

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

November 9, 2017

Council District: # 15

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

JOB ADDRESS: **814 NORTH WILMINGTON BLVD., LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **7416-013-021**
Re Invoice #: 694574-1

On August 4, 2016, and July 12, 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: **814 North Wilmington 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 | \$ 322.93 |
| System Development Surcharge | 27.42 |
| Title Report fee | 42.00 |
| Grand Total | \$ 392.35 |

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 **\$392.35** 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 **\$392.35** 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. T14853
Dated as of: 10/18/2017

Prepared for: City of Los Angeles

SCHEDULE A
(Reported Property Information)

APN #: 7416-013-021

Property Address: 814 N WILMINGTON BLVD ✓ **City:** Los Angeles **County:** Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : JAVIER GOMEZ

Grantor : EDWARD GONZALES

Deed Date : 06/21/1990

Recorded : 06/21/1990

Instr No. : 90-1112844

MAILING ADDRESS: JAVIER GOMEZ
814 N WILMINGTON BLVD WILMINGTON CA 90744

SCHEDULE B

LEGAL DESCRIPTION

Lot: 6 **Block:** D **Abbreviated Description:** LOT:6 BLK:D CITY:REGION/CLUSTER: 26/26630 THE DOCK COMPANY S TRACT LOT 6 BLK D **City/Muni/Twp:** REGION/CLUSTER: 26/26630

MORTGAGES/LIENS

Type of Document: LONG FORM DEED OF TRUST AND ASSIGNMENT OF RENTS

Recording Date: 08/06/2014

Document #: 14-0816236

Loan Amount: \$325,000

Lender Name: JOSE MARIO PARRAGA ETUX

Borrowers Name: JAVIER GOMEZ

MAILING ADDRESS: JOSE MARIO PARRAGA ETUX
22713 MARBELLA AVE CARSON, CA 90745

90-1112844

RECORDING REQUESTED BY
FIRST AMERICAN TITLE COMPANY of LOS ANGELES

AND WHEN RECORDED MAIL THIS DEED AND, UNLESS OTHERWISE SHOWN BELOW, MAIL TAX STATEMENTS TO:

Name _____
Street Address Javier Gomez
814 Wilmington Blvd.,
Los Angeles, Ca. 90744
City State Zip _____

RECORDED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA
31 MIN. 4 P.M. JUN 21 1990
PAST.

| | |
|-------------|---|
| FEE \$27 | L |
| A.F.N.F. 91 | 2 |

Title Order No. _____ Escrow No. _____

THIS SPACE FOR RECORDER'S USE

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)
DOCUMENTARY TRANSFER TAX is \$ 385.00
 Computed on full value of property conveyed, or
 Computed on full value less value of liens or encumbrances remaining at time of sale, and

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

Edward Gonzales, an unmarried man

hereby GRANT(S) to

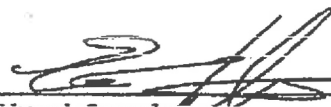
Javier Gomez, a married man, as his sole and separate property

the following described real property in the County of Los Angeles in the Wilmington Area State of California:

AS PER LEGAL ATTACHED HERETO AND MADE A PART HEREOF:

7416-013-040

Dated June 21, 1990


Edward Gonzales

STATE OF CALIFORNIA
COUNTY OF Los Angeles
On June 21, 1990

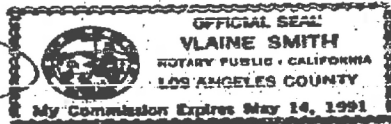
before me, the undersigned, a Notary Public in and for said State, personally appeared

Edward Gonzales

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) were subscribed to the within instrument and acknowledged to me that he/she/they executed the same.

WITNESS my hand and official seal.

Signature 
Vlainie Smith



(This area for official notarial seal)

MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE; IF NO PARTY SO SHOWN, MAIL AS DIRECTED ABOVE

Name _____ Street Address _____ City & State _____
900251715

June 21, 1990

EXHIBIT "A"

PARCEL 1:

Lot 6 in Block "D" of the Dock Company's Tract, as per map recorded in Book 13, Page 25 of Maps, in the office of the county recorder of said county.

EXCEPT all oil, gas, minerals and hydrocarbon substances lying in and under said land, as reserved of record.

PARCEL 2:

Lot 5 in Block "D" of the Dock Company's Tract, as per map recorded in Book 13, Page 25 of Maps, in the office of the county recorder of said county.

INCLUDING all oil, gas, minerals and hydrocarbon substances lying in and under said land.

90-1112844

EXHIBIT B

ASSIGNED INSPECTOR: **BYRON BRASHEARS**

Date: **February 19, 2016**

JOB ADDRESS: **814 NORTH WILMINGTON BLVD., LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **7416-013-021**

Last Full Title: **10/18/2017**

Last Update to Title:

.....

