

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

December 18, 2017

Council District: # 8

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**
Re: Invoice #699924-3, #700078-8, #732469-3, #732628-2

On September 8, 2016, August 15, 2017, and August 22, 2017, pursuant to Section 98.0402(e) of the Los Angeles Municipal Code ("L.A.M.C"), the Department of Building and Safety (the "Department") performed annual inspections on vehicle repair facilities located at: **3770 South Western 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	\$	1,828.00
System Development Surcharge		109.68
Title Report Fee		42.00
Grand Total	\$	<u>1,979.68</u>

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 **\$1,979.68** 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 **\$1,979.68** 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

ATTEST: HOLLY WOLCOTT, CITY CLERK

Lien confirmed by
City Council on:

BY: _____
DEPUTY



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

Property Title Report

Work Order No. T14984
Dated as of: 12/07/2017

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 Document: GRANT DEED

Grantee : RORRIE AUBRY; TIA MCNEILL; JUANA BORDENAVE

Grantor : CHERYL AUBRY; TIA MCNEILL; JUANAB ORDENAVE

Deed Date : 07/20/2015 Recorded : 08/18/2015

Instr No. : 15-1009977

MAILING ADDRESS: RORRIE AUBRY; TIA MCNEILL; JUANA BORDENAVE
3803 S RIDGELEY DR LOS ANGELES CA 90008

SCHEDULE B

LEGAL DESCRIPTION

***Abbreviated Description: SEC/TWN/RNG/MER:SEC 1 TWN 2S RNG 14W 0.37 MORE OR LESS AC
COM E ON S LINE OF 37TH ST PER CF397, 140 FT AND S 407.5 FT FROM INTERSECTION OF E
LINE OF WESTERN AVE***

MORTGAGES/LIENS

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

This page is part of your document - DO NOT DISCARD



20151009977



Pages:
0004

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

08/18/15 AT 09:41AM

FEES:	28.00
TAXES:	0.00
OTHER:	0.00
PAID:	28.00



LEADSHEET



201508180620009

00011014874



007027225

SEQ:
01

DAR - Counter (Upfront Scan)



THIS FORM IS NOT TO BE DUPLICATED

RECORDING REQUESTED BY

WHEN RECORDED MAIL TO
AND MAIL TAX STATEMENTS TO

NAME Juana Bordenave
ADDRESS 3803 Ridgeley Drive
CITY Los Angeles, CA 90008
STATE & ZIP

GRANT DEED

TITLE ORDER NO. _____ ESCROW NO. _____ APN NO. 5041-034-001

THE UNDERSIGNED GRANTOR(s) DECLARE(s)

DOCUMENTARY TRANSFER TAX is \$ 0.00 (Bona Fide Gift 11911) CITY TAX \$ 0.00

computed on full value of property conveyed, or computed on full value less value of liens or encumbrances remaining at time of sale,
 Unincorporated area: City of Los Angeles, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

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

hereby GRANT(s) to Rorrie Aubry, Tia McNeill, Juana Bordenave, as tenants in common divided equally

the following described real property in the County of Los Angeles
See Attached Legal description on Exhibit "A"
Commonly known as 3770 South Western Ave, Los Angeles, CA 90018

State of California

Dated July 20, 2015

[Signature]
Cheryl Aubry

STATE OF CALIFORNIA }
COUNTY OF Los Angeles }

ON July 20, 2015 before me, Tia McNeill
Notary Public, personally appeared Cheryl T. Aubry

who 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

Witness my hand and official seal.

Signature Tia McNeill (Seal)



CALIFORNIA ALL- PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }

County of Los Angeles }

On July 20, 2015 before me, TIA MCNEILL, Notary Public
(Here insert name and title of the official)

personally appeared Cheryl T. Aubry
who 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Tia McNeill

Notary Public Signature

(Notary Public Seal)



ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

Grant Deed

(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages _____ Document Date 7/20/15

CAPACITY CLAIMED BY THE SIGNER

- Individual (s)
 Corporate Officer

(Title)

- Partner(s)
 Attorney-in-Fact
 Trustee(s)
 Other _____

INSTRUCTIONS FOR COMPLETING THIS FORM

This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. he/she/they, is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - ◊ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ◊ Indicate title or type of attached document, number of pages and date.
 - ◊ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.

