

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

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

FRANK M. BUSH
GENERAL MANAGER

OSAMA YOUNAN, P.E.
EXECUTIVE OFFICER

October 26, 2017

Council District: # 8

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

JOB ADDRESS: **2510 WEST VERNON AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5014-028-006**
Re: Invoice #657980-3

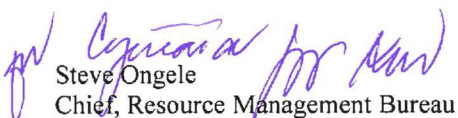
On July 22, 2015, pursuant to Section 98.0402(e) of the Los Angeles Municipal Code ("L.A.M.C"), the Department of Building and Safety (the "Department") performed annual inspections on vehicle repair facilities located at: **2510 West Vernon Avenue, Los Angeles, California**, (the "Property"). The property owner was given notice of the unpaid annual inspection fees on the property as follows:

<u>Description</u>		<u>Amount</u>
Annual Inspection Fee	\$	457.00
System Development Surcharge		27.42
Title Report Fee		42.00
Grand Total	\$	526.42

Pursuant to the authority granted by Section 7.35.3 of the Los Angeles Administrative Code, it is proposed a lien for a total sum of **\$526.42** be recorded against the property. It is requested that the Honorable City Council of the City of Los Angeles (the "City Council") designate the time and place protest can be heard concerning this matter, as set forth in Sections 7.35.3 and 7.35.5 of the Los Angeles Administrative Code.

It is further requested that the City Council instruct the Department to deposit to Dept 08, Fund 48R, Balance Sheet Account 2200, any payment received against this lien in the amount of **\$526.42** on the referenced property. A copy of the title report which includes a full legal description of the property is attached as Exhibit A. A list of all the names and addresses of owners and all interested parties entitled to notice is included (Exhibit B). Also attached is a report which includes the current fair market value of the property including all encumbrances of record on the property as of the date of the report (Exhibit C).

DEPARTMENT OF BUILDING AND SAFETY


Steve Ongele
Chief, Resource Management Bureau

Lien confirmed by
City Council on:

ATTEST: HOLLY WOLCOTT, CITY CLERK

BY: _____
DEPUTY



P.O. BOX 5152
CULVER CITY, CA 90231
Phone 310-943-9235 latitle@in2-res.com

Property Title Report

Work Order No. T14811
Dated as of: 10/13/2017

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 5014-028-006

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

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : BOTACH MANAGEMENT

Grantor : CALVIN SILVERA

Deed Date : 03/12/2004

Recorded : 04/26/2004

Instr No. : 04-1005899

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

SCHEDULE B

LEGAL DESCRIPTION

Lot: 28 Tract No: 4486 Abbreviated Description: LOT:28 CITY:REGION/CLUSTER: 25/25650
TR#:4486 TRACT # 4486 LOT 28 City/Muni/Twp: REGION/CLUSTER: 25/25650

MORTGAGES/LIENS

Type of Document: DEED OF TRUST FIXTURE FILING ASSIGNMENT OF RENTS

Recording Date: 10/05/2007

Document #: 07-2292559

Loan Amount: \$350,000

Lender Name: IMPERIAL CAPITAL BANK

Borrowers Name: BOTACH MANAGEMENT

MAILING ADDRESS: IMPERIAL CAPITAL BANK
500 NORTH BRAND BLVD. STE 1500 GLENDALE, CA 91203

LANDSAFE TITLE

RECORDING REQUESTED BY

04/26/2004

Escrow No. 116951-025
Title Order No. 03303993

04 1005899

WHEN RECORDED MAIL TO

NAME Botach Management
Street Address 5011 W. Pico Blvd.
City & State Los Angeles, CA 90019

City & State

03303993 75

SPACE ABOVE THIS LINE FOR RECORDER'S USE

MAIL TAX STATEMENTS TO

NAME
Street Address Same as above
City & State

City & State

5014-028-006 / 007 / 008

APN

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

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

WILSHIRE ESCROW COMPANY

Signature of Declarant or Agent determining tax Firm name

Grant Deed

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

, do hereby

GRANT to BOTACH MANAGEMENT, A CALIFORNIA GENERAL PARTNERSHIP

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

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

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

5014-028-008

04/26/2004

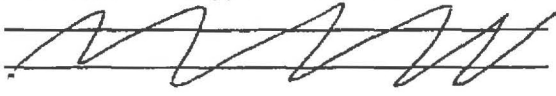
DATED: MARCH 12, 2004

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES) SS

On March 16, 2004
before me, the undersigned, a Notary Public in and for
said state, personally appeared Calvin Silvera




