

BOARD OF  
BUILDING AND SAFETY  
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CITY OF LOS ANGELES

CALIFORNIA



KAREN BASS  
MAYOR

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

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

JOHN WEIGHT  
EXECUTIVE OFFICER

April 24, 2024

Council District: # 8

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

JOB ADDRESS: **1813 WEST MANCHESTER AVE, UNIT#A, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **6035-032-038**

Re: Invoice #773876-0, 806808-2, 830527-5

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: **1813 West Manchester Ave, Unit #A, 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	\$ 1,371.00
System Development Surcharge	82.26
Title Report fee	30.00
<b>Grand Total</b>	<b>\$ 1,483.26</b> \

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 **\$1,483.26** 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 **\$1,483.26** 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

*for* *Chang*  
Ana Mae Yutan  
Chief, Resource Management Bureau *anf.*

Lien confirmed by  
City Council on:

ATTEST: HOLLY WOLCOTT, CITY CLERK

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



1649 BUCKINGHAM RD.  
LOS ANGELES, CA 90019  
Phone 310-943-9235 [latitle@in2-res.com](mailto:latitle@in2-res.com)

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***Property Title Report***

**Work Order No. T17140**  
**Dated as of: 08/22/2022**

**Prepared for: City of Los Angeles**

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***SCHEDULE A***  
***(Reported Property Information)***  
**APN #: 6035-032-038**

**Property Address:** 1813 W MANCHESTER AVE      **City:** Los Angeles      **County:** Los Angeles

**VESTING INFORMATION**

**Type of Document:** TRUST TRANSFER DEED

**Grantee :** LEO KYOBOK KIM AND SOON HEE KIM, CO-TRUSTEES OF THE LEO KYOBOK KIM AND SOON HEE KIM LIVING TRUST

**Grantor :** KYO BOK KIM AND SOON H. KIM

**Deed Date :** 12/15/1998

**Recorded :** 12/31/1998

**Instr No. :** 98-2383535

**MAILING ADDRESS:** LEO KYOBOK KIM AND SOON HEE KIM, CO-TRUSTEES OF THE LEO KYOBOK KIM AND SOON HEE KIM LIVING TRUST  
2564 BAYPORT DR, TORRANCE, CA 90503

***SCHEDULE B***

**LEGAL DESCRIPTION**

**Lot Number:** 12-16 **Block:** 1 **Tract No:** 4552 **Brief Description:** TR=4552 EX OF ST LOTS 12 THRU 16 BLK 1

**MORTGAGES/LIENS**

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

98 2383535

RECORDING REQUESTED BY,  
AND WHEN RECORDED,  
MAIL TO:

ALBRECHT & BARNEY (RJA)  
1 Park Plaza, Ste. 300  
Irvine, California 92614

RECORDED/FILED IN OFFICIAL RECORDS  
RECORDER'S OFFICE  
LOS ANGELES COUNTY  
CALIFORNIA

2:01 PM DEC 31 1998

FEE \$13 C

3

(Space Above For Recorder's Use)

APN: 6035 032 038

TRUST TRANSFER DEED

THE UNDERSIGNED GRANTORS declare:

Documentary Transfer Tax is \$NONE.

No consideration given. This conveyance transfers the grantors' interest from their revocable living trust. Conveyance is tax-exempt under California Revenue & Taxation Code Section 11911.

FOR NO CONSIDERATION, KYO BOK KIM and SOON H. KIM, husband and wife, as joint tenants, hereby grant to LEO KYOBOK KIM and SOON HEE KIM, Co-Trustees of the Leo Kyobok Kim and Soon Hee Kim Living Trust, the real property in the County of Los Angeles, State of California, described as follows:

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Commonly known as: 1827 W. Manchester Ave., Los Angeles, California

The Grantors declare that the above-described property is their community property.

