

BOARD OF  
BUILDING AND SAFETY  
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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

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

FRANK BUSH  
EXECUTIVE OFFICER

January 19, 2016

Council District: #6

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

JOB ADDRESS: **6472 NORTH VAN NUYS BLVD., LOS ANGELES, CA**  
**(AKA: 6476 NORTH VAN NUYS BLVD., LOS ANGELES, CA)**  
ASSESSORS PARCEL NO. (APN): **2237-023-001**

On January 24, 2008, October 30, 2008, September 30, 2013 and August 27, 2014, 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: **6472 North Van Nuys Blvd., (aka: 6476 North Van Nuys Blvd.), 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	\$	1,167.00
System Development Surcharge		70.44
Title Report Fee		42.00
<b>Grand Total</b>	<b>\$</b>	<b><u>1,279.44</u></b>

Pursuant to the authority granted by Section 7.35.3 of the Los Angeles Administrative Code, it is proposed that a lien for a total sum of **\$1,279.44** 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 that 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 **\$1,279.44** 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



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

**Property Title Report**

Work Order No. T12338  
Dated as of: 08/14/2015

Prepared for: City of Los Angeles

**SCHEDULE A**  
(Reported Property Information)

APN #: 2237-023-001

Property Address: 6472 N VAN NUYS BLVD ✓ City: Los Angeles County: Los Angeles

**VESTING INFORMATION**

Type of Document: QUITCLAIM DEED

Grantee : MARTIN C MAY

Grantor : MARTIN C MAY

Deed Date : 02/26/2015

Recorded : 02/27/2015

Instr No. : 15-0219118

MAILING ADDRESS: MARTIN C MAY  
11241 CASHMERE ST LOS ANGELES CA 90049

**SCHEDULE B**

**LEGAL DESCRIPTION**

Lot: 1 Block: 26 Tract No: 1200 Abbreviated Description: LOT:1 BLK:26 CITY:REGION/CLUSTER: 24/24630 TR#:1200  
TRACT NO 1200 (EX OF ST) LOT 1 AND ALL OF LOT 2 BLK 26 IMP1=COM,4968SF,YB:1937,1STY;  
IMP2=COM,1848SF,YB:1937,1STY.City/Muni/Twp: REGION/CLUSTER: 24/24630

**MORTGAGES/LIENS**

We find no Open Mortgages/Deeds of Trust of Record

RECORDING REQUESTED BY  
AND WHEN RECORDED MAIL TO:

Charles A. Larson  
Law Offices of Charles A. Larson  
9100 Wilshire Blvd., Suite 850 East  
Beverly Hills, CA 90212



MAIL TAX STATEMENTS TO:

Martin C. May, Trustee  
11241 Cashmere St.  
Los Angeles, CA 90049

Assessor's Parcel No. 2237-023-001

### QUITCLAIM DEED

The undersigned Grantor declares:

Documentary Transfer Tax is \$0.00.

"This conveyance transfers an interest into or out of a Living Trust, R & T 11930."

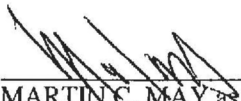
"The grantors and grantees in this conveyance are comprised of the same parties who continue to hold the same proportionate interest in the property, R & T 11925(d)."

FOR NO CONSIDERATION, MARTIN C. MAY as Trustee under Declaration of Trust dated March 26, 1981 (which date was erroneously set forth in Instrument No. 93-1422437 in the Official Records of Los Angeles County as March 26, 1991 as a result of a typographical error), hereby REMISES, RELEASES and QUITCLAIMS to MARTIN C. MAY as Trustee of the Surviving Spouse's Trust created in the Declaration of Trust dated March 26, 1981 in which MARTIN C. MAY and ELIZABETH ANNE MAY are referred to as Trustors and MARTIN C. MAY is referred to as Trustee, an undivided fifty percent (50%) interest in the following described real property situated in the County of Los Angeles, State of California:

Lots 1 and 2 in Block 26 of Tract No. 1200, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 19 Page 35 of Maps, in the office of the County Recorder of Los Angeles County.

Commonly known as 6472-78 Van Nuys Blvd. and 14438-44 Hamlin St.

DATED: Feb 26, 2015

  
MARTIN C. MAY as Trustee under Declaration of  
Trust dated March 26, 1981

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.

