

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

CITY OF LOS ANGELES
CALIFORNIA

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



VAN AMBATIELOS
PRESIDENT

E. FELICIA BRANNON
VICE PRESIDENT

JOSELYN GEAGA-ROSENTHAL
GEORGE HOVAGUIMIAN
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MAYOR

FRANK M. BUSH
GENERAL MANAGER

OSAMA YOUNAN, P.E.
EXECUTIVE OFFICER

November 7, 2017

Council District: # 15

Honorable Council of the
City of Los Angeles
Room 395, City Hall
Re Invoice # - 437841-1

JOB ADDRESS: **1250 NORTH ALAMEDA STREET, LOS ANGELES, CA**
(AKA: 1260 NORTH ALAMEDA STREET, LOS ANGELES, CA)
ASSESSORS PARCEL NO. (APN): **7428-002-035**

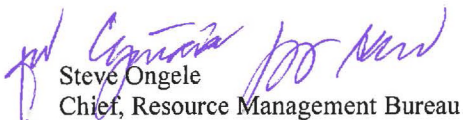
On September 4, 2016, pursuant to Section 98.0402(e) of the Los Angeles Municipal Code ("L.A.M.C"), the Department of Building and Safety (the "Department") performed annual inspections on vehicle repair facilities located at: **1250 North Alameda Street, (aka: 1260 North Alameda Street), Los Angeles, 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	\$	355.00
System Development Surcharge		21.30
Title Report Fee		42.00
Grand Total	\$	<u>418.30</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 **\$418.30** 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 **\$418.30** 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. T14792
Dated as of: 10/13/2017

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 7428-002-035

Property Address: 1250 N ALAMEDA ST  **City:** Los Angeles **County:** Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : FRANK A. DUPUY

Grantor : FRANK A. DUPUY SICESSOR TRUSTEE OF THE CHARLES F. DUPUY FAMILY TRUST

Deed Date : 06/15/2001

Recorded : 06/21/2001

Instr No. : 01-1071444

MAILING ADDRESS: FRANK A. DUPUY
1314 W I ST WILMINGTON CA 90744

SCHEDULE B

LEGAL DESCRIPTION

Lot: 1,2 Block: 5 Tract No: 5702 Abbreviated Description: LOT:1,2 BLK:5 CITY:REGION/CLUSTER:
26/26818 TR#:5702 TRACT NO 5702 EX OF ST LOTS 1 AND LOT 2 BLK 5 City/Muni/Twp:
REGION/CLUSTER: 26/26818

MORTGAGES/LIENS

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



LEAD SHEET

01-1071444

RECORDED/FILED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA
4:41 PM JUN 21 2001

SPACE ABOVE THIS LINE FOR RECORDERS USE



TITLE(S)

Deed

FEE

D.T.T.

FEE
\$7
GG

CODE

20

CODE

19

CODE

9

Assessor's Identification Number (AIN)

To Be Completed By Examiner OR Title Company In Black Ink

Number of Parcels Shown

74 28

002

004

006



THIS FORM IS NOT TO BE DUPLICATED

RECORDING REQUESTED BY
ALBAN & ALBAN, ALC

AND WHEN RECORDED MAIL THIS DEED TO:

01-1071444

NAME [Jon K. Alban, Esq.
STREET ADDRESS [4001 Atlantic Avenue
CITY STATE ZIP [Long Beach, CA 90807

TITLE ORDER NO _____ ESCROW NO _____

SPACE ABOVE THIS LINE FOR RECORDER'S USE

A.P.N.: 7428-002-004, 7428-002-005, 7428-002-035, 7428-002-036,
7428-002-037, 7428-002-038

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S) This is a bonafide gift and the grantor received nothing in return, R&T 11911

DOCUMENTARY TRANSFER TAX is \$ None County \$ _____ City

- 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 Wilmington, and

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

FRANK A. DUPUY, Successor Trustee of the Charles F. Dupuy Family Trust dated June 12, 1994 hereby GRANT(S) to FRANK A. DUPUY, a married man, as his sole and separate property

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

Lots 1, 2, 3, 4, 5, 33, 34, 35 in Block 5 of Tract 5702, as per map recorded in Book 61, Page 84 of Maps in the office of the recorder of said county.

