

# 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

BOARD OF  
**BUILDING AND SAFETY**  
COMMISSIONERS

JACOB STEVENS  
PRESIDENT

NANCY YAP  
VICE PRESIDENT

CORISSA HERNANDEZ  
JAVIER NUNEZ  
MOISES ROSALES

February 2, 2026

Council District: # 8

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

**JOB ADDRESS: 2934 SOUTH WESTERN AVENUE, LOS ANGELES, CA**  
**ASSESSORS PARCEL NO. (APN): 5053-009-009**  
Re: Invoice #851129-6 Case No: 78698

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: **2934 South Western 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
<b>Grand Total</b>	<b>\$ 514.42</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 **\$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](mailto:latitle@in2-res.com)

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## ***Property Title Report***

**Work Order No. T18567**  
**Dated as of: 09/05/2025**

**Prepared for: City of Los Angeles**

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### ***SCHEDULE A***

***(Reported Property Information)***

**APN #: 5053-009-009**

**Property Address: 2934 S WESTERN AVE    City: Los Angeles    County: Los Angeles**

### **VESTING INFORMATION**

**Type of Document: GRANT DEED**

**Grantee: SALVADOR DEJESUS RIVERA**

**Grantor: YUL ALEXANDER FLORES**

**Deed Date : 04/15/2019      Recorded : 10/15/2019**

**Instr No. : 19-1092469**

**MAILING ADDRESS: SALVADOR DEJESUS RIVERA**  
**2934 S WESTERN AVE, LOS ANGELES, CA 90018-3045**

### ***SCHEDULE B***

### **LEGAL DESCRIPTION**

**Lot Number: 8 Block: 15 Subdivision Name: CHARLES VICTOR HALL TRACT Brief Description: CHAS VICTOR HALL TRACT EX OF ST LOT 8 BLK 15**

### **MORTGAGES/LIENS**

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

This page is part of your document - DO NOT DISCARD



**20191092469**



Pages:  
0002

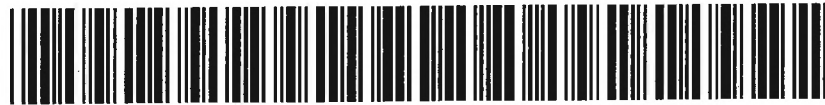
Recorded/Filed in Official Records  
Recorder's Office, Los Angeles County,  
California

10/15/19 AT 10:26AM

FEES :	32.00
TAXES :	0.00
OTHER :	0.00
SB2 :	75.00
PAID :	<u>107.00</u>



LEADSHEET



201910153320027

00017299601



010204812

SEQ:  
01

DAR - Counter (Upfront Scan)



**THIS FORM IS NOT TO BE DUPLICATED**

**RECORDING REQUESTED BY:**  
SALVADOR DEJESUS RIVERA

**AND WHEN RECORDED MAIL DEED  
AND TAX STATEMENTS TO:**  
SALVADOR DEJESUS RIVERA  
2934 S. WESTERN AVE.  
LOS ANGELES, CA 90018

**Assessor's Parcel No. 5053-009-009**

There is no documentary transfer tax due \$-0-. "This conveyance is a bonafide gift and the grantor received nothing in return, R & T code 11911."

Signature of Declarant or Agent Determining Tax Firm name

### GRANT DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Yul Alexander Flores**, a single man, ("Grantor"), does hereby remise, release and forever grant(s) to **Salvador Dejesus Rivera**, an Unmarried man, as his sole and separate property, all right, title and interest that the Grantor has in the following described real property in the City of Los Angeles, County of Los Angeles, State of California:

**LOT 8 IN BLOCK 15 OF CHARLES VICTOR HALL TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 26 PAGE 65 MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.**

Together with all appurtenances, and subject to any covenants, easements and restrictions of record.

Commonly known as: **2934 S. Western Ave, Los Angeles, CA 90018**

Date: 4/15/19

Yul Alexander Flores

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 April 15, 2019 before me, Lia Movsesian, a Notary Public, personally appeared **Yul Alexander Flores**, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the persons, or the entity upon behalf of which the persons 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 of Notary Public

# EXHIBIT B

ASSIGNED INSPECTOR: **TIM CROWDER**  
JOB ADDRESS: **2934 SOUTH WESTERN AVENUE, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **5053-009-009**

Date: **February 2, 2026**

Last Full Title: **09/05/2025**

Last Update to Title:

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## LIST OF OWNERS AND INTERESTED PARTIES

