BOARD OF BUILDING AND SAFETY COMMISSIONERS

> VAN AMBATIELOS PRESIDENT

E. FELICIA BRANNON VICE PRESIDENT

JOSELYN GEAGA-ROSENTHAL GEORGE HOVAGUIMIAN JAVIER NUNEZ

April 17, 2015

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

#### JOB ADDRESS: 3770 SOUTH WESTERN AVENUE, LOS ANGELES, CA ASSESSORS PARCEL NO. (APN): 5041-034-001

On September 3, 2014, pursuant to the authority granted by Section 91.103 of the Los Angeles Municipal Code ("L.A.M.C"), the Department of Building and Safety (the "Department") investigated and identified code violations at: **3770 South Western Avenue, Los Angeles, California,** (the "Property"). A copy of the title report which includes a full legal description of the property is attached as Exhibit A.

**CITY OF LOS ANGELES** 

CALIFORNIA

ERIC GARCETTI

MAYOR

Pursuant to Section 98.0402(e) of the L.A.M.C. on August 12, 2010 and July 23, 2013, the Department performed annual inspections on the vehicle repair facility located at the same address. The property owner was given notice of the unpaid annual inspection fees on the property. The Department imposed code violation inspection fee and annual inspection fee as follows:

Description	Amount
Code Violation Investigation fee	336.00
Annual Inspection Fee	914.00
System Development Surcharge	75.00
Late Charge/Collection Fee (250%)	440.00
System Development Surcharge late fee	50.40
Accumulated Interest (1%/month)	51.69
Title Report fee	42.00
Grand Total	\$ 1,909.09

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 \$1,909.09 be recorded against the property. It is requested that the Honorable City Council of the City of Los Angeles (the "City Council") designate the time and place protest can be heard concerning this matter, as set forth in Sections 7.35.3 and 7.35.5 of the Los Angeles Administrative Code.

It is further requested that the City Council instruct the Department to deposit to Dept 08, Fund 48R, Balance Sheet Account 2200, any payment received against this lien in the amount of \$1,909.09 on the referenced property. 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

Stev Chief, Resource Management Bureau

Lien confirmed by City Council on: ATTEST: HOLLY WOLCOTT, CITY CLERK

BY: \_\_\_

DEPUTY

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

RAYMOND S. CHAN, C.E., S.E. GENERAL MANAGER

> FRANK BUSH EXECUTIVE OFFICER

Council District: #8

# EXHIBIT A



5711 W. SLAUSON AVE., SUITE 170 CULVER CITY, CA 90230 Phone 310-649-2020 310-649-0030 Fax

## **Property Title Report**

*Work Order No. T11027 Dated as of: 03/07/2015*  Prepared for: City of Los Angeles

SCHEDULE A (Reported Property Information)

APN/#: 5041-034-001

Property Address: 3770 S WESTERN AVE

City: Los Angeles County: Los Angeles

VESTING INFORMATION

 Type of Instrument: GRANT DEED

 Grantee : Cheryl Aubry, Tia McNeill, Juana Bordenave, his children, as tenants in common

 Grantor : Irwin Emil Bordenave, natural father and parent of

 Deed Date : 11/2/2013
 Recorded : 11/6/2013

 Instr No. : 20131582124

MAILING ADDRESS: Cheryl Aubry, Tia McNeill, Juana Bordenave, 3770 South Western Avenue, Los Angeles, CA 90018

MAILING ADDRESS: Cheryl Aubry, Tia McNeill, Juana Bordenave, 3803 S RIDGELEY DR LOS ANGELES CA 90008

LEGAL DESCRIPTION

#### SCHEDULE B

The following described property:

The grantor does hereby convey the following described real property in the City of Los Angeles, County of Los Angeles, State of California:

That portion of the Southwest quarter of section 1, Township 2 South, Range 14, West, S.B.M., in the City of Los Angeles, according to the official plat of the survey of said land on file in the Bureau of land Management, described as follows:

Beginning at the point of intersection of the Easterly line Western Avenue, 80feet Wide, with the Northerly line of the right of way of the Southern Pacific Railway Company, (commonly known as "Airline"): thence Northerly along said Western Avenue to the point of intersection of said Easterly line with the Southerly line of 37th Place(formerly 41st Street) as described in the decree of condemnation entered in the Case No. 44184 of the Superior Court: Thense Easterly along said Southerly line, 140 feet, more or lase, to a point in a line parallel with and distant 150 feet, at right, at right angles from the Easterly line of Western Avenue, 60 feet Wide, as shown on the map of Tract No. 4014

#### INTUITIVE REAL ESTATE SOLUTIONS 5711 W. SLAUSON AVE., SUITE 170 CULVER CITY, CA 90230 Phone 310-649-2020 310-649-0030 Fax

Work Order No. T11027

#### SCHEDULE B (Continued)

, recorded in Book 43, page 74 of Maps, in the Office of the County Recorder of said County: Thence Southerly along said parallel line, 540.24 feet to the Northerly line of said right of way of the Southern Pacific Railway Company: Thence Westerly along said Northerly line 140 feet to the point of beginning. Except: That portion of the above described land lying Northerly of a straight line, extending from a point in the East line of said land that is distant Northerly along said East line 132.50 feet from the North line of said land that is distant Northerly along said West line 142.99 feet from the North line of said right of way.

Assessor's Parcel No: 5041-034-001

MORTGAGES/LIENS

We find no Open Mortgages/Deeds of Trust of Record

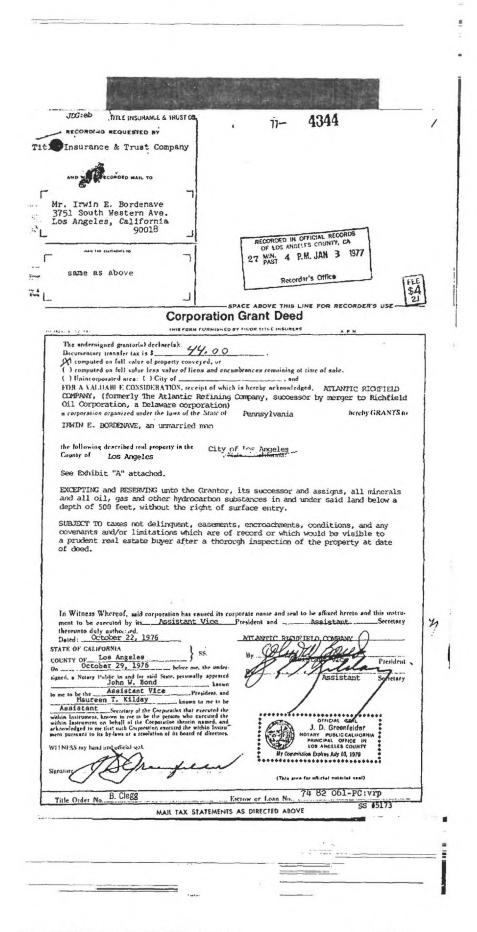
 Type of Instrument:
 A claim of lien for the amount shown and any other amounts due.

 Claimant : Department of Building And Safety Financial Services Division

 Recorded : 12/3/2010
 Instr No. : 20101780587

MAILING ADDRESS: Bordenave Irwin, 3777 Cimarron St, Los Angeles, CA-90018

MAILING ADDRESS: Department of Building and Safety Financial Services Division, 201 N Figueroa St., 9th Floor, Los Angeles, CA 90012



RECORDING REQUESTED BY 85-1346234 RECORDED IN OFFICIAL RECORDS AND WHEN RECORDED MAIL TO RECORDER'S OFFICE 7 Mr. Irwin Bordenave 3777 Cimerron Street Los Angeles, California 90018 CALIFORNIA MIN. 11 A.M. NOV 13 1985 PAST. 1 And and FEE \$5 N 2'L BRACE ABOVE THIS LINE FOR RECORDER DOLUMENTARY TRANSFER TAA L A DATE OF TRANSFER TAA L A DATE OF TRANSFER TAA L A DATE OF TAAL AND A DATE OF TAAL ETCHNARAM SERVICES AT TAR OF SALE Summer of Do August of Agent Scherobing tas. Summer of Do August of Agent Scherobing tas. Summer of Do August of Agent Scherobing tas. . MAY INE STATEMONTS TO ٦ Me. Juana Bordenave 3777 Cimarron Street Los Angeles, California -----. Chy & |\_ 90018 1 ----Quitclaim Deed THIS FOR HED BY TRUSTORS SECURITY PRAVICE FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Irwin E. Bordenavo hereby REMISE(S), RELEASE(S) AND FOREVER QUIT(LAIM(S) to : Cheryl Aubry, Tis MoNeill, Layne Bordenave, and Juana Bordenave, as tenants in common the following described real property in the City of Los Angeles coury of Les Angeles Mate of California (That portion of the Southwest Guarter of Section I, Township 2 South Range 14 West, S.B.M., in the city of Los Angeles, according to the stilling lat of the survey of said land on file in the Aureau of Land Management, described as fellows: Deginning at the point of intersection of the sasterly line of Western Avenue Of feet wide, with the northerly line of the right of way of the Southern The South Rainey (Company, Lossmohly known as "Alfilino") thereat on ortherly sleek said Western Avenue to the point of intersection of said essterly line with the southerly line of 37th Flace (forward) with disc Street) as described in the descree of condemmatien entered in case no. 44104 of the Superior Court; thence masterly line of western avenue, 60 feet wide, as shown on the more at the most in the southerly line of 37th Flace (forward) ying said parallel line. 540.2% Feet to the northerly line of asid right of Mape, in the office of the opunt point of bestern avenue, to feet wide, as shown on the map of Theo The AO24, recorded in book 43 page 74 of Mape, in the office of the opunt point of bestern avenue, 60 feet wide, as shown on the map of Theo masterly line of and county; thence seatherly along said parallel line. 540.2% Feet to the northerly line of asid right of way of the Southern Pecific Rail-point of bestern apoint sin said right of way of the Southern Pecific Rail-point of bestern apoint, in the seat line of paid land that is distant line strending from a point in the seat line of baid land that is distant bet describe and west line 142.99 feet from the north line of said right Here way. 1 ...... ÷ Intri Corform Dated November 4, 1985 . ' 2 Irvin Bordenave to be the person\_\_\_\_\_ukore name\_\_\_\_ill\_ouberribed to the within improved and acknowledged that\_\_\_\_\_ill\_\_\_\_encoded the same. WITNESS my head of calcula coal. Signature 家語 PICIAL SEAL DE 1.23 000 LOB いいの時代が Dar i h. k. U. Payna Mana (Typed or Prisod) Il estered by a Corporation like Corporation Form of Actnomical must be used. に開かれ (This area for efficial antestal neal Title Order No. File, Escrow or Loss No. MAH TAX STATEMENTS AS DIRECTED ABOVE

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to be the personwhose name & & & & & & & & & & & & & & & & & & &	s STATE OF CALIFORNIA COUNTY OF LOS ANGELES On December 4, 1986 before spred, a Neary Public in and for seid State, pe Cheryl Aubry, Tia McNell1,	Chery! Aubry, terant in common Tia McNeilli tenant in common Tia McNeilli tenant in common Lawne Bordenave, tenant in common Juna Bordenave, tenant in common Juna Bordenave, tenant in common
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MAIL TAX STATEMENTS AS DIRECTED ABOVE		

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This is a bonafide gift and the o R & T 11911.	grantor received nothing in return,
Dated July 24, 1987	Durin Bordenave
STATE OF CALIFORNIA	
COUNTY OF Los Angeles J On this the 24th day of July 1987, before me, the undersigned, a Notary Public in and for said County and State, personally appeared	
IRWIN BORDENAVE	FOR NOTARY SEAL OR SYAMP
, personally known to me or the basis of satisfactory evidence to be the person	OFFICIAL SEAL JONI & SCARLETT NOTARY PUBLIC - CALFORNIA LOS ANGELES COUNTY My comm. sapirs OCT 23, 1938
JONI L. SUMILIA Signaling of Notary	Lourout
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DI 868 D	THIS FORM FUR	RNISHED BY TRUSTORS SEC	CURITY SERVICE	18
The und	lersigned Grantor (s) declare (s) und	der penalty of perjur	y that the following is true and c	orrect:
Docume	ntary transfer tax is \$ 0- This is t natural chil	he return of til	tle, held in trust by Gran	tors, the interest.
( )00	emputed on full value of property conve computed on full value less value of liens	HOLDI GIET		
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FORAV	ALUABLE CONSIDERATION, receipt			ia McNeill
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	Irwin Bordenave			
the follow	ing described real property in the Ci	ity of Ion Arcol		
County or		, State of Califor		
	See Attachment: Page 2, for	r property descr	iption.	
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Dated			Cheryl Aubry	1
State of C			X TierMcNell	10
County of	LOS ANCELES		x Laipe Bordioa	ne
On FER	SRUARLY 1375 2002		ayze Bordenave	
before me	EDGAR A. WEICKS JA. "NOTA	LAS PUBLICS	Juana Bordenave	
TUANA	y appeared CHERUL AUBRY, TIA MONEL BORDENAVE , personally known to	me for proved to		
me on the	basis of satisfactory evidence) to be the	person(s) whose		
	ierare subscribed to the within i			
	dged to me that he/she/they execut eir authorized capacity(ies), and that			
	(s) on the instrument the person(s), or		EDGAR A. WEICKS	JR. D
	which the person(s) acted, executed the		Commission # 1240	581
WITNESS	S my hand and official seal.		Notary Public - Calif Los Angeles Cour	nty I
	A. A , A		My Comm. Expires Nov	2,2003
Signature	Flern S. Likiall		(This area for official notarial s	eal)
	in the second	·	- and the second s	

