

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

VAN AMBATELOS  
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VICE PRESIDENT

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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

May 04, 2016

Council District: #7

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

JOB ADDRESS: **13765 WEST VAN NUYS BLVD., LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **2618-020-013**

On July 24, 2006, and October 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: **13765 West 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	\$	457.00
System Development Surcharge		27.42
Title Report fee		42.00
<b>Grand Total</b>	<b>\$</b>	<b><u>526.42</u></b>

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

ATTEST: HOLLY WOLCOTT, CITY CLERK

Lien confirmed by  
City Council on:

BY: \_\_\_\_\_  
DEPUTY



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

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**Property Title Report**

Work Order No. T12836  
Dated as of: 10/28/2015

Prepared for: City of Los Angeles

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**SCHEDULE A**

(Reported Property Information)

APN #: 2618-020-013

Property Address: 13765 W VAN NUYS BLVD ✓ City: Los Angeles County: Los Angeles

**VESTING INFORMATION**

Type of Document: CORPORATION GRANT DEED

Grantee : VANOWEN REAL ESTATE PARTNERS

Grantor : BA PROPERTIES INC

Deed Date : 03/17/1998 Recorded : 03/23/1998

Instr No. : 98-0472624

MAILING ADDRESS: VANOWEN REAL ESTATE PARTNERS  
10475 TENNESSEE AVE LOS ANGELES CA 90064

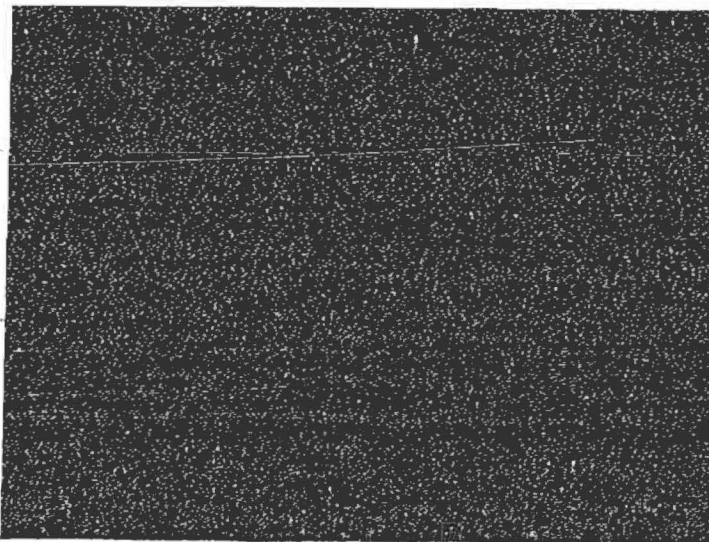
**SCHEDULE B**

**LEGAL DESCRIPTION**

Block: 300 Abbreviated Description: BLK:300 CITY:REGION/CLUSTER: 24/24603 THE  
MACLAY RANCHO LOT COM N 41 30' W 140 FT AND S 48 30' W 180 FT FROM MOST E  
COR OF BLK 300 TH S 48 30' W 110 FT THN 41 30' City/Muni/Twp: REGION/CLUSTER:  
24/24603

**MORTGAGES/LIENS**

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



98 47262A

*Old Republic*

Recording Requested by and  
OLD REPUBLIC TITLE COMPANY  
Order No: 807084-39  
A.P.N.: 2618-020-013

RECORDED/FILED IN OFFICIAL RECORDS  
RECORDER'S OFFICE  
LOS ANGELES COUNTY  
CALIFORNIA  
11:21 AM MAR 23 1998

When recorded mail to:  
Varowen Real Estate Partners  
13412 Ventura Blvd. Suite 300  
Sherman Oaks, California 91403  
Attention: George Kalman

FEE \$13 D  
3

Mail Tax Statements to:  
Same as above

**SURVEY, MONUMENT FEE \$10 CODE 99**  
(Above Space for Recorder's Use only)

CORPORATION GRANT DEED

TRANSFER TAX  
NOT A PUBLIC RECORD

In accordance with Section 11932 of the California Revenue and Taxation Code, Grantor has declared the amount of transfer tax which is due by a separate statement which is not being recorded with this Grant Deed.