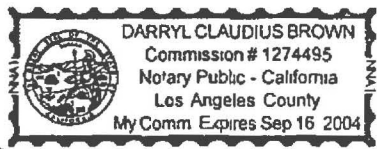
CALVIN SILVERA



personally known to me (or proved to me on the basis of
satisfactory evidence) to be the person~~s~~ whose
name~~s~~ ~~is/are~~ subscribed to the within instrument and
acknowledged to me that ~~he/she/they~~ executed the
same in ~~his/her/their~~ authorized capacity~~(ies)~~, and that
by ~~his/her/their~~ signature~~s~~ on the instrument the
person~~s~~, or the entity upon behalf of which the
person~~s~~ acted, executed the instrument

WITNESS my hand and official seal

Signature 
Darryl Claudius Brown
Name (Typed or Printed)



04 1005899

(This area for official notarial seal)

EXHIBIT B

ASSIGNED INSPECTOR: **RAUL VASQUEZ**

Date: **October 26, 2017**

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

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

Last Full Title: **10/13/2017**

Last Update to Title:

.....

LIST OF OWNERS AND INTERESTED PARTIES

- 1). BOTACH MANAGEMENT
5011 W PICO BLVD
LOS ANGELES, CA 90019-4127
CAPACITY: OWNER

- 2). IMPERIAL CAPITAL BANK
500 NORTH BRAND BLVD STE 1500
GLENDALE, CA 91203
CAPACITY: INTERESTED PARTY

EXHIBIT C

Property Detail Report

For Property Located At :
2510 W VERNON AVE, LOS ANGELES, CA 90008-3928



Owner Information

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

Location Information

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

Owner Transfer Information

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

Last Market Sale Information

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

Prior Sale Information

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

Property Characteristics

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

Site Information

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

Tax Information

Total Value:	\$159,245	Assessed Year:	2017	Property Tax:	\$2,108.29
Land Value:	\$110,250	Improved %:	31%	Tax Area:	212
Improvement Value:	\$48,995	Tax Year:	2016	Tax Exemption:	
Total Taxable Value:	\$159,245				

Comparable Summary

For Property Located At



CoreLogic

RealQuest Professional

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

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	\$350,000	\$250,000	\$4,500,000	\$1,090,500
Bldg/Living Area	1,950	1,694	2,229	1,947
Price/Sqft	\$179.49	\$138.89	\$2,556.82	\$568.63
Year Built	1943	1923	1987	1955
Lot Area	3,600	2,500	21,177	6,923
Bedrooms	0	2	3	2
Bathrooms/Restrooms	0	1	2	2
Stories	0.00	1.00	1.00	1.00
Total Value	\$159,245	\$45,784	\$1,060,800	\$474,554
Distance From Subject	0.00	2.29	49.64	13.82