3

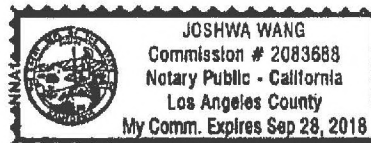
STATE OF CALIFORNIA )  
 ) SS.  
COUNTY OF Los Angeles )

On February 26, 2015, before me, Joshua Wang, a Notary Public, personally appeared MARTIN C. MAY, 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: Joshua Wang (Seal)



# EXHIBIT B

ASSIGNED INSPECTOR: **WILLIE ROSS**

Date: **January 19, 2016**

JOB ADDRESS: **6472 NORTH VAN NUYS BLVD., LOS ANGELES, CA**

(AKA: **6476 NORTH VAN NUYS BLVD., LOS ANGELES, CA**)

ASSESSORS PARCEL NO. (APN): **2237-023-001**

Last Full Title: **08/14/2015**

Last Update to Title:

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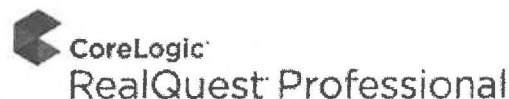
## LIST OF OWNERS AND INTERESTED PARTIES

- 1). MARTIN C. MAY, TRUSTEE  
THE MARTIN C. MAY TRUST  
11241 CASHMERE ST.  
LOS ANGELES, CA 90049

CAPACITY: OWNERS

# Property Detail Report

For Property Located At :  
**6472 VAN NUYS BLVD, VAN NUYS, CA 91401-1438**



Bldg Card: 000 of 002

<b>Owner Information</b>			
Owner Name:	<b>MAY MARTIN C</b>		
Mailing Address:	<b>11241 CASHMERE ST, LOS ANGELES CA 90049-3502 C011</b>		
Vesting Codes:	<b>// TE</b>		
<b>Location Information</b>			
Legal Description:	<b>TRACT NO 1200 (EX OF ST) LOT 1 AND ALL OF LOT 2</b>		
County:	<b>LOS ANGELES, CA</b>	APN:	<b>2237-023-001</b>
Census Tract / Block:	<b>1281.02 / 2</b>	Alternate APN:	
Township-Range-Sect:		Subdivision:	<b>1200</b>
Legal Book/Page:	<b>19-35</b>	Map Reference:	<b>15-D5 /</b>
Legal Lot:	<b>2</b>	Tract #:	<b>1200</b>
Legal Block:	<b>26</b>	School District:	<b>LOS ANGELES</b>
Market Area:	<b>VN</b>	School District Name:	
Neighbor Code:		Munic/Township:	
<b>Owner Transfer Information</b>			
Recording/Sale Date:	<b>02/27/2015 / 02/26/2015</b>	Deed Type:	<b>QUIT CLAIM DEED</b>
Sale Price:		1st Mtg Document #:	
Document #:	<b>219118</b>		
<b>Last Market Sale Information</b>			
Recording/Sale Date:	<b>/</b>	1st Mtg Amount/Type:	<b>/</b>
Sale Price:		1st Mtg Int. Rate/Type:	<b>/</b>
Sale Type:		1st Mtg Document #:	
Document #:		2nd Mtg Amount/Type:	<b>/</b>
Deed Type:		2nd Mtg Int. Rate/Type:	<b>/</b>
Transfer Document #:		Price Per SqFt:	
New Construction:		Multi/Split Sale:	
Title Company:			
Lender:			
Seller Name:			
<b>Prior Sale Information</b>			
Prior Rec/Sale Date:	<b>/</b>	Prior Lender:	
Prior Sale Price:		Prior 1st Mtg Amt/Type:	<b>/</b>
Prior Doc Number:		Prior 1st Mtg Rate/Type:	<b>/</b>
Prior Deed Type:			
<b>Property Characteristics</b>			
Year Built / Eff:	<b>1937 /</b>	Total Rooms/Offices:	
Gross Area:	<b>6,816</b>	Total Restrooms:	
Building Area:	<b>6,816</b>	Roof Type:	
Tot Adj Area:		Roof Material:	
Above Grade:		Construction:	
# of Stories:		Foundation:	
Other Improvements:		Exterior wall:	
		Basement Area:	
		Garage Area:	
		Garage Capacity:	
		Parking Spaces:	
		Heat Type:	
		Air Cond:	<b>NONE</b>
		Pool:	
		Quality:	
		Condition:	
<b>Site Information</b>			
Zoning:	<b>LAC2</b>	Acres:	<b>0.50</b>
Lot Area:	<b>21,912</b>	Lot Width/Depth:	<b>x</b>
Land Use:	<b>AUTO REPAIR</b>	Commercial Units:	
Site Influence:		Sewer Type:	
		County Use:	<b>AUTO SVC SHOP (2600)</b>
		State Use:	
		Water Type:	
		Building Class:	
<b>Tax Information</b>			
Total Value:	<b>\$1,515,498</b>	Assessed Year:	<b>2015</b>
Land Value:	<b>\$909,301</b>	Improved %:	<b>40%</b>
Improvement Value:	<b>\$606,197</b>	Tax Year:	<b>2015</b>
Total Taxable Value:	<b>\$1,515,498</b>	Property Tax:	<b>\$20,024.44</b>
		Tax Area:	<b>13</b>
		Tax Exemption:	