- 1) SALVADOR DEJESUS RIVERA  
2934 S. WESTERN AVENUE  
LOS ANGELES, CA 90018-3045  
CAPACITY: OWNER
  
- 2) ALEXANDER COMPLETE AUTO SERVICE  
C/O YUL ALEXANDER FLORES  
2934 S. WESTERN AVENUE  
LOS ANGELES, CA 90018  
CAPACITY: INTERESTED PARTY

# Property Detail Report

For Property Located At :

**2934 S WESTERN AVE, LOS ANGELES, CA 90018-3045**



**Owner Information**

Owner Name: **RIVERA SALVADOR D**  
 Mailing Address: **2934 S WESTERN AVE, LOS ANGELES CA 90018-3045 C034**  
 Vesting Codes: **//**

**Location Information**

Legal Description: **CHAS VICTOR HALL TRACT EX OF ST LOT 8**  
 County: **LOS ANGELES, CA** APN: **5053-009-009**  
 Census Tract / Block: **2221.00 / 3** Alternate APN:  
 Township-Range-Sect: **8** Subdivision: **HALL CHAS VICTOR TR**  
 Legal Book/Page: **15** Map Reference: **43-E5 /**  
 Legal Lot: **8** Tract #: **LOS ANGELES**  
 Legal Block: **C16** School District: **LOS ANGELES**  
 Market Area: **C16** School District Name: **LOS ANGELES**  
 Neighbor Code: **C16** Munic/Township: **LOS ANGELES**

**Owner Transfer Information**

Recording/Sale Date: **10/15/2019 / 04/15/2019** Deed Type: **GRANT DEED**  
 Sale Price: **1092469** 1st Mtg Document #:  
 Document #: **1092469**

**Last Market Sale Information**

Recording/Sale Date: **11/14/1996 /** 1st Mtg Amount/Type: **\$130,000 / CONV**  
 Sale Price: **\$140,000** 1st Mtg Int. Rate/Type: **/ FIXED**  
 Sale Type: **FULL** 1st Mtg Document #: **/**  
 Document #: **1844382** 2nd Mtg Amount/Type: **/**  
 Deed Type: **GRANT DEED** 2nd Mtg Int. Rate/Type: **/**  
 Transfer Document #: **GRANT DEED** Price Per SqFt: **\$34.48**  
 New Construction: **GRANT DEED** Multi/Split Sale:  
 Title Company:  
 Lender: **MISCELLANEOUS FIN**  
 Seller Name: **ALL ROOFING & BLDG MATERIA**

**Prior Sale Information**

Prior Rec/Sale Date: **05/24/1996 /** Prior Lender:  
 Prior Sale Price: **\$250,000** Prior 1st Mtg Amt/Type: **/**  
 Prior Doc Number: **822849** Prior 1st Mtg Rate/Type: **/**  
 Prior Deed Type: **QUIT CLAIM DEED**

**Property Characteristics**

Year Built / Eff: <b>1926 / 1930</b>	Total Rooms/Offices	Garage Area:
Gross Area: <b>4,060</b>	Total Restrooms:	Garage Capacity:
Building Area: <b>4,060</b>	Roof Type:	Parking Spaces:
Tot Adj Area:	Roof Material:	Heat Type:
Above Grade:	Construction:	Air Cond: <b>NONE</b>
# of Stories:	Foundation:	Pool:
Other Improvements:	Exterior wall:	Quality:
	Basement Area:	Condition:

**Site Information**

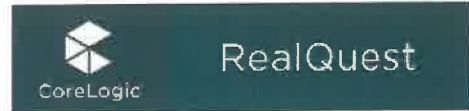
Zoning: <b>LAC2</b>	Acres: <b>0.13</b>	County Use: <b>STORES (1100)</b>
Lot Area: <b>5,781</b>	Lot Width/Depth: <b>50 x 115</b>	State Use:
Land Use: <b>STORE BUILDING</b>	Res/Comm Units: <b>1 / 1</b>	Water Type:
Site Influence:		Sewer Type:

**Tax Information**

Total Value:	\$1,050,754	Assessed Year:	2024	Property Tax:	\$13,274.03
Land Value:	\$841,676	Improved %:	20%	Tax Area:	312
Improvement Value:	\$209,078	Tax Year:	2024	Tax Exemption:	
Total Taxable Value:	\$1,050,754				

**Comparable Sales Report**

For Property Located At



**2934 S WESTERN AVE, LOS ANGELES, CA 90018-3045**

20 Comparable(s) Selected.

Report Date: 10/06/2025

**Summary Statistics:**

	Subject	Low	High	Average
Sale Price	\$140,000	\$700,000	\$13,000,000	\$2,937,100
Bldg/Living Area	4,060	3,455	4,510	4,018
Price/Sqft	\$34.48	\$174.48	\$3,703.70	\$752.20
Year Built	1926	1924	2009	1962
Lot Area	5,781	2,238	41,521	9,306
Bedrooms	0	0	0	0
Bathrooms/Restrooms	0	0	0	0
Stories	0.00	1.00	1.00	1.00
Total Value	\$1,050,754	\$455,474	\$3,381,667	\$1,168,515
Distance From Subject	0.00	1.04	10.47	6.40