*= user supplied for search only

<input checked="" type="checkbox"/>	#	F Address	Sale Price	Yr Blt	Bed	Baths/Restrooms(Full)	Last Recording	Bld/Liv	Lot Area	Dist
Subject Property										
		2510 W VERNON AVE	\$350,000	1943			04/26/2004	1,950	3,600	0.0
Comparables										
<input checked="" type="checkbox"/>	1	7501 S WESTERN AVE	\$1,200,000	1933			08/31/2017	1,910	7,682	2.29
<input checked="" type="checkbox"/>	2	2731 E GAGE AVE	\$700,000	1938			03/14/2017	2,229	9,009	5.87
<input checked="" type="checkbox"/>	3	1425 CHERRY AVE	\$380,000	1966			07/14/2017	1,754	6,083	17.45
<input checked="" type="checkbox"/>	4	45248 TREVOR AVE	\$250,000	1981			04/25/2017	1,800	8,497	49.64
<input checked="" type="checkbox"/>	5	5861 WASHINGTON BLVD	\$1,775,000	1948			06/13/2017	2,000	2,500	3.64
<input checked="" type="checkbox"/>	6	10826 S VERMONT AVE	\$400,000	1940	3	2	08/03/2016	2,004	7,814	4.86
<input checked="" type="checkbox"/>	7	7834 SANTA FE AVE	\$610,000	1966			01/20/2017	2,016	3,888	5.75
<input checked="" type="checkbox"/>	8	5201 E BEVERLY BLVD	\$1,200,000	1973			08/08/2016	1,768	5,959	9.8
<input checked="" type="checkbox"/>	9	5201 E BEVERLY BLVD	\$1,200,000	1973			08/08/2016	1,768	7,122	9.8
<input checked="" type="checkbox"/>	10	218 S BRAND BLVD	\$380,000	1964			03/03/2017	2,150	6,729	20.33
<input checked="" type="checkbox"/>	11	846 W FRONT ST	\$720,000	1980			07/07/2017	1,950	7,696	24.46
<input checked="" type="checkbox"/>	12	13406 LAKEWOOD BLVD	\$340,000	1948			09/08/2016	1,982	4,248	12.21
<input checked="" type="checkbox"/>	13	15418 S VERMONT AVE	\$450,000	1928	2	1	06/28/2017	1,989	5,679	7.94
<input checked="" type="checkbox"/>	14	10000 S VERMONT AVE	\$3,325,000	1969			08/30/2017	2,088	21,177	4.37
<input checked="" type="checkbox"/>	15	1111 LONG BEACH BLVD	\$4,500,000	1947			03/30/2017	1,760	7,500	17.1
<input checked="" type="checkbox"/>	16	1224 S GAREY AVE	\$330,000	1929			10/19/2016	2,070	7,732	32.86
<input checked="" type="checkbox"/>	17	4575 SANTA MONICA BLVD	\$875,000	1971			12/30/2016	2,160	5,322	6.34
<input checked="" type="checkbox"/>	18	6600 SAN FERNANDO RD	\$1,300,000	1923			09/20/2017	1,767	3,882	11.56
<input checked="" type="checkbox"/>	19	5948 CALHOUN AVE	\$1,575,000	1987			03/01/2017	2,080	5,250	13.97
	20	2063 PACIFIC AVE	\$300,000	1952			07/21/2017	1,694	4,700	16.14



Comparable Sales Report

For Property Located At



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

20 Comparable(s) Selected.

Report Date: 10/26/2017

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$350,000	\$250,000	\$4,500,000	\$1,090,500
Bldg/Living Area	1,950	1,694	2,229	1,947
Price/Sqft	\$179.49	\$138.89	\$2,556.82	\$568.63
Year Built	1943	1923	1987	1955
Lot Area	3,600	2,500	21,177	6,923
Bedrooms	0	2	3	2
Bathrooms/Restrooms	0	1	2	2
Stories	0.00	1.00	1.00	1.00
Total Value	\$159,245	\$45,784	\$1,060,800	\$474,554
Distance From Subject	0.00	2.29	49.64	13.82

*= user supplied for search only

Comp #:	1			Distance From Subject:	2.29 (miles)
Address:	7501 S WESTERN AVE, LOS ANGELES, CA 90047-2430				
Owner Name:	ROUZBEHI MOHAMMAD				
Seller Name:	KINDRED WILLIAM H				
APN:	6017-016-001	Map Reference:	51-E6 /	Building Area:	1,910
County:	LOS ANGELES, CA	Census Tract:	2379.00	Total Rooms/Offices:	
Subdivision:	5107	Zoning:	LAC2	Total Restrooms:	
Rec Date:	08/31/2017	Prior Rec Date:		Yr Built/Eff:	1933 /
Sale Date:	07/28/2017	Prior Sale Date:		Air Cond:	
Sale Price:	\$1,200,000	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	994669	Acres:	0.18		
1st Mtg Amt:	\$960,000	Lot Area:	7,682		
Total Value:	\$68,341	# of Stories:			
Land Use:	AUTO REPAIR	Park Area/Cap#:	/		

