

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

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CITY OF LOS ANGELES  
CALIFORNIA



ERIC GARCETTI  
MAYOR

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

FRANK M. BUSH  
GENERAL MANAGER

OSAMA YOUNAN, P.E.  
EXECUTIVE OFFICER

October 1, 2019

Council District: # 8

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

JOB ADDRESS: **2510 WEST VERNON AVENUE, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **5014-028-006**  
Re: Invoice: #739623-4

On July 22, 2015, and November 08, 2017, 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: **2510 West Vernon Avenue, Los Angeles, California**, (the "Property"). The property owner was given notice of the unpaid annual inspection fees on the property as follows:

<u>Description</u>		<u>Amount</u>
Annual Inspection Fee	\$	457.00
System Development Surcharge		27.42
Title Report fee		38.00
<b>Grand Total</b>	\$	<b><u>522.42</u></b>

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 **\$522.42** be recorded against the property. It is requested that the Honorable City Council of the City of Los Angeles (the "City Council") designate the time and place protest can be heard concerning this matter, as set forth in Sections 7.35.3 and 7.35.5 of the Los Angeles Administrative Code.

It is further requested that the City Council instruct the Department to deposit to Dept 08, Fund 48R, Balance Sheet Account 2200, any payment received against this lien in the amount of **\$522.42** on the referenced property. A copy of the title report which includes a full legal description of the property is attached as Exhibit A. A list of all the names and addresses of owners and all interested parties entitled to notice is included (Exhibit B). Also attached is a report which includes the current fair market value of the property including all encumbrances of record on the property as of the date of the report (Exhibit C).

DEPARTMENT OF BUILDING AND SAFETY

  
Steve Ongele  
Chief, Resource Management Bureau

Lien confirmed by  
City Council on:

ATTEST: HOLLY WOLCOTT, CITY CLERK

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



P.O. BOX 5152  
CULVER CITY, CA 90231  
Phone 310-943-9235 [latitle@in2-res.com](mailto:latitle@in2-res.com)

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***Property Title Report***

***Work Order No. T15498***  
***Dated as of: 08/08/2018***

***Prepared for: City of Los Angeles***

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***SCHEDULE A***  
***(Reported Property Information)***

***APN #: 5014-028-006***

***Property Address: 2510 W VERNON AVE      City: Los Angeles      County: Los Angeles***

**VESTING INFORMATION**

***Type of Document: GRANT DEED***

***Grantee : BOTACH MANAGEMENT***

***Grantor : CALVIN SILVERA***

***Deed Date : 03/12/2004***

***Recorded : 04/26/2004***

***Instr No. : 04-1005899***

***MAILING ADDRESS: BOTACH MANAGEMENT***  
***5011 W PICO BLVD LOS ANGELES CA 90019***

***SCHEDULE B***

**LEGAL DESCRIPTION**

***Lot: 28 Tract No: 4486 Abbreviated Description: LOT:28 TR#:4486 TRACT # 4486 LOT 28***

**MORTGAGES/LIENS**

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

**LANDSAFE TITLE**

RECORDING REQUESTED BY

04/26/2004

Escrow No. 116951-025  
Title Order No. 03303993

04 1005899

WHEN RECORDED MAIL TO

NAME **Botach Management**  
Street Address **5011 W. Pico Blvd.**  
**Los Angeles, CA 90019**

City & State

*03303993 75*

SPACE ABOVE THIS LINE FOR RECORDER'S USE

MAIL TAX STATEMENTS TO

NAME  
Street Address **Same as above**

City & State

**5014-028-006 / 007 / 008**

A P N #

DOCUMENTARY TRANSFER TAX \$ **385.00 LA CNTY 80**  
\$ **1575.00 LA CNTY 44**

Computed on full value of property conveyed  
Or computed on full value less liens and encumbrances  
remaining at time of sale

WILSHIRE ESCROW COMPANY

Signature of Declarant or Agent determining tax Firm name

**Grant Deed**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
**CALVIN SILVERA, A MARRIED MAN, AS HIS SOLE AND SEPARATE PROPERTY**

, do hereby

GRANT to **BOTACH MANAGEMENT, A CALIFORNIA GENERAL PARTNERSHIP**

the real property in the **CITY OF LOS ANGELES** County of **LOS ANGELES**  
State of California, described as

**LOTS 28 AND 29 AND THE NORTH 72.40 FEET OF LOTS 30 AND 31 OF TRACT NO. 4486, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 57, PAGES 80 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.**