Dated 6-15-01
STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES } ss
On June 15, 2001 before me,
_____ a Notary Public
personally appeared Frank A. Dupuy

Frank A. Dupuy
FRANK A. DUPUY
TRUSTEE

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

WITNESS my hand and official seal.

Signature Jon Kevin Alban



(This area for official notarial seal)

Mail Tax Statements to:
Frank A. Dupuy, 1314 "I" Street, Wilmington, CA 90744

NAME STREET ADDRESS CITY, STATE & ZIP

EXHIBIT B

ASSIGNED INSPECTOR: **BYRON BRASHEARS**

Date: **November 7, 2017**

JOB ADDRESS: **1250 NORTH ALAMEDA STREET, LOS ANGELES, CA**

(AKA: 1260 NORTH ALAMEDA STREET, LOS ANGELES, CA)

ASSESSORS PARCEL NO. (APN): **7428-002-035**

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

Last Update to Title:

LIST OF OWNERS AND INTERESTED PARTIES

- 1). FRANK A DUPUY
1314 WEST 1ST
WILMINGTON, CA. 90744

CAPACITY: OWNER

Property Detail Report

For Property Located At :
1260 ALAMEDA ST, WILMINGTON, CA 90744-2846



Owner Information

Owner Name: **DUPUY FRANK A**
 Mailing Address: **1314 W I ST, WILMINGTON CA 90744-4123 C011**
 Vesting Codes: **// SE**

Location Information

Legal Description:	TRACT NO 5702 EX OF ST LOTS 1 AND LOT 2		
County:	LOS ANGELES, CA	APN:	7428-002-035
Census Tract / Block:	9800.14 / 1	Alternate APN:	
Township-Range-Sect:		Subdivision:	5702
Legal Book/Page:	61-84	Map Reference:	74-E3 /
Legal Lot:	2	Tract #:	5702
Legal Block:	5	School District:	LOS ANGELES
Market Area:	196	School District Name:	
Neighbor Code:		Munic/Township:	

Owner Transfer Information

Recording/Sale Date:	06/21/2001 / 06/15/2001	Deed Type:	GRANT DEED
Sale Price:		1st Mtg Document #:	
Document #:	1071444		

Last Market Sale Information

Recording/Sale Date:	/	1st Mtg Amount/Type:	/
Sale Price:		1st Mtg Int. Rate/Type:	/
Sale Type:		1st Mtg Document #:	/
Document #:		2nd Mtg Amount/Type:	/
Deed Type:		2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	
New Construction:		Multi/Split Sale:	
Title Company:			
Lender:			
Seller Name:			

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:	1966 / 1966	Total Rooms/Offices:		Garage Area:	
Gross Area:	3,200	Total Restrooms:		Garage Capacity:	
Building Area:	3,200	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:	LAM3	Acres:	0.20	County Use:	LIGHT MANUFACTURING (3100)
Lot Area:	8,623	Lot Width/Depth:	x	State Use:	
Land Use:	LIGHT INDUSTRIAL	Commercial Units:		Water Type:	
Site Influence:		Sewer Type:		Building Class:	

Tax Information

Total Value:	\$63,950	Assessed Year:	2017	Property Tax:	\$1,280.44
Land Value:	\$23,416	Improved %:	63%	Tax Area:	14
Improvement Value:	\$40,534	Tax Year:	2016	Tax Exemption:	
Total Taxable Value:	\$63,950				