Irwin Emil Bordenave	
And when recorded mail to:	
Name Irwin Emil Bordenave Sucei 3803 Ridgeley Drive Address Los Angeles, CA 90008	
L	
DTTS FORMS, INC. WWW.WOL	COTTSFORMS.COM SINCE 18
GRANT DEED	DOCUMENTARY TRANSFER TAX \$ (0) GIFT computed on full value of property conveyed, or computed on full value less liens and encumbrances remaining at time of sale.
	Autograph of Declarant or Agent Determining Tax Firm Name
OR VALUABLE CONSIDERATION, receipt of which is hereb	by acknowledged. I/WA
Irwin Emil Bordenave, natura	I father and parent of
anito Cheryl Aubry, Tia McNeill, Ju	uana Bordenave, his children, as
	Name of grantee(s)) S . County of Los Angeles . State of Calif.
See Attachment: Page 2, for	
Address: 3770 South Western sessor's parcel No. <u>5041-034-001</u>	Avenue, Los Angeles, CA 90018 of Los Angeles, State of Calif. X Jun this bolerno
	Avenue, Los Angeles, CA 90018
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Address: 3770 South Western sessor's parcel No. <u>5041-034-001</u> ecuted on <u>November 2, 2013</u> , in the City ATE OF DUNTY OF  before me. <u>Attacted</u>	Avenue, Los Angeles, CA 90018 of Los Angeles, State of Callf. X Junior Los Angeles, State of C
Address: 3770 South Western sessor's parcel No. <u>5041-034-001</u> ecuted on <u>November</u> <sup>2</sup> , <u>2013</u> , in the City ATE OF <u>2</u> , <u>2013</u> , in the City UNTY OF <u>before me</u> <u>Attach</u> before me. <u>Attach</u> before me. <u>Attach</u> before me before me before the personally known the basis of satisfactory evidence) to be the personally known in instrument and acknowledged to be that he/she/they executed to nized capacity(ies), and that by bis/he/their signature(s) on the entity upon behalf of which the person(s) acted, executed the instru-	Avenue, Los Angeles, CA 90018 of Los Angeles, State of Calif. X Junior Linited General Avenue, Los Angeles, CA 90018 State of Calif. X Junior Linited General Attorey in Fact Trustee
Address: 3770 South Western sessor's parcel No. <u>5041-034-001</u> ecuted on <u>November</u> <sup>2</sup> , <u>2013</u> , in the City ATE OF UNTY OF before me. <u>Attacted</u> before me. <u>Extended</u> to be the person(s) whose name in instrument and acknowledged to be the person(s) whose name in instrument and acknowledged to be the person(s) whose name in instrument and acknowledged to be the person(s) whose name in instrument and acknowledged to be the person(s) acted executed the instru- netity upon behalf of which the person(s) acted executed the instru- INESS my hand and official seal. nature of Notary (seal)	Avenue, Los Angeles, CA 90018 of Los Angeles, State of Callf. X Junior Los Angeles, State of C
Address: 3770 South Western sessor's parcel No. <u>5041-034-001</u> ecuted on <u>November</u> 2, <u>2013</u> , in the City ATE OF before me. <u>Attactad</u> in instrument and acknowledged to be the person(s) whose name in instrument and acknowledged to be the person(s) whose name into instrument and acknowledged to be the person(s) whose name into instrument and acknowledged to be the person(s) whose name into instrument and acknowledged to be the person(s) whose name into instrument and acknowledged to be the person(s) whose name into instrument and acknowledged to be the person(s) whose name into instrument and acknowledged to be the person(s) whose name into instrument and acknowledged to be the person(s) whose name into instrument and acknowledged to be the person(s) on the entity upon behalf of which the person(s) acted executed the instru INESS my hand and official seal.  Integrating the person of the person of the instrument of Notary (seal) Integrating the person of the person of the person of the instrument of Notary (seal) Integrating the person of the pers	Avenue, Los Angeles, CA 90018 of Los Angeles, State of Callf. X Junio Linitation Emil Bordenave, Grantor personally appeared own to me (or proved to me ne(s) is/are subscribed to the led the same in his/her/their instrument the person(s). or ument CAPACITY CLAIMED BY SIGNER(S) X Individual(s) Corporate Officer(s) Limited General Attorey in Fact Trustee Guardian/Conservator RIGHT THUMBPRINT (Optional)
Address: 3770 South Western sessor's parcel No. <u>5041-034-001</u> ecuted on <u>November</u> 2, <u>2013</u> , in the City ATE OF 	Avenue, Los Angeles, CA 90018 of Los Angeles, State of Callf. X Junio Linitation Emil Bordenave, Grantor personally appeared own to me (or proved to me ne(s) is/are subscribed to the led the same in his/her/their instrument the person(s). or ument CAPACITY CLAIMED BY SIGNER(S) X Individual(s) Corporate Officer(s) Limited General Attorey in Fact Trustee Guardian/Conservator RIGHT THUMBPRINT (Optional)

	ACKNOWLEDGMEN	IT
State of California County of Las Apge	les )	
on 11-2-2013	before me, Sond 6	The ene Sugery Nitry
personally appeared	(insert no True Emil B	
who proved to me on the t subscribed to the within in his/her/their authorized ca	asis of satisfactory evidence to be strument and acknowledged to me	the persop(s) whose name(s) is are that (he/she/they executed the same r signature(s) on the instrument the
/	F PERJURY under the laws of the	e State of California that the foregoing
Vitness my hand and of	ficial seal.	COMM # 1922399

Page 3.

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	Recording	requested	by	and	mail	to:
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.

Name: Irwin Bordenave

Address:	3777	Cimarror	1 Str	reet
	Los	Angeles,	CA	90018

# 02 0358502

2

***********************	***********Space Above Ti	is Line For Reco	rder's Use***********************************	*****
	MASTER COV	ENANT AND AG	REEMENT	
the City of Los Angeles, Co	unty of Los Angeles, State	wners of the her of Celifornia (ple	einafter legally described real ase give the legal description):	property located in
See Ait.	achment: Page 2			;
Site Address 3770 S.	Western Ave., Lo	s Angeles,	CA 90018	······································
That in consideration of the I (wa) do hereby promise, o said City that to the extent of	approval of Case No ovenant and agree to and of our interest, I (wae):	with the City of I	by the City Plan os Angeles and the City Plan	anning Department, ning Department of
This covenant and agreeme successors, heirs or assign approves its termination.	ent shall run with the land a s and shall continue in eff	and shall be bind fect until the City	ng upon any future owners, en Planning Department of the (	ncumbrancers, their City of Los Angeles
(Print Name of Prop Irwin Bordenave	erty Owner)		(Print Name of Prope	erty Owner)
Signature of Prope	rty Owner)		(Signature of Propert	y Owner)
Dated this 137 day of F				
*****	***************** Space Below 1	his Line For Not	ary's Use	******
		E ACKNOWLED		
STATE OF CALIFORNIA, C	OUNTY OF LOS ANGELE	S		
On <u>2-13-2002</u> personally appeared <u>FRV</u> satisfactory evidence) to be to me that he/sbé/tbey exec	before me, <u>EDCARA1</u> <u>DN Bor DENAVE</u> the person(s) whose nar uted the same in his/her/	MEICKS J.C. 17. , personal ne(s) is/are subs helr authorized of	אס דארץ אַנגניב <sup>ש</sup> (name ly known to me (or <u>proved</u> to cribed to the within instrument apacity(ies), and that by his/bu person(s) acted, executed the	and acknowledged
WITNESS my hand and offic	cial seal.			* <u>*</u>
Julyan A- We Notary Public Signal	ich (SE)	AL)	EDGAR A. WEICKS JR. Commission # 1240581 Notary Public - California Los Angeles County My Comm. Expires Nov 2, 200	r
Case No.		*******	**************************************	
Condition No(s).				
Approved for recording by			Date:	
CP-6770 (8/15/01)	(Department of (	City Planning)		
or-orro (orrown)	Pag	e 1.	PIDEPTIWORDPROCICPE	ORMS1CP600016770.WPD
		UAL SHO		

RECORDING REQUESTED BY CITY OF LOS ANGELES



2/03/201

Department of Building and Safety Financial Services Division 201 N. Figueroa St., 9th Floor Los Angeles, CA. 90012

WHEN RECORDED MAIL TO

SPACE ABOVE THIS LINE FOR RECORDER'S USE

#### NOTICE OF PENDING LIEN

Notice is hereby given that, pursuant to the provisions of Section 98.0402 of Division 4 of Article 8 of Chapter IX of the Los Angeles Municipal Code (LAMC), the City of Los Angeles has incurred the cost of inspections of the property described below. The City of Los Angeles intends to impose a lien against the property described below to recover the cost of such inspections, plus appropriate fees and fines, as authorized by LAMC Section 98.0402 and Section 7 35.5 of Article 4.6 of Chapter 1 of Division 7 of the Los Angeles Administrative Code, upon confirmation of the City Council

For further information regarding this notice and the status of Department proceedings, please contact Nancy Truong of the Department of Building and Safety between 9.00 a.m. and 11.00 a.m., Monday through Friday. (Invoice No. 4926870)

Telephone Number (213) 482-6890

Office Location 201 N. Figueroa St., Suite 940

The property subject to this Notice of Pending Lien is that certain real property in the City of Los Angeles, County of Los Angeles, State of California, described as follows

SW 1/4 SEC 1 T2S R14W 5 SW 1/4 SEC 1 T2S R14W

THIS NOTICE WILL CONTINUE IN FUEL FORCE AND EFFECT UNTIL THE CITY OF LOS ANGELES RECORDS A SUBSEQUENT NOTICE OF TERMINATION OF PENDING LIEN OR A NOTICE OF FIEN.

APN 5041-034-001 AKA 3770 S WESTERN AVE UNIT A LOS ANGELES

> Owner BORDENAVE IRWIN 3777 CIMARRON ST LOS ANGELES CA,90018

DATED This Olst Day of November, 2010

CITY OF LOS ANGELES

Salmara

M Karen Penera, Acting Bureau Chief Resource Management Bureau

# **EXHIBIT B**

ASSIGNED INSPECTOR: GARY LYNCH Date: April 17, 2015 JOB ADDRESS: 3770 SOUTH WESTERN AVENUE, LOS ANGELES, CA ASSESSORS PARCEL NO. (APN): 5041-034-001 Last Full Title: 03/07/2015

Last Update to Title:

#### LIST OF OWNERS AND INTERESTED PARTIES

1). CHERYL AUBRY, TIA MCNEILL AND JUANA BORDENAVE 3770 WESTERN AVE. LOS ANGELES, CA. 90018-4435

CAPACITY: OWNERS

2). CHERYL AUBRY, TIA MCNEILL AND JUANA BORDENAVE 3803 SOUTH RIDGELEY DR. LOS ANGELES, CA. 90008-1025

CAPACITY: OWNERS

# **EXHIBIT C**

# **Property Detail Report**

For Property Located At : 3770 S WESTERN AVE, LOS ANGELES, CA 90018-4435



Owner Informati	on						
Owner Name: Mailing Address: Vesting Codes:			Y CHERYL/MCNEILL TI RIDGELEY DR, LOS A	A NGELES CA 90008-102	5 C015		
Location Informa	ation						
Legal Description:		INTERS		F WESTERN AVE PER			AND S 407.5 FT FROM NE TH S TO N LINE OF
County: Census Tract / Block:		LOS A1 2225.00	NGELES, CA	APN: Alternate APN:		5041	-034-001
Township-Range-Sec Legal Book/Page:	51.	25-14-0	74	Subdivision: Map Reference:		43-E	6 /
Legal Lot:		1		Tract #:			
Legal Block: Market Area: Neighbor Code:		C34		School District: School District Na Munic/Township:	me:	LOS	ANGELES
<b>Owner Transfer I</b>	nformation						
Recording/Sale Date: Sale Price:			013 / 11/02/2013	Deed Type: 1st Mtg Document	#:	GRA	NT DEED
Document #:	Informently	1582124	1				
Last Market Sale	information		107 /	dot Min Amount		,	
Recording/Sale Date: Sale Price: Sale Type:		09/02/19	1011	1st Mtg Amount/Ty 1st Mtg Int. Rate/T 1st Mtg Document	ype:	1	
Document #: Deed Type: Transfer Document #: New Construction: Title Company:		1417914 QUIT CI	AIM DEED	2nd Mtg Amount/T 2nd Mtg Int. Rate/ Price Per SqFt: Multi/Split Sale:	ype:	1	
Lender: Seller Name:		BORDE	NAVE IRWIN				
Prior Sale Information	ation						
Prior Rec/Sale Date: Prior Sale Price: Prior Doc Number: Prior Deed Type:		1		Prior Lender: Prior 1st Mtg Amt/ Prior 1st Mtg Rate/		 	
<b>Property Charact</b>	eristics						
Year Built / Eff: Gross Area: Building Area: Tot Adj Area: Above Grade: # of Stories: Other Improvements:	1969 / 1969 1,831 1,831 1,831		Total Rooms/Offices Total Restrooms: Roof Type: Roof Material: Construction: Foundation: Exterior wall: Basement Area:		Garage Area: Garage Capacit Parking Spaces Heat Type: Air Cond: Pool: Quality: Condition:		
Site Information							
Zoning: Lot Area: Land Use: Site Influence:	LAC2 15,070 AUTO REPA	IR	Acres: Lot Width/Depth: Commercial Units: Sewer Type:	0.35 x	County Use: State Use: Water Type: Building Class:		AUTO SVC SHOP (2600)
Tax Information							
Total Value: Land Value: Improvement Value: Total Taxable Value:	\$500,000 \$425,000 \$75,000 \$500,000		Assessed Year: Improved %: Tax Year:	2014 15% 2014	Property Tax: Tax Area: Tax Exemption:		\$6,706.84 210

# **Comparable Summary**

For Property Located At



#### 3770 S WESTERN AVE, LOS ANGELES, CA 90018-4435

#### 20 Comparable(s) found. (Click on the address to view more property information)

View Report

Configure Display Fields

Modify Comparable Search Criteria

#### Summary Statistics For Selected Properties: 20

	Subject Property	Low	High	Average
Sale Price	\$0	\$100,000	\$6,325,000	\$1,558,750
Bldg/Living Area	1,831	1,560	2,100	1,777
Price/Sqft	\$0.00	\$54.11	\$3,643.43	\$887.49
Year Built	1969	1903	1988	1950
Lot Area	15,070	3,584	27,023	8,864
Bedrooms	0	2	2	2
Bathrooms/Restrooms	0	1	1	1
Stories	0.00	1.00	1.00	1.00
Total Value	\$500,000	\$54,045	\$2,800,000	\$330,791
Distance From Subject	0.00	2.84	16.87	8.69