FOR A VALUABLE CONSIDERATION, RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, BA Properties, Inc., a Delaware corporation, hereby grants to Varowen Real Estate Partners, a California General Partnership the real property in Los Angeles County, State of California, and described in Exhibit "A" attached hereto and made a part hereof.

This conveyance is subject to non-delinquent taxes and assessments, and all matters of record and off-record affecting the Property, including without limitation matters which could be ascertained by an inspection or survey of the Property. Grantor disclaims any and all express or implied warranties regarding the Property other than the implied warranty stated in subparagraph 1 of Section 1113 of California Civil Code.

Executed: March 17, 1998

BA Properties, Inc., a  
Delaware corporation

By: Peter Daniels  
Title: Vice President

By: [Signature]  
Title: [Signature]

NOTIFICATION SENT BY ©



# EXHIBIT B

ASSIGNED INSPECTOR: **WILLIE ROSS**

Date: **May 04, 2016**

JOB ADDRESS: **13765 WEST VAN NUYS BLVD., LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **2618-020-013**

Last Full Title: **10/28/2015**

Last Update to Title:

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## LIST OF OWNERS AND INTERESTED PARTIES

- 1). VANOWEN REAL ESTATE PARTNERS  
10475 TENNESSEE AVE  
LOS ANGELES, CA 90064

CAPACITY: OWNER



# Property Detail Report

For Property Located At :  
**13765 VAN NUYS BLVD, PACOIMA, CA 91331-3621**



### Owner Information

Owner Name: **VANOWEN REAL ESTATE PARTNERS**  
 Mailing Address: **10475 TENNESSEE AVE, LOS ANGELES CA 90064-2329 C021**  
 Vesting Codes: **// CO**

### Location Information

Legal Description: **THE MACLAY RANCHO LOT COM N 4130' W 140 FT AND S 4830' W 180 FT FROM MOST E COR OF BLK 300 TH S 4830' W 110 FT TH N 4130' W 20 FT TH N 4830' E 20 FT TH N 4130' W 104 FT TH N 4830' E 90 FT TH**

County:	<b>LOS ANGELES, CA</b>	APN:	<b>2618-020-013</b>
Census Tract / Block:	<b>1044.03 / 2</b>	Alternate APN:	
Township-Range-Sect:		Subdivision:	<b>MACLAY</b>
Legal Book/Page:	<b>1-605</b>	Map Reference:	<b>8-F3 /</b>
Legal Lot:		Tract #:	
Legal Block:	<b>300</b>	School District:	<b>LOS ANGELES</b>
Market Area:	<b>PAC</b>	School District Name:	
Neighbor Code:		Munic/Township:	

### Owner Transfer Information

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

### Last Market Sale Information

Recording/Sale Date:	<b>03/23/1998 / 03/17/1998</b>	1st Mtg Amount/Type:	<b>/</b>
Sale Price:	<b>\$202,000</b>	1st Mtg Int. Rate/Type:	<b>/</b>
Sale Type:		1st Mtg Document #:	
Document #:	<b>472624</b>	2nd Mtg Amount/Type:	<b>/</b>
Deed Type:	<b>CORPORATION GRANT DEED</b>	2nd Mtg Int. Rate/Type:	<b>/</b>
Transfer Document #:		Price Per SqFt:	<b>\$38.52</b>
New Construction:		Multi/Split Sale:	
Title Company:	<b>OLD REPUBLIC TITLE</b>		
Lender:			
Seller Name:	<b>BA PROPS</b>		

### Prior Sale Information

Prior Rec/Sale Date:	<b>02/14/1997 /</b>	Prior Lender:	
Prior Sale Price:	<b>\$200,500</b>	Prior 1st Mtg Amt/Type:	<b>/</b>
Prior Doc Number:	<b>241950</b>	Prior 1st Mtg Rate/Type:	<b>/</b>
Prior Deed Type:	<b>TRUSTEE DEED</b>		