**EXCEPT THEREFROM SAID LAND ALL OIL, NAPHTHA, GAS OR KINDRED SUBSTANCES DEPOSITED IN, LYING UNDER OR FLOWING THROUGH SAID LAND, AS PROVIDED IN THE DEED RECORDED IN BOOK 1346 AND 1463, PAGES 41 AND 161, RESPECTIVELY, OFFICIAL RECORDS.**

*5014-028-006*

04/26/2004

DATED: MARCH 12, 2004

STATE OF CALIFORNIA  
COUNTY OF LOS ANGELES ) SS  
On March 16, 2004

before me, the undersigned, a Notary Public in and for  
said state, personally appeared Calvin Silvera

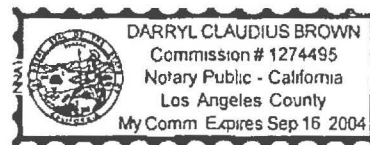
[Signature]

[Signature]  
CALVIN SILVERA

personally known to me (or 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

WITNESS my hand and official seal

Signature [Signature]  
Darryl Claudius Brown  
Name (Typed or Printed)



04 1005899

(This area for official notarial seal)

# EXHIBIT B

ASSIGNED INSPECTOR: RAUL VASQUEZ

Date: October 1, 2019

JOB ADDRESS: 2510 WEST VERNON AVENUE, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 5014-028-006

Last Full Title: 08/08/2018

Last Update to Title:

.....

## LIST OF OWNERS AND INTERESTED PARTIES

- 1). BOTACH MANAGEMENT  
5011 W PICO BLVD  
LOS ANGELES, CA 90019

CAPACITY: OWNERS

**Property Detail Report**

For Property Located At :

2510 W VERNON AVE, LOS ANGELES, CA 90008-3928



RealQuest

**Owner Information**

Owner Name: **BOTACH MANAGEMENT**  
 Mailing Address: **5011 W PICO BLVD, LOS ANGELES CA 90019-4127 C017**  
 Vesting Codes: **// PS**

**Location Information**

Legal Description:	<b>TRACT # 4486 LOT 28</b>	APN:	<b>5014-028-006</b>
County:	<b>LOS ANGELES, CA</b>	Alternate APN:	
Census Tract / Block:	<b>2345.02 / 1</b>	Subdivision:	<b>4486</b>
Township-Range-Sect:		Map Reference:	<b>51-D2 /</b>
Legal Book/Page:	<b>57-80</b>	Tract #:	<b>4486</b>
Legal Lot:	<b>28</b>	School District:	<b>LOS ANGELES</b>
Legal Block:		School District Name:	<b>LOS ANGELES</b>
Market Area:	<b>PHHT</b>	Munic/Township:	
Neighbor Code:			

**Owner Transfer Information**

Recording/Sale Date:	<b>/</b>	Deed Type:	
Sale Price:		1st Mtg Document #:	
Document #:			

**Last Market Sale Information**

Recording/Sale Date:	<b>04/26/2004 / 03/12/2004</b>	1st Mtg Amount/Type:	<b>\$200,000 / PRIVATE PARTY</b>
Sale Price:	<b>\$350,000</b>	1st Mtg Int. Rate/Type:	<b>/ FIXED</b>
Sale Type:	<b>UNKNOWN</b>	1st Mtg Document #:	<b>1005900</b>
Document #:	<b>1005899</b>	2nd Mtg Amount/Type:	<b>/</b>
Deed Type:	<b>GRANT DEED</b>	2nd Mtg Int. Rate/Type:	<b>/</b>
Transfer Document #:		Price Per SqFt:	<b>\$179.49</b>
New Construction:		Multi/Split Sale:	<b>MULTIPLE</b>
Title Company:	<b>LANDSAFE TITLE</b>		
Lender:			
Seller Name:	<b>SILVERA CALVIN</b>		

**Prior Sale Information**

Prior Rec/Sale Date:	<b>08/29/1979 /</b>	Prior Lender:	
Prior Sale Price:	<b>\$17,000</b>	Prior 1st Mtg Amt/Type:	<b>\$12,000 / CONV</b>
Prior Doc Number:	<b>962047</b>	Prior 1st Mtg Rate/Type:	<b>/</b>
Prior Deed Type:	<b>DEED (REG)</b>		

**Property Characteristics**

Year Built / Eff:	<b>1943 / 1943</b>	Total Rooms/Offices:		Garage Area:	
Gross Area:	<b>1,950</b>	Total Restrooms:		Garage Capacity:	
Building Area:	<b>1,950</b>	Roof Type:		Parking Spaces:	
Tot Adj Area:		Roof Material:		Heat Type:	
Above Grade:		Construction:		Air Cond:	
# of Stories:		Foundation:		Pool:	
Other Improvements:	<b>Building Permit</b>	Exterior wall:		Quality:	
		Basement Area:		Condition:	