LEGAL DESCRIPTION

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, 80 feet 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; Thence easterly along said southerly line, 140 feet, more or less, 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, 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 north-
erly 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.

EXHIBIT B

ASSIGNED INSPECTOR: **RAUL VASQUEZ**

Date: December 18, 2017

JOB ADDRESS: **3770 SOUTH WESTERN AVENUE, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **5041-034-001**

Last Full Title: **12/7/2017**

Last Update to Title:

LIST OF OWNERS AND INTERESTED PARTIES

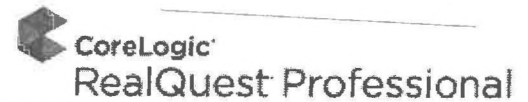
- 1). RORRIE AUBRY, TIA MCNEILL
AND JUANA BORDENAVE
3803 S RIDGELEY DR
LOS ANGELES, CA 90008

CAPACITY: OWNERS

Property Detail Report

EXHIBIT C

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



Owner Information

Owner Name: **AUBRY RORRIE/BORDENAVE JUANA**
 Mailing Address: **3803 S RIDGELEY DR, LOS ANGELES CA 90008-1025 C015**
 Vesting Codes: **/ A /**

Location Information

Legal Description: **0.37 MORE OR LESS AC COM E ON S LINE OF 37TH ST PER CF397, 140 FT AND S 407.5 FT FROM INTERSECTION OF E LINE OF WESTERN AVE PER CF1396-2 WITH SD S LINE TH S TO N LINE OF EXPOSITION BLVD TH W THEREON LOT 1**

County: **LOS ANGELES, CA** APN: **5041-034-001**
 Census Tract / Block: **2225.00 / 3** Alternate APN:
 Township-Range-Sect: **2S-14-01** Subdivision:
 Legal Book/Page: Map Reference: **43-E6 /**
 Legal Lot: **1** Tract #:
 Legal Block: School District: **LOS ANGELES**
 Market Area: **C34** School District Name:
 Neighbor Code: Munic/Township:

Owner Transfer Information

Recording/Sale Date: **08/18/2015 / 07/20/2015** Deed Type: **GRANT DEED**
 Sale Price:
 Document #: **1009977** 1st Mtg Document #:

Last Market Sale Information

Recording/Sale Date: **09/02/1987 /** 1st Mtg Amount/Type: **/**
 Sale Price: 1st Mtg Int. Rate/Type: **/**
 Sale Type: 1st Mtg Document #: **/**
 Document #: **1417914** 2nd Mtg Amount/Type: **/**
 Deed Type: **QUIT CLAIM DEED** 2nd Mtg Int. Rate/Type: **/**
 Transfer Document #: Price Per SqFt:
 New Construction: Multi/Split Sale:
 Title Company:
 Lender:
 Seller Name: **BORDENAVE IRWIN**

Prior Sale Information

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

Property Characteristics

Year Built / Eff: 1969 / 1969	Total Rooms/Offices	Garage Area:
Gross Area: 1,831	Total Restrooms:	Garage Capacity:
Building Area: 1,831	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: 0.35	County Use: AUTO SVC SHOP (2600)
Lot Area: 15,070	Lot Width/Depth: x	State Use:
Land Use: AUTO REPAIR	Commercial Units: 1	Water Type:
Site Influence:	Sewer Type:	Building Class:

Tax Information

Total Value: \$545,701	Assessed Year: 2017	Property Tax: \$7,130.81
Land Value: \$465,699	Improved %: 15%	Tax Area: 210
Improvement Value: \$80,002	Tax Year: 2017	Tax Exemption:
Total Taxable Value: \$545,701		