### Property Characteristics

Year Built / Eff:	<b>1988 / 1988</b>	Total Rooms/Offices:		Garage Area:	
Gross Area:	<b>5,244</b>	Total Restrooms:		Garage Capacity:	
Building Area:	<b>5,244</b>	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:	<b>LAC2</b>	Acres:	<b>0.27</b>	County Use:	<b>AUTO SVC SHOP (2600)</b>
Lot Area:	<b>11,559</b>	Lot Width/Depth:	<b>x</b>	State Use:	
Land Use:	<b>AUTO REPAIR</b>	Commercial Units:	<b>1</b>	Water Type:	
Site Influence:		Sewer Type:		Building Class:	

### Tax Information

Total Value:	<b>\$268,361</b>	Assessed Year:	<b>2015</b>	Property Tax:	<b>\$3,684.79</b>
Land Value:	<b>\$148,794</b>	Improved %:	<b>45%</b>	Tax Area:	<b>8856</b>
Improvement Value:	<b>\$119,567</b>	Tax Year:	<b>2015</b>	Tax Exemption:	
Total Taxable Value:	<b>\$268,361</b>				

**Comparable Sales Report**

For Property Located At



CoreLogic

RealQuest Professional

**13765 VAN NUYS BLVD, PACOIMA, CA 91331-3621****14 Comparable(s) Selected.**

Report Date: 05/03/2016

**Summary Statistics:**

	<b>Subject</b>	<b>Low</b>	<b>High</b>	<b>Average</b>
Sale Price	\$202,000	\$824,000	\$43,470,000	\$7,278,793
Bldg/Living Area	5,244	4,656	6,000	5,229
Price/Sqft	\$38.52	\$165.86	\$8,694.00	\$1,425.51
Year Built	1988	1921	1994	1945
Lot Area	11,559	4,995	29,066	11,096
Bedrooms	0	0	0	0
Bathrooms/Restrooms	0	3	3	3
Stories	0.00	1.00	1.00	1.00
Total Value	\$268,361	\$70,947	\$3,902,303	\$893,359
Distance From Subject	0.00	6.06	21.96	15.67

\* = user supplied for search only

Comp #:	<b>1</b>			Distance From Subject:	<b>6.06 (miles)</b>
Address:	<b>13218 BURBANK BLVD, SHERMAN OAKS, CA 91401-6038</b>				
Owner Name:	<b>SAAKYAN GAYANE</b>				
Seller Name:	<b>KLEIN 1992 FAMILY TRUST</b>				
APN:	<b>2345-005-025</b>	Map Reference:	<b>23-A1 /</b>	Building Area:	<b>5,646</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>1236.01</b>	Total Rooms/Offices:	
Subdivision:	<b>1000</b>	Zoning:	<b>LAC2</b>	Total Restrooms:	
Rec Date:	<b>08/14/2015</b>	Prior Rec Date:		Yr Built/Eff:	<b>1969 /</b>
Sale Date:	<b>01/13/2015</b>	Prior Sale Date:		Air Cond:	
Sale Price:	<b>\$1,565,100</b>	Prior Sale Price:		Pool:	
Sale Type:	<b>FULL</b>	Prior Sale Type:		Roof Mat:	
Document #:	<b>999852</b>	Acres:	<b>0.41</b>		
1st Mtg Amt:	<b>\$1,294,000</b>	Lot Area:	<b>17,873</b>		
Total Value:	<b>\$663,754</b>	# of Stories:			
Land Use:	<b>AUTO REPAIR</b>	Park Area/Cap#:	<b>/</b>		