LIST OF OWNERS AND INTERESTED PARTIES

- 1). JAVIER GOMEZ
814 NORTH WILMINGTON BLVD
WILMINGTON, CA. 90744
CAPACITY: OWNER

- 2). JOSE MARIO PARRAGA ETUX
22713 MARBELLA AVE
CARSON, CA. 90745
CAPACITY: INTERESTED PARTY

Property Detail Report

For Property Located At :
814 N WILMINGTON BLVD, WILMINGTON, CA 90744-4129



Owner Information

Owner Name: **GOMEZ JAVIER**
 Mailing Address: **814 N WILMINGTON BLVD, WILMINGTON CA 90744-4129 C011**
 Vesting Codes: **//**

Location Information

| | | | |
|-----------------------|---------------------------------------|-----------------------|---------------------|
| Legal Description: | THE DOCK COMPANY S TRACT LOT 6 | | |
| County: | LOS ANGELES, CA | APN: | 7416-013-021 |
| Census Tract / Block: | 2948.10 / 1 | Alternate APN: | |
| Township-Range-Sect: | | Subdivision: | DOCK COS TR |
| Legal Book/Page: | | Map Reference: | 74-B4 / |
| Legal Lot: | 6 | Tract #: | |
| Legal Block: | D | School District: | LOS ANGELES |
| Market Area: | 195 | School District Name: | |
| Neighbor Code: | | Munic/Township: | |

Owner Transfer Information

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

Last Market Sale Information

| | | | |
|----------------------|-----------------------------|-------------------------|-------------------------|
| Recording/Sale Date: | 06/21/1990 / 06/1990 | 1st Mtg Amount/Type: | \$280,000 / CONV |
| Sale Price: | \$350,000 | 1st Mtg Int. Rate/Type: | / ADJ |
| Sale Type: | | 1st Mtg Document #: | |
| Document #: | 1112844 | 2nd Mtg Amount/Type: | / |
| Deed Type: | GRANT DEED | 2nd Mtg Int. Rate/Type: | / |
| Transfer Document #: | | Price Per SqFt: | \$243.06 |
| New Construction: | | Multi/Split Sale: | MULTIPLE |
| Title Company: | | | |
| Lender: | 000411 | | |
| Seller Name: | GONZALES EDWARD | | |

Prior Sale Information

| | | | |
|----------------------|---------------------|--------------------------|----------------------------------|
| Prior Rec/Sale Date: | 01/03/1985 / | Prior Lender: | |
| Prior Sale Price: | \$100,000 | Prior 1st Mtg Amt/Type: | \$100,000 / PRIVATE PARTY |
| Prior Doc Number: | 3092 | Prior 1st Mtg Rate/Type: | / |
| Prior Deed Type: | DEED (REG) | | |

Property Characteristics

| | | | | | |
|---------------------|--------------------|----------------------|-------------------------|------------------|----------------------|
| Year Built / Eff: | 1950 / 1950 | Total Rooms/Offices: | | Garage Area: | |
| Gross Area: | 1,440 | Total Restrooms: | | Garage Capacity: | |
| Building Area: | 1,440 | Roof Type: | | Parking Spaces: | 20 |
| Tot Adj Area: | | Roof Material: | ROLL COMPOSITION | Heat Type: | FLOOR FURNACE |
| Above Grade: | | Construction: | | Air Cond: | NONE |
| # of Stories: | 1.00 | Foundation: | CONCRETE | Pool: | |
| Other Improvements: | | Exterior wall: | STUCCO | Quality: | AVERAGE |
| | | Basement Area: | | Condition: | AVERAGE |

Site Information

| | | | | | |
|-----------------|-----------------------|-------------------|-----------------|-----------------|----------------------|
| Zoning: | LAC1.5 | Acres: | 0.17 | County Use: | STORES (1100) |
| Lot Area: | 7,584 | Lot Width/Depth: | 50 x 151 | State Use: | |
| Land Use: | STORE BUILDING | Commercial Units: | 1 | Water Type: | |
| Site Influence: | | Sewer Type: | | Building Class: | |

Tax Information

| | | | | | |
|----------------------|------------------|----------------|-------------|----------------|-------------------|
| Total Value: | \$353,485 | Assessed Year: | 2017 | Property Tax: | \$4,488.08 |
| Land Value: | \$201,313 | Improved %: | 43% | Tax Area: | 400 |
| Improvement Value: | \$152,172 | Tax Year: | 2016 | Tax Exemption: | |
| Total Taxable Value: | \$353,485 | | | | |

Comparable Summary

For Property Located At



814 N WILMINGTON BLVD, WILMINGTON, CA 90744-4129

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 | \$150,000 | \$8,400,000 | \$1,177,550 |
| Bldg/Living Area | 1,440 | 1,229 | 1,555 | 1,419 |
| Price/Sqft | \$243.06 | \$103.33 | \$5,600.00 | \$819.07 |
| Year Built | 1950 | 1921 | 2007 | 1949 |
| Lot Area | 7,584 | 1,965 | 103,159 | 9,344 |
| Bedrooms | 0 | 0 | 0 | 0 |
| Bathrooms/Restrooms | 0 | 1 | 1 | 1 |
| Stories | 1.00 | 1.00 | 2.00 | 1.12 |
| Total Value | \$353,485 | \$34,384 | \$955,542 | \$217,264 |
| Distance From Subject | 0.00 | 8.97 | 21.02 | 15.28 |