## Comparable Sales Report

For Property Located At

**6472 VAN NUYS BLVD, VAN NUYS, CA 91401-1438**



**13 Comparable(s) Selected.**

Report Date: 01/12/2016

**Summary Statistics:**

	Subject	Low	High	Average
Sale Price	\$0	\$655,000	\$7,975,000	\$3,246,731
Bldg/Living Area	6,816	5,828	7,822	6,995
Price/Sqft	\$0.00	\$112.39	\$1,035.71	\$439.66
Year Built	1937	1907	1982	1946
Lot Area	21,912	6,929	17,367	10,678
Bedrooms	0	0	0	0
Bathrooms/Restrooms	0	0	0	0
Stories	0.00	1.00	2.00	1.50
Total Value	\$1,515,498	\$144,274	\$1,079,070	\$496,599
Distance From Subject	0.00	4.05	23.06	14.73

\*= user supplied for search only

Comp #:	<b>1</b>	Distance From Subject: <b>4.05 (miles)</b>			
Address:	<b>17630 SHERMAN WAY, VAN NUYS, CA 91406-3518</b>				
Owner Name:	<b>ZAGHIAN SAEED</b>				
Seller Name:	<b>BERGER FAMILY TRUST</b>				
APN:	<b>2228-021-011</b>	Map Reference:	<b>14-D3 /</b>	Building Area:	<b>6,191</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>1320.02</b>	Total Rooms/Offices:	
Subdivision:	<b>26041</b>	Zoning:	<b>LAC2</b>	Total Restrooms:	
Rec Date:	<b>07/10/2015</b>	Prior Rec Date:	<b>05/16/1977</b>	Yr Built/Eff:	<b>1979 / 1979</b>
Sale Date:	<b>07/08/2015</b>	Prior Sale Date:		Air Cond:	
Sale Price:	<b>\$1,550,000</b>	Prior Sale Price:	<b>\$85,000</b>	Pool:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Roof Mat:	
Document #:	<b>832748</b>	Acres:	<b>0.40</b>		
1st Mtg Amt:		Lot Area:	<b>17,367</b>		
Total Value:	<b>\$456,259</b>	# of Stories:			
Land Use:	<b>AUTO REPAIR</b>	Park Area/Cap#:	<b>/</b>		

Comp #:	<b>2</b>	Distance From Subject: <b>5.09 (miles)</b>			
Address:	<b>7236 RESEDA BLVD, RESEDA, CA 91335-3068</b>				
Owner Name:	<b>52 TELEGRAPH PTSHP</b>				
Seller Name:	<b>GOLDENSON MARK &amp; J TRUST</b>				
APN:	<b>2119-020-036</b>	Map Reference:	<b>14-C3 /</b>	Building Area:	<b>6,480</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>1318.00</b>	Total Rooms/Offices:	
Subdivision:	<b>MARIAN</b>	Zoning:	<b>LAC2</b>	Total Restrooms:	
Rec Date:	<b>11/13/2015</b>	Prior Rec Date:	<b>05/03/2006</b>	Yr Built/Eff:	<b>1982 / 1982</b>
Sale Date:	<b>09/02/2015</b>	Prior Sale Date:	<b>05/02/2006</b>	Air Cond:	
Sale Price:	<b>\$1,000,000</b>	Prior Sale Price:	<b>\$200,000</b>	Pool:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>UNKNOWN</b>	Roof Mat:	
Document #:	<b>1395919</b>	Acres:	<b>0.34</b>		
1st Mtg Amt:		Lot Area:	<b>15,010</b>		
Total Value:	<b>\$606,624</b>	# of Stories:			
Land Use:	<b>AUTO REPAIR</b>	Park Area/Cap#:	<b>/</b>		