\*= user supplied for search only

al	# F	Address	Sale Price	Yr Blt	Bed Baths/Res	trooms(Full)	Last Recording	Bld/Liv	Lot Area	a Dis
Sub	oject	Property								
		3770 S WESTERN AVE		1969			09/02/1987	1,831	15,070	0.0
Cor	npar	ables								
4	1	6524 8TH AVE	\$225,000	1952			08/25/2014	2,078	3,584	2.84
1	2	6800 S HOOVER ST	\$660,000				10/01/2014	1,626	5,128	3.00
V	3	1551 E WASHINGTON BLVD	\$820,000	1922			02/11/2015	1,959	9,692	3.7
V	4	1422 BEVERLY BLVD	\$5,040,000	1903			02/02/2015	1,792	4,620	4.08
7	5	8212 S MAIN ST	\$225,000	1933			09/10/2014	1,560	5,250	4.22
7	6	11280 WASHINGTON BLVD	\$1,125,000	1971			12/31/2014	2,100	5,111	6.12
1	7	11624 PRAIRIE AVE	\$585,000	1988	2	1	03/25/2015	1,750	4,999	6.5
1	8	2600 MERCED ST	\$399,000	1930			02/10/2015	1,746	8,264	6.81
1	9	1855 WESTWOOD BLVD	\$4,900,000	1949			09/11/2014	1,782	6,892	7.58
2	10	4751 E CESAR E CHAVEZ AVE	\$1,475,000	1970			01/28/2015	1,800	10,625	8.47
7	11	2323 LINCOLN BLVD	\$1,650,000	1932			12/19/2014	1,610	6,522	9.78
1	12	2307 LINCOLN BLVD	\$2,500,000	1948			11/25/2014	1,647	11,312	9.78
7 1	13	407 N CRANE AVE	\$465,000	1949			04/02/2015	1,804	5,583	10.0
1 1	4	1236 E COMPTON BLVD	\$100,000	1940			12/19/2014	1,848	6,957	10.1
/ 1		1129 S FAIR OAKS AVE	\$840,000	1949			12/16/2014	1,696	5,011	11.7
1	6	2137 N VERDUGO RD	\$1,491,000	1949			09/03/2014	1,680	5,998	12.04
1	7	8829 LINDELL AVE	\$725,000	1971			01/27/2015	1,664	5,625	12.0
1	8	6103 VAN NUYS BLVD	\$6,325,000	1967			12/11/2014	1,736	12,066	13.8
1	9	13720 VANOWEN ST	\$1,000,000	1972			10/09/2014	2,060	27,023	14.0
/ 2	0	14021 WHITTIER BLVD	\$625,000	1955			10/31/2014	1,600	27,008	16.8

# Comparable Sales Report For Property Located At



# 3770 S WESTERN AVE, LOS ANGELES, CA 90018-4435

## 20 Comparable(s) Selected.

## Report Date: 04/16/2015

### **Summary Statistics:**

	Subject	Low	High	Average
Sale Price	\$0	\$100,000	\$6,325,000	\$1,558,750
Bldg/Living Area	1,831	1,560	2,100	1,777
Price/Sqft	\$0.00	\$54.11	\$3,643.43	\$887.49
Year Built	1969	1903	1988	1950
Lot Area	15,070	3,584	27,023	8,864
Bedrooms	0	2	2	2
Bathrooms/Restrooms	0	1	1	1
Stories	0.00	1.00	1.00	1.00
Total Value	\$500,000	\$54,045	\$2,800,000	\$330,791
Distance From Subject	0.00	2.84	16.87	8.69

\*= user supplied for search only

Comp #:	1			Distance From S	Subject: 2.84 (miles
Address:	6524 8TH AVE, LOS AN	GELES, CA 90043-4	314		
Owner Name:					
Seller Name:	SNAILUM KYLE R				
APN:	4007-019-004	Map Reference:	51-C5 /	Building Area:	2,078
County:	LOS ANGELES, CA	Census Tract:	2348.00	Total Rooms/Offices:	
Subdivision:	4807	Zoning:	LACM	Total Restrooms:	
Rec Date:	08/25/2014	Prior Rec Date:	12/19/2012	Yr Built/Eff:	1952 /
Sale Date:	08/20/2014	Prior Sale Date:	11/27/2012	Air Cond:	NONE
Sale Price:	\$225,000	Prior Sale Price:	\$160,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	891042	Acres:	0.08		
1st Mtg Amt:		Lot Area:	3,584		
Total Value:	\$160,725	# of Stories:			
Land Use:	AUTO REPAIR	Park Area/Cap#:	1		
Comp #:	2			Distance From S	ubject: 3.06 (miles
Address:	6800 S HOOVER ST, LO	SANGELES CA 90	044-6247	Distance From O	doject. 0.00 (miles
Owner Name: Seller Name:	ULKARIM MAHMUD PERLSTEIN JUDITH E	0 / 110 E E E O, 0/ 00			
APN:	6013-020-027	Map Reference:	52-A5/	Building Area:	1,626
County:	LOS ANGELES, CA	Census Tract:	2376.00	Total Rooms/Offices:	1,020
Subdivision:	BURKE BROS FIGUEROA ST	Zoning:	LAC2	Total Restrooms:	
Rec Date:	10/01/2014	Prior Rec Date:		Yr Built/Eff:	1
Sale Date:	09/15/2014	Prior Sale Date:		Air Cond:	
Sale Price:	\$660,000	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	1038779	Acres:	0.12		
1st Mtg Amt:	\$270,000	Lot Area;	5,128		
Fotal Value:	\$177,669	# of Stories:	0,120		
and Use:	AUTO REPAIR	Park Area/Cap#:	1		
Comp #: Address:	3 1551 E WASHINGTON B	LVD, LOS ANGELES	5, CA 90021	Distance From S	Subject: 3.7 (miles
Owner Name:	GUZMAN AIMEE Z	-			
Seller Name:	MARTES G E 2000 TRUS		44 DC /	Duilding Areas	4.050
APN:	5129-010-024	Map Reference: Census Tract:	44-D6 / 2260.01	Building Area: Total Rooms/Offices:	1,959
County: Subdivision:	LOS ANGELES, CA MCDONALD J G TR		LAM2	Total Restrooms:	
Rec Date:	02/11/2015	Zoning: Prior Rec Date:	LAWZ	Yr Built/Eff:	1922 /
Sale Date:	09/23/2014	Prior Sale Date:		Air Cond:	NONE
Sale Price:		Prior Sale Price:		Pool:	NONE
	\$820,000 FULL	Prior Sale Type:		Roof Mat:	
Sale Type:			0.22	Root Mat.	
Document #:	154419	Acres:			
st Mtg Amt:	\$670,000	Lot Area:	9,692		
otal Value:	\$56,773	# of Stories:	1		
and Use:	AUTO REPAIR	Park Area/Cap#:	1		
Comp #:	4			Distance From Su	bject: 4.08 (miles)
ddress: Owner Name:	1422 BEVERLY BLVD, LO LINC-WESTLAKE APART	MENTS LP	026-5703		
eller Name:	<b>BEVERLY &amp; LUCAS LLC</b>				Sec. 1
PN:	5153-030-003	Map Reference:	44-C2 /	Building Area:	1,792
ounty:	LOS ANGELES, CA	Census Tract:	2083.02	Total Rooms/Offices:	
ubdivision:	LOS ANGELES IMPROV COS SUB	Zoning:	LACW	Total Restrooms:	
abarriston.	02/02/2015	Prior Rec Date:	02/24/2006	Yr Built/Eff:	1903 / 1903
	VEIDEIEDIJ	Prior Rec Date: Prior Sale Date:	02/24/2006	Air Cond:	NONE
ec Date:	01/15/2015	I HULL MALE LIVE	0212112000	Pool:	NONE
ec Date: ale Date:	01/15/2015		\$900 000		
ec Date: ale Date: ale Price:	\$5,040,000	Prior Sale Price:	\$900,000		
ec Date: ale Date: ale Price: ale Type:	\$5,040,000 FULL	Prior Sale Price: Prior Sale Type:	FULL	Roof Mat:	
ec Date: ale Date: ale Price: ale Type: occument #:	\$5,040,000 FULL 113550	Prior Sale Price: Prior Sale Type: Acres:	FULL 0.11		
tec Date: ale Date: ale Price: ale Type: bocument #: st Mtg Amt:	\$5,040,000 FULL 113550 \$7,407,000	Prior Sale Price: Prior Sale Type: Acres: Lot Area:	FULL		
ec Date: ale Date: ale Price: ale Type: ocument #:	\$5,040,000 FULL 113550	Prior Sale Price: Prior Sale Type: Acres:	FULL 0.11		