**Site Information**

Zoning:	<b>LAC2</b>	Acres:	<b>0.08</b>	County Use:	<b>AUTO SVC SHOP (2600)</b>
Lot Area:	<b>3,600</b>	Lot Width/Depth:	<b>x</b>	State Use:	
Land Use:	<b>AUTO REPAIR</b>	Commercial Units:		Water Type:	
Site Influence:		Sewer Type:		Building Class:	

**Tax Information**

Total Value:	<b>\$159,245</b>	Assessed Year:	<b>2017</b>	Property Tax:	<b>\$2,176.73</b>
Land Value:	<b>\$110,250</b>	Improved %:	<b>31%</b>	Tax Area:	<b>212</b>
Improvement Value:	<b>\$48,995</b>	Tax Year:	<b>2017</b>	Tax Exemption:	
Total Taxable Value:	<b>\$159,245</b>				



# Comparable Sales Report

For Property Located At



**2510 W VERNON AVE, LOS ANGELES, CA 90008-3928**

20 Comparable(s) Selected.

Report Date: 09/07/2018

**Summary Statistics:**

	Subject	Low	High	Average
Sale Price	\$350,000	\$23,500	\$3,500,000	\$1,112,275
Bldg/Living Area	1,950	1,676	2,238	1,968
Price/Sqft	\$179.49	\$12.21	\$1,689.19	\$571.87
Year Built	1943	1925	2006	1951
Lot Area	3,600	1,772	21,478	7,268
Bedrooms	0	0	0	0
Bathrooms/Restrooms	0	1	1	1
Stories	0.00	1.00	1.00	1.00
Total Value	\$159,245	\$57,394	\$1,591,200	\$431,565
Distance From Subject	0.00	2.40	19.31	10.13

\*= user supplied for search only

Comp #:	1	Distance From Subject:	2.40 (miles)
Address:	1602 W ADAMS BLVD, LOS ANGELES, CA 90007-1532		
Owner Name:	LA MINDY PROJECT LLC		
Seller Name:	RAMOS DAVE & LISA M		
APN:	5054-011-020	Map Reference:	43-F5 /
County:	LOS ANGELES, CA	Census Tract:	2222.00
Subdivision:	WEST ADAMS ST TR	Zoning:	LAC1
Rec Date:	08/03/2018	Prior Rec Date:	
Sale Date:	07/16/2018	Prior Sale Date:	
Sale Price:	\$1,120,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	782878	Acres:	0.28
1st Mtg Amt:		Lot Area:	12,041
Total Value:	\$57,394	# of Stories:	
Land Use:	AUTO REPAIR	Park Area/Cap#:	/
Building Area:	2,070	Total Rooms/Offices:	
Total Restrooms:		Yr Built/Eff:	1943 /
Air Cond:		Pool:	
Roof Mat:			

Comp #:	2	Distance From Subject:	3.63 (miles)
Address:	607 W MANCHESTER AVE, LOS ANGELES, CA 90044-5718		
Owner Name:	DOMINGUEZ JOSE		
Seller Name:	OWENS JOE N & SHIRLEY R		
APN:	6032-016-024	Map Reference:	58-A2 /
County:	LOS ANGELES, CA	Census Tract:	2383.20
Subdivision:	WOOD & SCHLEICHERS FIGUEROA P	Zoning:	LAC2
Rec Date:	06/15/2018	Prior Rec Date:	12/15/1981
Sale Date:	03/05/2018	Prior Sale Date:	
Sale Price:	\$480,000	Prior Sale Price:	\$31,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	599705	Acres:	0.15
1st Mtg Amt:	\$430,000	Lot Area:	6,632
Total Value:	\$76,244	# of Stories:	
Land Use:	AUTO REPAIR	Park Area/Cap#:	/
Building Area:	1,797	Total Rooms/Offices:	
Total Restrooms:		Yr Built/Eff:	1929 /
Air Cond:		Pool:	
Roof Mat:			

Comp #:	3	Distance From Subject:	4.04 (miles)
Address:	2227 S CENTRAL AVE, LOS ANGELES, CA 90011-1238		
Owner Name:	2219-2225 CENTRAL AVENUE LLC		
Seller Name:	ROFAEL ENAS		
APN:	5131-015-022	Map Reference:	44-C6 /
County:	LOS ANGELES, CA	Census Tract:	2264.20
Building Area:	1,918	Total Rooms/Offices:	