Comparable Summary

For Property Located At



CoreLogic

RealQuest Professional

1260 ALAMEDA ST, WILMINGTON, CA 90744-2846

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	\$0	\$400,000	\$19,400,000	\$3,913,675
Bldg/Living Area	3,200	3,020	3,456	3,238
Price/Sqft	\$0.00	\$125.04	\$5,664.23	\$1,165.84
Year Built	1966	1905	1991	1956
Lot Area	8,623	3,465	175,407	17,697
Bedrooms	0	2	3	2
Bathrooms/Restrooms	0	1	2	2
Stories	0.00	1.00	1.00	1.00
Total Value	\$63,950	\$101,255	\$1,431,209	\$525,767
Distance From Subject	0.00	1.46	32.02	16.65

*= 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										
		1260 ALAMEDA ST		1966				3,200	8,623	0.0
Comparables										
<input checked="" type="checkbox"/>	1	12349 PENN ST	\$925,000	1957			08/16/2017	3,240	5,936	17.06
<input checked="" type="checkbox"/>	2	1768 E 42ND ST	\$620,000	1991	2	1	08/03/2017	3,232	6,030	14.92
<input checked="" type="checkbox"/>	3	3111 LARGA AVE	\$3,550,000	1968			08/10/2017	3,456	6,081	22.19
<input checked="" type="checkbox"/>	4	2427 BIRKDALE ST	\$10,750,000	1967			08/17/2017	3,440	4,837	20.99
<input checked="" type="checkbox"/>	5	2449 ALTMAN ST	\$10,750,000	1953			08/17/2017	3,240	19,181	20.98
<input checked="" type="checkbox"/>	6	1398 E 29TH ST	\$807,000	1981			05/16/2017	3,147	175,407	4.03
<input checked="" type="checkbox"/>	7	5801 WASHINGTON BLVD	\$2,650,000	1957			09/21/2017	3,130	5,000	18.46
<input checked="" type="checkbox"/>	8	160 E ALONDRA BLVD	\$950,000	1975			04/28/2017	3,332	5,887	6.87
<input checked="" type="checkbox"/>	9	1450 COTA AVE	\$445,000	1947			02/10/2017	3,329	6,616	1.46
<input checked="" type="checkbox"/>	10	136 W UNION ST	\$19,400,000	1923			09/13/2017	3,450	3,465	25.15
<input checked="" type="checkbox"/>	11	132 W UNION ST	\$19,400,000	1905			09/13/2017	3,425	3,466	25.15
<input checked="" type="checkbox"/>	12	4203 W JEFFERSON BLVD	\$1,250,000	1950			04/21/2017	3,020	7,510	17.3
<input checked="" type="checkbox"/>	13	11945 RIVERA RD	\$1,255,000	1985			08/02/2017	3,240	14,069	16.03
<input checked="" type="checkbox"/>	14	126 S MOTOR AVE	\$760,000	1954			07/21/2017	3,240	4,988	28.83
<input checked="" type="checkbox"/>	15	16135 COHASSET ST	\$900,000	1954			07/17/2017	3,090	8,100	32.02
<input checked="" type="checkbox"/>	16	6612 CLARA ST	\$535,000	1938	3	2	04/07/2017	3,109	13,870	12.98
<input checked="" type="checkbox"/>	17	1382 CORONADO AVE	\$725,000	1955			03/30/2017	3,250	6,253	5.06
<input checked="" type="checkbox"/>	18	3363 OLIVE AVE	\$400,000	1948			03/31/2017	3,199	6,325	3.86
<input checked="" type="checkbox"/>	19	10842 STANFORD AVE	\$814,000	1951			03/24/2017	3,138	11,390	10.18

<input checked="" type="checkbox"/>	20	162 N ASPAN AVE	\$1,387,500	1970	03/30/2017	3,060	39,520	29.56
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Comparable Sales Report