Comp #:	5			Distance From S	Subject: 4.22 (miles
Address:	8212 S MAIN ST, LOS A	NGELES, CA 90003	-2916		
Owner Name:	445 PARK STREET WEI	ED LLC			
Seller Name:	YATES LESLIE J				
APN:	6030-007-003	Map Reference:	58-B1 /	Building Area:	1,560
County:	LOS ANGELES, CA	Census Tract:	2397.01	Total Rooms/Offices:	
Subdivision:	1941	Zoning:	LAC2	Total Restrooms:	
Rec Date:	09/10/2014	Prior Rec Date:	04/11/1989	Yr Built/Eff:	1933 / 1933
Sale Date:	08/15/2014	Prior Sale Date:	03/1989	Air Cond:	
Sale Price:	\$225,000	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	948801	Acres:	0.12		
1st Mtg Amt:		Lot Area:	5,250		
Total Value:	\$54,045	# of Stories:			
Land Use:	AUTO REPAIR	Park Area/Cap#:	1		
2	0			Distance From 0	ubiente C 42 (milles
Comp #: Address:	6 11280 WASHINGTON BI	VD CHI VEP CITY	CA 90230 4620	Distance From S	ubject: 6.12 (miles
Owner Name:	11280 WASHINGTON BL 11280 WASHINGTON LL	.C	CA 90230-4620		
Seller Name:	OZAKI F & F FAMILY TR			2000	-Ca.S
APN:	4217-011-061	Map Reference:	50-A2 /	Building Area:	2,100
County:	LOS ANGELES, CA	Census Tract:	7028.02	Total Rooms/Offices:	
Subdivision:	7026	Zoning:	CCC3*	Total Restrooms:	
Rec Date:	12/31/2014	Prior Rec Date:		Yr Built/Eff:	1971 / 1971
Sale Date:	12/10/2014	Prior Sale Date:		Air Cond:	
Sale Price:	\$1,125,000	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	1425594	Acres:	0.12		
Ist Mtg Amt:	\$562,500	Lot Area:	5,111		
Total Value:	\$126,558	# of Stories:			
and Use:	AUTO REPAIR	Park Area/Cap#:	1		
Comp #:	7			Distance From Si	ubject: 6.51 (miles)
Comp #: Address: Dwner Name: Seller Name: APN: County:	7 11624 PRAIRIE AVE, HA AWAD HAIDAR M/AWAD GUERRERO BEATRIZ M 4048-016-059 LOS ANGELES, CA	WTHORNE, CA 902 MAHMOUD H Map Reference: Census Tract:	50-2606 57-B5 / 6020.02	Building Area: Total Rooms/Offices:	1,750
Comp #: Address: Dwner Name: Seller Name: PN: County: Subdivision:	7 11624 PRAIRIE AVE, HA AWAD HAIDAR M/AWAD GUERRERO BEATRIZ M 4048-016-059 LOS ANGELES, CA 2603	WTHORNE, CA 902 MAHMOUD H Map Reference: Census Tract: Zoning:	50-2606 57-B5 / 6020.02 HACMYY	Building Area: Total Rooms/Offices: Total Restrooms:	1,750 1.00
Comp #: Address: Dwner Name: Seller Name: PN: County: Bubdivision: Rec Date:	7 11624 PRAIRIE AVE, HA AWAD HAIDAR M/AWAD GUERRERO BEATRIZ M 4048-016-059 LOS ANGELES, CA 2603 03/25/2015	WTHORNE, CA 902 MAHMOUD H Map Reference: Census Tract: Zoning: Prior Rec Date:	50-2606 57-B5 / 6020.02	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff:	1,750
Comp #: Address: Dwner Name: Seller Name: PN: County: Rubdivision: Rec Date: ale Date:	7 11624 PRAIRIE AVE, HA AWAD HAIDAR M/AWAD GUERRERO BEATRIZ M 4048-016-059 LOS ANGELES, CA 2603 03/25/2015 03/10/2015	WTHORNE, CA 902 MAHMOUD H Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date:	50-2606 57-B5 / 6020.02 HACMYY 09/24/1997	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond:	1,750 1.00
Comp #: Address: Dwner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Date: Sale Date:	7 11624 PRAIRIE AVE, HA AWAD HAIDAR M/AWAD GUERRERO BEATRIZ M 4048-016-059 LOS ANGELES, CA 2603 03/25/2015 03/10/2015 \$585,000	WTHORNE, CA 902 MAHMOUD H Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price:	50-2606 57-B5 / 6020.02 HACMYY 09/24/1997 \$240,000	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool:	1,750 1.00
Comp #: Address: Dwner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Date: Sale Date: Sale Price: Sale Type:	7 11624 PRAIRIE AVE, HA AWAD HAIDAR M/AWAD GUERRERO BEATRIZ M 4048-016-059 LOS ANGELES, CA 2603 03/25/2015 03/10/2015 \$585,000 FULL	WTHORNE, CA 902 MAHMOUD H Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Type:	50-2606 57-B5 / 6020.02 HACMYY 09/24/1997 \$240,000 FULL	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond:	1,750 1.00
Comp #: Address: Dwner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Date: Sale Date: Sale Price: Sale Type: Document #:	7 11624 PRAIRIE AVE, HA AWAD HAIDAR M/AWAD GUERRERO BEATRIZ M 4048-016-059 LOS ANGELES, CA 2603 03/25/2015 03/10/2015 \$585,000	WTHORNE, CA 902 MAHMOUD H Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Type: Acres:	50-2606 57-B5 / 6020.02 HACMYY 09/24/1997 \$240,000 FULL 0.11	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool:	1,750 1.00
Comp #: Address: Dwner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Date: Sale Date: Sale Price: Sale Type: Document #: st Mtg Amt:	7 11624 PRAIRIE AVE, HA AWAD HAIDAR M/AWAD GUERRERO BEATRIZ M 4048-016-059 LOS ANGELES, CA 2603 03/25/2015 03/10/2015 \$585,000 FULL 322597	WTHORNE, CA 902 MAHMOUD H Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Price: Prior Sale Type: Acres: Lot Area:	50-2606 57-B5 / 6020.02 HACMYY 09/24/1997 \$240,000 FULL	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool:	1,750 1.00
Comp #: Address: Dwner Name: Seller Name: NPN: County: Subdivision: Rec Date: Sale Date: Sale Date: Sale Price: Sale Type: Document #: St Mtg Amt: otal Value:	7 11624 PRAIRIE AVE, HA AWAD HAIDAR M/AWAD GUERRERO BEATRIZ M 4048-016-059 LOS ANGELES, CA 2603 03/25/2015 03/10/2015 \$585,000 FULL 322597 \$332,806	WTHORNE, CA 902: MAHMOUD H Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Price: Prior Sale Type: Acres: Lot Area: # of Stories:	50-2606 57-B5 / 6020.02 HACMYY 09/24/1997 \$240,000 FULL 0.11 4,999	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool:	1,750 1.00
Comp #: ddress: Dwner Name: Seller Name: IPN: County: Subdivision: Rec Date: Sale Date: Sale Date: Sale Price: Sale Type: Socument #: St Mtg Amt: otal Value:	7 11624 PRAIRIE AVE, HA AWAD HAIDAR M/AWAD GUERRERO BEATRIZ M 4048-016-059 LOS ANGELES, CA 2603 03/25/2015 03/10/2015 \$585,000 FULL 322597	WTHORNE, CA 902 MAHMOUD H Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Price: Prior Sale Type: Acres: Lot Area:	50-2606 57-B5 / 6020.02 HACMYY 09/24/1997 \$240,000 FULL 0.11	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool:	1,750 1.00
Comp #: Address: Dwner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Date: Sale Price: Sale Type: Document #: st Mtg Amt: fotal Value: and Use:	7 11624 PRAIRIE AVE, HA AWAD HAIDAR M/AWAD GUERRERO BEATRIZ M 4048-016-059 LOS ANGELES, CA 2603 03/25/2015 03/10/2015 \$585,000 FULL 322597 \$332,806	WTHORNE, CA 902: MAHMOUD H Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Price: Prior Sale Type: Acres: Lot Area: # of Stories:	50-2606 57-B5 / 6020.02 HACMYY 09/24/1997 \$240,000 FULL 0.11 4,999	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool: Roof Mat:	1,750 1.00 1988 / 1988
Comp #: Address: Dwner Name: Seller Name: PRN: County: Subdivision: Rec Date: Sale Date: Sale Date: Sale Price: Sale Price: Sale Type: Document #: st Mtg Amt: fotal Value: and Use: Comp #: ddress:	7 11624 PRAIRIE AVE, HA' AWAD HAIDAR M/AWAD GUERRERO BEATRIZ M 4048-016-059 LOS ANGELES, CA 2603 03/25/2015 03/10/2015 \$585,000 FULL 322597 \$332,806 AUTO REPAIR	WTHORNE, CA 902 MAHMOUD H Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Price: Prior Sale Type: Acres: Lot Area: # of Stories: Park Area/Cap#:	50-2606 57-B5 / 6020.02 HACMYY 09/24/1997 \$240,000 FULL 0.11 4,999 /	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool: Roof Mat:	1,750 1.00 1988 / 1988
Comp #: ddress: Dwner Name: Seller Name: PN: County: Bubdivision: Bec Date: ale Date: ale Date: ale Price: ale Type: occument #: st Mtg Amt: otal Value: and Use: omp #: ddress: wner Name:	7 11624 PRAIRIE AVE, HA' AWAD HAIDAR M/AWAD GUERRERO BEATRIZ M 4048-016-059 LOS ANGELES, CA 2603 03/25/2015 03/10/2015 \$585,000 FULL 322597 \$332,806 AUTO REPAIR 8 2600 MERCED ST, LOS A	WTHORNE, CA 902 MAHMOUD H Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Price: Prior Sale Type: Acres: Lot Area: # of Stories: Park Area/Cap#:	50-2606 57-B5 / 6020.02 HACMYY 09/24/1997 \$240,000 FULL 0.11 4,999 /	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool: Roof Mat:	1,750 1.00 1988 / 1988
Comp #: Address: Dwner Name: eller Name: PN: County: bubdivision: tec Date: ale Date: ale Date: ale Price: ale Type: locument #: st Mtg Amt: otal Value: and Use: 	7 11624 PRAIRIE AVE, HA' AWAD HAIDAR M/AWAD GUERRERO BEATRIZ M 4048-016-059 LOS ANGELES, CA 2603 03/25/2015 03/10/2015 \$585,000 FULL 322597 \$332,806 AUTO REPAIR 8 2600 MERCED ST, LOS A LOW KEY MAN LLC NITE LLC 5453-008-014	WTHORNE, CA 902 MAHMOUD H Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Price: Prior Sale Type: Acres: Lot Area: # of Stories: Park Area/Cap#: MAGELES, CA 90065	50-2606 57-B5 / 6020.02 HACMYY 09/24/1997 \$240,000 FULL 0.11 4,999 / 5 35-F4 /	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool: Roof Mat: Distance From Su	1,750 1.00 1988 / 1988
Comp #: Address: Dwner Name: Seller Name: PN: County: Subdivision: tec Date: Sale Date: Sale Price: Sale Price: Stale Type: Stocument #: St Mtg Amt: otal Value: and Use: Source Name: eller Name: PN: ounty:	7 11624 PRAIRIE AVE, HA' AWAD HAIDAR M/AWAD GUERRERO BEATRIZ M 4048-016-059 LOS ANGELES, CA 2603 03/25/2015 03/10/2015 \$585,000 FULL 322597 \$332,806 AUTO REPAIR 8 2600 MERCED ST, LOS A LOW KEY MAN LLC NITE LLC 5453-008-014 LOS ANGELES, CA	WTHORNE, CA 902 MAHMOUD H Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Price: Prior Sale Type: Acres: Lot Area: # of Stories: Park Area/Cap#:	50-2606 57-B5 / 6020.02 HACMYY 09/24/1997 \$240,000 FULL 0.11 4,999 /	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool: Roof Mat: Distance From Su	1,750 1.00 1988 / 1988
Comp #: Address: Dwner Name: PN: County: Aubdivision: Acc Date: Ale Date: Ale Price: Ale Price: Ale Price: Ale Ant: otal Value: and Use: omp #: ddress: wner Name: eller Name: PN: ounty: ubdivision:	7 11624 PRAIRIE AVE, HA' AWAD HAIDAR M/AWAD GUERRERO BEATRIZ M 4048-016-059 LOS ANGELES, CA 2603 03/25/2015 03/10/2015 \$585,000 FULL 322597 \$332,806 AUTO REPAIR 8 2600 MERCED ST, LOS A LOW KEY MAN LLC NITE LLC 5453-008-014 LOS ANGELES, CA MARSH ROBERT & COS	WTHORNE, CA 902 MAHMOUD H Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Price: Prior Sale Type: Acres: Lot Area: # of Stories: Park Area/Cap#: MGELES, CA 90068 Map Reference: Census Tract:	50-2606 57-B5 / 6020.02 HACMYY 09/24/1997 \$240,000 FULL 0.11 4,999 / 5 35-F4 / 1853.20	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool: Roof Mat: Distance From Su Building Area: Total Rooms/Offices:	1,750 1.00 1988 / 1988
Comp #: Address: Dwner Name: Seller Name: PN: County: Address: Addres	7 11624 PRAIRIE AVE, HA' AWAD HAIDAR M/AWAD GUERRERO BEATRIZ M 4048-016-059 LOS ANGELES, CA 2603 03/25/2015 03/10/2015 \$585,000 FULL 322597 \$332,806 AUTO REPAIR 8 2600 MERCED ST, LOS A LOW KEY MAN LLC NITE LLC 5453-008-014 LOS ANGELES, CA MARSH ROBERT & COS COTTAGE HOME TR	WTHORNE, CA 902 MAHMOUD H Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Price: Prior Sale Type: Acres: Lot Area: # of Stories: Park Area/Cap#: MGELES, CA 90065 Map Reference: Census Tract: Zoning:	50-2606 57-B5 / 6020.02 HACMYY 09/24/1997 \$240,000 FULL 0.11 4,999 / 5 35-F4 / 1853.20 LAM1	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool: Roof Mat: Distance From Su Building Area: Total Rooms/Offices: Total Restrooms:	1,750 1.00 1988 / 1988 bject: 6.81 (miles)
Comp #: Address: Dwner Name: Seller Name: PN: County: Bubdivision: Rec Date: Sale Date: Sale Date: Sale Price: Sale Type: Document #: st Mtg Amt: otal Value: and Use: Comp #: ddress: wwner Name: eller Name: PN: ounty: ubdivision: ec Date:	7 11624 PRAIRIE AVE, HA' AWAD HAIDAR M/AWAD GUERRERO BEATRIZ M 4048-016-059 LOS ANGELES, CA 2603 03/25/2015 03/10/2015 \$585,000 FULL 322597 \$332,806 AUTO REPAIR 8 2600 MERCED ST, LOS A LOW KEY MAN LLC NITE LLC 5453-008-014 LOS ANGELES, CA MARSH ROBERT & COS COTTAGE HOME TR 02/10/2015	WTHORNE, CA 902 MAHMOUD H Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Price: Prior Sale Type: Acres: Lot Area: # of Stories: Park Area/Cap#: MGELES, CA 90065 Map Reference: Census Tract: Zoning: Prior Rec Date:	50-2606 57-B5 / 6020.02 HACMYY 09/24/1997 \$240,000 FULL 0.11 4,999 / 5 35-F4 / 1853.20	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool: Roof Mat: Distance From Su Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff:	1,750 1.00 1988 / 1988
Comp #: Address: Dwner Name: Seller Name: PN: County: Bubdivision: Rec Date: Sale Date: Sale Date: Sale Price: Sale Price: Sale Price: Sale Type: Document #: St Mtg Amt: otal Value: and Use: Comp #: ddress: woner Name: eller Name: PN: ounty: ubdivision: ec Date: ale Date:	7 11624 PRAIRIE AVE, HA' AWAD HAIDAR M/AWAD GUERRERO BEATRIZ M 4048-016-059 LOS ANGELES, CA 2603 03/25/2015 03/10/2015 \$585,000 FULL 322597 \$332,806 AUTO REPAIR 8 2600 MERCED ST, LOS A LOW KEY MAN LLC NITE LLC 5453-008-014 LOS ANGELES, CA MARSH ROBERT & COS COTTAGE HOME TR 02/10/2015 02/04/2015	WTHORNE, CA 902 MAHMOUD H Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Price: Prior Sale Type: Acres: Lot Area: # of Stories: Park Area/Cap#: MGELES, CA 90065 Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date:	50-2606 57-B5 / 6020.02 HACMYY 09/24/1997 \$240,000 FULL 0.11 4,999 / 5 35-F4 / 1853.20 LAM1	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool: Roof Mat: Distance From Su Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond:	1,750 1.00 1988 / 1988 bject: 6.81 (miles)
Comp #: ddress: Dwner Name: Seller Name: PN: County: Bubdivision: Rec Date: ale Date: ale Date: ale Price: ale Type: bocument #: st Mtg Amt: otal Value: and Use: omp #: ddress: wner Name: eller Name: PN: ounty: ubdivision: ec Date: ale Date: ale Date: ale Date: ale Date: ale Date: ale Date: ale Date: ale Date: ale Date:	7 11624 PRAIRIE AVE, HA' AWAD HAIDAR M/AWAD GUERRERO BEATRIZ M 4048-016-059 LOS ANGELES, CA 2603 03/25/2015 03/10/2015 \$585,000 FULL 322597 \$332,806 AUTO REPAIR 8 2600 MERCED ST, LOS A LOW KEY MAN LLC NITE LLC 5453-008-014 LOS ANGELES, CA MARSH ROBERT & COS COTTAGE HOME TR 02/10/2015 02/04/2015 \$399,000	WTHORNE, CA 902 MAHMOUD H Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Type: Acres: Lot Area: # of Stories: Park Area/Cap#: MAGELES, CA 90068 Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price:	50-2606 57-B5 / 6020.02 HACMYY 09/24/1997 \$240,000 FULL 0.11 4,999 / 5 35-F4 / 1853.20 LAM1	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool: Roof Mat: Distance From Su Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool:	1,750 1.00 1988 / 1988 bject: 6.81 (miles)
Comp #: Address: Dwner Name: Seller Name: PN: County: Subdivision: Rec Date: Sale Date: Sale Date: Sale Date: Sale Price: Sale Type: Document #: St Mtg Amt: St Mt	7 11624 PRAIRIE AVE, HA' AWAD HAIDAR M/AWAD GUERRERO BEATRIZ M 4048-016-059 LOS ANGELES, CA 2603 03/25/2015 03/10/2015 \$585,000 FULL 322597 \$332,806 AUTO REPAIR 8 2600 MERCED ST, LOS A LOW KEY MAN LLC NITE LLC 5453-008-014 LOS ANGELES, CA MARSH ROBERT & COS COTTAGE HOME TR 02/10/2015 02/04/2015 \$399,000 FULL	WTHORNE, CA 902 MAHMOUD H Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Type: Acres: Lot Area: # of Stories: Park Area/Cap#: MGELES, CA 9006 Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Price: Prior Sale Type:	50-2606 57-B5 / 6020.02 HACMYY 09/24/1997 \$240,000 FULL 0.11 4,999 / 35-F4 / 1853.20 LAM1 08/08/1997	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool: Roof Mat: Distance From Su Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond:	1,750 1.00 1988 / 1988 bject: 6.81 (miles)
Comp #: Address: Dwner Name: Seller Name: PN: County: Subdivision: Rec Date: Sale Date: Sale Date: Sale Price: Sale Date: Sale Type: Document #: St Mtg Amt: St St St Mtg Amt: St St S	7 11624 PRAIRIE AVE, HA' AWAD HAIDAR M/AWAD GUERRERO BEATRIZ M 4048-016-059 LOS ANGELES, CA 2603 03/25/2015 03/10/2015 \$585,000 FULL 322597 \$332,806 AUTO REPAIR 8 2600 MERCED ST, LOS A LOW KEY MAN LLC NITE LLC 5453-008-014 LOS ANGELES, CA MARSH ROBERT & COS COTTAGE HOME TR 02/10/2015 \$399,000 FULL 146433	WTHORNE, CA 9022 MAHMOUD H Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Type: Acres: Lot Area: # of Stories: Park Area/Cap#: MGELES, CA 90063 Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Price: Prior Sale Price: Prior Sale Type: Acres:	50-2606 57-B5 / 6020.02 HACMYY 09/24/1997 \$240,000 FULL 0.11 4,999 / 5 35-F4 / 1853.20 LAM1 08/08/1997 0.19	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool: Roof Mat: Distance From Su Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool:	1,750 1.00 1988 / 1988 bject: 6.81 (miles)
Comp #: Address: Dwner Name: Seller Name: PRN: County: Subdivision: Rec Date: Sale Date: Sale Date: Sale Price: Sale Price: Sale Type: Document #: St Mtg Amt: Total Value: and Use: Comp #: ddress: Dwner Name: eller Name: eller Name: eller Name: eller Name: ale Date: ale Date: ale Date: ale Date: ale Price: ale Type: ocument #:	7 11624 PRAIRIE AVE, HA' AWAD HAIDAR M/AWAD GUERRERO BEATRIZ M 4048-016-059 LOS ANGELES, CA 2603 03/25/2015 03/10/2015 \$585,000 FULL 322597 \$332,806 AUTO REPAIR 8 2600 MERCED ST, LOS A LOW KEY MAN LLC NITE LLC 5453-008-014 LOS ANGELES, CA MARSH ROBERT & COS COTTAGE HOME TR 02/10/2015 02/04/2015 \$399,000 FULL	WTHORNE, CA 9022 MAHMOUD H Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Type: Acres: Lot Area: # of Stories: Park Area/Cap#: MAGELES, CA 90063 Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Date: Prior Sale Price: Prior Sale Price: Prior Sale Price: Prior Sale Type: Acres: Lot Area:	50-2606 57-B5 / 6020.02 HACMYY 09/24/1997 \$240,000 FULL 0.11 4,999 / 35-F4 / 1853.20 LAM1 08/08/1997	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool: Roof Mat: Distance From Su Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool:	1,750 1.00 1988 / 1988 bject: 6.81 (miles)
Comp #: Address: Downer Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Date: Sale Date: Sale Price: Sale Type: Document #: st Mtg Amt: Comp #: ddress: Downer Name: Heller Name: PN: County: ubdivision: tec Date: ale Date: ale Date: ale Price: ale Type: ocument #: st Mtg Amt:	7 11624 PRAIRIE AVE, HA' AWAD HAIDAR M/AWAD GUERRERO BEATRIZ M 4048-016-059 LOS ANGELES, CA 2603 03/25/2015 03/10/2015 \$585,000 FULL 322597 \$332,806 AUTO REPAIR 8 2600 MERCED ST, LOS A LOW KEY MAN LLC NITE LLC 5453-008-014 LOS ANGELES, CA MARSH ROBERT & COS COTTAGE HOME TR 02/10/2015 \$399,000 FULL 146433	WTHORNE, CA 9022 MAHMOUD H Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Type: Acres: Lot Area: # of Stories: Park Area/Cap#: MGELES, CA 90063 Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Price: Prior Sale Price: Prior Sale Type: Acres:	50-2606 57-B5 / 6020.02 HACMYY 09/24/1997 \$240,000 FULL 0.11 4,999 / 5 35-F4 / 1853.20 LAM1 08/08/1997 0.19	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool: Roof Mat: Distance From Su Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool:	1,750 1.00 1988 / 1988 bject: 6.81 (miles)