Subdivision:	<b>GRIDER &amp; DOWS ORANGEDALE</b>	Zoning:	<b>LAC2</b>	Total Restrooms:	
Rec Date:	<b>05/17/2018</b>	Prior Rec Date:	<b>12/09/2011</b>	Yr Built/Eff:	<b>1938 /</b>
Sale Date:	<b>05/15/2018</b>	Prior Sale Date:	<b>11/15/2011</b>	Air Cond:	
Sale Price:	<b>\$850,000</b>	Prior Sale Price:	<b>\$150,000</b>	Pool:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Roof Mat:	
Document #:	<b>489309</b>	Acres:	<b>0.17</b>		
1st Mtg Amt:		Lot Area:	<b>7,328</b>		
Total Value:	<b>\$301,947</b>	# of Stories:			
Land Use:	<b>AUTO REPAIR</b>	Park Area/Cap#:	<b>/</b>		

Comp #:	<b>4</b>				Distance From Subject:	<b>5.64 (miles)</b>
Address:	<b>620 IMPERIAL ST, LOS ANGELES, CA 90021-1310</b>					
Owner Name:	<b>620 IMPERIAL STREET LLC</b>					
Seller Name:	<b>DSM INTERNATIONAL LLC</b>					
APN:	<b>5164-014-015</b>	Map Reference:	<b>44-E4 /</b>	Building Area:	<b>1,777</b>	
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>2060.31</b>	Total Rooms/Offices:		
Subdivision:	<b>GOODWIN TR</b>	Zoning:	<b>LAM3</b>	Total Restrooms:		
Rec Date:	<b>04/17/2018</b>	Prior Rec Date:	<b>05/28/2004</b>	Yr Built/Eff:	<b>1947 / 1947</b>	
Sale Date:	<b>03/29/2018</b>	Prior Sale Date:	<b>03/09/2004</b>	Air Cond:	<b>NONE</b>	
Sale Price:	<b>\$1,800,000</b>	Prior Sale Price:	<b>\$350,000</b>	Pool:		
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Roof Mat:		
Document #:	<b>369077</b>	Acres:	<b>0.13</b>			
1st Mtg Amt:		Lot Area:	<b>5,600</b>			
Total Value:	<b>\$428,762</b>	# of Stories:				
Land Use:	<b>AUTO REPAIR</b>	Park Area/Cap#:	<b>/</b>			

Comp #:	<b>5</b>				Distance From Subject:	<b>6.06 (miles)</b>
Address:	<b>1553 W EL SEGUNDO BLVD, GARDENA, CA 90249-2111</b>					
Owner Name:	<b>PRATER ROBERT/PRATER HEIDI A</b>					
Seller Name:	<b>ANDERSON JUDY M</b>					
APN:	<b>6090-003-021</b>	Map Reference:	<b>57-E6 /</b>	Building Area:	<b>2,000</b>	
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>6028.02</b>	Total Rooms/Offices:		
Subdivision:	<b>HOWARD</b>	Zoning:	<b>LCM1YY</b>	Total Restrooms:		
Rec Date:	<b>07/31/2018</b>	Prior Rec Date:	<b>03/19/1979</b>	Yr Built/Eff:	<b>1962 / 1962</b>	
Sale Date:	<b>07/10/2018</b>	Prior Sale Date:		Air Cond:		
Sale Price:	<b>\$450,000</b>	Prior Sale Price:	<b>\$73,500</b>	Pool:		
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Roof Mat:		
Document #:	<b>764980</b>	Acres:	<b>0.15</b>			
1st Mtg Amt:		Lot Area:	<b>6,502</b>			
Total Value:	<b>\$140,597</b>	# of Stories:				
Land Use:	<b>AUTO REPAIR</b>	Park Area/Cap#:	<b>/</b>			