Comp #:	2			Distance From Subject:	5.87 (miles)
Address:	2731 E GAGE AVE, HUNTINGTON PARK, CA 90255-4202				
Owner Name:	PATEL BALUBHAI				
Seller Name:	HERNANDEZ MANUEL JR & LORETTA				
APN:	6320-028-024	Map Reference:	52-F5 /	Building Area:	2,229
County:	LOS ANGELES, CA	Census Tract:	5326.06	Total Rooms/Offices:	
Subdivision:	HUNTINGTON PARK	Zoning:	HPCN*	Total Restrooms:	
Rec Date:	03/14/2017	Prior Rec Date:	01/20/1994	Yr Built/Eff:	1938 / 1954
Sale Date:	02/02/2017	Prior Sale Date:		Air Cond:	
Sale Price:	\$700,000	Prior Sale Price:	\$16,113	Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	ROLL COMPOSITION
Document #:	288544	Acres:	0.21		
1st Mtg Amt:	\$550,000	Lot Area:	9,009		
Total Value:	\$380,755	# of Stories:	1.00		
Land Use:	AUTO REPAIR	Park Area/Cap#:	/		

Comp #: **3** Distance From Subject: **17.45 (miles)**
 Address: **1425 CHERRY AVE, LONG BEACH, CA 90813-2513**
 Owner Name: **LICKITWONGSE KENNETH**
 Seller Name: **FOOTAM WARARAT V**
 APN: **7261-017-028** Map Reference: **75-E4 /** Building Area: **1,754**
 County: **LOS ANGELES, CA** Census Tract: **5752.02** Total Rooms/Offices:
 Subdivision: **OLSON** Zoning: **LBCNR** Total Restrooms:
 Rec Date: **07/14/2017** Prior Rec Date: **12/20/2006** Yr Built/Eff: **1966 / 1966**
 Sale Date: **05/26/2017** Prior Sale Date: **12/11/2006** Air Cond: **NONE**
 Sale Price: **\$380,000** Prior Sale Price: **\$365,000** Pool:
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat: **ROLL COMPOSITION**
 Document #: **789364** Acres: **0.14**
 1st Mtg Amt: Lot Area: **6,083**
 Total Value: **\$421,351** # of Stories: **1.00**
 Land Use: **AUTO REPAIR** Park Area/Cap#: **/**

Comp #: **4** Distance From Subject: **49.64 (miles)**
 Address: **45248 TREVOR AVE, LANCASTER, CA 93534-1614**
 Owner Name: **DARGHALLI RAMI LIVING TRUST**
 Seller Name: **BEDRYAN GEGAM**
 APN: **3137-015-047** Map Reference: **160-B3 /** Building Area: **1,800**
 County: **LOS ANGELES, CA** Census Tract: **9006.02** Total Rooms/Offices:
 Subdivision: **PARCEL MAP 13896** Zoning: **LRHI** Total Restrooms:
 Rec Date: **04/25/2017** Prior Rec Date: **06/10/2013** Yr Built/Eff: **1981 / 1981**
 Sale Date: **02/28/2017** Prior Sale Date: **05/04/2013** Air Cond:
 Sale Price: **\$250,000** Prior Sale Price: **\$145,000** Pool:
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat: **ROLL COMPOSITION**
 Document #: **455805** Acres: **0.20**
 1st Mtg Amt: Lot Area: **8,497**
 Total Value: **\$153,846** # of Stories: **1.00**
 Land Use: **AUTO REPAIR** Park Area/Cap#: **/**

Comp #: **5** Distance From Subject: **3.64 (miles)**
 Address: **5861 WASHINGTON BLVD, CULVER CITY, CA 90232**
 Owner Name: **EM TEE NEST LLC**
 Seller Name: **FIETZ TRACY L 1996 TRUST**
 APN: **5065-016-005** Map Reference: **42-E5 /** Building Area: **2,000**
 County: **LOS ANGELES, CA** Census Tract: **7024.00** Total Rooms/Offices:
 Subdivision: **6256** Zoning: **CCM1*** Total Restrooms:
 Rec Date: **06/13/2017** Prior Rec Date: Yr Built/Eff: **1948 / 1948**
 Sale Date: **06/01/2017** Prior Sale Date: Air Cond:
 Sale Price: **\$1,775,000** Prior Sale Price: Pool:
 Sale Type: **FULL** Prior Sale Type: Roof Mat:
 Document #: **647182** Acres: **0.06**
 1st Mtg Amt: Lot Area: **2,500**
 Total Value: **\$663,000** # of Stories:
 Land Use: **AUTO REPAIR** Park Area/Cap#: **/**