\*= user supplied for search only

Comp #:	<b>1</b>	Distance From Subject: <b>1.04 (miles)</b>			
Address:	<b>2815 W JEFFERSON BLVD, LOS ANGELES, CA 90018</b>				
Owner Name:	<b>ASIC LLC/JACE SUDS LLC</b>				
Seller Name:	<b>PAB HOLDINGS LLC</b>				
APN:	<b>5051-036-043</b>	Map Reference:	<b>43-C6 /</b>	Building Area:	<b>4,000</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>2190.10</b>	Total Rooms/Offices:	
Subdivision:	<b>WEST JEFFERSON &amp; 07</b>	Zoning:	<b>LAC2</b>	Total Restrooms:	
	<b>AVE</b>				
Rec Date:	<b>02/14/2025</b>	Prior Rec Date:	<b>01/21/2011</b>	Yr Built/Eff:	<b>2009 / 2009</b>
Sale Date:	<b>02/07/2025</b>	Prior Sale Date:	<b>12/16/2010</b>	Air Cond:	<b>NONE</b>
Sale Price:	<b>\$2,260,000</b>	Prior Sale Price:	<b>\$850,000</b>	Pool:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Roof Mat:	
Document #:	<b>97603</b>	Acres:	<b>0.23</b>		
1st Mtg Amt:	<b>\$1,860,000</b>	Lot Area:	<b>10,036</b>		
Total Value:	<b>\$1,536,064</b>	# of Stories:			
Land Use:	<b>STORE BUILDING</b>	Park Area/Cap#:	<b>/</b>		

Comp #:	<b>2</b>	Distance From Subject: <b>2.95 (miles)</b>			
Address:	<b>701 E WASHINGTON BLVD, LOS ANGELES, CA 90021-3016</b>				
Owner Name:	<b>LA METRO 24 LP</b>				
Seller Name:	<b>HUFFMAN VICTORIA L</b>				
APN:	<b>5131-005-001</b>	Map Reference:	<b>44-C5 /</b>	Building Area:	<b>3,580</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>2260.01</b>	Total Rooms/Offices:	

Subdivision:	<b>WASHINGTON STREET</b>	Zoning:	<b>LAM2</b>	Total Restrooms:	
Rec Date:	<b>08/21/2025</b>	Prior Rec Date:	<b>08/13/1999</b>	Yr Built/Eff:	<b>1925 /</b>
Sale Date:	<b>08/19/2025</b>	Prior Sale Date:		Air Cond:	<b>NONE</b>
Sale Price:	<b>\$5,300,000</b>	Prior Sale Price:		Pool:	
Sale Type:	<b>FULL</b>	Prior Sale Type:		Roof Mat:	<b>ROLL COMPOSITION</b>
Document #:	<b>570412</b>	Acres:	<b>0.12</b>		
1st Mtg Amt:		Lot Area:	<b>5,200</b>		
Total Value:	<b>\$455,474</b>	# of Stories:	<b>1</b>		
Land Use:	<b>STORE BUILDING</b>	Park Area/Cap#:	<b>/</b>		

Comp #:	<b>3</b>	Distance From Subject:	<b>3.71 (miles)</b>
Address:	<b>6013 W OLYMPIC BLVD, LOS ANGELES, CA 90036-4403</b>		
Owner Name:	<b>BH CAPITAL LLC</b>		
Seller Name:	<b>NICOL PROPERTIES LLC</b>		
APN:	<b>5086-012-003</b>	Map Reference:	<b>42-F2 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>2163.02</b>
Subdivision:	<b>6826</b>	Zoning:	<b>LAC2</b>
Rec Date:	<b>03/27/2025</b>	Prior Rec Date:	<b>09/29/1994</b>
Sale Date:	<b>03/24/2025</b>	Prior Sale Date:	
Sale Price:	<b>\$2,000,000</b>	Prior Sale Price:	<b>\$311,836</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	
Document #:	<b>195923</b>	Acres:	<b>0.05</b>
1st Mtg Amt:	<b>\$1,400,000</b>	Lot Area:	<b>2,238</b>
Total Value:	<b>\$601,047</b>	# of Stories:	
Land Use:	<b>STORE BUILDING</b>	Park Area/Cap#:	<b>/</b>
Building Area:	<b>4,250</b>	Total Rooms/Offices:	
Total Restrooms:		Yr Built/Eff:	<b>1991 / 1991</b>
Air Cond:		Pool:	<b>NONE</b>
Roof Mat:			