Comp #:	<b>6</b>				Distance From Subject:	<b>6.47 (miles)</b>
Address:	<b>1465 S LORENA ST, LOS ANGELES, CA 90023-3718</b>					
Owner Name:	<b>CROWN TEAR OFF &amp; DISPOSAL INC</b>					
Seller Name:	<b>CHAVIRA MATHEW A</b>					
APN:	<b>5190-030-005</b>	Map Reference:	<b>53-B1 /</b>	Building Area:	<b>2,204</b>	
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>2051.20</b>	Total Rooms/Offices:		
Subdivision:	<b>5478</b>	Zoning:	<b>LAM3</b>	Total Restrooms:		
Rec Date:	<b>03/02/2018</b>	Prior Rec Date:	<b>12/28/2000</b>	Yr Built/Eff:	<b>1939 / 1939</b>	
Sale Date:	<b>12/20/2017</b>	Prior Sale Date:	<b>12/23/2000</b>	Air Cond:		
Sale Price:	<b>\$505,000</b>	Prior Sale Price:	<b>\$120,000</b>	Pool:		
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Roof Mat:		
Document #:	<b>206680</b>	Acres:	<b>0.13</b>			
1st Mtg Amt:	<b>\$415,000</b>	Lot Area:	<b>5,530</b>			
Total Value:	<b>\$286,796</b>	# of Stories:				
Land Use:	<b>AUTO REPAIR</b>	Park Area/Cap#:	<b>/</b>			

Comp #:	<b>7</b>				Distance From Subject:	<b>7.60 (miles)</b>
Address:	<b>15032 S NORMANDIE AVE, GARDENA, CA 90247-2922</b>					
Owner Name:	<b>PRO LOUGHLIN PROPERTIES LLC/MCDONALD PATRICK</b>					
Seller Name:	<b>KIM SUK H &amp; MIN S</b>					
APN:	<b>6114-007-039</b>	Map Reference:	<b>63-E3 /</b>	Building Area:	<b>2,238</b>	
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>6030.01</b>	Total Rooms/Offices:		
Subdivision:	<b>2830</b>	Zoning:	<b>GAC3</b>	Total Restrooms:		
Rec Date:	<b>08/17/2018</b>	Prior Rec Date:	<b>09/10/2004</b>	Yr Built/Eff:	<b>1960 / 1960</b>	
Sale Date:	<b>04/11/2018</b>	Prior Sale Date:	<b>09/08/2004</b>	Air Cond:	<b>NONE</b>	
Sale Price:	<b>\$544,000</b>	Prior Sale Price:	<b>\$330,000</b>	Pool:		
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Roof Mat:		
Document #:	<b>834148</b>	Acres:	<b>0.12</b>			



1st Mtg Amt:	\$272,000	Lot Area:	5,297
Total Value:	\$396,335	# of Stories:	
Land Use:	AUTO REPAIR	Park Area/Cap#:	/

Comp #:	8	Distance From Subject:	7.94 (miles)
Address:	4200 E OLYMPIC BLVD, LOS ANGELES, CA 90023-3315		
Owner Name:	SIMONS MICHAEL		
Seller Name:	BARRENS MONIQUE & CHRISTINA		
APN:	5241-004-039	Map Reference:	53-D1 /
County:	LOS ANGELES, CA	Census Tract:	5313.02
Subdivision:	4510	Zoning:	LCM1*
Rec Date:	08/07/2018	Prior Rec Date:	
Sale Date:	06/21/2018	Prior Sale Date:	
Sale Price:	\$1,000,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	790617	Acres:	0.30
1st Mtg Amt:		Lot Area:	12,883
Total Value:	\$95,640	# of Stories:	
Land Use:	AUTO REPAIR	Park Area/Cap#:	/
Building Area:	2,218	Total Rooms/Offices:	
Total Restrooms:		Yr Built/Eff:	1944 /
Air Cond:	YES	Pool:	
Roof Mat:			

Comp #:	9	Distance From Subject:	8.26 (miles)
Address:	11715 SANTA MONICA BLVD, LOS ANGELES, CA 90025-2808		
Owner Name:	11701 SANTA MONICA LLC		
Seller Name:	GREENWICH VILLAGE RENOVATION C		
APN:	4262-003-009	Map Reference:	41-D4 /
County:	LOS ANGELES, CA	Census Tract:	2675.01
Subdivision:	ARTESIAN TR	Zoning:	LAC2
Rec Date:	12/26/2017	Prior Rec Date:	05/29/2015
Sale Date:	12/22/2017	Prior Sale Date:	02/27/2015
Sale Price:	\$1,530,000	Prior Sale Price:	\$6,193,636
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1497074	Acres:	0.04
1st Mtg Amt:		Lot Area:	1,772
Total Value:	\$994,131	# of Stories:	
Land Use:	AUTO REPAIR	Park Area/Cap#:	/
Building Area:	1,715	Total Rooms/Offices:	
Total Restrooms:		Yr Built/Eff:	1928 / 1940
Air Cond:		Pool:	
Roof Mat:			