Dated: 12/1/98

Kyo Bok Kim  
Kyo Bok Kim

Dated: 12/1/98

Soon H. Kim  
Soon H. Kim

MAIL TAX STATEMENTS TO: Mr. and Mrs. Leo Kyobok Kim, 28429 Covecrest Drive,  
Rancho Palos Verdes, California 90275

Z:\EP 26793\EST PLAN\MANCHEST DEED

NOTIFICATION SENT \$40

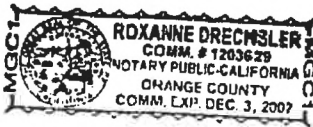
STATE OF CALIFORNIA )  
 )  
COUNTY OF ORANGE )

On December 15, 1998, before me, ROXANNE DRECHSLER, personally appeared KYO BOK KIM and SOON H. KIM,

[ ] personally known to me      ☒ proved to me on the basis of satisfactory evidence

to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

**WITNESS** my hand and official seal.



**Signature of Notary**

(SEAL)

**CAPACITY CLAIMED BY SIGNER:**

<input type="checkbox"/>	Individual(s)	<input type="checkbox"/>	Attorney-In-Fact
<input type="checkbox"/>	Partner(s)	<input type="checkbox"/>	Subscribing Witness
<input checked="" type="checkbox"/>	Trustee(s)	<input type="checkbox"/>	Guardian/Conservator
<input type="checkbox"/>	Corporate _____	<input type="checkbox"/>	Other: _____
	Officer(s) _____		
	Title(s)		

**SIGNER IS REPRESENTING:**

**Name of Person(s) or Entity(ies):** **KYO BOK KIM and SOON H. KIM**

**Name of Instrument:** **TRUST TRANSFER DEED**

98 2383535

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**EXHIBIT "A"**

Lots 12, 13 and 14 in Block 1 of Tract 4552, in the City of Los Angeles, in the County of Los Angeles, State of California, as per map recorded in Book 49, Pages 68 and 69 of Maps, in the office of the County Recorder of said County.

**98 2383535**

# EXHIBIT B

ASSIGNED INSPECTOR: **BYRON BRASHEARS**

Date: April 24, 2024

JOB ADDRESS: **1813 WEST MANCHESTER AVE, UNIT#A, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **6035-032-038**

Last Full Title: **08/22/2022**

Last Update to Title:

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**LIST OF OWNERS AND INTERESTED PARTIES**

- 1) LEO KYOBOK KIM AND SOON HEE KIM, CO-TRUSTEES OF THE LEO  
KYOBOK KIM AND SOON HEE KIM LIVING TRUST  
2564 BAYPORT DRIVE  
TORRANCE, CA 90503
- CAPACITY: OWNERS

**Property Detail Report**

**For Property Located At :**  
**1813 W MANCHESTER AVE, LOS ANGELES, CA**  
**90047-3008**

**Owner Information**

Owner Name: **KIM KYO B (TE) & SOON H (TE)/KIM TRUST**  
 Mailing Address: **2564 BAYPORT DR, TORRANCE CA 90503-7345 C047**  
 Vesting Codes: **// TE**

**Location Information**

Legal Description: **TR=4552 EX OF ST LOTS 12 THRU 16 BLK 1**  
 County: **LOS ANGELES, CA** APN: **6035-032-038**  
 Census Tract / Block: **2381.00 / 2** Alternate APN:  
 Township-Range-Sect: Subdivision: **4552**  
 Legal Book/Page: **49-68** Map Reference: **57-E2 /**  
 Legal Lot: **12** Tract #: **4552**  
 Legal Block: **1** School District: **LOS ANGELES**  
 Market Area: **C36** School District Name: **LOS ANGELES**  
 Neighbor Code: Munic/Township: **L.A. VERNON**

**Owner Transfer Information**

Recording/Sale Date: **12/31/1998 /** Deed Type: **GRANT DEED**  
 Sale Price: 1st Mtg Document #:  
 Document #: **2383535**

**Last Market Sale Information**

Recording/Sale Date: **11/18/1980 /** 1st Mtg Amount/Type: **\$64,500 / CONV**  
 Sale Price: **\$79,500** 1st Mtg Int. Rate/Type: **/**  
 Sale Type: **FULL** 1st Mtg Document #: **/**  
 Document #: **1157732** 2nd Mtg Amount/Type: **/**  
 Deed Type: **DEED (REG)** 2nd Mtg Int. Rate/Type: **/**  
 Transfer Document #: Price Per SqFt: **\$14.45**  
 New Construction: Multi/Split Sale:  
 Title Company:  
 Lender:  
 Seller Name:

**Prior Sale Information**

Prior Rec/Sale Date: **/** Prior Lender:  
 Prior Sale Price: Prior 1st Mtg Amt/Type: **/**  
 Prior Doc Number: Prior 1st Mtg Rate/Type: **/**  
 Prior Deed Type:

**Property Characteristics**

Year Built / Eff:	1990 / 1990	Total Rooms/Offices		Garage Area:	
Gross Area:	5,500	Total Restrooms:		Garage Capacity:	
Building Area:	5,500	Roof Type:		Parking Spaces:	
Tot Adj Area:		Roof Material:		Heat Type:	
Above Grade:		Construction:		Air Cond:	
# of Stories:		Foundation:		Pool:	
Other Improvements:	Building Permit	Exterior wall:		Quality:	
		Basement Area:		Condition:	

**Site Information**

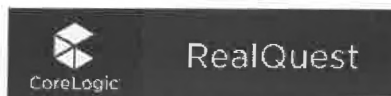
Zoning:	LAC2	Acres:	0.36	County Use:	AUTO SVC SHOP (2600)
Lot Area:	15,626	Lot Width/Depth:	x	State Use:	
Land Use:	AUTO REPAIR	Res/Comm Units:	1 / 1	Water Type:	
Site Influence:				Sewer Type:	

**Tax Information**

Total Value:	\$557,166	Assessed Year:	2021	Property Tax:	\$7,883.08
Land Value:	\$233,292	Improved %:	58%	Tax Area:	293
Improvement Value:	\$323,874	Tax Year:	2021	Tax Exemption:	
Total Taxable Value:	\$557,166				

**Comparable Sales Report**

For Property Located At

**1813 W MANCHESTER AVE, LOS ANGELES, CA 90047-3008**

15 Comparable(s) Selected.

Report Date: 08/23/2022

**Summary Statistics:**

	Subject	Low	High	Average
Sale Price	\$79,500	\$375,000	\$7,100,000	\$2,378,300
Bldg/Living Area	5,500	4,680	6,300	5,328
Price/Sqft	\$14.45	\$64.10	\$1,296.80	\$442.55
Year Built	1990	1924	2018	1965
Lot Area	15,626	4,995	19,640	11,169
Bedrooms	0	0	0	0
Bathrooms/Restrooms	0	2	3	2
Stories	0.00	1.00	1.00	1.00
Total Value	\$557,166	\$165,070	\$3,031,080	\$893,265
Distance From Subject	0.00	1.91	17.87	10.56

\*= user supplied for search only

Comp #:	1	Distance From Subject: 1.91 (miles)			
Address:	7826 S BROADWAY, LOS ANGELES, CA 90003-2436				
Owner Name:	BCLR LLC				
Seller Name:	MSM LAUNDRY LLC				
APN:	6031-020-004	Map Reference:	52-A6 /	Building Area:	5,520
County:	LOS ANGELES, CA	Census Tract:	2396.02	Total Rooms/Offices:	
Subdivision:	PECKHAMS MONETA AVE SQUARE 01	Zoning:	LAC2	Total Restrooms:	3
Rec Date:	06/02/2022	Prior Rec Date:	03/01/2017	Yr Built/Eff:	1994 / 2000
Sale Date:	05/19/2022	Prior Sale Date:	12/20/2016	Air Cond:	YES
Sale Price:	\$3,225,000	Prior Sale Price:	\$2,500,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	589385	Acres:	0.30		
1st Mtg Amt:	\$3,305,000	Lot Area:	13,000		
Total Value:	\$1,972,850	# of Stories:			
Land Use:	AUTO REPAIR	Park Area/Cap#:	/		

Comp #:	2	Distance From Subject: 2.73 (miles)			
Address:	5124 CRENSHAW BLVD, LOS ANGELES, CA 90043-1854				
Owner Name:	TIM MULLAHEY TRUST				
Seller Name:	HWANG YANG S				
APN:	5013-019-005	Map Reference:	51-C3 /	Building Area:	5,053
County:	LOS ANGELES, CA	Census Tract:	2345.01	Total Rooms/Offices:	
Subdivision:	668	Zoning:	LAC2	Total Restrooms:	
Rec Date:	02/17/2022	Prior Rec Date:	02/06/2004	Yr Built/Eff:	1936 /
Sale Date:	02/10/2022	Prior Sale Date:	01/21/2004	Air Cond:	
Sale Price:	\$1,925,000	Prior Sale Price:	\$520,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	ROLL COMPOSITION
Document #:	193434	Acres:	0.26		
1st Mtg Amt:		Lot Area:	11,415		
Total Value:	\$731,044	# of Stories:	1		
Land Use:	AUTO REPAIR	Park Area/Cap#:	/		