Comp #:	<b>4</b>	Distance From Subject:	<b>3.79 (miles)</b>
Address:	<b>1041 S FAIRFAX AVE, LOS ANGELES, CA 90019-4402</b>		
Owner Name:	<b>MUHIRE LLC</b>		
Seller Name:	<b>COLEMAN BERNICE I 1999 TRUST</b>		
APN:	<b>5086-001-010</b>	Map Reference:	<b>42-F2 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>2168.00</b>
Subdivision:	<b>7603</b>	Zoning:	<b>LAC2</b>
Rec Date:	<b>05/15/2025</b>	Prior Rec Date:	<b>11/10/1981</b>
Sale Date:	<b>04/21/2025</b>	Prior Sale Date:	
Sale Price:	<b>\$4,000,000</b>	Prior Sale Price:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	
Document #:	<b>323592</b>	Acres:	<b>0.13</b>
1st Mtg Amt:	<b>\$2,047,000</b>	Lot Area:	<b>5,504</b>
Total Value:	<b>\$1,598,892</b>	# of Stories:	
Land Use:	<b>STORE BUILDING</b>	Park Area/Cap#:	<b>/</b>
Building Area:	<b>4,000</b>	Total Rooms/Offices:	
Total Restrooms:		Yr Built/Eff:	<b>1953 / 1953</b>
Air Cond:		Pool:	<b>NONE</b>
Roof Mat:			

Comp #:	<b>5</b>	Distance From Subject:	<b>4.04 (miles)</b>
Address:	<b>501 E 4TH ST, LOS ANGELES, CA 90013-2103</b>		
Owner Name:	<b>JADE INVESTMENT GROUP LLC</b>		
Seller Name:	<b>M &amp; D BURKE PROPERTIES LP</b>		
APN:	<b>5147-003-032</b>	Map Reference:	<b>44-D4 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>2062.02</b>
Subdivision:	<b>WOLFSKILL ORCHARD TR</b>	Zoning:	<b>LAM2</b>
Rec Date:	<b>06/10/2025</b>	Prior Rec Date:	<b>08/21/1991</b>
Sale Date:	<b>04/07/2025</b>	Prior Sale Date:	<b>04/1991</b>
Sale Price:	<b>\$1,250,000</b>	Prior Sale Price:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	
Document #:	<b>387664</b>	Acres:	<b>0.13</b>
1st Mtg Amt:	<b>\$779,500</b>	Lot Area:	<b>5,476</b>
Total Value:	<b>\$709,840</b>	# of Stories:	
Building Area:	<b>4,510</b>	Total Rooms/Offices:	
Total Restrooms:		Yr Built/Eff:	<b>1960 / 1960</b>
Air Cond:		Pool:	
Roof Mat:			

Land Use: **STORE BUILDING** Park Area/Cap#: /

Comp #: **6** Distance From Subject: **4.22 (miles)**  
 Address: **2620 W SUNSET BLVD 2610, LOS ANGELES, CA 90026-3906**  
 Owner Name: **BLUESKY INVESTMENTS CO LLC**  
 Seller Name: **INTERNATIONAL REAL ESTATE HOLD**  
 APN: **5402-013-012** Map Reference: **35-B5 /** Building Area: **4,500**  
 County: **LOS ANGELES, CA** Census Tract: **1958.04** Total Rooms/Offices:  
 Subdivision: **ROWLAND HEIGHTS** Zoning: **LAC2** Total Restrooms:  
 Rec Date: **03/07/2025** Prior Rec Date: **12/02/2003** Yr Built/Eff: **1924 / 1924**  
 Sale Date: **03/05/2025** Prior Sale Date: **11/25/2003** Air Cond: **NONE**  
 Sale Price: **\$2,787,000** Prior Sale Price: **\$575,000** Pool:  
 Sale Type: **FULL** Prior Sale Type: Roof Mat:  
 Document #: **147764** Acres: **0.11**  
 1st Mtg Amt: **\$3,014,073** Lot Area: **4,646**  
 Total Value: **\$688,570** # of Stories:  
 Land Use: **STORE BUILDING** Park Area/Cap#: /