Comp #: **6** Distance From Subject: **4.86 (miles)**
 Address: **10826 S VERMONT AVE, LOS ANGELES, CA 90044-3014**
 Owner Name: **GALO INES A**
 Seller Name: **ANDERSON LEROY**
 APN: **6061-007-005** Map Reference: **57-F4 /** Building Area: **2,004**
 County: **LOS ANGELES, CA** Census Tract: **2412.02** Total Rooms/Offices:
 Subdivision: **10256** Zoning: **LAC2** Total Restrooms: **2.00**
 Rec Date: **08/03/2016** Prior Rec Date: **10/12/1979** Yr Built/Eff: **1940 /**
 Sale Date: **04/06/2016** Prior Sale Date: Air Cond:
 Sale Price: **\$400,000** Prior Sale Price: **\$45,000** Pool:
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:
 Document #: **914462** Acres: **0.18**
 1st Mtg Amt: Lot Area: **7,814**
 Total Value: **\$400,000** # of Stories:
 Land Use: **AUTO REPAIR** Park Area/Cap#: **/**

Comp #: **7** Distance From Subject: **5.75 (miles)**

Address: **7834 SANTA FE AVE, HUNTINGTON PARK, CA 90255-6367**
 Owner Name: **GREENFIELD INVESTMENTS LLC**
 Seller Name: **KUHNS WILLIAM J & M G TRUST**
 APN: **6202-001-001** Map Reference: **58-E1 /** Building Area: **2,016**
 County: **LOS ANGELES, CA** Census Tract: **5348.03** Total Rooms/Offices:
 Subdivision: **2263** Zoning: **LCC2*** Total Restrooms:
 Rec Date: **01/20/2017** Prior Rec Date: Yr Built/Eff: **1966 / 1966**
 Sale Date: **10/14/2016** Prior Sale Date: Air Cond:
 Sale Price: **\$610,000** Prior Sale Price: Pool:
 Sale Type: **FULL** Prior Sale Type: Roof Mat:
 Document #: **84757** Acres: **0.09**
 1st Mtg Amt: **\$366,000** Lot Area: **3,888**
 Total Value: **\$45,784** # of Stories:
 Land Use: **AUTO REPAIR** Park Area/Cap#: **/**

Comp #: **8** Distance From Subject: **9.8 (miles)**
 Address: **5201 E BEVERLY BLVD, LOS ANGELES, CA 90022-2001**
 Owner Name: **WHITTIER & BLUFF LLC**
 Seller Name: **SAKO FAMILY TRUST**
 APN: **5249-031-006** Map Reference: **45-F5 /** Building Area: **1,768**
 County: **LOS ANGELES, CA** Census Tract: **5303.01** Total Rooms/Offices:
 Subdivision: **10665** Zoning: **LCC3*** Total Restrooms:
 Rec Date: **08/08/2016** Prior Rec Date: **11/08/1972** Yr Built/Eff: **1973 / 1973**
 Sale Date: **05/18/2016** Prior Sale Date: Air Cond:
 Sale Price: **\$1,200,000** Prior Sale Price: **\$65,000** Pool:
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:
 Document #: **932595** Acres: **0.14**
 1st Mtg Amt: Lot Area: **5,959**
 Total Value: **\$536,000** # of Stories:
 Land Use: **AUTO REPAIR** Park Area/Cap#: **/**