*= 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 | | | | | | | | | | |
| | | 814 N WILMINGTON BLVD | \$350,000 | 1950 | | | 06/21/1990 | 1,440 | 7,584 | 0.0 |
| Comparables | | | | | | | | | | |
| <input checked="" type="checkbox"/> | 1 | 1826 E COMPTON BLVD | \$155,000 | 1946 | | | 04/21/2017 | 1,500 | 4,084 | 8.97 |
| <input checked="" type="checkbox"/> | 2 | 419 PIER AVE | \$1,075,000 | 1955 | | | 03/02/2017 | 1,440 | 2,565 | 9.18 |
| <input checked="" type="checkbox"/> | 3 | 9917 S SAN PEDRO ST | \$560,000 | 1964 | | | 09/22/2017 | 1,540 | 13,448 | 11.47 |
| <input checked="" type="checkbox"/> | 4 | 21509 NORWALK BLVD | \$300,000 | 1947 | | | 03/28/2017 | 1,486 | 2,513 | 12.15 |
| <input checked="" type="checkbox"/> | 5 | 9127 S WESTERN AVE | \$150,000 | 1946 | | | 09/12/2017 | 1,440 | 2,696 | 12.18 |
| <input checked="" type="checkbox"/> | 6 | 1316 FIRESTONE BLVD | \$289,000 | 1964 | | | 07/07/2017 | 1,353 | 2,697 | 12.5 |
| <input checked="" type="checkbox"/> | 7 | 8322 AVALON BLVD | \$675,000 | 1950 | | | 06/29/2017 | 1,351 | 9,501 | 12.66 |
| <input checked="" type="checkbox"/> | 8 | 8108 S CENTRAL AVE | \$375,000 | 1928 | | | 07/07/2017 | 1,487 | 2,474 | 12.85 |
| <input checked="" type="checkbox"/> | 9 | 6032 S VERMONT AVE | \$275,000 | 1921 | | | 10/19/2017 | 1,488 | 3,052 | 14.18 |
| <input checked="" type="checkbox"/> | 10 | 3607 S WESTERN AVE | \$467,000 | 1929 | | | 04/04/2017 | 1,242 | 2,087 | 16.88 |
| <input checked="" type="checkbox"/> | 11 | 2131 W JEFFERSON BLVD | \$560,000 | 1922 | | | 08/18/2017 | 1,380 | 5,202 | 17.18 |
| <input checked="" type="checkbox"/> | 12 | 1458 S SAN PEDRO ST 245 | \$400,000 | 2007 | 1 | | 05/10/2017 | 1,513 | 103,159 | 17.34 |
| <input checked="" type="checkbox"/> | 13 | 4410 W JEFFERSON BLVD | \$4,000,000 | 1946 | | | 04/19/2017 | 1,320 | 6,254 | 17.42 |
| <input checked="" type="checkbox"/> | 14 | 1238 S ATLANTIC BLVD | \$365,000 | 1950 | | | 06/14/2017 | 1,555 | 2,544 | 17.54 |
| <input checked="" type="checkbox"/> | 15 | 4700 E OLYMPIC BLVD | \$335,000 | 1930 | | | 04/14/2017 | 1,287 | 2,424 | 17.54 |
| <input checked="" type="checkbox"/> | 16 | 11145 WASHINGTON BLVD | \$8,400,000 | 1946 | | | 08/24/2017 | 1,500 | 7,679 | 17.68 |
| <input checked="" type="checkbox"/> | 17 | 10616 WHITTIER BLVD | \$460,000 | 1961 | | | 06/14/2017 | 1,250 | 3,001 | 18.83 |
| <input checked="" type="checkbox"/> | 18 | 10614 WHITTIER BLVD | \$460,000 | 1996 | | | 06/14/2017 | 1,229 | 3,176 | 18.83 |
| | 19 | 2914 MAIN ST | \$3,250,000 | 1927 | | | 09/26/2017 | 1,525 | 1,965 | 19.24 |



20 4702 MELROSE AVE

\$1,000,000 1950

08/07/2017

1,500 6,361

21.02

Comparable Sales Report

For Property Located At



814 N WILMINGTON BLVD, WILMINGTON, CA 90744-4129

20 Comparable(s) Selected.

Report Date: 11/08/2017

Summary Statistics:

| | Subject | Low | High | Average |
|-----------------------|-----------|-----------|-------------|-------------|
| Sale Price | \$350,000 | \$150,000 | \$8,400,000 | \$1,177,550 |
| Bldg/Living Area | 1,440 | 1,229 | 1,555 | 1,419 |
| Price/Sqft | \$243.06 | \$103.33 | \$5,600.00 | \$819.07 |
| Year Built | 1950 | 1921 | 2007 | 1949 |
| Lot Area | 7,584 | 1,965 | 103,159 | 9,344 |
| Bedrooms | 0 | 0 | 0 | 0 |
| Bathrooms/Restrooms | 0 | 1 | 1 | 1 |
| Stories | 1.00 | 1.00 | 2.00 | 1.12 |
| Total Value | \$353,485 | \$34,384 | \$955,542 | \$217,264 |
| Distance From Subject | 0.00 | 8.97 | 21.02 | 15.28 |