Comp #: **7** Distance From Subject: **4.81 (miles)**  
 Address: **1501 CENTINELA AVE, INGLEWOOD, CA 90302-1143**  
 Owner Name: **PARKS DAWN**  
 Seller Name: **DECEDENTS P B & M B L /**  
 APN: **4017-005-031** Map Reference: **50-F5 /** Building Area: **3,928**  
 County: **LOS ANGELES, CA** Census Tract: **6013.03** Total Rooms/Offices:  
 Subdivision: **INGLEWOOD POULTRY COLONY** Zoning: **INC2YY** Total Restrooms:  
 Rec Date: **04/24/2025** Prior Rec Date: Yr Built/Eff: **1948 / 1952**  
 Sale Date: **04/15/2025** Prior Sale Date: Air Cond: **NONE**  
 Sale Price: **\$1,600,000** Prior Sale Price: Pool:  
 Sale Type: **FULL** Prior Sale Type: Roof Mat:  
 Document #: **266647** Acres: **0.20**  
 1st Mtg Amt: Lot Area: **8,602**  
 Total Value: **\$1,466,964** # of Stories:  
 Land Use: **STORE BUILDING** Park Area/Cap#: /

Comp #: **8** Distance From Subject: **5.64 (miles)**  
 Address: **9769 W PICO BLVD, LOS ANGELES, CA 90035-4718**  
 Owner Name: **ONE PICO LLC**  
 Seller Name: **ROYAL WAY**  
 APN: **4330-013-024** Map Reference: **42-C2 /** Building Area: **4,261**  
 County: **LOS ANGELES, CA** Census Tract: **2690.00** Total Rooms/Offices:  
 Subdivision: **3535** Zoning: **LAC4** Total Restrooms:  
 Rec Date: **04/09/2025** Prior Rec Date: **08/21/2014** Yr Built/Eff: **1958 / 1966**  
 Sale Date: **04/04/2025** Prior Sale Date: **08/18/2014** Air Cond: **NONE**  
 Sale Price: **\$2,500,000** Prior Sale Price: **\$4,080,000** Pool:  
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:  
 Document #: **228280** Acres: **0.19**  
 1st Mtg Amt: Lot Area: **8,187**  
 Total Value: **\$3,381,667** # of Stories:  
 Land Use: **STORE BUILDING** Park Area/Cap#: /

Comp #: **9** Distance From Subject: **5.85 (miles)**  
 Address: **949 S LA BREA AVE, INGLEWOOD, CA 90301-3815**  
 Owner Name: **ABELS GOLD COAST TIRES CORP**  
 Seller Name: **BATISTE ENT R/E HLDGS LLC**  
 APN: **4024-019-007** Map Reference: **57-A2 /** Building Area: **3,904**

County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>6012.02</b>	Total Rooms/Offices:	
Subdivision:	<b>5541</b>	Zoning:	<b>INC5YY</b>	Total Restrooms:	
Rec Date:	<b>08/26/2025</b>	Prior Rec Date:	<b>09/23/2022</b>	Yr Built/Eff:	<b>1944 / 1952</b>
Sale Date:	<b>05/19/2025</b>	Prior Sale Date:	<b>03/25/2022</b>	Air Cond:	<b>NONE</b>
Sale Price:	<b>\$1,900,000</b>	Prior Sale Price:	<b>\$1,600,000</b>	Pool:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Roof Mat:	
Document #:	<b>578251</b>	Acres:	<b>0.13</b>		
1st Mtg Amt:	<b>\$1,354,500</b>	Lot Area:	<b>5,660</b>		
Total Value:	<b>\$901,680</b>	# of Stories:			
Land Use:	<b>STORE BUILDING</b>	Park Area/Cap#:	<b>/</b>		

Comp #:	<b>10</b>	Distance From Subject:	<b>5.85 (miles)</b>
Address:	<b>8759 SANTA MONICA BLVD, WEST HOLLYWOOD, CA 90069-4538</b>		
Owner Name:	<b>HANCOCK COML PROPS LLC</b>		
Seller Name:	<b>901 HANCOCK LP</b>		
APN:	<b>4339-010-070</b>	Map Reference:	<b>/</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>7005.02</b>
Subdivision:	<b>61441</b>	Zoning:	<b>WDC2A*</b>
Rec Date:	<b>06/13/2025</b>	Prior Rec Date:	
Sale Date:	<b>06/06/2025</b>	Prior Sale Date:	
Sale Price:	<b>\$13,000,000</b>	Prior Sale Price:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	
Document #:	<b>397061</b>	Acres:	<b>0.95</b>
1st Mtg Amt:	<b>\$8,450,000</b>	Lot Area:	<b>41,521</b>
Total Value:	<b>\$1,495,655</b>	# of Stories:	
Land Use:	<b>STORE BUILDING</b>	Park Area/Cap#:	<b>/</b>
Building Area:	<b>3,510</b>	Total Rooms/Offices:	
Total Restrooms:		Yr Built/Eff:	<b>2009 / 2009</b>
Air Cond:	<b>NONE</b>	Pool:	
Roof Mat:			