Comparable Sales Report

For Property Located At



CoreLogic

RealQuest Professional

3770 S WESTERN AVE, LOS ANGELES, CA 90018-4435**20 Comparable(s) Selected.**

Report Date: 12/15/2017

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$0	\$285,000	\$4,500,000	\$1,376,650
Bldg/Living Area	1,831	1,608	2,088	1,868
Price/Sqft	\$0.00	\$137.02	\$2,556.82	\$734.88
Year Built	1969	1923	2009	1962
Lot Area	15,070	2,500	23,458	8,481
Bedrooms	0	1	2	2
Bathrooms/Restrooms	0	1	1	1
Stories	0.00	1.00	1.00	1.00
Total Value	\$545,701	\$57,203	\$1,090,300	\$439,559
Distance From Subject	0.00	3.04	23.54	12.06

* = user supplied for search only

Comp #:	1			Distance From Subject:	3.04 (miles)
Address:	6441 WEST BLVD, INGLEWOOD, CA 90302				
Owner Name:	FREETOWN HOLDINGS CO INC				
Seller Name:	MDM TRUST				
APN:	4013-001-001	Map Reference:	51-B5 /	Building Area:	2,080
County:	LOS ANGELES, CA	Census Tract:	6009.12	Total Rooms/Offices:	
Subdivision:	5357	Zoning:	INC3*	Total Restrooms:	
Rec Date:	11/16/2017	Prior Rec Date:	04/03/2001	Yr Built/Eff:	1974 / 1974
Sale Date:	11/14/2017	Prior Sale Date:	01/25/2001	Air Cond:	NONE
Sale Price:	\$285,000	Prior Sale Price:	\$178,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	UNKNOWN	Roof Mat:	
Document #:	1319906	Acres:	0.22		
1st Mtg Amt:		Lot Area:	9,709		
Total Value:	\$231,091	# of Stories:			
Land Use:	AUTO REPAIR	Park Area/Cap#:	/		

Comp #:	2			Distance From Subject:	3.24 (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 #:	3			Distance From Subject:	3.83 (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 #: **4** Distance From Subject: **4.72 (miles)**
 Address: **3739 ROBERTSON BLVD, CULVER CITY, CA 90232**
 Owner Name: **3739-3741 ROBERTSON BLVD LLC**
 Seller Name: **BRADLEY ROBERT P JR P TRUST**
 APN: **4206-033-064** Map Reference: **42-C5 /** Building Area: **1,943**
 County: **LOS ANGELES, CA** Census Tract: **7024.00** Total Rooms/Offices:
 Subdivision: **3872** Zoning: **CCM1*** Total Restrooms:
 Rec Date: **10/12/2017** Prior Rec Date: Yr Built/Eff: **1983 / 1983**
 Sale Date: **08/04/2017** Prior Sale Date: Air Cond:
 Sale Price: **\$2,100,000** Prior Sale Price: Pool:
 Sale Type: **FULL** Prior Sale Type: Roof Mat:
 Document #: **1168537** Acres: **0.12**
 1st Mtg Amt: **\$1,700,000** Lot Area: **5,097**
 Total Value: **\$313,646** # of Stories:
 Land Use: **AUTO REPAIR** Park Area/Cap#: /

Comp #: **5** Distance From Subject: **5.17 (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 /** Building Area: **2,088**
 County: **LOS ANGELES, CA** Census Tract: **2404.02** Total Rooms/Offices:
 Subdivision: **5054** Zoning: **LAC2** Total Restrooms:
 Rec Date: **08/30/2017** Prior Rec Date: **01/13/2017** Yr Built/Eff: **1969 / 1969**
 Sale Date: **08/23/2017** Prior Sale Date: **12/19/2016** Air Cond:
 Sale Price: **\$3,325,000** Prior Sale Price: **\$1,677,273** Pool:
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:
 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 #: **6** Distance From Subject: **5.74 (miles)**
 Address: **3684 OVERLAND AVE, LOS ANGELES, CA 90034-6310**
 Owner Name: **GOWER ESTATES LLC/RINAN LLC**
 Seller Name: **LUQUIN JORGE**
 APN: **4314-010-080** Map Reference: **42-B6 /** Building Area: **1,794**
 County: **LOS ANGELES, CA** Census Tract: **2699.03** Total Rooms/Offices:
 Subdivision: **HARRISON CURTIS & SWEETSERS** Zoning: **LAC2** Total Restrooms: **1.00**
 Rec Date: **11/27/2017** Prior Rec Date: **02/09/1982** Yr Built/Eff: **1983 / 1983**
 Sale Date: **11/14/2017** Prior Sale Date: Air Cond:
 Sale Price: **\$2,000,000** Prior Sale Price: **\$120,000** Pool:
 Sale Type: **FULL** Prior Sale Type: Roof Mat:
 Document #: **1354933** Acres: **0.07**
 1st Mtg Amt: **\$1,155,000** Lot Area: **3,218**
 Total Value: **\$342,449** # of Stories:
 Land Use: **AUTO REPAIR** Park Area/Cap#: /