Comp #:	10	Distance From Subject:	8.66 (miles)
Address:	16822 S WESTERN AVE, GARDENA, CA 90247-5218		
Owner Name:	FRAGOSO HILARIO		
Seller Name:	HERD RICHARD T		
APN:	6106-003-028	Map Reference:	63-E5 /
County:	LOS ANGELES, CA	Census Tract:	6033.02
Subdivision:	7006	Zoning:	GAC3
Rec Date:	01/25/2018	Prior Rec Date:	01/25/2018
Sale Date:	06/13/2017	Prior Sale Date:	09/06/2013
Sale Price:	\$23,500	Prior Sale Price:	\$267,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	82483	Acres:	0.12
1st Mtg Amt:		Lot Area:	5,193
Total Value:	\$318,309	# of Stories:	1
Land Use:	AUTO REPAIR	Park Area/Cap#:	/
Building Area:	1,925	Total Rooms/Offices:	
Total Restrooms:		Yr Built/Eff:	1960 / 1965
Air Cond:		Pool:	
Roof Mat:	ROLL COMPOSITION		

Comp #:	11	Distance From Subject:	9.58 (miles)
Address:	418 W CHEVY CHASE DR, GLENDALE, CA 91204-2205		
Owner Name:	3 APPERSON LLC		
Seller Name:	PREVOT LIDIA L		
APN:	5640-008-004	Map Reference:	25-C5 /
County:	LOS ANGELES, CA	Census Tract:	3024.01
Subdivision:	3727	Zoning:	GLM1*
Rec Date:	12/13/2017	Prior Rec Date:	06/24/1980
Sale Date:	12/05/2017	Prior Sale Date:	
Sale Price:	\$930,000	Prior Sale Price:	\$122,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1446634	Acres:	0.16
1st Mtg Amt:	\$790,500	Lot Area:	7,089
Total Value:	\$294,481	# of Stories:	
Land Use:	AUTO REPAIR	Park Area/Cap#:	/
Building Area:	2,161	Total Rooms/Offices:	
Total Restrooms:		Yr Built/Eff:	1925 / 1925
Air Cond:		Pool:	
Roof Mat:			

Comp #:	12			Distance From Subject:	10.13 (miles)
Address:	312 E MAPLE ST, GLENDALE, CA 91205-2112				
Owner Name:	312 MAPLE LLC				
Seller Name:	KASUMYAN ADRINE				
APN:	5641-011-017	Map Reference:	25-D5 /	Building Area:	1,676
County:	LOS ANGELES, CA	Census Tract:	3025.03	Total Rooms/Offices:	
Subdivision:	GRIDER & HAMILTONS LOMITA PARK	Zoning:	GLC3	Total Restrooms:	
Rec Date:	08/22/2018	Prior Rec Date:	03/28/2003	Yr Built/Eff:	1981 /
Sale Date:	08/16/2018	Prior Sale Date:	03/25/2003	Air Cond:	
Sale Price:	\$1,000,000	Prior Sale Price:	\$415,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	847718	Acres:	0.11		
1st Mtg Amt:	\$750,000	Lot Area:	4,860		
Total Value:	\$448,707	# of Stories:			
Land Use:	AUTO REPAIR	Park Area/Cap#:	/		

Comp #:	13			Distance From Subject:	11.94 (miles)
Address:	1435 W KENNETH RD, GLENDALE, CA 91201-1421				
Owner Name:	VILLAGE PRESCHOOL LLC				
Seller Name:	SARADJIAN VAHE Z				
APN:	5622-023-020	Map Reference:	25-A1 /	Building Area:	2,015
County:	LOS ANGELES, CA	Census Tract:	3014.00	Total Rooms/Offices:	
Subdivision:	6165	Zoning:	GLC3*	Total Restrooms:	
Rec Date:	01/03/2018	Prior Rec Date:	07/11/2014	Yr Built/Eff:	1935 /
Sale Date:	12/26/2017	Prior Sale Date:	06/16/2014	Air Cond:	NONE
Sale Price:	\$1,750,000	Prior Sale Price:	\$1,325,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	7228	Acres:	0.17		
1st Mtg Amt:	\$727,000	Lot Area:	7,463		
Total Value:	\$688,642	# of Stories:			
Land Use:	AUTO REPAIR	Park Area/Cap#:	/		