Comp #: **9** Distance From Subject: **9.8 (miles)**
 Address: **5201 E BEVERLY BLVD, LOS ANGELES, CA 90022-2001**
 Owner Name: **WHITTIER & BLUFF LLC**
 Seller Name: **SAKO FAMILY TRUST**
 APN: **5249-031-019** Map Reference: **45-F5 /** Building Area: **1,768**
 County: **LOS ANGELES, CA** Census Tract: **5303.01** Total Rooms/Offices:
 Subdivision: **10665** Zoning: **LCC3*** Total Restrooms:
 Rec Date: **08/08/2016** Prior Rec Date: Yr Built/Eff: **1973 / 1973**
 Sale Date: **05/18/2016** Prior Sale Date: Air Cond:
 Sale Price: **\$1,200,000** Prior Sale Price: Pool:
 Sale Type: **FULL** Prior Sale Type: Roof Mat:
 Document #: **932595** Acres: **0.16**
 1st Mtg Amt: Lot Area: **7,122**
 Total Value: **\$664,000** # of Stories:
 Land Use: **AUTO REPAIR** Park Area/Cap#: **/**

Comp #: **10** Distance From Subject: **20.33 (miles)**
 Address: **218 S BRAND BLVD, SAN FERNANDO, CA 91340-3642**
 Owner Name: **DARDASHTY ELYAS/DARDASHITY INGE**
 Seller Name: **VALLEY ECONOMIC DEV CTR INC**
 APN: **2522-014-024** Map Reference: **2-E6 /** Building Area: **2,150**
 County: **LOS ANGELES, CA** Census Tract: **3203.00** Total Rooms/Offices:
 Subdivision: **2824** Zoning: **SFC2*** Total Restrooms:
 Rec Date: **03/03/2017** Prior Rec Date: **09/16/1999** Yr Built/Eff: **1964 /**
 Sale Date: **01/09/2017** Prior Sale Date: **09/09/1999** Air Cond:
 Sale Price: **\$380,000** Prior Sale Price: **\$380,000** Pool:
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:
 Document #: **251173** Acres: **0.15**
 1st Mtg Amt: Lot Area: **6,729**
 Total Value: **\$503,227** # of Stories:
 Land Use: **AUTO REPAIR** Park Area/Cap#: **/**

Comp #: **11** Distance From Subject: **24.46 (miles)**
 Address: **846 W FRONT ST, COVINA, CA 91722-3614**
 Owner Name: **DE MARIN YOLANDA S**
 Seller Name: **OPTIMUM COLLISION GROUP INC**
 APN: **8432-015-034** Map Reference: **88-D4 /** Building Area: **1,950**

County:	LOS ANGELES, CA	Census Tract:	4060.00	Total Rooms/Offices:	
Subdivision:	19070	Zoning:	CVM1*	Total Restrooms:	
Rec Date:	07/07/2017	Prior Rec Date:	01/13/2015	Yr Built/Eff:	1980 / 1980
Sale Date:	06/27/2017	Prior Sale Date:	12/23/2014	Air Cond:	OFFICE
Sale Price:	\$720,000	Prior Sale Price:	\$625,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	ROLL COMPOSITION
Document #:	757694	Acres:	0.18		
1st Mtg Amt:		Lot Area:	7,696		
Total Value:	\$647,220	# of Stories:	1.00		
Land Use:	AUTO REPAIR	Park Area/Cap#:	/		

Comp #:	12	Distance From Subject:	12.21 (miles)
Address:	13406 LAKEWOOD BLVD, BELLFLOWER, CA 90706-2030		
Owner Name:	DE LA TEJA ERIKA		
Seller Name:	LINARES RONALD A		
APN:	6262-008-039	Map Reference:	66-A1 /
County:	LOS ANGELES, CA	Census Tract:	5533.00
Subdivision:	BIXBYS SUB	Zoning:	BFM1*
Rec Date:	09/08/2016	Prior Rec Date:	03/29/2013
Sale Date:	08/22/2016	Prior Sale Date:	03/12/2013
Sale Price:	\$340,000	Prior Sale Price:	\$475,000
Sale Type:	FULL	Prior Sale Type:	UNKNOWN
Document #:	1075998	Acres:	0.10
1st Mtg Amt:	\$170,000	Lot Area:	4,248
Total Value:	\$340,000	# of Stories:	
Land Use:	AUTO REPAIR	Park Area/Cap#:	/