Comp #:	<b>3</b>	Distance From Subject: <b>14.66 (miles)</b>			
Address:	<b>1826 S FIGUEROA ST, LOS ANGELES, CA 90015-3422</b>				
Owner Name:	<b>FIGUERORA TOWERS LLC</b>				
Seller Name:	<b>PEREZ FAMILY TRUST</b>				
APN:	<b>5126-009-004</b>	Map Reference:	<b>44-B5 /</b>	Building Area:	<b>7,700</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>2240.20</b>	Total Rooms/Offices:	
Subdivision:	<b>WRIGHT TR</b>	Zoning:	<b>LAM2</b>	Total Restrooms:	
Rec Date:	<b>12/21/2015</b>	Prior Rec Date:		Yr Built/Eff:	<b>1928 / 1928</b>
Sale Date:	<b>10/16/2015</b>	Prior Sale Date:		Air Cond:	
Sale Price:	<b>\$7,975,000</b>	Prior Sale Price:		Pool:	
Sale Type:	<b>FULL</b>	Prior Sale Type:		Roof Mat:	
Document #:	<b>1600353</b>	Acres:	<b>0.18</b>		
1st Mtg Amt:	<b>\$4,500,000</b>	Lot Area:	<b>7,758</b>		
Total Value:	<b>\$172,316</b>	# of Stories:			
Land Use:	<b>AUTO REPAIR</b>	Park Area/Cap#:	<b>/</b>		

Comp #:	<b>4</b>	Distance From Subject: <b>14.66 (miles)</b>			
Address:	<b>1830 S FIGUEROA ST, LOS ANGELES, CA 90015-3422</b>				
Owner Name:	<b>FIGUERORA TOWERS LLC</b>				
Seller Name:	<b>PEREZ FAMILY TRUST</b>				
APN:	<b>5126-009-003</b>	Map Reference:	<b>44-B5 /</b>	Building Area:	<b>7,700</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>2240.20</b>	Total Rooms/Offices:	
Subdivision:	<b>WRIGHT TR</b>	Zoning:	<b>LAM2</b>	Total Restrooms:	

Rec Date:	12/21/2015	Prior Rec Date:		Yr Built/Eff:	1921 / 1921
Sale Date:	10/16/2015	Prior Sale Date:		Air Cond:	
Sale Price:	\$7,975,000	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	1600353	Acres:	0.18		
1st Mtg Amt:	\$4,500,000	Lot Area:	7,757		
Total Value:	\$148,979	# of Stories:			
Land Use:	AUTO REPAIR	Park Area/Cap#:	/		

Comp #:	5	Distance From Subject:	14.66 (miles)
Address:	1834 S FIGUEROA ST, LOS ANGELES, CA 90015-3422		
Owner Name:	FIGUERORA TOWERS LLC		
Seller Name:	PEREZ FAMILY TRUST		
APN:	5126-009-002	Map Reference:	44-B5 /
County:	LOS ANGELES, CA	Census Tract:	2240.20
Subdivision:	WRIGHT TR	Zoning:	LAM2
Rec Date:	12/21/2015	Prior Rec Date:	08/18/1976
Sale Date:	10/16/2015	Prior Sale Date:	
Sale Price:	\$7,975,000	Prior Sale Price:	\$237,500
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1600353	Acres:	0.18
1st Mtg Amt:	\$4,500,000	Lot Area:	7,756
Total Value:	\$144,274	# of Stories:	
Land Use:	AUTO REPAIR	Park Area/Cap#:	/
Building Area:	7,750	Total Rooms/Offices:	
Total Restrooms:		Yr Built/Eff:	1919 / 1922
Air Cond:	NONE	Pool:	
Roof Mat:			