Comp #: **7** Distance From Subject: **6.69 (miles)**
 Address: **826 S INDIANA ST, LOS ANGELES, CA 90023-1820**
 Owner Name: **AMDG HOLDINGS LLC**
 Seller Name: **INDIANA-ERWIN LLC**
 APN: **5239-002-050** Map Reference: **45-C6 /** Building Area: **1,875**
 County: **LOS ANGELES, CA** Census Tract: **5312.02** Total Rooms/Offices:
 Subdivision: **ALMAYO TR** Zoning: **LCC3*** Total Restrooms:
 Rec Date: **11/29/2017** Prior Rec Date: **10/13/1994** Yr Built/Eff: **2001 / 2001**
 Sale Date: **11/08/2017** Prior Sale Date: Air Cond:
 Sale Price: **\$550,000** Prior Sale Price: **\$115,000** Pool:
 Sale Type: **FULL** Prior Sale Type: Roof Mat:
 Document #: **1371631** Acres: **0.15**
 1st Mtg Amt: **\$412,500** Lot Area: **6,540**
 Total Value: **\$642,042** # of Stories:
 Land Use: **AUTO REPAIR** Park Area/Cap#: /

Comp #: **8** Distance From Subject: **7.73 (miles)**
 Address: **13610 CRENSHAW BLVD, GARDENA, CA 90249-2347**
 Owner Name: **406 MAPLE LLC**
 Seller Name: **CARBOYAN KOKO L & LILIAN**
 APN: **4059-022-014** Map Reference: **63-C1 /** Building Area: **1,608**
 County: **LOS ANGELES, CA** Census Tract: **6026.00** Total Rooms/Offices:
 Subdivision: **19143** Zoning: **GAC3** Total Restrooms:
 Rec Date: **11/08/2017** Prior Rec Date: **04/05/1990** Yr Built/Eff: **1962 / 1962**
 Sale Date: **09/13/2017** Prior Sale Date: **02/1990** Air Cond: **NONE**
 Sale Price: **\$500,000** Prior Sale Price: **\$229,000** Pool:
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat: **TAR & GRAVEL**

Document #:	1286086	Acres:	0.13
1st Mtg Amt:	\$350,000	Lot Area:	5,629
Total Value:	\$366,402	# of Stories:	1.00
Land Use:	AUTO REPAIR	Park Area/Cap#:	/

Comp #:	9	Distance From Subject: 8.87 (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#:	/
Building Area:	1,989	Total Rooms/Offices:	
Total Restrooms:	1.00	Yr Built/Eff:	1928 /
Yr Built/Eff:	1928 /	Air Cond:	NONE
Air Cond:	NONE	Pool:	
Pool:		Roof Mat:	

Comp #:	10	Distance From Subject: 10.43 (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:	3,874
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
Yr Built/Eff:	1923 / 1928	Air Cond:	NONE
Air Cond:	NONE	Pool:	
Pool:		Roof Mat:	ROLL COMPOSITION