*= user supplied for search only

| | | | | | |
|--------------|--|-------------------------------------|-------------------|----------------------|-------------------------|
| Comp #: | 1 | Distance From Subject: 8.97 (miles) | | | |
| Address: | 1826 E COMPTON BLVD, COMPTON, CA 90221-3543 | | | | |
| Owner Name: | NATARAJAN NORA | | | | |
| Seller Name: | GOLDSTEIN MARK S | | | | |
| APN: | 6183-022-004 | Map Reference: | 65-B3 / | Building Area: | 1,500 |
| County: | LOS ANGELES, CA | Census Tract: | 5424.01 | Total Rooms/Offices: | |
| Subdivision: | 6785 | Zoning: | COCL* | Total Restrooms: | |
| Rec Date: | 04/21/2017 | Prior Rec Date: | 09/12/2013 | Yr Built/Eff: | 1946 / 1947 |
| Sale Date: | 04/11/2017 | Prior Sale Date: | 08/06/2013 | Air Cond: | YES |
| Sale Price: | \$155,000 | Prior Sale Price: | \$130,000 | Pool: | |
| Sale Type: | FULL | Prior Sale Type: | FULL | Roof Mat: | ROLL COMPOSITION |
| Document #: | 445005 | Acres: | 0.09 | | |
| 1st Mtg Amt: | \$105,000 | Lot Area: | 4,084 | | |
| Total Value: | \$137,310 | # of Stories: | 1.00 | | |
| Land Use: | STORE BUILDING | Park Area/Cap#: | / | | |

| | | | | | |
|--------------|---|-------------------------------------|-------------------|----------------------|--------------------|
| Comp #: | 2 | Distance From Subject: 9.18 (miles) | | | |
| Address: | 419 PIER AVE, HERMOSA BEACH, CA 90254-3820 | | | | |
| Owner Name: | 419 PIER AVENUE LLC | | | | |
| Seller Name: | METZGER FAMILY TRUST | | | | |
| APN: | 4183-018-003 | Map Reference: | 62-C6 / | Building Area: | 1,440 |
| County: | LOS ANGELES, CA | Census Tract: | 6210.04 | Total Rooms/Offices: | |
| Subdivision: | HISS ADD | Zoning: | HBC2YY | Total Restrooms: | |
| Rec Date: | 03/02/2017 | Prior Rec Date: | 05/05/1998 | Yr Built/Eff: | 1955 / 1955 |
| Sale Date: | 09/23/2016 | Prior Sale Date: | 02/12/1998 | Air Cond: | NONE |
| Sale Price: | \$1,075,000 | Prior Sale Price: | | Pool: | |
| Sale Type: | FULL | Prior Sale Type: | | Roof Mat: | |
| Document #: | 246314 | Acres: | 0.06 | | |
| 1st Mtg Amt: | \$537,500 | Lot Area: | 2,565 | | |
| Total Value: | \$63,331 | # of Stories: | | | |
| Land Use: | STORE BUILDING | Park Area/Cap#: | / | | |

Comp #: **3** Distance From Subject: **11.47 (miles)**
 Address: **9917 S SAN PEDRO ST, LOS ANGELES, CA 90003**
 Owner Name: **5 STAR DISCOUNT HOMES LLC**
 Seller Name: **WILLIAMS TRUST**
 APN: **6052-016-035** Map Reference: **58-B3 /** Building Area: **1,540**
 County: **LOS ANGELES, CA** Census Tract: **2406.00** Total Rooms/Offices:
 Subdivision: **6602** Zoning: **LARD2** Total Restrooms:
 Rec Date: **09/22/2017** Prior Rec Date: **04/10/1978** Yr Built/Eff: **1964 / 1965**
 Sale Date: **08/31/2017** Prior Sale Date:
 Sale Price: **\$560,000** Prior Sale Price: **\$50,000** Air Cond:
 Sale Type: **FULL** Prior Sale Type: **FULL** Pool:
 Document #: **1085784** Acres: **0.31** Roof Mat:
 1st Mtg Amt: **\$360,000** Lot Area: **13,448**
 Total Value: **\$97,535** # of Stories:
 Land Use: **STORE BUILDING** Park Area/Cap#: **/**

Comp #: **4** Distance From Subject: **12.15 (miles)**
 Address: **21509 NORWALK BLVD, HAWAIIAN GARDENS, CA 90716-1121**
 Owner Name: **LEE STEPHANIE**
 Seller Name: **CROXSON EVERETT F III**
 APN: **7065-017-020** Map Reference: **81-B4 /** Building Area: **1,486**
 County: **LOS ANGELES, CA** Census Tract: **5551.02** Total Rooms/Offices:
 Subdivision: **52** Zoning: **HGC4*** Total Restrooms:
 Rec Date: **03/28/2017** Prior Rec Date: **02/26/1998** Yr Built/Eff: **1947 / 1948**
 Sale Date: **01/27/2017** Prior Sale Date: **02/02/1992** Air Cond: **NONE**
 Sale Price: **\$300,000** Prior Sale Price: **\$69,500** Pool:
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat: **ROLL COMPOSITION**
 Document #: **340318** Acres: **0.06**
 1st Mtg Amt: **\$225,000** Lot Area: **2,513**
 Total Value: **\$49,510** # of Stories: **1.00**
 Land Use: **STORE BUILDING** Park Area/Cap#: **/**

Comp #: **5** Distance From Subject: **12.18 (miles)**
 Address: **9127 S WESTERN AVE, LOS ANGELES, CA 90047-3519**
 Owner Name: **ALPHA HOLDINGS GROUP**
 Seller Name: **BASAMBEKYAN TIGRAN**
 APN: **6036-016-035** Map Reference: **57-E2 /** Building Area: **1,440**
 County: **LOS ANGELES, CA** Census Tract: **2384.00** Total Rooms/Offices:
 Subdivision: **12567** Zoning: **LAC2** Total Restrooms:
 Rec Date: **09/12/2017** Prior Rec Date: **09/28/2016** Yr Built/Eff: **1946 / 1946**
 Sale Date: **08/21/2017** Prior Sale Date: **09/20/2016** Air Cond: **NONE**
 Sale Price: **\$150,000** Prior Sale Price: **\$210,000** Pool:
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:
 Document #: **1036307** Acres: **0.06**
 1st Mtg Amt: Lot Area: **2,696**
 Total Value: **\$210,000** # of Stories:
 Land Use: **STORE BUILDING** Park Area/Cap#: **/**