Comp #:	<b>2</b>			Distance From Subject:	<b>7.15 (miles)</b>
Address:	<b>7056 RESEDA BLVD, RESEDA, CA 91335-4208</b>				
Owner Name:	<b>FMI CONSTRUCTION &amp; ENGINEERING</b>				
Seller Name:	<b>AUTO BAYS PROPERTY LLC</b>				
APN:	<b>2125-006-023</b>	Map Reference:	<b>14-C4 /</b>	Building Area:	<b>5,390</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>1323.00</b>	Total Rooms/Offices:	
Subdivision:	<b>5236</b>	Zoning:	<b>LAC2</b>	Total Restrooms:	
Rec Date:	<b>01/13/2016</b>	Prior Rec Date:	<b>01/03/1983</b>	Yr Built/Eff:	<b>1929 / 1950</b>
Sale Date:	<b>01/11/2016</b>	Prior Sale Date:		Air Cond:	<b>CENTRAL</b>
Sale Price:	<b>\$4,000,000</b>	Prior Sale Price:	<b>\$200,440</b>	Pool:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Roof Mat:	<b>ROLL COMPOSITION</b>
Document #:	<b>41495</b>	Acres:	<b>0.18</b>		
1st Mtg Amt:	<b>\$2,400,000</b>	Lot Area:	<b>8,006</b>		
Total Value:	<b>\$351,650</b>	# of Stories:	<b>1.00</b>		
Land Use:	<b>AUTO REPAIR</b>	Park Area/Cap#:	<b>/</b>		

Comp #:	<b>3</b>			Distance From Subject:	<b>9.2 (miles)</b>
Address:	<b>149 E SANTA ANITA AVE, BURBANK, CA 91502-1926</b>				
Owner Name:	<b>REDROCK HOLDINGS LLC</b>				
Seller Name:	<b>KIMOTO JACK TRUST</b>				
APN:	<b>2453-024-009</b>	Map Reference:	<b>17-E6 /</b>	Building Area:	<b>5,640</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>3107.02</b>	Total Rooms/Offices:	
Subdivision:	<b>2437</b>	Zoning:	<b>BUM2*</b>	Total Restrooms:	
Rec Date:	<b>03/23/2016</b>	Prior Rec Date:	<b>09/27/1995</b>	Yr Built/Eff:	<b>1923 / 1950</b>
Sale Date:	<b>12/31/2015</b>	Prior Sale Date:		Air Cond:	
Sale Price:	<b>\$1,800,000</b>	Prior Sale Price:	<b>\$350,000</b>	Pool:	
Sale Type:	<b>UNKNOWN</b>	Prior Sale Type:	<b>FULL</b>	Roof Mat:	<b>BUILT-UP</b>
Document #:	<b>316517</b>	Acres:	<b>0.17</b>		
1st Mtg Amt:	<b>\$2,235,800</b>	Lot Area:	<b>7,250</b>		
Total Value:	<b>\$483,778</b>	# of Stories:	<b>1.00</b>		
Land Use:	<b>AUTO REPAIR</b>	Park Area/Cap#:	<b>/</b>		

Comp #:	<b>4</b>			Distance From Subject:	<b>13.47 (miles)</b>
Address:	<b>5667 SANTA MONICA BLVD, LOS ANGELES, CA 90038-2903</b>				
Owner Name:	<b>5601-5667 SANTA MONICA BLVD L</b>				
Seller Name:	<b>ST ANDREWS-SANTA MONICA LLC</b>				
APN:	<b>5536-012-009</b>	Map Reference:	<b>34-D4 /</b>	Building Area:	<b>5,000</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>1909.01</b>	Total Rooms/Offices:	
Subdivision:	<b>LEMONA</b>	Zoning:	<b>LARAS4</b>	Total Restrooms:	
Rec Date:	<b>11/05/2015</b>	Prior Rec Date:	<b>12/03/2004</b>	Yr Built/Eff:	<b>1936 /</b>
Sale Date:	<b>11/03/2015</b>	Prior Sale Date:	<b>12/01/2004</b>	Air Cond:	
Sale Price:	<b>\$43,470,000</b>	Prior Sale Price:	<b>\$21,000,000</b>	Pool:	
Sale Type:	<b>FULL</b>	Prior Sale Type:		Roof Mat:	
Document #:	<b>1356107</b>	Acres:	<b>0.34</b>		
1st Mtg Amt:		Lot Area:	<b>14,656</b>		
Total Value:	<b>\$1,650,402</b>	# of Stories:			
Land Use:	<b>AUTO REPAIR</b>	Park Area/Cap#:	<b>/</b>		



