy may be applied by Beneficiary upon any indebtedness secured hereby and in such order as Beneficiary may determine, or at option of Beneficiary the entire amount so collected or any part thereof may be released to Trustor. Such application or release shall not cure or waive any default or notice of default hereunder or invalidate any act done pursuant to such notice.

(3) To appear in and defend any action or proceeding purporting to affect the security hereof or the rights or powers of Beneficiary or Trustee; and to pay all costs and expenses, including cost of evidence of title and attorney's fees in a reasonable sum, in any such action or proceeding in which Beneficiary or Trustee may appear, and in any suit brought by Beneficiary to foreclose this Deed.

(4) To pay: at least ten days before delinquency all taxes and assessments affecting said property, including assessments on appurtenant water stock; when due, all encumbrances, charges and liens, with interest, on said property or any part thereof, which appear to be prior or superior hereto; all costs, fees and expenses of this Trust.

Should Trustor fail to make any payment or to do any act as herein provided, then Beneficiary or Trustee, but without obligation so to do, without notice to or demand upon Trustor, and without releasing Trustor from any obligation hereof, may: make or do the same in such manner and to such extent as either may deem necessary to protect the security hereof, Beneficiary or Trustee being authorized to enter upon said property for such purposes; appear in and defend any action or proceeding purporting to affect the security hereof or the rights or powers of Beneficiary or Trustee; pay, purchase, contest or compromise any encumbrance, charge or lien which in the judgment of either appears to be prior or superior hereto; and, in exercising any such powers, pay necessary expenses, employ counsel and pay his reasonable fees.

(5) To pay immediately and without demand all sums so expended by Beneficiary or Trustee, with interest from date of expenditure at the amount allowed by law in effect at the date hereof, and to pay for any statement provided for by law in effect at the date hereof regarding the obligation secured hereby any amount demanded by the Beneficiary not to exceed the maximum allowed by law at the time when said statement is demanded.

(6) That any award of damages in connection with any condemnation for public use of or injury to said property or any part thereof is hereby assigned and shall be paid to Beneficiary who may apply or release such monies received by him in the same manner and with the same effect as above provided for disposition of proceeds of fire or other insurance.

(7) That by accepting payment of any sum secured hereby after its due date, Beneficiary does not waive his right either to require prompt payment when due of all other sums so secured or to declare default for failure so to pay.

(8) That at any time or from time to time, without liability therefor and without notice, upon written request of Beneficiary and presentation of this Deed and said note for endorsement, and without affecting the personal liability of any person for payment of the indebtedness secured hereby, Trustee may: reconvey any part of said property; consent to the making of any map or plat thereof; join in granting any easement thereon; or join in any extension agreement or any agreement subordinating the lien or charge hereof.

(9) That upon written request of Beneficiary stating that all sums secured hereby have been paid, and upon surrender of this Deed and said note to Trustee for cancellation and retention and upon payment of its fees, Trustee shall reconvey, without warranty, the property then held hereunder. The recitals in such reconveyance of any matters or facts shall be conclusive proof of the truthfulness thereof. The grantee in such reconveyance may be described as "the person or persons legally entitled thereto". Five years after issuance of such full reconveyance, Trustee may destroy said note and this Deed (unless directed in such request to retain them).

(10) That as additional security, Trustor hereby gives to and confers upon Beneficiary the right, power and authority, during the continuance of these Trusts, to collect the rents, issues and profits of said property, reserving onto Trustor the right, prior to any default by Trustor in payment of any indebtedness secured hereby or in performance of any agreement hereunder, to collect and retain such rents, issues and profits as they become due and payable. Upon any such default, Beneficiary may at any time without notice, either in person, by agent, or by a receiver to be appointed by a court, and without regard to the adequacy of any security for the indebtedness hereby secured, enter upon and take possession of said property or any part thereof, in his own name sue for or otherwise collect such rents, issues and profits, including those past due and unpaid, and apply the same, less costs and expenses of operation and collection, including reasonable attorney's fees, upon any indebtedness secured hereby, and in such order as Beneficiary may determine. The entering upon and taking possession of said property, the collection of such rents, issues and profits and the application thereof as aforesaid, shall not cure or waive any default or notice of default hereunder or invalidate any act done pursuant to such notice.