Comp #: **6** Distance From Subject: **12.5 (miles)**
 Address: **1316 FIRESTONE BLVD, LOS ANGELES, CA 90001-3826**
 Owner Name: **GALDAMEZ LISSETTE Y**
 Seller Name: **ZUNIGA MARIBEL**
 APN: **6043-017-001** Map Reference: **58-D2 /** Building Area: **1,353**
 County: **LOS ANGELES, CA** Census Tract: **5351.02** Total Rooms/Offices:
 Subdivision: **7561** Zoning: **LCC3*** Total Restrooms:
 Rec Date: **07/07/2017** Prior Rec Date: **11/22/2004** Yr Built/Eff: **1964 / 1964**
 Sale Date: **06/07/2017** Prior Sale Date: **10/14/2004** Air Cond: **NONE**
 Sale Price: **\$289,000** Prior Sale Price: **\$150,000** Pool:
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:
 Document #: **761636** Acres: **0.06**
 1st Mtg Amt: **\$28,900** Lot Area: **2,697**
 Total Value: **\$180,144** # of Stories:
 Land Use: **STORE BUILDING** Park Area/Cap#: **/**

Comp #: **7** Distance From Subject: **12.66 (miles)**
 Address:

8322 AVALON BLVD, LOS ANGELES, CA 90003-3110

| | | | |
|--------------|-----------------------------|-------------------|-------------------|
| Owner Name: | OPES INVESTMENTS INC | | |
| Seller Name: | ZAMORA NORMA | | |
| APN: | 6029-017-004 | Map Reference: | 58-C1 / |
| County: | LOS ANGELES, CA | Census Tract: | 2398.02 |
| Subdivision: | 6 | Zoning: | LAR3 |
| Rec Date: | 06/29/2017 | Prior Rec Date: | 06/10/2005 |
| Sale Date: | 04/28/2017 | Prior Sale Date: | 05/26/2005 |
| Sale Price: | \$675,000 | Prior Sale Price: | \$300,000 |
| Sale Type: | FULL | Prior Sale Type: | UNKNOWN |
| Document #: | 727457 | Acres: | 0.22 |
| 1st Mtg Amt: | | Lot Area: | 9,501 |
| Total Value: | \$464,900 | # of Stories: | |
| Land Use: | STORE BUILDING | Park Area/Cap#: | / |

Comp #: **8** Distance From Subject: **12.85 (miles)**
 Address: **8108 S CENTRAL AVE, LOS ANGELES, CA 90001-3322**
 Owner Name: **110 CENTRAL LLC**
 Seller Name: **CARBAJAL ROSA E**
 APN: **6028-019-002** Map Reference: **58-C1 /** Building Area: **1,487**
 County: **LOS ANGELES, CA** Census Tract: **5351.01** Total Rooms/Offices: **1,487**
 Subdivision: **6383** Zoning: **LCC3*** Total Restrooms: **1,487**
 Rec Date: **07/07/2017** Prior Rec Date: **12/03/1997** Yr Built/Eff: **1928 / 1928**
 Sale Date: **06/13/2017** Prior Sale Date: **04/22/1997** Air Cond: **NONE**
 Sale Price: **\$375,000** Prior Sale Price: Pool: **NONE**
 Sale Type: **FULL** Prior Sale Type: Roof Mat: **ROLL COMPOSITION**
 Document #: **759112** Acres: **0.06**
 1st Mtg Amt: **\$385,000** Lot Area: **2,474**
 Total Value: **\$123,804** # of Stories: **1.00**
 Land Use: **STORE BUILDING** Park Area/Cap#: **/**

Comp #: **9** Distance From Subject: **14.18 (miles)**
 Address: **6032 S VERMONT AVE, LOS ANGELES, CA 90044-3716**
 Owner Name: **MILLER MICHAEL R**
 Seller Name: **BURTON FREDERICK**
 APN: **6004-010-008** Map Reference: **51-F4 /** Building Area: **1,488**
 County: **LOS ANGELES, CA** Census Tract: **2371.01** Total Rooms/Offices: **1,488**
 Subdivision: **2274** Zoning: **LAC2** Total Restrooms: **1,488**
 Rec Date: **10/19/2017** Prior Rec Date: **02/02/1998** Yr Built/Eff: **1921 / 1921**
 Sale Date: **08/31/2017** Prior Sale Date: **11/24/1997** Air Cond: **NONE**
 Sale Price: **\$275,000** Prior Sale Price: **\$38,000** Pool: **NONE**
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat: **ROLL COMPOSITION**
 Document #: **1199265** Acres: **0.07**
 1st Mtg Amt: **\$52,259** Lot Area: **3,052**
 Total Value: **\$52,259** # of Stories: **1.00**
 Land Use: **STORE BUILDING** Park Area/Cap#: **/**