Comp #: Address:	9 1855 WESTWOOD BLVD, LOS ANGELES, CA 90025-4611		Distance From Subject: 7.58 (miles)		
Owner Name:					
Seller Name:					
	REICHMAN T S & Z TR		44 59 /	Duilding Arres	4 700
APN:	4323-001-008	Map Reference:	41-E3 /	Building Area:	1,782
County:	LOS ANGELES, CA	Census Tract:	2672.00	Total Rooms/Offices:	
Subdivision:	5609	Zoning:	LAC4	Total Restrooms:	San San
Rec Date:	09/11/2014	Prior Rec Date:	12/08/1997	Yr Built/Eff:	1949 /
Sale Date:	08/29/2014	Prior Sale Date:	08/26/1997	Air Cond:	
Sale Price:	\$4,900,000	Prior Sale Price:	\$882,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	962847	Acres:	0.16		
1st Mtg Amt:	\$2,700,000	Lot Area:	6,892		
•			0,052		
Total Value:	\$315,378	# of Stories:			
Land Use:	AUTO REPAIR	Park Area/Cap#:	1		
Comp #:	10			Distance From S	Subject: 8.47 (miles
Address:	4751 E CESAR E CHAV	EZ AVE, LOS ANGE	LES, CA 90022		
Owner Name:	4755 CHAVEZ LLC		and the second se		
Seller Name:	COMFORT ENTS LLC				
APN:	5235-020-045	Map Reference:	45-E4 /	Building Area:	1,800
County:	LOS ANGELES, CA	Census Tract:	5305.00	Total Rooms/Offices:	.,000
Subdivision:	4949	Zoning:	LCC3*	Total Restrooms:	
Rec Date:		Prior Rec Date:			1070 / 1070
	01/28/2015		10/15/2012	Yr Built/Eff:	1970 / 1970
Sale Date:	01/23/2015	Prior Sale Date:	10/05/2012	Air Cond:	NONE
Sale Price:	\$1,475,000	Prior Sale Price:	\$610,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	100074	Acres:	0.24		
st Mtg Amt:	\$1,125,000	Lot Area:	10,625		
otal Value:	\$247,116	# of Stories:			
and Use:	AUTO REPAIR	Park Area/Cap#:	/		
		n- (c)			
Comp #:	11			Distance From S	ubject: 9.78 (miles)
	11 2323 LINCOLN BLVD, SA	ANTA MONICA, CA	90405-2550	Distance From S	ubject: 9.78 (miles)
Address:	2323 LINCOLN BLVD, SA	ANTA MONICA, CA	90405-2550	Distance From S	ubject: 9.78 (miles
Address: Owner Name:	2323 LINCOLN BLVD, SA 2323 LINCOLN LP	ANTA MONICA, CA	90405-2550	Distance From S	ubject: 9.78 (miles)
Address: Owner Name: Seller Name:	2323 LINCOLN BLVD, S 2323 LINCOLN LP CHILDRENS TRUST				
Address: Dwner Name: Seller Name: APN:	2323 LINCOLN BLVD, SJ 2323 LINCOLN LP CHILDRENS TRUST 4284-005-021	Map Reference:	49-B2 /	Building Area:	ubject: 9.78 (miles 1,610
Address: Owner Name: Seller Name: APN: County:	2323 LINCOLN BLVD, SJ 2323 LINCOLN LP CHILDRENS TRUST 4284-005-021 LOS ANGELES, CA	Map Reference: Census Tract:	49-B2 / 7022.01	Building Area: Total Rooms/Offices:	
Address: Dwner Name: Seller Name: NPN: County: Subdivision:	2323 LINCOLN BLVD, SJ 2323 LINCOLN LP CHILDRENS TRUST 4284-005-021 LOS ANGELES, CA EAST SANTA MONICA	Map Reference: Census Tract: Zoning:	49-B2 /	Building Area: Total Rooms/Offices: Total Restrooms:	1,610
Address: Dwner Name: Seller Name: NPN: County: Subdivision: Rec Date:	2323 LINCOLN BLVD, S. 2323 LINCOLN LP CHILDRENS TRUST 4284-005-021 LOS ANGELES, CA EAST SANTA MONICA 12/19/2014	Map Reference: Census Tract: Zoning: Prior Rec Date:	49-B2 / 7022.01	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff:	
Address: Owner Name: Seller Name: NPN: County: Subdivision: Rec Date: Sale Date:	2323 LINCOLN BLVD, SJ 2323 LINCOLN LP CHILDRENS TRUST 4284-005-021 LOS ANGELES, CA EAST SANTA MONICA	Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date:	49-B2 / 7022.01	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond:	1,610
Address: Owner Name: Seller Name: NPN: County: Subdivision: Rec Date: Sale Date:	2323 LINCOLN BLVD, S. 2323 LINCOLN LP CHILDRENS TRUST 4284-005-021 LOS ANGELES, CA EAST SANTA MONICA 12/19/2014	Map Reference: Census Tract: Zoning: Prior Rec Date:	49-B2 / 7022.01	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff:	1,610
Address: Dwner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Date: Sale Date: Sale Price:	2323 LINCOLN BLVD, S. 2323 LINCOLN LP CHILDRENS TRUST 4284-005-021 LOS ANGELES, CA EAST SANTA MONICA 12/19/2014 11/22/2014	Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date:	49-B2 / 7022.01	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond:	1,610
Address: Dwner Name: Seller Name: NPN: County: Subdivision: ec Date: Sale Date: Sale Date: Sale Price: Sale Type:	2323 LINCOLN BLVD, SJ 2323 LINCOLN LP CHILDRENS TRUST 4284-005-021 LOS ANGELES, CA EAST SANTA MONICA 12/19/2014 11/22/2014 \$1,650,000 FULL	Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Type:	49-B2 / 7022.01 SMC4*	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool:	1,610
Address: Dwner Name: Seller Name: NPN: County: Subdivision: Rec Date: Sale Date: Sale Price: Sale Price: Sale Type: Document #:	2323 LINCOLN BLVD, S. 2323 LINCOLN LP CHILDRENS TRUST 4284-005-021 LOS ANGELES, CA EAST SANTA MONICA 12/19/2014 11/22/2014 \$1,650,000	Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Type: Acres:	49-B2 / 7022.01 SMC4* 0.15	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool:	1,610
Address: Dwner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Date: Sale Date: Sale Price: Sale Type: Document #: st Mtg Amt:	2323 LINCOLN BLVD, S. 2323 LINCOLN LP CHILDRENS TRUST 4284-005-021 LOS ANGELES, CA EAST SANTA MONICA 12/19/2014 11/22/2014 \$1,650,000 FULL 1387232	Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Type: Acres: Lot Area:	49-B2 / 7022.01 SMC4*	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool:	1,610
Address: Dwner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Date: Sale Date: Sale Price: Sale Type: Document #: st Mtg Amt: otal Value:	2323 LINCOLN BLVD, S. 2323 LINCOLN LP CHILDRENS TRUST 4284-005-021 LOS ANGELES, CA EAST SANTA MONICA 12/19/2014 11/22/2014 \$1,650,000 FULL 1387232 \$161,947	Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Type: Acres: Lot Area: # of Stories:	49-B2 / 7022.01 SMC4* 0.15 6,522	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool:	1,610
Address: Dwner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Date: Sale Date: Sale Price: Sale Type: Document #: st Mtg Amt: otal Value:	2323 LINCOLN BLVD, S. 2323 LINCOLN LP CHILDRENS TRUST 4284-005-021 LOS ANGELES, CA EAST SANTA MONICA 12/19/2014 11/22/2014 \$1,650,000 FULL 1387232	Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Type: Acres: Lot Area:	49-B2 / 7022.01 SMC4* 0.15	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool:	1,610
Comp #: Address: Dwner Name: Seller Name: County: Subdivision: Rec Date: Sale Date: Sale Date: Sale Price: Sale Price: Sale Type: Document #: st Mtg Amt: Total Value: and Use: Comp #:	2323 LINCOLN BLVD, S. 2323 LINCOLN LP CHILDRENS TRUST 4284-005-021 LOS ANGELES, CA EAST SANTA MONICA 12/19/2014 11/22/2014 \$1,650,000 FULL 1387232 \$161,947	Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Type: Acres: Lot Area: # of Stories:	49-B2 / 7022.01 SMC4* 0.15 6,522	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool: Roof Mat:	1932 / 1932
Address: Dwner Name: Seller Name: APN: Dounty: Subdivision: Rec Date: Sale Date: Sale Date: Sale Price: Sale Type: Document #: st Mtg Amt: fotal Value: and Use: Comp #:	2323 LINCOLN BLVD, S. 2323 LINCOLN LP CHILDRENS TRUST 4284-005-021 LOS ANGELES, CA EAST SANTA MONICA 12/19/2014 11/22/2014 \$1,650,000 FULL 1387232 \$161,947 AUTO REPAIR	Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Type: Acres: Lot Area: # of Stories: Park Area/Cap#:	49-B2 / 7022.01 SMC4* 0.15 6,522 /	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool: Roof Mat:	1,610 1932 / 1932
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Address: Dwner Name: Seller Name: NPN: Soundy: Subdivision: Sec Date: Sale Date: Sale Price: Sale Price: Sale Price: Sale Type: Document #: St Mtg Amt: otal Value: and Use: Source: St Mtg Amt: St Mtg Amt:	2323 LINCOLN BLVD, S. 2323 LINCOLN LP CHILDRENS TRUST 4284-005-021 LOS ANGELES, CA EAST SANTA MONICA 12/19/2014 11/22/2014 \$1,650,000 FULL 1387232 \$161,947 AUTO REPAIR 12 2307 LINCOLN BLVD, SA KONDO HIDEO & KYOKO OBEJI NAIM & LOUISE 4284-005-019	Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Price: Prior Sale Type: Acres: Lot Area: # of Stories: Park Area/Cap#: ANTA MONICA, CA SO Map Reference:	49-B2 / 7022.01 SMC4* 0.15 6,522 / 90405-2550 49-B2 /	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool: Roof Mat: Distance From Su	1,610 1932 / 1932
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Address: Dwner Name: Seller Name: PN: Doublivision: Rec Date: Sale Date: Sale Price: Sale Type: Document #: St Mtg Amt: otal Value: and Use: Comp #: ddress: wner Name: eller Name: PN: ounty: ubdivision:	2323 LINCOLN BLVD, S. 2323 LINCOLN LP CHILDRENS TRUST 4284-005-021 LOS ANGELES, CA EAST SANTA MONICA 12/19/2014 11/22/2014 \$1,650,000 FULL 1387232 \$161,947 AUTO REPAIR 12 2307 LINCOLN BLVD, S. KONDO HIDEO & KYOKO OBEJI NAIM & LOUISE 4284-005-019 LOS ANGELES, CA EAST SANTA MONICA	Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Price: Prior Sale Type: Acres: Lot Area: # of Stories: Park Area/Cap#: ANTA MONICA, CA SO Map Reference: Census Tract: Zoning:	49-B2 / 7022.01 SMC4* 0.15 6,522 / 00405-2550 49-B2 / 7022.01 SMC4*	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool: Roof Mat: Distance From Su Building Area: Total Rooms/Offices: Total Restrooms:	1,610 1932 / 1932 ubject: 9.78 (miles) 1,647
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Address: Dwner Name: Seller Name: NPN: Subdivision: Rec Date: Sale Date: Sale Date: Sale Date: Sale Type: Document #: st Mtg Amt: otal Value: and Use: Somp #: ddress: Wyner Name: eller Name: PN: ounty: ubdivision: ec Date: ale Date:	2323 LINCOLN BLVD, S. 2323 LINCOLN LP CHILDRENS TRUST 4284-005-021 LOS ANGELES, CA EAST SANTA MONICA 12/19/2014 11/22/2014 \$1,650,000 FULL 1387232 \$161,947 AUTO REPAIR 12 2307 LINCOLN BLVD, S. KONDO HIDEO & KYOKO OBEJI NAIM & LOUISE 4284-005-019 LOS ANGELES, CA EAST SANTA MONICA 11/25/2014	Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Price: Prior Sale Type: Acres: Lot Area: # of Stories: Park Area/Cap#: ANTA MONICA, CA So Map Reference: Census Tract: Zoning: Prior Rec Date:	49-B2 / 7022.01 SMC4* 0.15 6,522 / 00405-2550 49-B2 / 7022.01 SMC4*	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool: Roof Mat: Distance From Su Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff:	1,610 1932 / 1932 ubject: 9.78 (miles) 1,647
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Address: Dwner Name: Seller Name: Seller Name: Subdivision: Rec Date: Sale Date: Sale Date: Sale Price: Sale Price: Sale Type: Document #: St Mtg Amt: otal Value: and Use: Comp #: ddress: wner Name: eller Name: eller Name: eller Name: ale Price: ale Date: ale Date: ale Date: ale Price: ale Price: ale Price: ale Price: ale Price: ale Price: ale Price:	2323 LINCOLN BLVD, S. 2323 LINCOLN LP CHILDRENS TRUST 4284-005-021 LOS ANGELES, CA EAST SANTA MONICA 12/19/2014 11/22/2014 \$1,650,000 FULL 1387232 \$161,947 AUTO REPAIR 12 2307 LINCOLN BLVD, S. KONDO HIDEO & KYOKO OBEJI NAIM & LOUISE 4284-005-019 LOS ANGELES, CA EAST SANTA MONICA 11/25/2014 07/29/2014 \$2,500,000 FULL	Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Type: Acres: Lot Area: # of Stories: Park Area/Cap#: ANTA MONICA, CA S Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price:	49-B2 / 7022.01 SMC4* 0.15 6,522 / 00405-2550 49-B2 / 7022.01 SMC4* 09/02/1983 \$437,500 FULL	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool: Roof Mat: Distance From St Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool:	1,610 1932 / 1932 ubject: 9.78 (miles) 1,647
Address: Dwner Name: Seller Name: Subdivision: Subdivision: Subdivision: Sec Date: Sale Date: Sale Date: Sale Date: Sale Price: Sale Type: Document #: St Mtg Amt: otal Value: and Use: Comp #: ddress: wner Name: eller Name: eller Name: eller Name: ale Date: ale Date: ale Date: ale Date: ale Date: ale Date: ale Price: ale Price: ale Price: ale Type: Document #:	2323 LINCOLN BLVD, S. 2323 LINCOLN LP CHILDRENS TRUST 4284-005-021 LOS ANGELES, CA EAST SANTA MONICA 12/19/2014 11/22/2014 \$1,650,000 FULL 1387232 \$161,947 AUTO REPAIR 12 2307 LINCOLN BLVD, S. KONDO HIDEO & KYOKO OBEJI NAIM & LOUISE 4284-005-019 LOS ANGELES, CA EAST SANTA MONICA 11/25/2014 07/29/2014 \$2,500,000 FULL 1264882	Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Type: Acres: Lot Area: # of Stories: Park Area/Cap#: ANTA MONICA, CA S Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Price: Prior Sale Type: Acres:	49-B2 / 7022.01 SMC4* 0.15 6,522 / 00405-2550 49-B2 / 7022.01 SMC4* 09/02/1983 \$437,500 FULL 0.26	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool: Roof Mat: Distance From St Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool:	1,610 1932 / 1932 ubject: 9.78 (miles) 1,647
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Address: Dwner Name: Seller Name: Seller Name: Subdivision: Rec Date: Sale Date: Sale Date: Sale Price: Sale Price: Sale Type: Document #: st Mtg Amt: otal Value: and Use: Comp #: ddress: Dwner Name: eller Name: eller Name: eller Name: eller Name: ale Date: ale Date: ale Date: ale Date: ale Date: ale Date: ale Date: ale Price: ale Price: ale Type: ocument #: st Mtg Amt: otal Value:	2323 LINCOLN BLVD, S. 2323 LINCOLN LP CHILDRENS TRUST 4284-005-021 LOS ANGELES, CA EAST SANTA MONICA 12/19/2014 11/22/2014 \$1,650,000 FULL 1387232 \$161,947 AUTO REPAIR 12 2307 LINCOLN BLVD, S. KONDO HIDEO & KYOKO OBEJI NAIM & LOUISE 4284-005-019 LOS ANGELES, CA EAST SANTA MONICA 11/25/2014 07/29/2014 \$2,500,000 FULL 1264882	Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Type: Acres: Lot Area: # of Stories: Park Area/Cap#: ANTA MONICA, CA S Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Price: Prior Sale Type: Acres:	49-B2 / 7022.01 SMC4* 0.15 6,522 / 00405-2550 49-B2 / 7022.01 SMC4* 09/02/1983 \$437,500 FULL 0.26	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool: Roof Mat: Distance From St Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool:	1,610 1932 / 1932 ubject: 9.78 (miles) 1,647