Comp #:	3	Distance From Subject: 2.90 (miles)
Address:	11411 S MAIN ST, LOS ANGELES, CA 90061-1811	
Owner Name:	SIOF 110 W IMPERIAL HWY LP	



Seller Name: <b>110 W IMPERIAL HIGHWAY LLC</b>		
APN: <b>6087-001-030</b>	Map Reference: <b>58-B5 /</b>	Building Area: <b>6,250</b>
County: <b>LOS ANGELES, CA</b>	Census Tract: <b>2410.01</b>	Total Rooms/Offices:
Subdivision: <b>3039</b>	Zoning: <b>LAC2</b>	Total Restrooms:
Rec Date: <b>07/20/2022</b>	Prior Rec Date:	Yr Built/Eff: <b>1945 / 1945</b>
Sale Date: <b>07/11/2022</b>	Prior Sale Date:	Air Cond:
Sale Price: <b>\$2,800,000</b>	Prior Sale Price:	Pool:
Sale Type: <b>FULL</b>	Prior Sale Type:	Roof Mat:
Document #: <b>741873</b>	Acres: <b>0.23</b>	
1st Mtg Amt:	Lot Area: <b>10,206</b>	
Total Value: <b>\$343,522</b>	# of Stories:	
Land Use: <b>AUTO REPAIR</b>	Park Area/Cap#: <b>/</b>	

Comp #:	<b>4</b>	Distance From Subject: <b>5.24 (miles)</b>
Address: <b>2800 E FLORENCE AVE, HUNTINGTON PARK, CA 90255-5749</b>		
Owner Name: <b>2620 VERNON LLC</b>		
Seller Name: <b>THIANKHAM KAMOLNUT</b>		
APN: <b>6201-001-031</b>	Map Reference: <b>52-F6 /</b>	Building Area: <b>6,300</b>
County: <b>LOS ANGELES, CA</b>	Census Tract: <b>5348.02</b>	Total Rooms/Offices:
Subdivision: <b>2080</b>	Zoning: <b>LCC3*</b>	Total Restrooms:
Rec Date: <b>07/19/2022</b>	Prior Rec Date: <b>12/23/2014</b>	Yr Built/Eff: <b>2018 / 2018</b>
Sale Date: <b>06/24/2022</b>	Prior Sale Date: <b>11/14/2014</b>	Air Cond: <b>YES</b>
Sale Price: <b>\$4,280,000</b>	Prior Sale Price: <b>\$900,000</b>	Pool:
Sale Type: <b>FULL</b>	Prior Sale Type: <b>FULL</b>	Roof Mat:
Document #: <b>736539</b>	Acres: <b>0.41</b>	
1st Mtg Amt: <b>\$4,760,000</b>	Lot Area: <b>18,040</b>	
Total Value: <b>\$3,031,080</b>	# of Stories:	
Land Use: <b>AUTO REPAIR</b>	Park Area/Cap#: <b>/</b>	

Comp #:	<b>5</b>	Distance From Subject: <b>7.67 (miles)</b>
Address: <b>2036 BEVERLY BLVD, LOS ANGELES, CA 90057-2416</b>		
Owner Name: <b>105 MOUNTAIN VIEW LLC</b>		
Seller Name: <b>MESTER-LIVING CAROLI M TRUST</b>		
APN: <b>5154-006-013</b>	Map Reference: <b>44-B1 /</b>	Building Area: <b>5,201</b>
County: <b>LOS ANGELES, CA</b>	Census Tract: <b>2084.01</b>	Total Rooms/Offices:
Subdivision: <b>HAYS TR</b>	Zoning: <b>LAC2</b>	Total Restrooms: <b>2</b>
Rec Date: <b>12/28/2021</b>	Prior Rec Date:	Yr Built/Eff: <b>1989 /</b>
Sale Date: <b>12/16/2021</b>	Prior Sale Date:	Air Cond: <b>NONE</b>
Sale Price: <b>\$2,050,000</b>	Prior Sale Price:	Pool:
Sale Type: <b>FULL</b>	Prior Sale Type:	Roof Mat:
Document #: <b>1917991</b>	Acres: <b>0.24</b>	
1st Mtg Amt: <b>\$1,435,000</b>	Lot Area: <b>10,457</b>	
Total Value: <b>\$1,035,564</b>	# of Stories:	
Land Use: <b>AUTO REPAIR</b>	Park Area/Cap#: <b>/</b>	