Comp #: **10** Distance From Subject: **16.88 (miles)**
 Address: **3607 S WESTERN AVE, LOS ANGELES, CA 90018-3826**
 Owner Name: **CIRCLE EQUITY PROPERTIES LLC**
 Seller Name: **CAVENDISH INVESTMENTS LLC**
 APN: **5041-014-023** Map Reference: **43-E6 /** Building Area: **1,242**
 County: **LOS ANGELES, CA** Census Tract: **2220.02** Total Rooms/Offices: **1,242**
 Subdivision: **4014** Zoning: **LAC2** Total Restrooms: **1,242**
 Rec Date: **04/04/2017** Prior Rec Date: **01/21/2015** Yr Built/Eff: **1929 / 1936**
 Sale Date: **02/13/2017** Prior Sale Date: **12/12/2014** Air Cond: **NONE**
 Sale Price: **\$467,000** Prior Sale Price: **\$260,000** Pool: **NONE**
 Sale Type: **FULL** Prior Sale Type: **UNKNOWN** Roof Mat: **ROLL COMPOSITION**
 Document #: **368795** Acres: **0.05**
 1st Mtg Amt: **\$396,900** Lot Area: **2,087**
 Total Value: **\$269,242** # of Stories: **1.00**
 Land Use: **STORE BUILDING** Park Area/Cap#: **/**

Comp #: **11** Distance From Subject: **17.18 (miles)**
 Address: **2131 W JEFFERSON BLVD, LOS ANGELES, CA 90018-3739**
 Owner Name: **BATES MICHAEL/KIM JENNY**

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|--------------|------------------------------|-------------------|-------------------|----------------------|-------------------------|
| Seller Name: | P & C INC | Map Reference: | 43-D6 / | Building Area: | 1,380 |
| APN: | 5052-007-007 | Census Tract: | 2190.10 | Total Rooms/Offices: | |
| County: | LOS ANGELES, CA | Zoning: | LAC2 | Total Restrooms: | |
| Subdivision: | JEFFERSON STREET PARK | Prior Rec Date: | 07/14/2005 | Yr Built/Eff: | 1922 / 1930 |
| Rec Date: | 08/18/2017 | Prior Sale Date: | 07/08/2005 | Air Cond: | NONE |
| Sale Date: | 07/27/2017 | Prior Sale Price: | \$553,000 | Pool: | |
| Sale Price: | \$560,000 | Prior Sale Type: | UNKNOWN | Roof Mat: | ROLL COMPOSITION |
| Sale Type: | FULL | Acres: | 0.12 | | |
| Document #: | 938839 | Lot Area: | 5,202 | | |
| 1st Mtg Amt: | \$418,200 | # of Stories: | 1.00 | | |
| Total Value: | \$435,665 | Park Area/Cap#: | / | | |
| Land Use: | STORE BUILDING | | | | |

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|--------------|--|------------------------|----------------------|----------------------|--------------------|
| Comp #: | 12 | Distance From Subject: | 17.34 (miles) | | |
| Address: | 1458 S SAN PEDRO ST 245, LOS ANGELES, CA 90015-3149 | | | | |
| Owner Name: | JP PROPERTY INV GROUP LLC | | | | |
| Seller Name: | 1458 SAN PEDRO INVESTMENT INC | | | | |
| APN: | 5132-027-191 | Map Reference: | / | Building Area: | 1,513 |
| County: | LOS ANGELES, CA | Census Tract: | 2260.02 | Total Rooms/Offices: | |
| Subdivision: | 60346 | Zoning: | LAM2 | Total Restrooms: | 1.00 |
| Rec Date: | 05/10/2017 | Prior Rec Date: | 04/23/2013 | Yr Built/Eff: | 2007 / 2008 |
| Sale Date: | 05/04/2017 | Prior Sale Date: | 04/18/2013 | Air Cond: | NONE |
| Sale Price: | \$400,000 | Prior Sale Price: | \$350,000 | Pool: | |
| Sale Type: | FULL | Prior Sale Type: | FULL | Roof Mat: | |
| Document #: | 518609 | Acres: | 2.37 | | |
| 1st Mtg Amt: | | Lot Area: | 103,159 | | |
| Total Value: | \$430,000 | # of Stories: | | | |
| Land Use: | STORE BUILDING | Park Area/Cap#: | / | | |

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|--------------|--|------------------------|----------------------|----------------------|--------------------|
| Comp #: | 13 | Distance From Subject: | 17.42 (miles) | | |
| Address: | 4410 W JEFFERSON BLVD, LOS ANGELES, CA 90016-4039 | | | | |
| Owner Name: | FARMDALE I LLC | | | | |
| Seller Name: | DOLCE FAMILY TRUST | | | | |
| APN: | 5046-009-003 | Map Reference: | 43-B6 / | Building Area: | 1,320 |
| County: | LOS ANGELES, CA | Census Tract: | 2200.00 | Total Rooms/Offices: | |
| Subdivision: | 7030 | Zoning: | LAM1 | Total Restrooms: | |
| Rec Date: | 04/19/2017 | Prior Rec Date: | 12/04/1979 | Yr Built/Eff: | 1946 / 1946 |
| Sale Date: | 03/07/2017 | Prior Sale Date: | | Air Cond: | NONE |
| Sale Price: | \$4,000,000 | Prior Sale Price: | \$155,000 | Pool: | |
| Sale Type: | FULL | Prior Sale Type: | FULL | Roof Mat: | |
| Document #: | 433380 | Acres: | 0.14 | | |
| 1st Mtg Amt: | | Lot Area: | 6,254 | | |
| Total Value: | \$118,586 | # of Stories: | | | |
| Land Use: | STORE BUILDING | Park Area/Cap#: | / | | |