Comp #:	13			Distance From S	ubject: 10.06 (miles
Address:	407 N CRANE AVE, C				
Owner Name:	HUERTA JUAN J/HER	NANDEZ MARIA D			
Seller Name:	MORRIS MELVIN				
APN:	6178-021-032	Map Reference:	65-B2 /	Building Area:	1,804
County:	LOS ANGELES, CA	Census Tract:	5416.05	Total Rooms/Offices:	
Subdivision:	9374	Zoning:	COCL*	Total Restrooms:	
Rec Date:	04/02/2015	Prior Rec Date:	01/09/2003	Yr Built/Eff:	1949 / 1954
Sale Date:	02/23/2015	Prior Sale Date:	12/20/2002	Air Cond:	
Sale Price:	\$465,000	Prior Sale Price:	\$195,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	361022	Acres:	0.13		
1st Mtg Amt:	\$329,000	Lot Area:	5,583		
•			0,000		
Total Value:	\$59,064	# of Stories:			
Land Use:	AUTO REPAIR	Park Area/Cap#:	1		
Comp #:	14			Distance From Su	bject: 10.19 (miles
Address:	1236 E COMPTON BLV	D, COMPTON, CA 90	221-3310		,
Owner Name: Seller Name:	FONTENOT FREEMAN				
Seller Name: APN:	PRICE JOSEPH W	Man Deference	65.02 /	Ruilding Areas	1 949
	6179-026-037	Map Reference: Census Tract:	65-B3 /	Building Area:	1,848
County:	LOS ANGELES, CA	a a coal or a located	5424.01	Total Rooms/Offices:	
Subdivision:	8482	Zoning:	COCL*	Total Restrooms:	4040 /
Rec Date:	12/19/2014	Prior Rec Date:	11/14/1997	Yr Built/Eff:	1940 /
Sale Date:	11/17/2014	Prior Sale Date:	05/23/1996	Air Cond:	
Sale Price:	\$100,000	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	1382366	Acres:	0.16		
Ist Mtg Amt:		Lot Area:	6,957		
Total Value:	\$79,603	# of Stories:			
and Use:	AUTO REPAIR	Park Area/Cap#:	1		
			References and		a second second with a second s
Comp #:	15			Distance From Su	biect: 11.73 (miles
Address:	1129 S FAIR OAKS AVI	E, PASADENA, CA 91	105-3415	Distance From Su	bject: 11.73 (miles
Address: Owner Name:	1129 S FAIR OAKS AVI SONG JULIA	E, PASADENA, CA 91	105-3415	Distance From Su	bject: 11.73 (miles
Address: Dwner Name: Seller Name:	1129 S FAIR OAKS AVI SONG JULIA PEREZ ENRIQUETA				
Address: Owner Name: Seller Name: APN:	1129 S FAIR OAKS AVI SONG JULIA PEREZ ENRIQUETA 5719-018-009	Map Reference:	27-A6 /	Building Area:	bject: <b>11.73 (miles</b> 1,696
Address: Dwner Name: Seller Name: APN: County:	1129 S FAIR OAKS AVI SONG JULIA PEREZ ENRIQUETA 5719-018-009 LOS ANGELES, CA	Map Reference: Census Tract:	27-A6 / 4639.00	Building Area: Total Rooms/Offices:	
Address: Dwner Name: Seller Name: APN: County: Subdivision:	1129 S FAIR OAKS AVI SONG JULIA PEREZ ENRIQUETA 5719-018-009 LOS ANGELES, CA 6858	Map Reference: Census Tract: Zoning:	27-A6 / 4639.00 PSC*	Building Area: Total Rooms/Offices: Total Restrooms:	1,696
Address: Dwner Name: Seller Name: APN: County: Subdivision: Rec Date:	1129 S FAIR OAKS AVI SONG JULIA PEREZ ENRIQUETA 5719-018-009 LOS ANGELES, CA 6858 12/16/2014	Map Reference: Census Tract: Zoning: Prior Rec Date:	27-A6 / 4639.00	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff:	
Address: Dwner Name: Seller Name: NPN: County: Subdivision: Rec Date: Sale Date:	1129 S FAIR OAKS AVI SONG JULIA PEREZ ENRIQUETA 5719-018-009 LOS ANGELES, CA 6858 12/16/2014 12/03/2014	Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date:	27-A6 / 4639.00 PSC* 10/23/1984	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond:	1,696
Address: Dwner Name: Seller Name: NPN: County: Subdivision: Rec Date: Sale Date: Sale Date:	1129 S FAIR OAKS AVI SONG JULIA PEREZ ENRIQUETA 5719-018-009 LOS ANGELES, CA 6858 12/16/2014 12/03/2014 \$840,000	Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price:	27-A6 / 4639.00 PSC* 10/23/1984 \$110,000	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool:	1,696
Address: Dwner Name: Seller Name: APN: Sounty: Subdivision: dec Date: Sale Date: Sale Date: Sale Price: Sale Type:	1129 S FAIR OAKS AVI SONG JULIA PEREZ ENRIQUETA 5719-018-009 LOS ANGELES, CA 6858 12/16/2014 12/03/2014 \$840,000 FULL	Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Type:	27-A6 / 4639.00 PSC* 10/23/1984 \$110,000 FULL	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond:	1,696
Address: Dwner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Date: Sale Date: Sale Price: Sale Type:	1129 S FAIR OAKS AVI SONG JULIA PEREZ ENRIQUETA 5719-018-009 LOS ANGELES, CA 6858 12/16/2014 12/03/2014 \$840,000	Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Type: Acres:	27-A6 / 4639.00 PSC* 10/23/1984 \$110,000 FULL 0.12	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool:	1,696
Address: Dwner Name: Seller Name: NPN: County: Subdivision: Rec Date: Sale Date: Sale Date: Sale Price: Sale Type: Document #:	1129 S FAIR OAKS AVI SONG JULIA PEREZ ENRIQUETA 5719-018-009 LOS ANGELES, CA 6858 12/16/2014 12/03/2014 \$840,000 FULL	Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Type:	27-A6 / 4639.00 PSC* 10/23/1984 \$110,000 FULL	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool:	1,696
Address: Dwner Name: Seller Name: APN: Soubtivision: Sec Date: Sale Date: Sale Date: Sale Price: Sale Type: Document #: St Mtg Amt:	1129 S FAIR OAKS AVI SONG JULIA PEREZ ENRIQUETA 5719-018-009 LOS ANGELES, CA 6858 12/16/2014 12/03/2014 \$840,000 FULL 1364252	Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Type: Acres:	27-A6 / 4639.00 PSC* 10/23/1984 \$110,000 FULL 0.12	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool:	1,696
Address: Dwner Name: Seller Name: NPN: County: Subdivision: Rec Date: Sale Date: Sale Date: Sale Price: Sale Price: Sale Type: Document #: st Mtg Amt: Total Value:	1129 S FAIR OAKS AVI SONG JULIA PEREZ ENRIQUETA 5719-018-009 LOS ANGELES, CA 6858 12/16/2014 12/03/2014 \$840,000 FULL 1364252 \$630,000	Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Type: Acres: Lot Area:	27-A6 / 4639.00 PSC* 10/23/1984 \$110,000 FULL 0.12	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool:	
Address: Dwner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Date: Sale Date: Sale Price: Sale Type: Document #: st Mtg Amt: otal Value: and Use:	1129 S FAIR OAKS AVI SONG JULIA PEREZ ENRIQUETA 5719-018-009 LOS ANGELES, CA 6858 12/16/2014 12/03/2014 \$840,000 FULL 1364252 \$630,000 \$198,689 AUTO REPAIR	Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Type: Acres: Lot Area: # of Stories:	27-A6 / 4639.00 PSC* 10/23/1984 \$110,000 FULL 0.12 5,011	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool: Roof Mat:	1,696 1949 / 1952
Address: Dwner Name: Seller Name: NPN: Doubtivision: Rec Date: Sale Date: Sale Date: Sale Price: Sale Trice: Sale Trice: Sale Trice: Sale Trice: Sale Trice: Sale Amt: Trice: Sale Amt: Sond Value: Sond Value: Somp #:	1129 S FAIR OAKS AVI SONG JULIA PEREZ ENRIQUETA 5719-018-009 LOS ANGELES, CA 6858 12/16/2014 12/03/2014 \$840,000 FULL 1364252 \$630,000 \$198,689 AUTO REPAIR	Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Type: Acres: Lot Area: # of Stories: Park Area/Cap#:	27-A6 / 4639.00 PSC* 10/23/1984 \$110,000 FULL 0.12 5,011 /	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool: Roof Mat:	1,696 1949 / 1952
Address: Dwner Name: Seller Name: NPN: County: Subdivision: Rec Date: Sale Date: Sale Date: Sale Price: Sale Type: Document #: st Mtg Amt: otal Value: and Use: Comp #: ddress:	1129 S FAIR OAKS AVI SONG JULIA PEREZ ENRIQUETA 5719-018-009 LOS ANGELES, CA 6858 12/16/2014 12/03/2014 \$840,000 FULL 1364252 \$630,000 \$198,689 AUTO REPAIR 16 2137 N VERDUGO RD, 0	Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Type: Acres: Lot Area: # of Stories: Park Area/Cap#:	27-A6 / 4639.00 PSC* 10/23/1984 \$110,000 FULL 0.12 5,011 /	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool: Roof Mat:	1,696 1949 / 1952
Address: Dwner Name: Seller Name: NPN: County: Subdivision: Rec Date: Sale Date: Sale Date: Sale Price: Sale Price: Sale Type: Document #: st Mtg Amt: otal Value: and Use: Comp #: ddress: Dwner Name:	1129 S FAIR OAKS AVI SONG JULIA PEREZ ENRIQUETA 5719-018-009 LOS ANGELES, CA 6858 12/16/2014 12/03/2014 \$840,000 FULL 1364252 \$630,000 \$198,689 AUTO REPAIR 16 2137 N VERDUGO RD, 1 DEMIRJIAN SHANE	Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Type: Acres: Lot Area: # of Stories: Park Area/Cap#: GLENDALE, CA 9120	27-A6 / 4639.00 PSC* 10/23/1984 \$110,000 FULL 0.12 5,011 /	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool: Roof Mat:	1,696
Address: Dwner Name: Seller Name: PN: County: Subdivision: Sec Date: Sale Date: Sale Date: Sale Price: Sale Price: Sale Type: Document #: St Mtg Amt: otal Value: and Use: Somp #: ddress: wner Name: eller Name:	1129 S FAIR OAKS AVI SONG JULIA PEREZ ENRIQUETA 5719-018-009 LOS ANGELES, CA 6858 12/16/2014 12/03/2014 \$840,000 FULL 1364252 \$630,000 \$198,689 AUTO REPAIR 16 2137 N VERDUGO RD, 0	Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Type: Acres: Lot Area: # of Stories: Park Area/Cap#:	27-A6 / 4639.00 PSC* 10/23/1984 \$110,000 FULL 0.12 5,011 /	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool: Roof Mat: Distance From Sut	1,696 1949 / 1952 Dject: 12.04 (miles)
Address: Dwner Name: Seller Name: PN: County: Subdivision: Sec Date: Sale Date: Sale Date: Sale Price: Sale Price: Sale Type: Document #: St Mtg Amt: otal Value: and Use: Somp #: ddress: wner Name: eller Name:	1129 S FAIR OAKS AVI SONG JULIA PEREZ ENRIQUETA 5719-018-009 LOS ANGELES, CA 6858 12/16/2014 12/03/2014 \$840,000 FULL 1364252 \$630,000 \$198,689 AUTO REPAIR 16 2137 N VERDUGO RD, 1 DEMIRJIAN SHANE	Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Price: Acres: Lot Area: # of Stories: Park Area/Cap#: GLENDALE, CA 9120	27-A6 / 4639.00 PSC* 10/23/1984 \$110,000 FULL 0.12 5,011 /	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool: Roof Mat: Distance From Sut	1,696 1949 / 1952
Address: Dwner Name: Seller Name: PN: County: Subdivision: Rec Date: Sale Date: Sale Date: Sale Price: Sale Type: Document #: St Mtg Amt: otal Value: and Use: Comp #: ddress: wwner Name: eller Name: PN: ounty:	1129 S FAIR OAKS AVI SONG JULIA PEREZ ENRIQUETA 5719-018-009 LOS ANGELES, CA 6858 12/16/2014 12/03/2014 \$840,000 FULL 1364252 \$630,000 \$198,689 AUTO REPAIR 16 2137 N VERDUGO RD, 0 DEMIRJIAN SHANE ROTH D J & C A TRUST	Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Type: Acres: Lot Area: # of Stories: Park Area/Cap#: GLENDALE, CA 9120	27-A6 / 4639.00 PSC* 10/23/1984 \$110,000 FULL 0.12 5,011 / 8 8 18-F3 / 3008.00	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool: Roof Mat: Distance From Sut Building Area: Total Rooms/Offices:	1,696 1949 / 1952 Dject: 12.04 (miles)
Address: Dwner Name: Seller Name: PN: County: Subdivision: Rec Date: Sale Date: Sale Date: Sale Price: Sale Type: Document #: St Mtg Amt: otal Value: and Use: Comp #: ddress: wwner Name: eller Name: PN: ounty:	1129 S FAIR OAKS AVI SONG JULIA PEREZ ENRIQUETA 5719-018-009 LOS ANGELES, CA 6858 12/16/2014 12/03/2014 \$840,000 FULL 1364252 \$630,000 \$198,689 AUTO REPAIR 16 2137 N VERDUGO RD, 1 DEMIRJIAN SHANE ROTH D J & C A TRUST 5807-011-025 LOS ANGELES, CA 1701	Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Price: Acres: Lot Area: # of Stories: Park Area/Cap#: GLENDALE, CA 9120	27-A6 / 4639.00 PSC* 10/23/1984 \$110,000 FULL 0.12 5,011 / 8 8	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool: Roof Mat: Distance From Sut Building Area: Total Rooms/Offices: Total Restrooms:	1,696 1949 / 1952 Dject: 12.04 (miles)
Address: Dwner Name: Seller Name: PN: County: Subdivision: Rec Date: Sale Date: Sale Date: Sale Date: Sale Type: Document #: St Mtg Amt: otal Value: and Use: Comp #: ddress: wwner Name: eller Name: PN: ounty: ubdivision:	1129 S FAIR OAKS AVI SONG JULIA PEREZ ENRIQUETA 5719-018-009 LOS ANGELES, CA 6858 12/16/2014 12/03/2014 \$840,000 FULL 1364252 \$630,000 \$198,689 AUTO REPAIR 16 2137 N VERDUGO RD, 0 DEMIRJIAN SHANE ROTH D J & C A TRUST 5807-011-025 LOS ANGELES, CA	Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Type: Acres: Lot Area: # of Stories: Park Area/Cap#: GLENDALE, CA 9120	27-A6 / 4639.00 PSC* 10/23/1984 \$110,000 FULL 0.12 5,011 / 8 8 18-F3 / 3008.00	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool: Roof Mat: Distance From Sut Building Area: Total Rooms/Offices:	1,696 1949 / 1952 Dject: 12.04 (miles)
Address: Dwner Name: Seller Name: PN: County: Subdivision: Rec Date: Sale Date: Sale Date: Sale Date: Sale Date: Sale Type: Document #: St Mtg Amt: Otal Value: and Use: Somp #: ddress: Where Name: eller Name: PN: Sounty: ubdivision: ec Date:	1129 S FAIR OAKS AVI SONG JULIA PEREZ ENRIQUETA 5719-018-009 LOS ANGELES, CA 6858 12/16/2014 12/03/2014 \$840,000 FULL 1364252 \$630,000 \$198,689 AUTO REPAIR 16 2137 N VERDUGO RD, 1 DEMIRJIAN SHANE ROTH D J & C A TRUST 5807-011-025 LOS ANGELES, CA 1701	Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Price: Prior Sale Type: Acres: Lot Area: # of Stories: Park Area/Cap#: GLENDALE, CA 9120	27-A6 / 4639.00 PSC* 10/23/1984 \$110,000 FULL 0.12 5,011 / 8 8 18-F3 / 3008.00 GLC3*	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool: Roof Mat: Distance From Sut Building Area: Total Rooms/Offices: Total Restrooms:	1,696 1949 / 1952 Dject: 12.04 (miles, 1,680
Address: Dwner Name: Seller Name: PN: County: Subdivision: Rec Date: Sale Date: Sale Date: Sale Type: Document #: St Mtg Amt: otal Value: and Use: Comp #: ddress: wwner Name: eller Name: PN: ounty: ubdivision: ec Date: ale Date: ale Date: ale Date: ale Date:	1129 S FAIR OAKS AVI SONG JULIA PEREZ ENRIQUETA 5719-018-009 LOS ANGELES, CA 6858 12/16/2014 12/03/2014 \$840,000 FULL 1364252 \$630,000 \$198,689 AUTO REPAIR 16 2137 N VERDUGO RD, 1 DEMIRJIAN SHANE ROTH D J & C A TRUST 5807-011-025 LOS ANGELES, CA 1701 09/03/2014	Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Price: Prior Sale Type: Acres: Lot Area: # of Stories: Park Area/Cap#: GLENDALE, CA 9120 Map Reference: Census Tract: Zoning: Prior Rec Date:	27-A6 / 4639.00 PSC* 10/23/1984 \$110,000 FULL 0.12 5,011 / 8 8 18-F3 / 3008.00 GLC3*	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool: Roof Mat: Distance From Sut Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff:	1,696 1949 / 1952 Dject: 12.04 (miles 1,680 1949 / 1952
Address: Dwner Name: Seller Name: PN: Sounty: Subdivision: Sec Date: Sec Date: S	1129 S FAIR OAKS AVI SONG JULIA PEREZ ENRIQUETA 5719-018-009 LOS ANGELES, CA 6858 12/16/2014 12/03/2014 \$840,000 FULL 1364252 \$630,000 \$198,689 AUTO REPAIR 16 2137 N VERDUGO RD, 1 DEMIRJIAN SHANE ROTH D J & C A TRUST 5807-011-025 LOS ANGELES, CA 1701 09/03/2014 08/29/2014	Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Price: Prior Sale Type: Acres: Lot Area: # of Stories: Park Area/Cap#: GLENDALE, CA 9120 Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date:	27-A6 / 4639.00 PSC* 10/23/1984 \$110,000 FULL 0.12 5,011 / / 8 18-F3 / 3008.00 GLC3* 06/09/1983	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool: Roof Mat: Distance From Sut Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond:	1,696 1949 / 1952 Dject: 12.04 (miles, 1,680
Address: Dwner Name: Dwner Name: Dwner Name: PN: Dubdivision: Lec Date: County: Dec Date: Countert #: St Mtg Amt: Otal Value: Countert #: St Mtg Amt: Otal Value: Count #: St Mtg Amt: Otal Value: Count #: Count Name: eller Name: eller Name: eller Name: PN: Ounty: Dubdivision: ec Date: cale Date: cale Price: cale Price	1129 S FAIR OAKS AVI SONG JULIA PEREZ ENRIQUETA 5719-018-009 LOS ANGELES, CA 6858 12/16/2014 12/03/2014 \$840,000 FULL 1364252 \$630,000 \$198,689 AUTO REPAIR 16 2137 N VERDUGO RD, 0 DEMIRJIAN SHANE ROTH D J & C A TRUST 5807-011-025 LOS ANGELES, CA 1701 09/03/2014 08/29/2014 \$1,491,000	Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Price: Acres: Lot Area: # of Stories: Park Area/Cap#: GLENDALE, CA 9120 Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price:	27-A6 / 4639.00 PSC* 10/23/1984 \$110,000 FULL 0.12 5,011 / / 8 8 18-F3 / 3008.00 GLC3* 06/09/1983 \$145,000	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool: Roof Mat: Distance From Sut Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool:	1,696 1949 / 1952 Dject: 12.04 (miles) 1,680 1949 / 1952 ROLL
Address: Dwner Name: Seller Name: PN: Subdivision: Sec Date: Subdivision: Sec Date: Subdivision: Sec Date: Subdivision: Sec Date: Subdivision: Sec Date: Sec Date:	1129 S FAIR OAKS AVI SONG JULIA PEREZ ENRIQUETA 5719-018-009 LOS ANGELES, CA 6858 12/16/2014 12/03/2014 \$840,000 FULL 1364252 \$630,000 \$198,689 AUTO REPAIR 16 2137 N VERDUGO RD, 0 DEMIRJIAN SHANE ROTH D J & C A TRUST 5807-011-025 LOS ANGELES, CA 1701 09/03/2014 08/29/2014 \$1,491,000 FULL	Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Type: Acres: Lot Area: # of Stories: Park Area/Cap#: GLENDALE, CA 9120 Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Type:	27-A6 / 4639.00 PSC* 10/23/1984 \$110,000 FULL 0.12 5,011 / / 8 8 18-F3 / 3008.00 GLC3* 06/09/1983 \$145,000 FULL	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool: Roof Mat: Distance From Sut Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool:	1,696 1949 / 1952 Dject: 12.04 (miles) 1,680 1949 / 1952 ROLL
Address: Dwner Name: Seller Name: PN: Subdivision: Sec Date: Subdivision: Sec Date: Subdivision: Sec Date: Subdivision: Sec Date: Subdivision: Sec Date: Sec Date:	1129 S FAIR OAKS AVI SONG JULIA PEREZ ENRIQUETA 5719-018-009 LOS ANGELES, CA 6858 12/16/2014 12/03/2014 \$840,000 FULL 1364252 \$630,000 \$198,689 AUTO REPAIR 16 2137 N VERDUGO RD, 0 DEMIRJIAN SHANE ROTH D J & C A TRUST 5807-011-025 LOS ANGELES, CA 1701 09/03/2014 08/29/2014 \$1,491,000 FULL 925888	Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Type: Acres: Lot Area: # of Stories: Park Area/Cap#: GLENDALE, CA 9120 Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Type: Acres:	27-A6 / 4639.00 PSC* 10/23/1984 \$110,000 FULL 0.12 5,011 / / 8 8 18-F3 / 3008.00 GLC3* 06/09/1983 \$145,000 FULL 0.14	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool: Roof Mat: Distance From Sut Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool:	1,696 1949 / 1952 Dject: 12.04 (miles) 1,680 1949 / 1952 ROLL
ocument #: st Mtg Amt: otal Value:	1129 S FAIR OAKS AVI SONG JULIA PEREZ ENRIQUETA 5719-018-009 LOS ANGELES, CA 6858 12/16/2014 12/03/2014 \$840,000 FULL 1364252 \$630,000 \$198,689 AUTO REPAIR 16 2137 N VERDUGO RD, 0 DEMIRJIAN SHANE ROTH D J & C A TRUST 5807-011-025 LOS ANGELES, CA 1701 09/03/2014 08/29/2014 \$1,491,000 FULL	Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Type: Acres: Lot Area: # of Stories: Park Area/Cap#: GLENDALE, CA 9120 Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Type: Acres: Lot Area:	27-A6 / 4639.00 PSC* 10/23/1984 \$110,000 FULL 0.12 5,011 / / 8 8 18-F3 / 3008.00 GLC3* 06/09/1983 \$145,000 FULL 0.14 5,998	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool: Roof Mat: Distance From Sut Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool:	1,696 1949 / 1952 Dject: 12.04 (miles) 1,680 1949 / 1952 ROLL