Comp #:	<b>6</b>	Distance From Subject: <b>9.11 (miles)</b>
Address: <b>6435 SANTA MONICA BLVD, LOS ANGELES, CA 90038-1512</b>		
Owner Name: <b>EPICENTER LANDCORP 2 LLC</b>		
Seller Name: <b>YACOBIAN DICRAN TRUST</b>		
APN: <b>5533-009-028</b>	Map Reference: <b>34-C4 /</b>	Building Area: <b>5,475</b>
County: <b>LOS ANGELES, CA</b>	Census Tract: <b>1908.02</b>	Total Rooms/Offices:
Subdivision: <b>COLEGROVE</b>	Zoning: <b>LAC2</b>	Total Restrooms:
Rec Date: <b>03/31/2022</b>	Prior Rec Date: <b>06/25/1985</b>	Yr Built/Eff: <b>1980 / 1980</b>
Sale Date: <b>03/14/2022</b>	Prior Sale Date:	Air Cond:
Sale Price: <b>\$7,100,000</b>	Prior Sale Price:	Pool:
Sale Type: <b>FULL</b>	Prior Sale Type:	Roof Mat:
Document #: <b>360382</b>	Acres: <b>0.25</b>	
1st Mtg Amt: <b>\$6,500,000</b>	Lot Area: <b>10,968</b>	
Total Value: <b>\$533,772</b>	# of Stories:	
Land Use: <b>AUTO REPAIR</b>	Park Area/Cap#: <b>/</b>	

Comp #:	<b>7</b>	Distance From Subject: <b>11.36 (miles)</b>
Address: <b>14747 BLAINE AVE, BELLFLOWER, CA 90706-3120</b>		
Owner Name: <b>BATAVIA STRUCK BUSN PK LP</b>		
Seller Name: <b>DUENEZ R SEPARATE PROP TRUST</b>		
APN: <b>6277-022-039</b>	Map Reference: <b>66-C2 /</b>	Building Area: <b>4,680</b>

County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>5540.01</b>	Total Rooms/Offices:	
Subdivision:	<b>5084</b>	Zoning:	<b>BFR1*</b>	Total Restrooms:	
Rec Date:	<b>08/10/2022</b>	Prior Rec Date:	<b>05/22/2003</b>	Yr Built/Eff:	<b>1969 / 1969</b>
Sale Date:	<b>08/04/2022</b>	Prior Sale Date:	<b>05/13/2003</b>	Air Cond:	
Sale Price:	<b>\$3,150,000</b>	Prior Sale Price:	<b>\$887,320</b>	Pool:	
Sale Type:	<b>FULL</b>	Prior Sale Type:		Roof Mat:	
Document #:	<b>804060</b>	Acres:	<b>0.31</b>		
1st Mtg Amt:		Lot Area:	<b>13,405</b>		
Total Value:	<b>\$946,060</b>	# of Stories:			
Land Use:	<b>AUTO REPAIR</b>	Park Area/Cap#:	<b>/</b>		

Comp #:	<b>8</b>	Distance From Subject:	<b>11.65 (miles)</b>
Address:	<b>17311 CLARK AVE, BELLFLOWER, CA 90706-6537</b>		
Owner Name:	<b>ARTESIA ENTS LLC</b>		
Seller Name:	<b>CABE CARL L LIVING TRUS</b>		
APN:	<b>7162-017-044</b>	Map Reference:	<b>66-B5 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>5544.03</b>
Subdivision:	<b>BELL FLOWER ACRES</b>	Zoning:	<b>BFM1*</b>
Rec Date:	<b>04/15/2022</b>	Prior Rec Date:	<b>08/07/1973</b>
Sale Date:	<b>04/07/2022</b>	Prior Sale Date:	
Sale Price:	<b>\$850,000</b>	Prior Sale Price:	<b>\$10,000</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>421223</b>	Acres:	<b>0.25</b>
1st Mtg Amt:		Lot Area:	<b>10,873</b>
Total Value:	<b>\$165,070</b>	# of Stories:	
Land Use:	<b>AUTO REPAIR</b>	Park Area/Cap#:	<b>/</b>