Comp #:	6	Distance From Subject:	14.86 (miles)
Address:	1411 N BROADWAY, LOS ANGELES, CA 90012-1410		
Owner Name:	CONSTANCE TRUST		
Seller Name:	MARVIMON HOUSE INC		
APN:	5414-025-026	Map Reference:	35-E6 /
County:	LOS ANGELES, CA	Census Tract:	2060.10
Subdivision:	SOLANO TR	Zoning:	LAC1
Rec Date:	08/19/2015	Prior Rec Date:	04/30/2004
Sale Date:	04/27/2015	Prior Sale Date:	04/11/2004
Sale Price:	\$2,495,000	Prior Sale Price:	\$475,000
Sale Type:	FULL	Prior Sale Type:	
Document #:	1017906	Acres:	0.16
1st Mtg Amt:	\$1,871,250	Lot Area:	6,929
Total Value:	\$561,921	# of Stories:	
Land Use:	AUTO REPAIR	Park Area/Cap#:	/
Building Area:	6,624	Total Rooms/Offices:	
Total Restrooms:		Yr Built/Eff:	1924 / 1924
Air Cond:		Pool:	
Roof Mat:			

Comp #:	7	Distance From Subject:	15.33 (miles)
Address:	5701 YORK BLVD, LOS ANGELES, CA 90042-2643		
Owner Name:	1908 BEVERLY LLC		
Seller Name:	KNEBEL FAMILY 1995 TRUST		
APN:	5484-010-023	Map Reference:	36-C1 /
County:	LOS ANGELES, CA	Census Tract:	1832.20
Subdivision:	NEW YORK TR	Zoning:	LAC2
Rec Date:	04/28/2015	Prior Rec Date:	06/28/1995
Sale Date:	04/06/2015	Prior Sale Date:	
Sale Price:	\$1,342,500	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	475963	Acres:	0.25
1st Mtg Amt:		Lot Area:	11,075
Total Value:	\$290,065	# of Stories:	
Land Use:	AUTO REPAIR	Park Area/Cap#:	/
Building Area:	7,254	Total Rooms/Offices:	
Total Restrooms:		Yr Built/Eff:	1931 /
Air Cond:		Pool:	
Roof Mat:			

Comp #:	8	Distance From Subject:	15.68 (miles)
Address:	4051 S BROADWAY, LOS ANGELES, CA 90037-1030		
Owner Name:	HELEN SMERLING & ROBERT SMERLI		
Seller Name:	AZERADIBI SIAMAK		
APN:	5111-004-008	Map Reference:	52-A2 /
County:	LOS ANGELES, CA	Census Tract:	2318.00
Subdivision:	CHAMBERLINS MAIN & FIGUEROA	Zoning:	LAM1
Rec Date:	11/17/2015	Prior Rec Date:	09/26/2005
Sale Date:	11/06/2015	Prior Sale Date:	07/20/2005
Sale Price:	\$1,600,000	Prior Sale Price:	\$1,165,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1439478	Acres:	0.17
1st Mtg Amt:	\$715,000	Lot Area:	7,424
Total Value:	\$1,079,070	# of Stories:	
Land Use:	AUTO REPAIR	Park Area/Cap#:	/
Building Area:	7,720	Total Rooms/Offices:	
Total Restrooms:		Yr Built/Eff:	1964 / 1964
Air Cond:		Pool:	
Roof Mat:			

Comp #:	9	Distance From Subject:	15.81 (miles)
Address:	447 S HEWITT ST, LOS ANGELES, CA 90013-2215		
Owner Name:	PEYKAR FAMILY TRUST		
Seller Name:	MILLER DONALD P		
APN:	5163-022-017	Map Reference:	44-E4 /
Building Area:	7,822		



County:	LOS ANGELES, CA	Census Tract:	2060.31	Total Rooms/Offices:	
Subdivision:	F P HOWARD & COS	Zoning:	LAM3	Total Restrooms:	
Rec Date:	07/06/2015	Prior Rec Date:	03/15/1985	Yr Built/Eff:	1907 /
Sale Date:	06/24/2015	Prior Sale Date:		Air Cond:	
Sale Price:	\$5,700,000	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	ROLL COMPOSITION
Document #:	808638	Acres:	0.17		
1st Mtg Amt:		Lot Area:	7,340		
Total Value:	\$387,852	# of Stories:	1.00		
Land Use:	AUTO REPAIR	Park Area/Cap#:	/		