Comp #:	14			Distance From Subject:	12.21 (miles)
Address:	13406 LAKEWOOD BLVD, BELLFLOWER, CA 90706-2030				
Owner Name:	VICTORIO RAMON A/VICTORIO MARGARITA				
Seller Name:	DE LA TEJA ERIKA				
APN:	6262-008-039	Map Reference:	66-A1 /	Building Area:	1,982
County:	LOS ANGELES, CA	Census Tract:	5533.00	Total Rooms/Offices:	
Subdivision:	BIXBYS SUB	Zoning:	BFM1*	Total Restrooms:	
Rec Date:	04/17/2018	Prior Rec Date:	09/08/2016	Yr Built/Eff:	1948 / 1970
Sale Date:	03/18/2018	Prior Sale Date:	08/22/2016	Air Cond:	YES
Sale Price:	\$605,000	Prior Sale Price:	\$340,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	366842	Acres:	0.10		
1st Mtg Amt:	\$235,000	Lot Area:	4,259		
Total Value:	\$340,000	# of Stories:			
Land Use:	AUTO REPAIR	Park Area/Cap#:	/		

Comp #:	15			Distance From Subject:	13.64 (miles)
Address:	9724 ALONDRA BLVD, BELLFLOWER, CA 90706-3659				
Owner Name:	DAE & TIM GENERAL PTSHP				
Seller Name:	BERNARDINO LYNNE M				
APN:	7106-015-008	Map Reference:	66-C3 /	Building Area:	1,680
County:	LOS ANGELES, CA	Census Tract:	5540.02	Total Rooms/Offices:	
Subdivision:	3	Zoning:	BFCG*	Total Restrooms:	
Rec Date:	02/06/2018	Prior Rec Date:	12/31/1986	Yr Built/Eff:	1956 / 1956
Sale Date:	12/20/2017	Prior Sale Date:	07/1986	Air Cond:	
Sale Price:	\$520,000	Prior Sale Price:	\$150,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	121676	Acres:	0.15		
1st Mtg Amt:	\$450,000	Lot Area:	6,427		
Total Value:	\$219,650	# of Stories:			
Land Use:	AUTO REPAIR	Park Area/Cap#:	/		

Comp #:	16			Distance From Subject:	13.98 (miles)
Address:	14152 OXNARD ST, VAN NUYS, CA 91401-3606				
Owner Name:	LAV INVESTMENTS LLC				
Seller Name:	OXNARD STREET LLC				
APN:	2245-001-003	Map Reference:	15-E6 /	Building Area:	1,850

County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>1286.01</b>	Total Rooms/Offices:	
Subdivision:	<b>8126</b>	Zoning:	<b>LACM</b>	Total Restrooms:	
Rec Date:	<b>08/01/2018</b>	Prior Rec Date:	<b>12/31/2008</b>	Yr Built/Eff:	<b>2006 / 2006</b>
Sale Date:	<b>07/03/2018</b>	Prior Sale Date:	<b>12/12/2008</b>	Air Cond:	
Sale Price:	<b>\$750,000</b>	Prior Sale Price:	<b>\$628,000</b>	Pool:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Roof Mat:	
Document #:	<b>771409</b>	Acres:	<b>0.09</b>		
1st Mtg Amt:	<b>\$650,000</b>	Lot Area:	<b>4,061</b>		
Total Value:	<b>\$620,000</b>	# of Stories:			
Land Use:	<b>AUTO REPAIR</b>	Park Area/Cap#:	<b>/</b>		

Comp #:	<b>17</b>				Distance From Subject:	<b>15.21 (miles)</b>
Address:	<b>1361 E WALNUT ST, PASADENA, CA 91106-1529</b>					
Owner Name:	<b>HRAP INC</b>					
Seller Name:	<b>JENSEN FAMILY TRUST</b>					
APN:	<b>5738-016-029</b>	Map Reference:	<b>27-C3 /</b>	Building Area:	<b>2,147</b>	
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>4623.02</b>	Total Rooms/Offices:		
Subdivision:	<b>NEW ABILENE TR</b>	Zoning:	<b>PSC-</b>	Total Restrooms:		
Rec Date:	<b>08/23/2018</b>	Prior Rec Date:	<b>09/03/1985</b>	Yr Built/Eff:	<b>1949 / 1949</b>	
Sale Date:	<b>07/03/2018</b>	Prior Sale Date:	<b>07/1985</b>	Air Cond:		
Sale Price:	<b>\$960,000</b>	Prior Sale Price:	<b>\$225,000</b>	Pool:		
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Roof Mat:	<b>ROLL COMPOSITION</b>	
Document #:	<b>851770</b>	Acres:	<b>0.15</b>			
1st Mtg Amt:	<b>\$720,000</b>	Lot Area:	<b>6,429</b>			
Total Value:	<b>\$386,050</b>	# of Stories:	<b>1</b>			
Land Use:	<b>AUTO REPAIR</b>	Park Area/Cap#:	<b>/</b>			