Comp #:	<b>11</b>	Distance From Subject:	<b>6.68 (miles)</b>
Address:	<b>5922 MAYWOOD AVE, HUNTINGTON PARK, CA 90255-3210</b>		
Owner Name:	<b>RIO CYCLES LLC</b>		
Seller Name:	<b>5922 MAYWOOD AVE LLC</b>		
APN:	<b>6318-011-016</b>	Map Reference:	<b>53-B4 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>5335.01</b>
Subdivision:	<b>3241</b>	Zoning:	<b>HPCG*</b>
Rec Date:	<b>04/25/2025</b>	Prior Rec Date:	<b>12/24/2020</b>
Sale Date:	<b>04/10/2025</b>	Prior Sale Date:	<b>11/03/2020</b>
Sale Price:	<b>\$1,425,000</b>	Prior Sale Price:	<b>\$1,225,000</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>273498</b>	Acres:	<b>0.23</b>
1st Mtg Amt:	<b>\$1,000,000</b>	Lot Area:	<b>9,990</b>
Total Value:	<b>\$689,784</b>	# of Stories:	<b>1</b>
Land Use:	<b>STORE BUILDING</b>	Park Area/Cap#:	<b>/</b>
Building Area:	<b>3,720</b>	Total Rooms/Offices:	
Total Restrooms:		Yr Built/Eff:	<b>1945 / 1945</b>
Air Cond:	<b>NONE</b>	Pool:	
Roof Mat:	<b>ROLL COMPOSITION</b>		

Comp #:	<b>12</b>	Distance From Subject:	<b>7.70 (miles)</b>
Address:	<b>11700 GATEWAY BLVD, LOS ANGELES, CA 90064-2820</b>		
Owner Name:	<b>DESCENDANTS JUSTIN G TRUST/DESCENDANTS GEOFFREY H TRUST</b>		
Seller Name:	<b>GATEWAY PROPERTY LLC</b>		
APN:	<b>4257-013-042</b>	Map Reference:	<b>41-E5 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>2713.00</b>
Subdivision:	<b>5498</b>	Zoning:	<b>LAC2</b>
Rec Date:	<b>09/05/2025</b>	Prior Rec Date:	<b>05/06/1996</b>
Sale Date:	<b>09/05/2025</b>	Prior Sale Date:	
Sale Price:	<b>\$3,875,000</b>	Prior Sale Price:	<b>\$541,000</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>605969</b>	Acres:	<b>0.28</b>
1st Mtg Amt:		Lot Area:	<b>12,165</b>
Total Value:	<b>\$879,471</b>	# of Stories:	
Building Area:	<b>4,400</b>	Total Rooms/Offices:	
Total Restrooms:		Yr Built/Eff:	<b>1975 / 1975</b>
Air Cond:	<b>NONE</b>	Pool:	
Roof Mat:			

Land Use: **STORE BUILDING** Park Area/Cap#: /

Comp #: **13** Distance From Subject: **7.76 (miles)**  
 Address: **1266 S GLENDALE AVE, GLENDALE, CA 91205-3205**  
 Owner Name: **VARDANIAN ASHOT**  
 Seller Name: **ROZS ANGELS HOLDINGS LLC**  
 APN: **5676-029-034** Map Reference: **25-D5 /** Building Area: **4,080**  
 County: **LOS ANGELES, CA** Census Tract: **3025.05** Total Rooms/Offices:  
 Subdivision: **282** Zoning: **GLC3\*** Total Restrooms:  
 Rec Date: **08/05/2025** Prior Rec Date: **05/18/2023** Yr Built/Eff: **1966 /**  
 Sale Date: **07/17/2025** Prior Sale Date: **05/08/2023** Air Cond: **NONE**  
 Sale Price: **\$975,000** Prior Sale Price: **\$2,500,000** Pool:  
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:  
 Document #: **527459** Acres: **0.28**  
 1st Mtg Amt: **\$451,000** Lot Area: **12,182**  
 Total Value: **\$2,550,000** # of Stories:  
 Land Use: **STORE BUILDING** Park Area/Cap#: /