(11) That upon default by Trustor in payment of any indebtedness secured hereby or in performance of any agreement hereunder, Beneficiary may declare all sums secured hereby immediately due and payable by delivery to Trustee of written declaration of default and demand for sale and of written notice of default and of election to cause to be sold said property, which notice Trustee shall cause to be filed for record. Beneficiary also shall deposit with Trustee this Deed, said note and all documents evidencing expenditures secured hereby.

After the lapse of such time as may then be required by law following the recordation of said notice of default, and notice of sale having been given as then required by law, Trustee, without demand on Trustor, shall sell said property at the time and place fixed by it in said notice of sale, either as a whole or in separate parcels, and in such order as it may determine, at public auction to the highest bidder for cash in lawful money of the United States, payable at time of sale. Trustee may postpone sale of all or any portion of said property by public announcement at such time and place of sale, and from time to time thereafter may postpone such sale by public announcement at the time fixed by the preceding postponement. Trustee shall deliver to such purchaser its deed conveying the property so sold, but without any covenant or warranty, express or implied. The recitals in such deed of any matters or facts shall be conclusive proof of the truthfulness thereof. Any person, including Trustor, Trustee, or Beneficiary as hereinafter defined, may purchase at such sale.

After deducting all costs, fees and expenses of Trustee and of this Trust, including cost of evidence of title in connection with sale, Trustee shall apply the proceeds of sale to payment of: all sums expended under the terms hereof, not then repaid, with accrued interest at the amount allowed by law in effect at the date hereof; all other sums then secured hereby; and the remainder, if any, to the

person or persons legally entitled thereto.

(12) Beneficiary, or any successor in ownership of any indebtedness secured hereby, may from time to time, by instrument in writing, substitute a successor or successors to any Trustee named herein or acting hereunder, which instrument, executed by the Beneficiary and duly acknowledged and recorded in the office of the recorder of the county or counties where said property is situated, shall be conclusive proof of proper substitution of such successor Trustee or Trustees, who shall, without conveyance from the Trustee predecessor, succeed to all its title, estate, rights, powers and duties. Said instrument must contain the name of the original Trustor, Trustee and Beneficiary hereunder, the book and page where this Deed is recorded and the name and address of the new Trustee.

(13) 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 pledgees, 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.

(14) 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 party unless brought by Trustee.

Dated: 07/01/13

James L. Perry
James L. Perry, Trustee

STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES } ss

On July 1st, 2013 before me
YAACOV LIMON, Notary Public,
personally appeared JAMES L. PERRY

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 Yaacov Limon

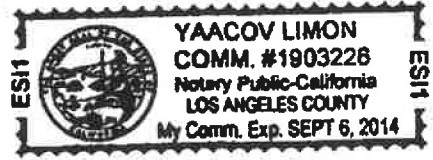


EXHIBIT B

ASSIGNED INSPECTOR: **TIM CROWDER**
JOB ADDRESS: **1933 WEST SLAUSON AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5005-023-033**

Date: **January 28, 2026**

Last Full Title: **08/07/2025**

Last Update to Title:

.....

LIST OF OWNERS AND INTERESTED PARTIES

- 1) JAMES L. PERRY AS TRUSTEE OF
THE JALUPE LIVING TRUST
3831 WELLAND AVENUE
LOS ANGELES, CA 90008-1926
CAPACITY: OWNER

- 2) DAN Z. BOCHNER
P.O. BOX 10809
BEVERLY HILLS, CA 90213
CAPACITY: INTERESTED PARTY

- 3) JALISCO SMOG
1933 W. SLAUSON AVENUE
LOS ANGELES, CA 90062
CAPACITY: INTERESTED PARTY

Property Detail Report

For Property Located At :

1933 W SLAUSON AVE, LOS ANGELES, CA 90047-1130**Owner Information**

Owner Name: **PERRY JAMES L**
 Mailing Address: **3831 WELLAND AVE, LOS ANGELES CA 90008-1926 C012**
 Vesting Codes: **// TR**

Location Information

Legal Description: **TR=CHESTERFIELD SQUARE LOT 687**
 County: **LOS ANGELES, CA** APN: **5005-023-033**
 Census Tract / Block: **2325.00 / 2** Alternate APN:
 Township-Range-Sect: Subdivision: **CHESTERFIELD SQUARE**
 Legal Book/Page: Map Reference: **51-D4 /**
 Legal Lot: **687** Tract #:
 Legal Block: School District: **LOS ANGELES**
 Market Area: PHHT School District Name: **LOS ANGELES**
 Neighbor Code: Munic/Township: **L.A. WESTER**