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Comp #: Address:	17 8829 LINDELL AVE, D	OWNEY CA 90240		Distance From St	ubject: 12.08 (miles
Owner Name:					
Seller Name:	ROLLAND ROBERT J				
APN:	6388-001-010	Map Reference:	60-D1 /	Building Area:	1,664
County:	LOS ANGELES, CA	Census Tract:	5505.00	Total Rooms/Offices:	.,
Subdivision:	9389	Zoning:	DOC3*	Total Restrooms:	
Rec Date:	01/27/2015	Prior Rec Date:	08/16/1988	Yr Built/Eff;	1971 / 1971
Sale Date:	01/21/2015	Prior Sale Date:		Air Cond:	
Sale Price:	\$725,000	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	90923	Acres:	0.13	ribbr mat.	
1st Mtg Amt:	\$580,000	Lot Area:	5,625		
		# of Stories:	3,023		
Total Value:	\$231,200		,		
Land Use:	AUTO REPAIR	Park Area/Cap#:	1		
Comp #:	18		•	Distance From S	ubject: 13.8 (miles
Address:	6103 VAN NUYS BLVD	, VAN NUYS, CA 914	01		
Owner Name:	STONEGATE PROPER	TY HOLDINGS/MASS	CO INVESTMENT	SLLC	
Seller Name:	PFLOCK LUDWIG				
APN:	2241-021-018	Map Reference:	15-D5 /	Building Area:	1,736
County:	LOS ANGELES, CA	Census Tract:	1283.03	Total Rooms/Offices:	
Subdivision:	1200	Zoning:	LACM	Total Restrooms:	
Rec Date:	12/11/2014	Prior Rec Date:	12/02/1999	Yr Built/Eff:	1967 / 1967
Sale Date:	12/05/2014	Prior Sale Date:	11/18/1999	Air Cond:	
Sale Price:	\$6,325,000	Prior Sale Price:	\$7,977,350	Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	1340659	Acres:	0.28		
Ist Mtg Amt:		Lot Area:	12.066		
Fotal Value:	\$348,545	# of Stories:			
and Use:	AUTO REPAIR	Park Area/Cap#:	1		
	and a second	*			n an the state
Comp #: Address:	19 13720 VANOWEN ST, \	AN NUVS CA 91405	4117	Distance From Sul	bject: 14.02 (miles
Owner Name:	ROLAND PROPERTY H				
Seller Name:	LADANYL FAMILY TRU				
	2238-010-030	Map Reference:	15-F4 /	Building Area:	2,060
APN.		Census Tract:	1281.01	Total Rooms/Offices:	_,
	LUS ANGELES GA			Total Restrooms:	
County:	LOS ANGELES, CA		LAC2		
County: Subdivision:	1000	Zoning:	LAC2 10/31/1975		1972 / 1972
County: Subdivision: Rec Date:	1000 10/09/2014	Zoning: Prior Rec Date:	LAC2 10/31/1975	Yr Built/Eff:	1972 / 1972
County: Subdivision: Rec Date: Sale Date:	1000 10/09/2014 10/06/2014	Zoning: Prior Rec Date: Prior Sale Date:	10/31/1975	Yr Built/Eff: Air Cond:	1972 / 1972
County: Subdivision: Rec Date: Sale Date: Sale Price:	1000 10/09/2014 10/06/2014 \$1,000,000	Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price:	10/31/1975 \$285,000	Yr Built/Eff: Air Cond: Pool:	1972 / 1972
County: Subdivision: Rec Date: Sale Date: Sale Price: Sale Type:	1000 10/09/2014 10/06/2014 \$1,000,000 FULL	Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Type:	10/31/1975 \$285,000 FULL	Yr Built/Eff: Air Cond:	1972 / 1972
County: Subdivision: Rec Date: Sale Date: Sale Price: Sale Type: Document #:	1000 10/09/2014 10/06/2014 \$1,000,000	Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Type: Acres:	10/31/1975 \$285,000 FULL 0.62	Yr Built/Eff: Air Cond: Pool:	1972 / 1972
County: Subdivision: Rec Date: Sale Date: Sale Price: Sale Type: Document #: st Mtg Amt:	1000 10/09/2014 10/06/2014 \$1,000,000 FULL 1069177	Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Type: Acres: Lot Area:	10/31/1975 \$285,000 FULL	Yr Built/Eff: Air Cond: Pool:	1972 / 1972
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# **EXHIBIT D**