Comp #:	<b>5</b>	Distance From Subject: <b>15.46 (miles)</b>	
Address:	<b>2624 W SUNSET BLVD, LOS ANGELES, CA 90026-3906</b>		
Owner Name:	<b>FOUNDATION OF SUPPORT ANIMAL PROT</b>		
Seller Name:	<b>2624 SUNSET BLVD LLC</b>		
APN:	<b>5402-013-011</b>	Map Reference:	<b>35-B5 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>1958.04</b>
Subdivision:	<b>ROWLAND HEIGHTS</b>	Zoning:	<b>LAC2</b>
Rec Date:	<b>02/04/2016</b>	Prior Rec Date:	<b>07/11/2014</b>
Sale Date:	<b>02/01/2016</b>	Prior Sale Date:	<b>06/23/2014</b>
Sale Price:	<b>\$3,500,000</b>	Prior Sale Price:	<b>\$800,000</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>127295</b>	Acres:	<b>0.13</b>
1st Mtg Amt:		Lot Area:	<b>5,498</b>
Total Value:	<b>\$800,000</b>	# of Stories:	
Land Use:	<b>AUTO REPAIR</b>	Park Area/Cap#:	<b>/</b>

Comp #:	<b>6</b>	Distance From Subject: <b>15.77 (miles)</b>	
Address:	<b>4211 W PICO BLVD, LOS ANGELES, CA 90019-3162</b>		
Owner Name:	<b>YB REAL ESTATE PROPERTIES IV L</b>		
Seller Name:	<b>BOTACH MANAGEMENT</b>		
APN:	<b>5082-024-017</b>	Map Reference:	<b>43-C3 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>2128.00</b>
Subdivision:	<b>BENTON TERRACE</b>	Zoning:	<b>LAC4</b>
Rec Date:	<b>02/23/2016</b>	Prior Rec Date:	<b>11/10/1988</b>
Sale Date:	<b>11/18/2015</b>	Prior Sale Date:	
Sale Price:	<b>\$824,000</b>	Prior Sale Price:	<b>\$494,000</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>190979</b>	Acres:	<b>0.13</b>
1st Mtg Amt:		Lot Area:	<b>5,473</b>
Total Value:	<b>\$473,164</b>	# of Stories:	
Land Use:	<b>AUTO REPAIR</b>	Park Area/Cap#:	<b>/</b>

Comp #:	<b>7</b>	Distance From Subject: <b>15.79 (miles)</b>	
Address:	<b>2320 WILSHIRE BLVD, SANTA MONICA, CA 90403-5802</b>		
Owner Name:	<b>EAST PACIFIC PROPERTIES LLC</b>		
Seller Name:	<b>WILSHIRE WEST CAR WASH LLC</b>		
APN:	<b>4276-017-032</b>	Map Reference:	<b>41-B5 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>7016.02</b>
Subdivision:	<b>CHELSEA GREEN</b>	Zoning:	<b>SMC6*</b>
Rec Date:	<b>08/19/2015</b>	Prior Rec Date:	<b>10/15/1999</b>
Sale Date:	<b>08/18/2015</b>	Prior Sale Date:	<b>10/13/1999</b>
Sale Price:	<b>\$25,250,000</b>	Prior Sale Price:	<b>\$4,028,040</b>
Sale Type:		Prior Sale Type:	
Document #:	<b>1021814</b>	Acres:	<b>0.67</b>
1st Mtg Amt:		Lot Area:	<b>29,066</b>
Total Value:	<b>\$3,902,303</b>	# of Stories:	<b>1.00</b>
Land Use:	<b>AUTO REPAIR</b>	Park Area/Cap#:	<b>/</b>