Comp #:	11	Distance From Subject: 14.02 (miles)	
Address:	17207 CLARK AVE, BELLFLOWER, CA 90706-6535		
Owner Name:	DURAN JOSE A & ROSA A		
Seller Name:	LYON ARTHUR R		
APN:	7162-017-026	Map Reference:	66-B5 /
County:	LOS ANGELES, CA	Census Tract:	5544.03
Subdivision:	BELL FLOWER ACRES	Zoning:	BFM1*
Rec Date:	09/05/2017	Prior Rec Date:	12/30/2010
Sale Date:	08/30/2017	Prior Sale Date:	12/23/2010
Sale Price:	\$450,000	Prior Sale Price:	\$300,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1004235	Acres:	0.22
1st Mtg Amt:	\$250,000	Lot Area:	9,646
Total Value:	\$331,169	# of Stories:	
Land Use:	AUTO REPAIR	Park Area/Cap#:	/
Building Area:	1,638	Total Rooms/Offices:	
Total Restrooms:		Yr Built/Eff:	1948 / 1948
Yr Built/Eff:	1948 / 1948	Air Cond:	
Air Cond:		Pool:	
Pool:		Roof Mat:	

Comp #:	12	Distance From Subject: 14.53 (miles)	
Address:	11280 DORLAND DR, WHITTIER, CA 90606		
Owner Name:	PATINO MARIANO		
Seller Name:	RICKER FAMILY TRUST		
APN:	8132-037-011	Map Reference:	55-C4 /
County:	LOS ANGELES, CA	Census Tract:	5013.00
Subdivision:	12137	Zoning:	WHC2*
Rec Date:	05/26/2017	Prior Rec Date:	
Sale Date:	01/05/2017	Prior Sale Date:	
Sale Price:	\$672,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	584800	Acres:	0.21
1st Mtg Amt:	\$618,800	Lot Area:	9,360
Total Value:	\$96,512	# of Stories:	
Land Use:	AUTO REPAIR	Park Area/Cap#:	/
Building Area:	1,920	Total Rooms/Offices:	
Total Restrooms:		Yr Built/Eff:	1950 / 1950
Yr Built/Eff:	1950 / 1950	Air Cond:	
Air Cond:		Pool:	
Pool:		Roof Mat:	

Comp #:	13	Distance From Subject: 15.13 (miles)	
Address:	3411 FOOTHILL BLVD, GLENDALE, CA 91214-1827		
Owner Name:	CAMELLIA AVENUE LLC		
Seller Name:	AGAJANIAN VAROUJ & H TRUST		
APN:	5602-007-021	Map Reference:	11-D6 /
County:	LOS ANGELES, CA	Census Tract:	3003.01
Subdivision:	CRESCENTA CANADA INC	Zoning:	GLC3*
Rec Date:	06/20/2017	Prior Rec Date:	01/08/2004
Building Area:	1,647	Total Rooms/Offices:	
Total Restrooms:		Yr Built/Eff:	1963 / 1963
Yr Built/Eff:	1963 / 1963	Air Cond:	
Air Cond:		Pool:	
Pool:		Roof Mat:	

Sale Date:	06/08/2017	Prior Sale Date:	09/26/2003	Air Cond:	
Sale Price:	\$1,975,000	Prior Sale Price:	\$890,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	679750	Acres:	0.54		
1st Mtg Amt:		Lot Area:	23,458		
Total Value:	\$1,090,300	# of Stories:	1.00		
Land Use:	AUTO REPAIR	Park Area/Cap#:	/		

Comp #:	14				Distance From Subject:	16.8 (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 /	Building Area:	1,694	
County:	LOS ANGELES, CA	Census Tract:	5730.04	Total Rooms/Offices:		
Subdivision:	5161	Zoning:	LBCNP	Total Restrooms:		
Rec Date:	07/21/2017	Prior Rec Date:	03/16/1990	Yr Built/Eff:	1952 / 1952	
Sale Date:	06/19/2017	Prior Sale Date:	10/1989	Air Cond:	NONE	
Sale Price:	\$300,000	Prior Sale Price:	\$145,000	Pool:		
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	ROLL COMPOSITION	
Document #:	817891	Acres:	0.11			
1st Mtg Amt:		Lot Area:	4,685			
Total Value:	\$229,831	# of Stories:	1.00			
Land Use:	AUTO REPAIR	Park Area/Cap#:	/			