Comp #:	13	Distance From Subject:	7.94 (miles)
Address:	15418 S VERMONT AVE, GARDENA, CA 90247-4116		
Owner Name:	GALLARDO DAVID & ELIZABETH		
Seller Name:	SOTO MARIA E		
APN:	6120-003-009	Map Reference:	63-F3 /
County:	LOS ANGELES, CA	Census Tract:	2912.10
Subdivision:	1038	Zoning:	LAC2
Rec Date:	06/28/2017	Prior Rec Date:	03/30/1979
Sale Date:	05/11/2017	Prior Sale Date:	
Sale Price:	\$450,000	Prior Sale Price:	\$23,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	718841	Acres:	0.13
1st Mtg Amt:	\$382,500	Lot Area:	5,679
Total Value:	\$119,159	# of Stories:	
Land Use:	AUTO REPAIR	Park Area/Cap#:	/

Comp #:	14	Distance From Subject:	4.37 (miles)
Address:	10000 S VERMONT AVE, LOS ANGELES, CA 90044		
Owner Name:	7-ELEVEN INC		
Seller Name:	NWC WASHINGTON SOTO LLC		
APN:	6054-009-029	Map Reference:	57-F3 /
County:	LOS ANGELES, CA	Census Tract:	2404.02
Subdivision:	5054	Zoning:	LAC2
Rec Date:	08/30/2017	Prior Rec Date:	01/13/2017
Sale Date:	08/23/2017	Prior Sale Date:	12/19/2016
Sale Price:	\$3,325,000	Prior Sale Price:	\$1,677,273
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	987857	Acres:	0.49
1st Mtg Amt:		Lot Area:	21,177
Total Value:	\$1,060,800	# of Stories:	
Land Use:	AUTO REPAIR	Park Area/Cap#:	/

Comp #:	15	Distance From Subject:	17.1 (miles)
Address:	1111 LONG BEACH BLVD, LONG BEACH, CA 90813		
Owner Name:	LEEWARD CAPITAL OF LONG BCH LLC		
Seller Name:	MENDOZA KAY FAMILY TRUST		
APN:	7273-007-010	Map Reference:	75-C4 /
County:	LOS ANGELES, CA	Census Tract:	5763.01
Subdivision:	STANWOOD & MASH	Zoning:	LBDP29
Rec Date:	03/30/2017	Prior Rec Date:	12/20/2006
Sale Date:	11/17/2016	Prior Sale Date:	12/13/2006
		Building Area:	1,760
		Total Rooms/Offices:	
		Total Restrooms:	
		Yr Built/Eff:	1947 /
		Air Cond:	

Sale Price:	\$4,500,000	Prior Sale Price:	\$850,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	352884	Acres:	0.17		
1st Mtg Amt:	\$2,925,000	Lot Area:	7,500		
Total Value:	\$490,613	# of Stories:			
Land Use:	AUTO REPAIR	Park Area/Cap#:	/		

Comp #:	16	Distance From Subject:	32.86 (miles)
Address:	1224 S GAREY AVE, POMONA, CA 91766-3333		
Owner Name:	B3 INVESTMENT GROUP LLC		
Seller Name:	POMONA COMMERCIAL INVS LLC		
APN:	8333-019-027	Map Reference:	94-E3 /
County:	LOS ANGELES, CA	Census Tract:	4028.03
Subdivision:	1461	Zoning:	POC4*
Rec Date:	10/19/2016	Prior Rec Date:	12/09/2015
Sale Date:	10/03/2016	Prior Sale Date:	09/28/2015
Sale Price:	\$330,000	Prior Sale Price:	\$310,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1282710	Acres:	0.18
1st Mtg Amt:		Lot Area:	7,732
Total Value:	\$330,000	# of Stories:	
Land Use:	AUTO REPAIR	Park Area/Cap#:	/
Building Area:	2,070	Total Rooms/Offices:	
Total Restrooms:		Yr Built/Eff:	1929 / 1940
Air Cond:	NONE	Pool:	
Roof Mat:			