Comp #:	<b>8</b>	Distance From Subject: <b>16.36 (miles)</b>	
Address:	<b>5251 YORK BLVD, LOS ANGELES, CA 90042-1743</b>		
Owner Name:	<b>YORK 5251 LLC</b>		
Seller Name:	<b>MCGIBBON R C &amp; S D TRUST</b>		
APN:	<b>5478-002-026</b>	Map Reference:	<b>36-B1 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>1833.00</b>
Subdivision:	<b>342</b>	Zoning:	<b>LAC4</b>
Rec Date:	<b>12/24/2015</b>	Prior Rec Date:	<b>04/14/1965</b>
Sale Date:	<b>06/04/2015</b>	Prior Sale Date:	
Sale Price:	<b>\$1,450,000</b>	Prior Sale Price:	<b>\$35,000</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>1620930</b>	Acres:	<b>0.11</b>
1st Mtg Amt:	<b>\$1,000,000</b>	Lot Area:	<b>4,995</b>
Total Value:	<b>\$70,947</b>	# of Stories:	
Land Use:	<b>AUTO REPAIR</b>	Park Area/Cap#:	<b>/</b>

Comp #:	<b>9</b>	Distance From Subject: <b>18.12 (miles)</b>	
Address:	<b>1312 S OLIVE ST, LOS ANGELES, CA 90015-3019</b>		
Owner Name:	<b>YB REAL ESTATE PROPERTIES I LL</b>		
Seller Name:	<b>BOTACH SHLOMO</b>		
APN:	<b>5134-025-004</b>	Map Reference:	<b>44-C4 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>2240.10</b>
Subdivision:	<b>MORRIS VINEYARD SUB</b>	Zoning:	<b>LAC2</b>
Rec Date:	<b>02/23/2016</b>	Prior Rec Date:	
Sale Date:	<b>12/07/2015</b>	Prior Sale Date:	
Sale Price:	<b>\$3,254,000</b>	Prior Sale Price:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	
Document #:	<b>192967</b>	Acres:	<b>0.14</b>
1st Mtg Amt:		Lot Area:	<b>6,031</b>
Total Value:	<b>\$561,686</b>	# of Stories:	
Land Use:	<b>AUTO REPAIR</b>	Park Area/Cap#:	<b>/</b>

Comp #:	<b>10</b>	Distance From Subject: <b>19.53 (miles)</b>	
Address:	<b>2025 SACRAMENTO ST, LOS ANGELES, CA 90021</b>		
Owner Name:	<b>DART PARTNERS LLC/MATEO ARTS LLC</b>		
Seller Name:	<b>THOMPSON FULLER C TRUST</b>		
APN:	<b>5166-011-012</b>	Map Reference:	<b>44-E5 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>2060.31</b>
Subdivision:	<b>HISCOCK &amp; SMITHS 1ST</b>	Zoning:	<b>LAM3</b>
Rec Date:	<b>02/08/2016</b>	Prior Rec Date:	
Sale Date:	<b>01/05/2016</b>	Prior Sale Date:	
Sale Price:	<b>\$10,000,000</b>	Prior Sale Price:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	
Document #:	<b>140712</b>	Acres:	<b>0.25</b>
1st Mtg Amt:	<b>\$6,500,000</b>	Lot Area:	<b>10,781</b>
Total Value:	<b>\$662,987</b>	# of Stories:	
Land Use:	<b>AUTO REPAIR</b>	Park Area/Cap#:	<b>/</b>

Comp #:	<b>11</b>	Distance From Subject: <b>19.65 (miles)</b>	
Address:	<b>5110 S NORMANDIE AVE, LOS ANGELES, CA 90037-3431</b>		
Owner Name:	<b>JHO JUSTIN</b>		
Seller Name:	<b>SN PROPERTY MANAGEMENT LLC</b>		
APN:	<b>5017-008-033</b>	Map Reference:	<b>51-E3 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>2323.00</b>
Subdivision:	<b>VERMONT AVE SQUARE</b>	Zoning:	<b>LAC2</b>
Rec Date:	<b>02/23/2016</b>	Prior Rec Date:	<b>06/15/2007</b>
Sale Date:	<b>10/30/2015</b>	Prior Sale Date:	<b>06/13/2007</b>
Sale Price:	<b>\$850,000</b>	Prior Sale Price:	<b>\$610,000</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>194688</b>	Acres:	<b>0.22</b>
1st Mtg Amt:	<b>\$560,000</b>	Lot Area:	<b>9,678</b>
Total Value:	<b>\$680,005</b>	# of Stories:	
Land Use:	<b>AUTO REPAIR</b>	Park Area/Cap#:	<b>/</b>