Comp #:	<b>9</b>	Distance From Subject:	<b>12.70 (miles)</b>
Address:	<b>1420 W VALLEY BLVD D, ALHAMBRA, CA 91803-2320</b>		
Owner Name:	<b>ATWATER EV IV LLC</b>		
Seller Name:	<b>MUE1995 FAM SURVIVORS TRUST</b>		
APN:	<b>5356-010-011</b>	Map Reference:	<b>37-B5 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>4809.03</b>
Subdivision:	<b>RAMONA</b>	Zoning:	<b>ALCPD*</b>
Rec Date:	<b>03/10/2022</b>	Prior Rec Date:	<b>06/23/1995</b>
Sale Date:	<b>12/28/2021</b>	Prior Sale Date:	
Sale Price:	<b>\$2,950,000</b>	Prior Sale Price:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	
Document #:	<b>280417</b>	Acres:	<b>0.20</b>
1st Mtg Amt:	<b>\$1,700,000</b>	Lot Area:	<b>8,757</b>
Total Value:	<b>\$214,420</b>	# of Stories:	
Land Use:	<b>AUTO REPAIR</b>	Park Area/Cap#:	<b>/</b>

Comp #:	<b>10</b>	Distance From Subject:	<b>12.71 (miles)</b>
Address:	<b>5251 YORK BLVD, LOS ANGELES, CA 90042-1743</b>		
Owner Name:	<b>OTTER LAKE FARM LLC</b>		
Seller Name:	<b>YORK 5251 LLC</b>		
APN:	<b>5478-002-026</b>	Map Reference:	<b>36-B1 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>1833.00</b>
Subdivision:	<b>342</b>	Zoning:	<b>LAC4</b>
Rec Date:	<b>01/07/2022</b>	Prior Rec Date:	<b>12/24/2015</b>
Sale Date:	<b>01/07/2022</b>	Prior Sale Date:	<b>06/04/2015</b>
Sale Price:	<b>\$2,550,000</b>	Prior Sale Price:	<b>\$1,450,000</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>27942</b>	Acres:	<b>0.11</b>
1st Mtg Amt:	<b>\$1,690,000</b>	Lot Area:	<b>4,995</b>
Total Value:	<b>\$745,863</b>	# of Stories:	
Land Use:	<b>AUTO REPAIR</b>	Park Area/Cap#:	<b>/</b>

Comp #:	<b>11</b>	Distance From Subject:	<b>14.76 (miles)</b>
Address:	<b>1217 CHERRY AVE, LONG BEACH, CA 90813-3913</b>		
Owner Name:	<b>PADMA HOLDING CO LLC</b>		
Seller Name:	<b>CHESNEY MITCHEL LIVING TRUST</b>		
APN:	<b>7261-031-007</b>	Map Reference:	<b>75-E4 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>5764.03</b>
Subdivision:	<b>SUNFLOWER TR</b>	Zoning:	<b>LBCCP</b>
		Building Area:	<b>5,850</b>
		Total Rooms/Offices:	
		Total Restrooms:	

Rec Date:	02/18/2022	Prior Rec Date:	02/09/2000	Yr Built/Eff:	1930 / 1931
Sale Date:	02/07/2022	Prior Sale Date:	01/31/2000	Air Cond:	
Sale Price:	\$375,000	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	ROLL COMPOSITION
Document #:	200550	Acres:	0.13		
1st Mtg Amt:	\$412,500	Lot Area:	5,867		
Total Value:	\$303,369	# of Stories:	1		
Land Use:	AUTO REPAIR	Park Area/Cap#:	/		