Comp #:	<b>18</b>				Distance From Subject:	<b>16.83 (miles)</b>
Address:	<b>12154 ARTESIA BLVD, ARTESIA, CA 90701-4040</b>					
Owner Name:	<b>OH SE E</b>					
Seller Name:	<b>ARTESIA DEV PARTNERS LLC</b>					
APN:	<b>7033-031-036</b>	Map Reference:	<b>82-B5 /</b>	Building Area:	<b>2,072</b>	
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>5548.02</b>	Total Rooms/Offices:		
Subdivision:	<b>26496</b>	Zoning:	<b>ATCG*</b>	Total Restrooms:		
Rec Date:	<b>07/19/2018</b>	Prior Rec Date:	<b>02/03/2016</b>	Yr Built/Eff:	<b>1969 / 1980</b>	
Sale Date:	<b>06/26/2018</b>	Prior Sale Date:	<b>12/26/2014</b>	Air Cond:	<b>OFFICE</b>	
Sale Price:	<b>\$3,500,000</b>	Prior Sale Price:	<b>\$1,560,000</b>	Pool:		
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Roof Mat:	<b>COMPOSITION SHINGLE</b>	
Document #:	<b>723326</b>	Acres:	<b>0.49</b>			
1st Mtg Amt:		Lot Area:	<b>21,478</b>			
Total Value:	<b>\$1,591,200</b>	# of Stories:	<b>1</b>			
Land Use:	<b>AUTO REPAIR</b>	Park Area/Cap#:	<b>/</b>			

Comp #:	<b>19</b>				Distance From Subject:	<b>18.99 (miles)</b>
Address:	<b>4216 E 4TH ST, LONG BEACH, CA 90814-2921</b>					
Owner Name:	<b>SEAWARD ROAD ENTS LLC</b>					
Seller Name:	<b>SOCAL EQUITY HOLDINGS LLC</b>					
APN:	<b>7255-036-007</b>	Map Reference:	<b>76-B5 /</b>	Building Area:	<b>2,100</b>	
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>5771.00</b>	Total Rooms/Offices:		
Subdivision:	<b>BAY VIEW HEIGHTS</b>	Zoning:	<b>LBR3T</b>	Total Restrooms:	<b>1</b>	
Rec Date:	<b>04/26/2018</b>	Prior Rec Date:	<b>12/13/2013</b>	Yr Built/Eff:	<b>1960 / 1960</b>	
Sale Date:	<b>04/09/2018</b>	Prior Sale Date:	<b>10/09/2013</b>	Air Cond:		
Sale Price:	<b>\$1,165,000</b>	Prior Sale Price:	<b>\$625,000</b>	Pool:		
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Roof Mat:		
Document #:	<b>403843</b>	Acres:	<b>0.16</b>			
1st Mtg Amt:		Lot Area:	<b>6,816</b>			
Total Value:	<b>\$660,151</b>	# of Stories:				
Land Use:	<b>AUTO REPAIR</b>	Park Area/Cap#:	<b>/</b>			

Comp #:	<b>20</b>				Distance From Subject:	<b>19.31 (miles)</b>
Address:	<b>134 WHEELER AVE, ARCADIA, CA 91006-3215</b>					
Owner Name:	<b>NEW WORLD INTERNATIONAL LLC</b>					
Seller Name:	<b>134 EAST WHEELER AVENUE LLC</b>					
APN:	<b>5773-010-018</b>	Map Reference:	<b>28-E4 /</b>	Building Area:	<b>1,825</b>	
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>4308.01</b>	Total Rooms/Offices:		
Subdivision:	<b>ARCADIA SANTA ANITA TR</b>	Zoning:	<b>ARC2H*</b>	Total Restrooms:		
Rec Date:	<b>06/29/2018</b>	Prior Rec Date:		Yr Built/Eff:	<b>1955 / 1955</b>	
Sale Date:	<b>06/11/2018</b>	Prior Sale Date:		Air Cond:		

Sale Price:	<b>\$2,763,000</b>	Prior Sale Price:		Pool:	
Sale Type:	<b>FULL</b>	Prior Sale Type:		Roof Mat:	
Document #:	<b>656473</b>	Acres:	<b>0.18</b>		
1st Mtg Amt:	<b>\$14,000,000</b>	Lot Area:	<b>7,698</b>		
Total Value:	<b>\$286,259</b>	# of Stories:			
Land Use:	<b>AUTO REPAIR</b>	Park Area/Cap#:	<b>/</b>		