Owner Transfer Information

Recording/Sale Date: **01/06/2015 / 12/30/2014** Deed Type: **QUIT CLAIM DEED**
 Sale Price: 1st Mtg Document #:
 Document #: **12933**

Last Market Sale Information

Recording/Sale Date: **08/10/1983 /** 1st Mtg Amount/Type: **\$63,200 / CONV**
 Sale Price: **\$79,000** 1st Mtg Int. Rate/Type: **/**
 Sale Type: **FULL** 1st Mtg Document #: **/**
 Document #: **921553** 2nd Mtg Amount/Type: **/**
 Deed Type: **DEED (REG)** 2nd Mtg Int. Rate/Type: **/**
 Transfer Document #: Price Per SqFt: **\$63.30**
 New Construction: Multi/Split Sale:
 Title Company:
 Lender:
 Seller Name: **HALLECK SAMUEL**

Prior Sale Information

Prior Rec/Sale Date: **02/04/1982 /** Prior Lender:
 Prior Sale Price: **\$75,000** Prior 1st Mtg Amt/Type: **/**
 Prior Doc Number: **128626** Prior 1st Mtg Rate/Type: **/**
 Prior Deed Type: **DEED (REG)**

Property Characteristics

Year Built / Eff:	1935 / 1940	Total Rooms/Offices	Garage Area:
Gross Area:	1,248	Total Restrooms:	Garage Capacity:
Building Area:	1,248	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:	LAC2	Acres:	0.19	County Use:	AUTO SVC SHOP (2600)
Lot Area:	8,158	Lot Width/Depth:	x	State Use:	
Land Use:	AUTO REPAIR	Res/Comm Units:	/	Water Type:	
Site Influence:				Sewer Type:	

Tax Information

Total Value:	\$77,943	Assessed Year:	2024	Property Tax:	\$1,583.89
Land Value:	\$55,424	Improved %:	29%	Tax Area:	204
Improvement Value:	\$22,519	Tax Year:	2024	Tax Exemption:	
Total Taxable Value:	\$77,943				

Comparable Sales Report

For Property Located At



1933 W SLAUSON AVE, LOS ANGELES, CA 90047-1130

5 Comparable(s) Selected.

Report Date: 08/14/2025

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$79,000	\$820,000	\$4,500,000	\$2,359,000
Bldg/Living Area	1,248	1,104	1,435	1,242
Price/Sqft	\$63.30	\$571.43	\$4,076.09	\$2,014.82
Year Built	1935	1938	1959	1950
Lot Area	8,158	5,322	12,603	9,351
Bedrooms	0	0	0	0
Bathrooms/Restrooms	0	0	0	0
Stories	0.00	0.00	0.00	0.00
Total Value	\$77,943	\$407,433	\$1,578,128	\$865,049
Distance From Subject	0.00	4.96	19.84	12.45

*= user supplied for search only

Comp #:	1	Distance From Subject: 4.96 (miles)			
Address:	800 S HOOVER ST, LOS ANGELES, CA 90005-1201				
Owner Name:	AGUILAR JULIO C				
Seller Name:	800 HOOVER LLC				
APN:	5141-026-011	Map Reference:	44-A2 /	Building Area:	1,170
County:	LOS ANGELES, CA	Census Tract:	2094.01	Total Rooms/Offices:	
Subdivision:	WEST END TERRACE	Zoning:	LAC2	Total Restrooms:	
Rec Date:	07/25/2025	Prior Rec Date:	11/15/2016	Yr Built/Eff:	1956 /
Sale Date:	03/07/2025	Prior Sale Date:	10/07/2016	Air Cond:	
Sale Price:	\$2,400,000	Prior Sale Price:	\$1,075,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	501989	Acres:	0.26		
1st Mtg Amt:	\$2,100,000	Lot Area:	11,394		
Total Value:	\$1,223,163	# of Stories:			
Land Use:	AUTO REPAIR	Park Area/Cap#:	/		