Comp #:	12	Distance From Subject: 15.41 (miles)			
Address:	1313 W BURBANK BLVD, BURBANK, CA 91506-1417				
Owner Name:	CAPER RUTH 1995 LIVING TRUST				
Seller Name:	LOZA JACQUELINE P				
APN:	2438-030-027	Map Reference:	17-C5 /	Building Area:	4,696
County:	LOS ANGELES, CA	Census Tract:	3109.00	Total Rooms/Offices:	
Subdivision:	9342	Zoning:	BUC3YY	Total Restrooms:	2
Rec Date:	06/08/2022	Prior Rec Date:		Yr Built/Eff:	1958 / 1964
Sale Date:	05/20/2022	Prior Sale Date:		Air Cond:	
Sale Price:	\$520,000	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	612218	Acres:	0.19		
1st Mtg Amt:		Lot Area:	8,422		
Total Value:	\$1,172,815	# of Stories:			
Land Use:	AUTO REPAIR	Park Area/Cap#:	/		

Comp #:	13	Distance From Subject: 15.48 (miles)			
Address:	1711 E BROADWAY, LONG BEACH, CA 90802-3710				
Owner Name:	BROADWAY GAVIOTA LTD LIABILITY				
Seller Name:	CAPUTO P A 2010 L/TR				
APN:	7275-013-002	Map Reference:	75-E5 /	Building Area:	4,845
County:	LOS ANGELES, CA	Census Tract:	5766.02	Total Rooms/Offices:	
Subdivision:	ALAMITOS BEACH	Zoning:	LBR2N	Total Restrooms:	
Rec Date:	02/17/2022	Prior Rec Date:	08/03/1993	Yr Built/Eff:	1948 / 1948
Sale Date:	12/30/2021	Prior Sale Date:		Air Cond:	NONE
Sale Price:	\$700,000	Prior Sale Price:	\$85,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	191961	Acres:	0.19		
1st Mtg Amt:		Lot Area:	8,268		
Total Value:	\$215,313	# of Stories:			
Land Use:	AUTO REPAIR	Park Area/Cap#:	/		

Comp #:	14	Distance From Subject: 16.90 (miles)			
Address:	14101 OXNARD ST A, VAN NUYS, CA 91401-3618				
Owner Name:	HAZEL OAKS LLC				
Seller Name:	INDJEYAN K & BAGD2016 TRUST				
APN:	2240-026-023	Map Reference:	/	Building Area:	5,598
County:	LOS ANGELES, CA	Census Tract:	1286.01	Total Rooms/Offices:	
Subdivision:	1200	Zoning:	LAM2	Total Restrooms:	2
Rec Date:	05/02/2022	Prior Rec Date:	04/22/1968	Yr Built/Eff:	1991 / 1991
Sale Date:	03/28/2022	Prior Sale Date:		Air Cond:	
Sale Price:	\$850,000	Prior Sale Price:	\$50,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	473616	Acres:	0.30		
1st Mtg Amt:	\$850,000	Lot Area:	13,215		
Total Value:	\$635,989	# of Stories:			
Land Use:	AUTO REPAIR	Park Area/Cap#:	/		

Comp #:	15	Distance From Subject: 17.87 (miles)			
Address:	420 FOOTHILL BLVD, LA CANADA FLINTRIDGE, CA 91011-3503				
Owner Name:	AGREE STORES LLC				
Seller Name:	GOODYEAR TIRE & RUBBER CO				
APN:	5820-009-019	Map Reference:	19-C4 /	Building Area:	5,055
County:	LOS ANGELES, CA	Census Tract:	4607.00	Total Rooms/Offices:	
Subdivision:	5676	Zoning:	LCC2DP-C2*	Total Restrooms:	
Rec Date:	07/05/2022	Prior Rec Date:	06/20/1991	Yr Built/Eff:	1976 / 1980

Sale Date:	06/23/2022	Prior Sale Date:	12/1990	Air Cond:
Sale Price:	\$2,349,500	Prior Sale Price:		Pool:
Sale Type:	FULL	Prior Sale Type:		Roof Mat:
Document #:	690156	Acres:	0.45	
1st Mtg Amt:		Lot Area:	19,640	
Total Value:	\$1,352,238	# of Stories:		
Land Use:	AUTO REPAIR	Park Area/Cap#:	/	