Comp #:	10	Distance From Subject:	16.81 (miles)
Address:	2228 E 1ST ST, LOS ANGELES, CA 90033		
Owner Name:	FIRST BREED LLC		
Seller Name:	BANG HA S		
APN:	5183-009-013	Map Reference:	45-A4 /
County:	LOS ANGELES, CA	Census Tract:	2044.20
Subdivision:	STEVENSONS	Zoning:	LAC2
Rec Date:	12/11/2015	Prior Rec Date:	06/14/1967
Sale Date:	12/02/2015	Prior Sale Date:	
Sale Price:	\$1,600,000	Prior Sale Price:	\$27,500
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1559923	Acres:	0.31
1st Mtg Amt:		Lot Area:	13,301
Total Value:	\$1,003,296	# of Stories:	
Land Use:	AUTO REPAIR	Park Area/Cap#:	/
Building Area:	6,690	Total Rooms/Offices:	
Total Restrooms:		Yr Built/Eff:	1966 /
Air Cond:	NONE	Pool:	
Roof Mat:			

Comp #:	11	Distance From Subject:	18.19 (miles)
Address:	953 E WASHINGTON BLVD, PASADENA, CA 91104		
Owner Name:	KAPPA LLC/KIM PETER B & H H LIVING TRUST		
Seller Name:	WOOD PROPERTIES INC		
APN:	5848-030-007	Map Reference:	27-B1 /
County:	LOS ANGELES, CA	Census Tract:	4614.00
Subdivision:	CLARK & SISSON	Zoning:	PSC-
Rec Date:	09/01/2015	Prior Rec Date:	03/06/2012
Sale Date:	08/25/2015	Prior Sale Date:	02/22/2012
Sale Price:	\$1,340,000	Prior Sale Price:	\$700,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1080712	Acres:	0.23
1st Mtg Amt:	\$550,000	Lot Area:	10,040
Total Value:	\$731,570	# of Stories:	
Land Use:	AUTO REPAIR	Park Area/Cap#:	/
Building Area:	6,090	Total Rooms/Offices:	
Total Restrooms:		Yr Built/Eff:	1961 / 1961
Air Cond:		Pool:	
Roof Mat:			

Comp #:	12	Distance From Subject:	18.67 (miles)
Address:	2480 E SLAUSON AVE, HUNTINGTON PARK, CA 90255-2835		
Owner Name:	2480 E SLAUSON AVE LLC		
Seller Name:	DUBOIS PATRICIA		
APN:	6321-003-058	Map Reference:	52-F4 /
County:	LOS ANGELES, CA	Census Tract:	5326.04
Subdivision:	HUNTINGTON PARK	Zoning:	HPCM*
Rec Date:	07/01/2015	Prior Rec Date:	12/02/1998
Sale Date:	06/24/2015	Prior Sale Date:	
Sale Price:	\$1,000,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	793181	Acres:	0.36
1st Mtg Amt:		Lot Area:	15,802
Total Value:	\$383,968	# of Stories:	
Land Use:	AUTO REPAIR	Park Area/Cap#:	/
Building Area:	7,082	Total Rooms/Offices:	
Total Restrooms:		Yr Built/Eff:	1951 / 1958
Air Cond:		Pool:	
Roof Mat:			

Comp #:	13	Distance From Subject:	23.06 (miles)
Address:	6402 CLARA ST, BELL GARDENS, CA 90201		
Owner Name:	BANJARJYAN MIKE/KOSHKARYAN ANNA		
Seller Name:	BUDGET CAP CORP		
APN:	6228-023-011	Map Reference:	59-F1 /
County:	LOS ANGELES, CA	Census Tract:	5342.03
Subdivision:	10948	Zoning:	BGM1*
Rec Date:	06/25/2015	Prior Rec Date:	08/04/2006
Sale Date:	04/06/2015	Prior Sale Date:	08/01/2006
Sale Price:	\$655,000	Prior Sale Price:	\$550,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	759318	Acres:	0.26
1st Mtg Amt:	\$520,000	Lot Area:	11,260
Total Value:	\$489,590	# of Stories:	2.00
Land Use:	AUTO REPAIR	Park Area/Cap#:	/
Building Area:	5,828	Total Rooms/Offices:	
Total Restrooms:		Yr Built/Eff:	1971 / 1981
Air Cond:	OFFICE	Pool:	
Roof Mat:	ROLL COMPOSITION		