Comp #: **14** Distance From Subject: **8.11 (miles)**  
 Address: **4633 WHITTIER BLVD, LOS ANGELES, CA 90022-3007**  
 Owner Name: **CHRISTIN V DERONIAN DDS INC**  
 Seller Name: **SUSTAITA A C 1992 TRUST**  
 APN: **5247-017-035** Map Reference: **45-E6 /** Building Area: **4,012**  
 County: **LOS ANGELES, CA** Census Tract: **5315.04** Total Rooms/Offices:  
 Subdivision: **4190** Zoning: **LCM1\*** Total Restrooms:  
 Rec Date: **09/18/2025** Prior Rec Date: **05/19/1992** Yr Built/Eff: **1972 / 1972**  
 Sale Date: **08/04/2025** Prior Sale Date: Air Cond: **NONE**  
 Sale Price: **\$700,000** Prior Sale Price: Pool:  
 Sale Type: **FULL** Prior Sale Type: Roof Mat: **ROLL COMPOSITION**  
 Document #: **644929** Acres: **0.15**  
 1st Mtg Amt: **\$450,000** Lot Area: **6,461**  
 Total Value: **\$621,531** # of Stories: **1**  
 Land Use: **STORE BUILDING** Park Area/Cap#: /

Comp #: **15** Distance From Subject: **8.53 (miles)**  
 Address: **2160 S ATLANTIC BLVD, COMMERCE, CA 90040-1340**  
 Owner Name: **EL FIESTON PARTY RENTAL LLC**  
 Seller Name: **GETHESEMANI LIBRERIA CATOLICA**  
 APN: **6335-003-043** Map Reference: / Building Area: **3,750**  
 County: **LOS ANGELES, CA** Census Tract: **5323.03** Total Rooms/Offices:  
 Subdivision: **8181** Zoning: **CMC2\*** Total Restrooms:  
 Rec Date: **05/09/2025** Prior Rec Date: **09/12/2000** Yr Built/Eff: **1990 / 1990**  
 Sale Date: **03/25/2025** Prior Sale Date: **07/18/2000** Air Cond:  
 Sale Price: **\$970,000** Prior Sale Price: **\$335,000** Pool:  
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:  
 Document #: **307434** Acres: **0.17**  
 1st Mtg Amt: **\$824,000** Lot Area: **7,337**  
 Total Value: **\$591,074** # of Stories:  
 Land Use: **STORE BUILDING** Park Area/Cap#: /

Comp #: **16** Distance From Subject: **9.02 (miles)**  
 Address: **1532 RIVERSIDE DR, GLENDALE, CA 91201-2909**  
 Owner Name: **LDAR 1532 RIVERSIDE DR LLC**  
 Seller Name: **6062 ALCOA PROPERTIES LP**  
 APN: **5626-009-002** Map Reference: **24-E3 /** Building Area: **3,748**

County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>3016.02</b>	Total Rooms/Offices:	
Subdivision:	<b>10391</b>	Zoning:	<b>LARE40</b>	Total Restrooms:	
Rec Date:	<b>05/14/2025</b>	Prior Rec Date:	<b>12/31/2003</b>	Yr Built/Eff:	<b>1940 /</b>
Sale Date:	<b>05/09/2025</b>	Prior Sale Date:	<b>12/18/2003</b>	Air Cond:	<b>NONE</b>
Sale Price:	<b>\$1,250,000</b>	Prior Sale Price:	<b>\$850,000</b>	Pool:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Roof Mat:	
Document #:	<b>318220</b>	Acres:	<b>0.21</b>		
1st Mtg Amt:	<b>\$750,000</b>	Lot Area:	<b>9,318</b>		
Total Value:	<b>\$1,184,813</b>	# of Stories:			
Land Use:	<b>STORE BUILDING</b>	Park Area/Cap#:	<b>/</b>		

Comp #:	<b>17</b>	Distance From Subject:	<b>9.10 (miles)</b>
Address:	<b>11674 SAN VICENTE BLVD, LOS ANGELES, CA 90049-5104</b>		
Owner Name:	<b>FH VICENTE LLC</b>		
Seller Name:	<b>TAYAN J R &amp; L A F/TR</b>		
APN:	<b>4265-006-007</b>	Map Reference:	<b>41-C3 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>2643.03</b>
Subdivision:	<b>WESTGATE</b>	Zoning:	<b>LAC1.5</b>
Rec Date:	<b>09/18/2025</b>	Prior Rec Date:	<b>11/14/1997</b>
Sale Date:	<b>09/15/2025</b>	Prior Sale Date:	<b>07/10/1997</b>
Sale Price:	<b>\$7,500,000</b>	Prior Sale Price:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	
Document #:	<b>642646</b>	Acres:	<b>0.21</b>
1st Mtg Amt:		Lot Area:	<b>9,185</b>
Total Value:	<b>\$548,588</b>	# of Stories:	
Land Use:	<b>STORE BUILDING</b>	Park Area/Cap#:	<b>/</b>
		Building Area:	<b>4,250</b>
		Total Rooms/Offices:	
		Total Restrooms:	
		Yr Built/Eff:	<b>1952 / 1952</b>
		Air Cond:	<b>NONE</b>
		Pool:	
		Roof Mat:	