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|--------------|---|------------------------|----------------------|----------------------|--------------------|
| Comp #: | 14 | Distance From Subject: | 17.54 (miles) | | |
| Address: | 1238 S ATLANTIC BLVD, LOS ANGELES, CA 90022-5012 | | | | |
| Owner Name: | RESIDENTTEA LLC | | | | |
| Seller Name: | ARRIOLA EFREM G JR | | | | |
| APN: | 6340-011-014 | Map Reference: | 53-F1 / | Building Area: | 1,555 |
| County: | LOS ANGELES, CA | Census Tract: | 5317.02 | Total Rooms/Offices: | |
| Subdivision: | 7066 | Zoning: | LCC3* | Total Restrooms: | |
| Rec Date: | 06/14/2017 | Prior Rec Date: | 07/11/1968 | Yr Built/Eff: | 1950 / 1950 |
| Sale Date: | 06/08/2017 | Prior Sale Date: | | Air Cond: | NONE |
| Sale Price: | \$365,000 | Prior Sale Price: | \$19,000 | Pool: | |
| Sale Type: | FULL | Prior Sale Type: | FULL | Roof Mat: | |
| Document #: | 653341 | Acres: | 0.06 | | |
| 1st Mtg Amt: | \$255,000 | Lot Area: | 2,544 | | |
| Total Value: | \$34,384 | # of Stories: | | | |
| Land Use: | STORE BUILDING | Park Area/Cap#: | / | | |

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|--------------|--|------------------------|----------------------|----------------------|--------------|
| Comp #: | 15 | Distance From Subject: | 17.54 (miles) | | |
| Address: | 4700 E OLYMPIC BLVD, LOS ANGELES, CA 90022-3716 | | | | |
| Owner Name: | HN HARRIS PLUMBING INC | | | | |
| Seller Name: | MARBELLA REAL ESTATE INC | | | | |
| APN: | 5246-018-045 | Map Reference: | 53-E1 / | Building Area: | 1,287 |
| County: | LOS ANGELES, CA | Census Tract: | 5316.02 | Total Rooms/Offices: | |

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|--------------|-----------------------|-------------------|-------------------|------------------|--------------------|
| Subdivision: | 5434 | Zoning: | LCM1* | Total Restrooms: | |
| Rec Date: | 04/14/2017 | Prior Rec Date: | 08/10/2012 | Yr Built/Eff: | 1930 / 1930 |
| Sale Date: | 03/28/2017 | Prior Sale Date: | 08/06/2012 | Air Cond: | NONE |
| Sale Price: | \$335,000 | Prior Sale Price: | \$155,000 | Pool: | |
| Sale Type: | FULL | Prior Sale Type: | FULL | Roof Mat: | |
| Document #: | 416907 | Acres: | 0.06 | | |
| 1st Mtg Amt: | \$268,000 | Lot Area: | 2,424 | | |
| Total Value: | \$227,460 | # of Stories: | | | |
| Land Use: | STORE BUILDING | Park Area/Cap#: | / | | |

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|--------------|---|------------------------|-------------------------|
| Comp #: | 16 | Distance From Subject: | 17.68 (miles) |
| Address: | 11145 WASHINGTON BLVD, CULVER CITY, CA 90232 | | |
| Owner Name: | SRM CULVER CITY LP | | |
| Seller Name: | PAPERNY ROBERT A | | |
| APN: | 4213-015-015 | Map Reference: | 50-B2 / |
| County: | LOS ANGELES, CA | Census Tract: | 7028.01 |
| Subdivision: | 65 | Zoning: | CCC3YY |
| Rec Date: | 08/24/2017 | Prior Rec Date: | 08/30/1990 |
| Sale Date: | 08/06/2017 | Prior Sale Date: | 07/1990 |
| Sale Price: | \$8,400,000 | Prior Sale Price: | |
| Sale Type: | FULL | Prior Sale Type: | |
| Document #: | 961787 | Acres: | 0.18 |
| 1st Mtg Amt: | | Lot Area: | 7,679 |
| Total Value: | \$95,018 | # of Stories: | 2.00 |
| Land Use: | STORE BUILDING | Park Area/Cap#: | / |
| | | Building Area: | 1,500 |
| | | Total Rooms/Offices: | |
| | | Total Restrooms: | |
| | | Yr Built/Eff: | 1946 / 1946 |
| | | Air Cond: | NONE |
| | | Pool: | |
| | | Roof Mat: | TAR & GRAVEL |