For Property Located At



CoreLogic

RealQuest Professional

1260 ALAMEDA ST, WILMINGTON, CA 90744-2846

20 Comparable(s) Selected.

Report Date: 11/06/2017

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$0	\$400,000	\$19,400,000	\$3,913,675
Bldg/Living Area	3,200	3,020	3,456	3,238
Price/Sqft	\$0.00	\$125.04	\$5,664.23	\$1,165.84
Year Built	1966	1905	1991	1956
Lot Area	8,623	3,465	175,407	17,697
Bedrooms	0	2	3	2
Bathrooms/Restrooms	0	1	2	2
Stories	0.00	1.00	1.00	1.00
Total Value	\$63,950	\$101,255	\$1,431,209	\$525,767
Distance From Subject	0.00	1.46	32.02	16.65

*= user supplied for search only

Comp #:	1			Distance From Subject:	17.06 (miles)
Address:	12349 PENN ST, WHITTIER, CA 90602				
Owner Name:	PENN STREET HOLDING GROUP LLC				
Seller Name:	JOHNSON SHAWNA-RAE				
APN:	8140-030-011	Map Reference:	55-D5 /	Building Area:	3,240
County:	LOS ANGELES, CA	Census Tract:	5014.00	Total Rooms/Offices:	
Subdivision:	59	Zoning:	WHM1*	Total Restrooms:	
Rec Date:	08/16/2017	Prior Rec Date:		Yr Built/Eff:	1957 / 1957
Sale Date:	06/29/2017	Prior Sale Date:		Air Cond:	
Sale Price:	\$925,000	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	924561	Acres:	0.14		
1st Mtg Amt:		Lot Area:	5,936		
Total Value:	\$489,600	# of Stories:			
Land Use:	LIGHT INDUSTRIAL	Park Area/Cap#:	/		

Comp #:	2			Distance From Subject:	14.92 (miles)
Address:	1768 E 42ND ST, LOS ANGELES, CA 90058-1514				
Owner Name:	LEMUS RONALD R/LOZANO ALMA				
Seller Name:	MENICHINI JOSEPH P & LYNN F				
APN:	5116-025-012	Map Reference:	52-D2 /	Building Area:	3,232
County:	LOS ANGELES, CA	Census Tract:	2281.00	Total Rooms/Offices:	
Subdivision:	3	Zoning:	LAM2	Total Restrooms:	1.00
Rec Date:	08/03/2017	Prior Rec Date:	08/15/1991	Yr Built/Eff:	1991 / 1991
Sale Date:	08/01/2017	Prior Sale Date:	06/1991	Air Cond:	
Sale Price:	\$620,000	Prior Sale Price:	\$225,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	876474	Acres:	0.14		
1st Mtg Amt:	\$575,900	Lot Area:	6,030		
Total Value:	\$342,807	# of Stories:			
Land Use:	LIGHT INDUSTRIAL	Park Area/Cap#:	/		

Comp #: **3** Distance From Subject: **22.19 (miles)**
 Address: **3111 LARGA AVE, LOS ANGELES, CA 90039**
 Owner Name: **JTGO HOLDINGS LLC**
 Seller Name: **RANIERI FAMILY TRUST**
 APN: **5436-020-026** Map Reference: **35-D2 /** Building Area: **3,456**
 County: **LOS ANGELES, CA** Census Tract: **1871.02** Total Rooms/Offices:
 Subdivision: **7499** Zoning: **LAC2** Total Restrooms:
 Rec Date: **08/10/2017** Prior Rec Date: Yr Built/Eff: **1968 / 1968**
 Sale Date: **06/07/2017** Prior Sale Date: Air Cond:
 Sale Price: **\$3,550,000** Prior Sale Price: Pool:
 Sale Type: **FULL** Prior Sale Type: Roof Mat:
 Document #: **902172** Acres: **0.14**
 1st Mtg Amt: **\$3,285,000** Lot Area: **6,081**
 Total Value: **\$119,455** # of Stories:
 Land Use: **LIGHT INDUSTRIAL** Park Area/Cap#: **/**