Comp #:	2	Distance From Subject: 6.34 (miles)			
Address:	4523 S CENTINELA AVE, LOS ANGELES, CA 90066-6205				
Owner Name:	PARTOUCHE JOHN TRUST				
Seller Name:	PAN-AMERICAN MOA FOUN INC				
APN:	4223-031-006	Map Reference:	50-A4 /	Building Area:	1,104
County:	LOS ANGELES, CA	Census Tract:	2753.11	Total Rooms/Offices:	
Subdivision:	6115	Zoning:	LAC2	Total Restrooms:	

Rec Date:	05/09/2025	Prior Rec Date:	09/03/2008	Yr Built/Eff:	1946 / 1949
Sale Date:	05/05/2025	Prior Sale Date:	08/05/2008	Air Cond:	
Sale Price:	\$4,500,000	Prior Sale Price:	\$2,000,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	305649	Acres:	0.12		
1st Mtg Amt:	\$3,275,000	Lot Area:	5,322		
Total Value:	\$1,578,128	# of Stories:			
Land Use:	AUTO REPAIR	Park Area/Cap#:	/		

Comp #:	3	Distance From Subject:	12.87 (miles)
Address:	4400 W BURBANK BLVD, BURBANK, CA 91505-2125		
Owner Name:	ADAMYAN LIVING TRUST		
Seller Name:	CENTURY BURBANK LLC		
APN:	2476-010-001	Map Reference:	23-F1 /
County:	LOS ANGELES, CA	Census Tract:	3112.00
Subdivision:	9956	Zoning:	BUC3*
Rec Date:	02/21/2025	Prior Rec Date:	09/18/1989
Sale Date:	02/18/2025	Prior Sale Date:	09/1989
Sale Price:	\$1,500,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	110218	Acres:	0.24
1st Mtg Amt:		Lot Area:	10,436
Total Value:	\$468,939	# of Stories:	
Land Use:	AUTO REPAIR	Park Area/Cap#:	/
		Building Area:	1,373
		Total Rooms/Offices:	
		Total Restrooms:	
		Yr Built/Eff:	1938 /
		Air Cond:	
		Pool:	
		Roof Mat:	

Comp #:	4	Distance From Subject:	18.23 (miles)
Address:	11571 SHELDON ST, SUN VALLEY, CA 91352-1125		
Owner Name:	PARK AVENUE PARTNERS LP		
Seller Name:	11571-77 SHELDON ST LLC		
APN:	2537-022-029	Map Reference:	9-D4 /
County:	LOS ANGELES, CA	Census Tract:	1211.02
Subdivision:	LOS ANGELES LAND & WATER COS	Zoning:	LAC2
Rec Date:	05/07/2025	Prior Rec Date:	10/05/1999
Sale Date:	04/24/2025	Prior Sale Date:	02/09/1999
Sale Price:	\$2,575,000	Prior Sale Price:	\$100,000
Sale Type:	FULL	Prior Sale Type:	
Document #:	298223	Acres:	0.29
1st Mtg Amt:		Lot Area:	12,603
Total Value:	\$647,583	# of Stories:	
Land Use:	AUTO REPAIR	Park Area/Cap#:	/
		Building Area:	1,128
		Total Rooms/Offices:	
		Total Restrooms:	
		Yr Built/Eff:	1959 / 1959
		Air Cond:	
		Pool:	
		Roof Mat:	

Comp #:	5	Distance From Subject:	19.84 (miles)
Address:	13741 VAN NUYS BLVD, PACOIMA, CA 91331-3621		
Owner Name:	MARTINEZ FAMILY LP		
Seller Name:	AGUADO 2015 FAMILY TRUST		
APN:	2618-020-019	Map Reference:	8-F3 /
County:	LOS ANGELES, CA	Census Tract:	1044.03
Subdivision:	MACLAY	Zoning:	LAC2
Rec Date:	08/01/2025	Prior Rec Date:	07/19/1978
Sale Date:	07/21/2025	Prior Sale Date:	
Sale Price:	\$820,000	Prior Sale Price:	\$72,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	520538	Acres:	0.16
1st Mtg Amt:	\$615,000	Lot Area:	7,002
Total Value:	\$407,433	# of Stories:	
Land Use:	AUTO REPAIR	Park Area/Cap#:	/
		Building Area:	1,435
		Total Rooms/Offices:	
		Total Restrooms:	
		Yr Built/Eff:	1953 /
		Air Cond:	NONE
		Pool:	
		Roof Mat:	