Comp #:	<b>18</b>	Distance From Subject:	<b>9.18 (miles)</b>
Address:	<b>2713 W OLIVE AVE, BURBANK, CA 91505-4532</b>		
Owner Name:	<b>1627 BEACON LLC</b>		
Seller Name:	<b>RUBINSTEIN H &amp; V TRUST</b>		
APN:	<b>2484-017-022</b>	Map Reference:	<b>24-C2 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>3116.01</b>
Subdivision:	<b>6894</b>	Zoning:	<b>BUC3*</b>
Rec Date:	<b>04/21/2025</b>	Prior Rec Date:	<b>07/20/2022</b>
Sale Date:	<b>04/01/2025</b>	Prior Sale Date:	<b>04/21/2022</b>
Sale Price:	<b>\$1,900,000</b>	Prior Sale Price:	<b>\$1,725,000</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>257543</b>	Acres:	<b>0.12</b>
1st Mtg Amt:		Lot Area:	<b>5,357</b>
Total Value:	<b>\$905,235</b>	# of Stories:	
Land Use:	<b>STORE BUILDING</b>	Park Area/Cap#:	<b>/</b>
		Building Area:	<b>3,455</b>
		Total Rooms/Offices:	
		Total Restrooms:	
		Yr Built/Eff:	<b>1953 / 1955</b>
		Air Cond:	<b>NONE</b>
		Pool:	
		Roof Mat:	

Comp #:	<b>19</b>	Distance From Subject:	<b>9.47 (miles)</b>
Address:	<b>4056 MARINE AVE, LAWNSDALE, CA 90260-1842</b>		
Owner Name:	<b>C &amp; P WEST LLC/BRACHA INVESTMENTS LLC</b>		
Seller Name:	<b>ENNO PROPERTIES LLC</b>		
APN:	<b>4076-003-027</b>	Map Reference:	<b>63-B3 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>6038.02</b>
Subdivision:	<b>LAWNSDALE ACRES</b>	Zoning:	<b>LNM1YY</b>
Rec Date:	<b>07/21/2025</b>	Prior Rec Date:	<b>02/11/2000</b>
Sale Date:	<b>07/16/2025</b>	Prior Sale Date:	<b>12/07/1999</b>
Sale Price:	<b>\$850,000</b>	Prior Sale Price:	<b>\$65,000</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>UNKNOWN</b>
Document #:	<b>487509</b>	Acres:	<b>0.27</b>
1st Mtg Amt:	<b>\$575,000</b>	Lot Area:	<b>11,549</b>
Total Value:	<b>\$1,018,650</b>	# of Stories:	
Land Use:	<b>STORE BUILDING</b>	Park Area/Cap#:	<b>/</b>
		Building Area:	<b>4,505</b>
		Total Rooms/Offices:	
		Total Restrooms:	
		Yr Built/Eff:	<b>1964 / 1964</b>
		Air Cond:	<b>NONE</b>
		Pool:	
		Roof Mat:	

Comp #:	<b>20</b>	Distance From Subject: <b>10.47 (miles)</b>	
Address:	<b>2940 W BURBANK BLVD, BURBANK, CA 91505-2309</b>		
Owner Name:	<b>FROGTABLE LLC</b>		
Seller Name:	<b>GROSSE BENJAMIN B F/TR</b>		
APN:	<b>2478-009-002</b>	Map Reference:	<b>17-B6 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>3113.00</b>
Subdivision:	<b>9762</b>	Zoning:	<b>BUC3*</b>
Rec Date:	<b>04/16/2025</b>	Prior Rec Date:	<b>02/05/2008</b>
Sale Date:	<b>04/10/2025</b>	Prior Sale Date:	<b>01/31/2008</b>
Sale Price:	<b>\$2,700,000</b>	Prior Sale Price:	<b>\$1,200,000</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>246237</b>	Acres:	<b>0.13</b>
1st Mtg Amt:		Lot Area:	<b>5,502</b>
Total Value:	<b>\$1,545,303</b>	# of Stories:	
Land Use:	<b>STORE BUILDING</b>	Park Area/Cap#:	<b>/</b>
		Building Area:	<b>4,004</b>
		Total Rooms/Offices:	
		Total Restrooms:	
		Yr Built/Eff:	<b>1963 / 1963</b>
		Air Cond:	<b>NONE</b>
		Pool:	
		Roof Mat:	