Comp #:	15				Distance From Subject:	17.77 (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 /	Building Area:	1,760	
County:	LOS ANGELES, CA	Census Tract:	5763.01	Total Rooms/Offices:		
Subdivision:	STANWOOD & MASH	Zoning:	LBPD29	Total Restrooms:		
Rec Date:	03/30/2017	Prior Rec Date:	12/20/2006	Yr Built/Eff:	1947 /	
Sale Date:	11/17/2016	Prior Sale Date:	12/13/2006	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:	18.04 (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 #:	17				Distance From Subject:	19.5 (miles)
Address:	14960 VALLEY BLVD, LA PUENTE, CA 91746					
Owner Name:	SUNNY LAWNDALE LP					
Seller Name:	WALNUT TOP TIER GROUP INC					
APN:	8208-010-024	Map Reference:	48-D5 /	Building Area:	2,020	
County:	LOS ANGELES, CA	Census Tract:	4082.02	Total Rooms/Offices:		
Subdivision:	1343	Zoning:	LCM1BE*	Total Restrooms:		
Rec Date:	10/16/2017	Prior Rec Date:	02/26/2015	Yr Built/Eff:	2009 / 2009	
Sale Date:	09/28/2017	Prior Sale Date:	02/05/2015	Air Cond:		
Sale Price:	\$451,000	Prior Sale Price:	\$500,000	Pool:		
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:		
Document #:	1180691	Acres:	0.17			
1st Mtg Amt:		Lot Area:	7,318			
Total Value:	\$517,777	# of Stories:				
Land Use:	AUTO REPAIR	Park Area/Cap#:	/			

Comp #:	18				Distance From Subject:	20.68 (miles)
Address:	17446 CHATSWORTH ST, GRANADA HILLS, CA 91344					
Owner Name:	17454 CHATSWORTH LLC					
Seller Name:	ALPHA TRUST					
APN:	2733-019-013	Map Reference:	7-E2 /	Building Area:	2,000	

County:	LOS ANGELES, CA	Census Tract:	1113.01	Total Rooms/Offices:	
Subdivision:	9668	Zoning:	LAC1	Total Restrooms:	
Rec Date:	10/11/2017	Prior Rec Date:	05/29/1980	Yr Built/Eff:	1967 / 1967
Sale Date:	02/14/2017	Prior Sale Date:		Air Cond:	
Sale Price:	\$3,550,000	Prior Sale Price:	\$35,500	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	1160399	Acres:	0.15		
1st Mtg Amt:	\$2,840,000	Lot Area:	6,497		
Total Value:	\$134,027	# of Stories:			
Land Use:	AUTO REPAIR	Park Area/Cap#:	/		

Comp #:	19	Distance From Subject:	21.65 (miles)
Address:	2120 HUNTINGTON DR, DUARTE, CA 91010		
Owner Name:	ONEIL C SHAYNE		
Seller Name:	ONEIL C SHAYNE		
APN:	8529-013-034	Map Reference:	29-E4 /
County:	LOS ANGELES, CA	Census Tract:	4300.02
Subdivision:	14824	Zoning:	DUC4*
Rec Date:	11/22/2017	Prior Rec Date:	
Sale Date:	08/22/2017	Prior Sale Date:	
Sale Price:	\$1,050,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	1350874	Acres:	0.37
1st Mtg Amt:		Lot Area:	16,273
Total Value:	\$57,203	# of Stories:	
Land Use:	AUTO REPAIR	Park Area/Cap#:	/
		Building Area:	1,914
		Total Rooms/Offices:	
		Total Restrooms:	
		Yr Built/Eff:	1967 / 1967
		Air Cond:	
		Pool:	
		Roof Mat:	

Comp #:	20	Distance From Subject:	23.54 (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 /
County:	LOS ANGELES, CA	Census Tract:	4060.00
Subdivision:	19070	Zoning:	CVM1*
Rec Date:	07/07/2017	Prior Rec Date:	01/13/2015
Sale Date:	06/27/2017	Prior Sale Date:	12/23/2014
Sale Price:	\$720,000	Prior Sale Price:	\$625,000
Sale Type:	FULL	Prior Sale Type:	FULL
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#:	/
		Building Area:	1,950
		Total Rooms/Offices:	
		Total Restrooms:	
		Yr Built/Eff:	1980 / 1980
		Air Cond:	OFFICE
		Pool:	
		Roof Mat:	ROLL COMPOSITION