Comp #:	<b>12</b>	Distance From Subject: <b>19.98 (miles)</b>	
Address:	<b>1880 E COLORADO BLVD, PASADENA, CA 91107-3563</b>		
Owner Name:	<b>SGL MANAGEMENT LLC</b>		
Seller Name:	<b>KENDIG FAMILY LIVING TRUST</b>		
APN:	<b>5747-021-001</b>	Map Reference:	<b>27-D4 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>4634.00</b>
Subdivision:	<b>COLORADO KEYSTONE</b>	Zoning:	<b>PSC*</b>
Rec Date:	<b>11/17/2015</b>	Prior Rec Date:	<b>12/31/2002</b>
Sale Date:	<b>10/09/2015</b>	Prior Sale Date:	<b>12/27/2002</b>
Sale Price:	<b>\$2,550,000</b>	Prior Sale Price:	<b>\$1,219,000</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>1433434</b>	Acres:	<b>0.38</b>
1st Mtg Amt:		Lot Area:	<b>16,440</b>
Total Value:	<b>\$1,300,285</b>	# of Stories:	
Land Use:	<b>AUTO REPAIR</b>	Park Area/Cap#:	<b>/</b>

Comp #:	<b>13</b>	Distance From Subject: <b>20.83 (miles)</b>	
Address:	<b>4525 STAUNTON AVE, VERNON, CA 90058-1936</b>		
Owner Name:	<b>PICO PLACE LLC/DISTRICT ON HIGHLAND VILLAGE L</b>		
Seller Name:	<b>HERRERA D G LIVING TRUST</b>		
APN:	<b>5106-007-010</b>	Map Reference:	<b>52-D2 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>2288.00</b>
Subdivision:	<b>KELLAR TR RESUB</b>	Zoning:	<b>LAM2</b>
Rec Date:	<b>04/14/2016</b>	Prior Rec Date:	<b>05/24/1990</b>
Sale Date:	<b>01/27/2016</b>	Prior Sale Date:	<b>03/1990</b>
Sale Price:	<b>\$1,600,000</b>	Prior Sale Price:	<b>\$21,360</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>416583</b>	Acres:	<b>0.15</b>
1st Mtg Amt:	<b>\$1,040,000</b>	Lot Area:	<b>6,598</b>
Total Value:	<b>\$365,077</b>	# of Stories:	
Land Use:	<b>AUTO REPAIR</b>	Park Area/Cap#:	<b>/</b>

Comp #:	<b>14</b>	Distance From Subject: <b>21.96 (miles)</b>	
Address:	<b>7826 S BROADWAY, LOS ANGELES, CA 90003-2436</b>		
Owner Name:	<b>BAYSHORE ENT OF MANATEE COUNTY LL</b>		
Seller Name:	<b>CHOI BRANDON B</b>		
APN:	<b>6031-020-004</b>	Map Reference:	<b>52-A6 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>2396.02</b>
Subdivision:	<b>PECKHAMS MONETA</b>	Zoning:	<b>LAC2</b>
Rec Date:	<b>03/07/2016</b>	Prior Rec Date:	<b>10/23/2012</b>
Sale Date:	<b>12/17/2015</b>	Prior Sale Date:	<b>10/17/2012</b>
Sale Price:	<b>\$1,790,000</b>	Prior Sale Price:	<b>\$940,000</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>246012</b>	Acres:	<b>0.30</b>
1st Mtg Amt:	<b>\$2,680,000</b>	Lot Area:	<b>13,000</b>
Total Value:	<b>\$540,992</b>	# of Stories:	
Land Use:	<b>AUTO REPAIR</b>	Park Area/Cap#:	<b>/</b>