#### ASSIGNED INSPECTOR: GARY LYNCH Date: April 17, 2015 JOB ADDRESS: 3770 SOUTH WESTERN AVENUE, LOS ANGELES, CA ASSESSORS PARCEL NO. (APN): 5041-034-001

CASE#: 640088 ORDER NO: A-3598399

EFFECTIVE DATE OF ORDER TO COMPLY: September 3, 2014 COMPLIANCE EXPECTED DATE: September 18, 2014 DATE COMPLIANCE OBTAINED: October 8, 2014

## LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

**VIOLATIONS:** 

3

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SEE ATTACHED ORDER # A-3598399

BOARD OF BUILDING AND SAFETY COMMISSIONERS

VAN AMBATIELOS PRESIDENT E. FELICIA BRANNON VICE-PRESIDENT JOSELYN GEAGA-ROSENTHAL GEORGE HOVAGUIMIAN JAVIER NUNEZ CITY OF LOS ANGELES



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

RAYMOND S. CHAN, C.E., S.E. GENERAL MANAGER

> FRANK BUSH EXECUTIVE OFFICER

ERIC GARCETTI MAYOR

## ORDER TO COMPLY AND NOTICE OF FEE

CHERYL BORDENNAVE-AUBRY, JUANA BORDENAVE & TIA MCNEILL 3033 11TH AVENUE LOS ANGELES, CA 90018 CASE #: 640088 ORDER #: A-3598399 EFFECTIVE DATE : September 03, 2014 COMPLIANCE DATE : September 18, 2014

OWNER OF SITE ADDRESS: **3770 S WESTERN AVE** ASSESSORS PARCEL NO .: 5041-034-001 ZONE: C2; Commercial Zone

An inspection has revealed that the property (Site Address) listed above is in violation of the Los Angeles Municipal Code (L.A.M.C.) sections listed below. You are hereby ordered to correct the violation(s) and contact the inspector listed in the signature block at the end of this document for a compliance inspection by the compliance date listed above

**FURTHER,** THE CODE VIOLATION INSPECTION FEE (C.V.I.F) OF \$ 356.16 (\$336 fee plus a six percent Systems Development Surcharge of \$20.16) WILL BE BILLED TO THE PROPERTY OWNER. The invoice/notice will be sent to the owner as it appears on the last equalized assessment roll. Section 98.0421 L.A.M.C.

**NOTE:** FAILURE TO PAY THE C.V.I.F. WITHIN 30 DAYS OF THE INVOICE DATE OF THE BILL NOTED ABOVE WILL RESULT IN A LATE CHARGE OF TWO (2) TIMES THE C.V.I.F. PLUS A 50 PERCENT COLLECTION FEE FOR A TOTAL OF **\$1,176.00**. Any person who fails to pay the fee, late charge and collection fee, shall also pay interest. Interest shall be calculated at the rate of one percent per month.

The inspection has revealed that the property is in violation of the LosAngeles Municipal Code as follows: VIOLATION(S):

1. The temporary/banner sign is in violation of Chapter 1, Article 4 of the L.A.M.C.

You are therefore ordered to:	Remove all temporary/banner signs that were installed without a permit A permit can be obtained for a period of not more than 30 days and not reinstalled for a period of 30 days, and shall not exceed a total of 90 days in any calendar year.
Code Section(s) in Violation:	14.4.16, 12.21A.1(a) of the L.A.M.C.
Comments:	Approximate 4x16 banner sign on West face of building for Metro Auto Sales, Approximate 3x15 banner sign for Expo Smog Check on chainlink fence located on East side of property, Approximate 4x12 banner sign for A-1 Auto Resteration Upholstery attached to chainlink fence located on East side of property.

2. The blade banner sign is prohibited by Chapter 1, Article 4 of the L.A.M.C.

You are therefore ordered to: Remove blade banner sign from South side of property which faces Exposition Bl Code Section(s) in Violation: 14.4.4.B, 12.21A.1(a) of the L.A.M.C.

3. Sign constructed without a valid building permit.



CODE ENFORCEMENT BUREAU For routine City business and non-emergency services: Call 3-1-1 www.ladbs.org 10-8-14

You are therefore ordered to:	<ol> <li>Discontinue the use of the unapproved sign constructed without permits and approvals.</li> <li>Obtain the required permits and approvals or demolish and remove the sign and/or sign support structure.</li> </ol>
Code Section(s) in Violation:	91.6216.3, 91.6201.4, 91.103.1, 12.21A.1.(a) of the L.A.M.C.
Comments:	Approximate 6x6 pole sign which reads: Metro Auto Sales located at the North West corner of property off Western AV entrance to property, Approximate 3x20 sign attached to wrought iron fence facing Exposition BlSign reads: Expo Smog Check

#### NON-COMPLIANCE FEE WARNING:

YOU ARE IN VIOLATION OF THE L.A.M.C. IT IS YOUR RESPONSIBILITY TO CORRECT THE VIOLATION (S) AND CONTACT THE INSPECTOR LISTED BELOW TO ARRANGE FOR A COMPLIANCE INSPECTION <u>BEFORE</u> THE NON-COMPLIANCE FEE IS IMPOSED. Failure to correct the violations and arrange for the compliance inspection within 15 day from the Compliance Date, will result in imposition of the fee noted below.

In addition to the C.V.I.F. noted above, a proposed noncompliance fee in the amount of **\$660.00** may be imposed for failure to comply with the order within 15 days after the compliance date specified in the order or unless an appeal or request for slight modification is filed within 15 days of the compliance date.

If an appeal or request for slight modification is not filed within 15 days of the compliance date or extensions granted therefrom, the determination of the department to impose and collect a non-compliance fee shall be final. Section 98.0411 L.A.M.C.

**NOTE:** FAILURE TO PAY THE NON -COMPLIANCE FEE WITHIN 30 DAYS AFTER THE DATE OF MAILING THE INVOICE, MAY RESULT IN A LATE CHARGE OF TWO (2) TIMES THE NON-COMPLIANCE FEE PLUS A 50 PERCENT COLLECTION FEE FOR A TOTAL OF **\$2,310.00**.

Any person who fails to pay the non-compliance fee, late charge and collection fee shall also pay interest. Interest shall be calculated at the rate of one percent per month.

#### **PENALTY WARNING :**

Any person who violates or causes or permits another person to violate any provision of the LosAngeles Municipal Code (L.A.M.C.) is guilty of a misdemeanor which is punishable by a fine of not more than \$1000.00 and/or six (6) months imprisonment for each violation. Section 11.00 (m) L.A.M.C.

#### **APPEAL PROCEDURES:**

There is an appeal procedure established in this city whereby the Department of Building and Safety and the Board of Building and Safety Commissioners have the authority to hear and determine err or abuse of discretion or requests for slight modification of the requirements contained in this order when appropriate fees have been paid Section 98.0403.1 and 98.0403.2 L.A.M.C.

If you have any questions or require any additional information please feel free to contact me at (213)252-3089. Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector:

Date: August 27, 2014\_\_\_\_

GARY LYNCH 3550 WILSHIRE BLVD. SUITE 1800 LOS ANGELES, CA 90010 (213)252-3089 Gary.Lynch@lacity.org

REVIEWED BY