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|--------------|--|------------------------|----------------------|
| Comp #: | 17 | Distance From Subject: | 18.83 (miles) |
| Address: | 10616 WHITTIER BLVD, WHITTIER, CA 90606 | | |
| Owner Name: | PARCHAN WARREN D & B A TRUST | | |
| Seller Name: | CASTRONUOVO BETTY TRUST | | |
| APN: | 8174-019-002 | Map Reference: | 55-B4 / |
| County: | LOS ANGELES, CA | Census Tract: | 5010.01 |
| Subdivision: | 6614 | Zoning: | LCC3* |
| Rec Date: | 06/14/2017 | Prior Rec Date: | 10/07/1992 |
| Sale Date: | 06/02/2017 | Prior Sale Date: | |
| Sale Price: | \$460,000 | Prior Sale Price: | |
| Sale Type: | FULL | Prior Sale Type: | |
| Document #: | 657436 | Acres: | 0.07 |
| 1st Mtg Amt: | | Lot Area: | 3,001 |
| Total Value: | \$181,290 | # of Stories: | |
| Land Use: | STORE BUILDING | Park Area/Cap#: | / |
| | | Building Area: | 1,250 |
| | | Total Rooms/Offices: | |
| | | Total Restrooms: | |
| | | Yr Built/Eff: | 1961 / 1961 |
| | | Air Cond: | NONE |
| | | Pool: | |
| | | Roof Mat: | |

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|--------------|---|------------------------|----------------------|
| Comp #: | 18 | Distance From Subject: | 18.83 (miles) |
| Address: | 10614 WHITTIER BLVD, WHITTIER, CA 90606-1339 | | |
| Owner Name: | PARCHAN WARREN D & B A TRUST | | |
| Seller Name: | CASTRONUOVO BETTY TRUST | | |
| APN: | 8174-019-003 | Map Reference: | 55-B4 / |
| County: | LOS ANGELES, CA | Census Tract: | 5010.01 |
| Subdivision: | 6614 | Zoning: | LCC3* |
| Rec Date: | 06/14/2017 | Prior Rec Date: | 02/27/1997 |
| Sale Date: | 06/02/2017 | Prior Sale Date: | |
| Sale Price: | \$460,000 | Prior Sale Price: | |
| Sale Type: | FULL | Prior Sale Type: | |
| Document #: | 657436 | Acres: | 0.07 |
| 1st Mtg Amt: | | Lot Area: | 3,176 |
| Total Value: | \$113,087 | # of Stories: | |
| Land Use: | STORE BUILDING | Park Area/Cap#: | / |
| | | Building Area: | 1,229 |
| | | Total Rooms/Offices: | |
| | | Total Restrooms: | |
| | | Yr Built/Eff: | 1996 / 1996 |
| | | Air Cond: | NONE |
| | | Pool: | |
| | | Roof Mat: | |

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|--------------|--|------------------------|----------------------|
| Comp #: | 19 | Distance From Subject: | 19.24 (miles) |
| Address: | 2914 MAIN ST, SANTA MONICA, CA 90405-5316 | | |
| Owner Name: | TATABA LLC | | |
| Seller Name: | WYSZECKI JOANA | | |
| APN: | 4288-009-014 | Map Reference: | 49-B3 / |
| County: | LOS ANGELES, CA | Census Tract: | 7021.02 |
| Subdivision: | SANTA MONICA | Zoning: | SMCM2* |
| Rec Date: | 09/26/2017 | Prior Rec Date: | 05/04/1992 |
| Sale Date: | 09/18/2017 | Prior Sale Date: | 04/1992 |
| Sale Price: | \$3,250,000 | Prior Sale Price: | \$540,000 |
| | | Building Area: | 1,525 |
| | | Total Rooms/Offices: | |
| | | Total Restrooms: | |
| | | Yr Built/Eff: | 1927 / 1940 |
| | | Air Cond: | NONE |
| | | Pool: | |

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|--------------|-----------------------|------------------|--------------|-----------|-------------------------|
| Sale Type: | FULL | Prior Sale Type: | FULL | Roof Mat: | ROLL COMPOSITION |
| Document #: | 1100395 | Acres: | 0.05 | | |
| 1st Mtg Amt: | | Lot Area: | 1,965 | | |
| Total Value: | \$955,542 | # of Stories: | 1.00 | | |
| Land Use: | STORE BUILDING | Park Area/Cap#: | / | | |

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|--------------|---|------------------------|----------------------|
| Comp #: | 20 | Distance From Subject: | 21.02 (miles) |
| Address: | 4702 MELROSE AVE, LOS ANGELES, CA 90029-3328 | | |
| Owner Name: | J & S AUTO BODY SUPPLY INC | | |
| Seller Name: | GUTTMAN HELEN LIVING TRUST | | |
| APN: | 5521-007-020 | Map Reference: | 34-E5 / |
| County: | LOS ANGELES, CA | Census Tract: | 1925.20 |
| Subdivision: | ARTHUR L HODGES | Zoning: | LAC2 |
| Rec Date: | 08/07/2017 | Prior Rec Date: | 07/28/1994 |
| Sale Date: | 06/13/2017 | Prior Sale Date: | |
| Sale Price: | \$1,000,000 | Prior Sale Price: | |
| Sale Type: | FULL | Prior Sale Type: | |
| Document #: | 887823 | Acres: | 0.15 |
| 1st Mtg Amt: | \$700,000 | Lot Area: | 6,361 |
| Total Value: | \$106,205 | # of Stories: | |
| Land Use: | STORE BUILDING | Park Area/Cap#: | / |
| | | Building Area: | 1,500 |
| | | Total Rooms/Offices: | |
| | | Total Restrooms: | |
| | | Yr Built/Eff: | 1950 / 1954 |
| | | Air Cond: | NONE |
| | | Pool: | |
| | | Roof Mat: | |