Comp #:	17	Distance From Subject:	6.34 (miles)
Address:	4575 SANTA MONICA BLVD, LOS ANGELES, CA 90029-1936		
Owner Name:	4575 SANTA MONICA BLVD LLC		
Seller Name:	PERENISHKO 2008 TRUST		
APN:	5542-027-031	Map Reference:	34-F4 /
County:	LOS ANGELES, CA	Census Tract:	1913.01
Subdivision:	LYMAN HILL	Zoning:	LAC2
Rec Date:	12/30/2016	Prior Rec Date:	02/25/1970
Sale Date:	09/22/2016	Prior Sale Date:	
Sale Price:	\$875,000	Prior Sale Price:	\$27,500
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1668321	Acres:	0.12
1st Mtg Amt:		Lot Area:	5,322
Total Value:	\$875,000	# of Stories:	
Land Use:	AUTO REPAIR	Park Area/Cap#:	/
Building Area:	2,160	Total Rooms/Offices:	
Total Restrooms:		Yr Built/Eff:	1971 /
Air Cond:	NONE	Pool:	
Roof Mat:			

Comp #:	18	Distance From Subject:	11.56 (miles)
Address:	6600 SAN FERNANDO RD, GLENDALE, CA 91201-1703		
Owner Name:	SAN FERNANDO ROAD VENTURES LLC		
Seller Name:	REMEDY LLC		
APN:	5623-023-018	Map Reference:	24-F1 /
County:	LOS ANGELES, CA	Census Tract:	3016.01
Subdivision:	4516	Zoning:	GLC3*
Rec Date:	09/20/2017	Prior Rec Date:	06/26/2015
Sale Date:	09/13/2017	Prior Sale Date:	06/23/2015
Sale Price:	\$1,300,000	Prior Sale Price:	\$935,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1074131	Acres:	0.09
1st Mtg Amt:		Lot Area:	3,882
Total Value:	\$968,242	# of Stories:	
Land Use:	AUTO REPAIR	Park Area/Cap#:	/
Building Area:	1,767	Total Rooms/Offices:	
Total Restrooms:		Yr Built/Eff:	1923 / 1928
Air Cond:	NONE	Pool:	
Roof Mat:	ROLL COMPOSITION		

Comp #:	19	Distance From Subject:	13.97 (miles)
Address:	5948 CALHOUN AVE, VAN NUYS, CA 91401-3661		
Owner Name:	LAV INVESTMENTS LLC		
Seller Name:	PARKER CHRISTOPHER S & SARAI		
APN:	2245-001-002	Map Reference:	15-E6 /
County:	LOS ANGELES, CA	Census Tract:	1286.01
Subdivision:	8126	Zoning:	LACM
Rec Date:	03/01/2017	Prior Rec Date:	05/27/2010
Sale Date:	02/24/2017	Prior Sale Date:	02/02/2010
Sale Price:	\$1,575,000	Prior Sale Price:	\$890,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	237296	Acres:	0.12
Building Area:	2,080	Total Rooms/Offices:	
Total Restrooms:		Yr Built/Eff:	1987 / 1987
Air Cond:		Pool:	
Roof Mat:			

1st Mtg Amt:	\$1,375,000	Lot Area:	5,250
Total Value:	\$593,919	# of Stories:	
Land Use:	AUTO REPAIR	Park Area/Cap#:	/

Comp #:	20	Distance From Subject: 16.14 (miles)	
Address:	2063 PACIFIC AVE, LONG BEACH, CA 90806-4609		
Owner Name:	LANDRY MADA & GREGORY R		
Seller Name:	KIM JAE S & KYUNG J		
APN:	7209-024-019	Map Reference:	75-C2 /
County:	LOS ANGELES, CA	Census Tract:	5730.04
Subdivision:	5161	Zoning:	LBCNP
Rec Date:	07/21/2017	Prior Rec Date:	03/16/1990
Sale Date:	06/19/2017	Prior Sale Date:	10/1989
Sale Price:	\$300,000	Prior Sale Price:	\$145,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	817891	Acres:	0.11
1st Mtg Amt:		Lot Area:	4,700
Total Value:	\$229,831	# of Stories:	1.00
Land Use:	AUTO REPAIR	Park Area/Cap#:	/
		Building Area:	1,694
		Total Rooms/Offices:	
		Total Restrooms:	
		Yr Built/Eff:	1952 / 1952
		Air Cond:	NONE
		Pool:	
		Roof Mat:	ROLL COMPOSITION