Comp #: **4** Distance From Subject: **20.99 (miles)**
 Address: **2427 BIRKDALE ST, LOS ANGELES, CA 90031**
 Owner Name: **BIRKDALE STREET LLC/BIRKDALE STREET II LLC**
 Seller Name: **BIRKDALE HOLDING CO LLC**
 APN: **5445-003-019** Map Reference: **35-E4 /** Building Area: **3,440**
 County: **LOS ANGELES, CA** Census Tract: **1972.00** Total Rooms/Offices:
 Subdivision: **5963** Zoning: **LACM** Total Restrooms:
 Rec Date: **08/17/2017** Prior Rec Date: **08/14/2014** Yr Built/Eff: **1967 / 1967**
 Sale Date: **08/15/2017** Prior Sale Date: **08/07/2014** Air Cond:
 Sale Price: **\$10,750,000** Prior Sale Price: **\$2,550,000** Pool:
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:
 Document #: **930889** Acres: **0.11**
 1st Mtg Amt: Lot Area: **4,837**
 Total Value: **\$414,220** # of Stories:
 Land Use: **LIGHT INDUSTRIAL** Park Area/Cap#: **/**

Comp #: **5** Distance From Subject: **20.98 (miles)**
 Address: **2449 ALTMAN ST, LOS ANGELES, CA 90031-1048**
 Owner Name: **BIRKDALE STREET LLC/BIRKDALE STREET II LLC**
 Seller Name: **BIRKDALE HOLDING CO LLC**
 APN: **5445-003-037** Map Reference: **35-E4 /** Building Area: **3,240**
 County: **LOS ANGELES, CA** Census Tract: **1972.00** Total Rooms/Offices:
 Subdivision: **5963** Zoning: **LACM** Total Restrooms:
 Rec Date: **08/17/2017** Prior Rec Date: **11/20/2014** Yr Built/Eff: **1953 /**
 Sale Date: **08/15/2017** Prior Sale Date: **11/12/2014** Air Cond:
 Sale Price: **\$10,750,000** Prior Sale Price: **\$1,030,000** Pool:
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:
 Document #: **930889** Acres: **0.44**
 1st Mtg Amt: Lot Area: **19,181**
 Total Value: **\$947,532** # of Stories:
 Land Use: **LIGHT INDUSTRIAL** Park Area/Cap#: **/**

Comp #: **6** Distance From Subject: **4.03 (miles)**
 Address: **1398 E 29TH ST, SIGNAL HILL, CA 90755-1842**
 Owner Name: **CHUCK STUART S & CATHERINE E**
 Seller Name: **SOJKA FAMILY TRUST**
 APN: **7212-008-085** Map Reference: **75-E1 /** Building Area: **3,147**
 County: **LOS ANGELES, CA** Census Tract: **5734.02** Total Rooms/Offices:
 Subdivision: **AMERICAN COLONY TR** Zoning: **SHM2*** Total Restrooms:
 Rec Date: **05/16/2017** Prior Rec Date: **04/18/1985** Yr Built/Eff: **1981 / 1981**
 Sale Date: **05/06/2017** Prior Sale Date: Air Cond:
 Sale Price: **\$807,000** Prior Sale Price: **\$196,000** Pool:
 Sale Type: **FULL** Prior Sale Type: **C** Roof Mat: **ROLL COMPOSITION**
 Document #: **540792** Acres: **4.03**
 1st Mtg Amt: **\$200,000** Lot Area: **175,407**
 Total Value: **\$363,976** # of Stories: **1.00**
 Land Use: **LIGHT INDUSTRIAL** Park Area/Cap#: **/**

Comp #: **7** Distance From Subject: **18.46 (miles)**
 Address: **5801 WASHINGTON BLVD, CULVER CITY, CA 90232-7322**
 Owner Name: **5801 WASHINGTON BLVD LLC**

Seller Name: **PLUSH PROPERTIES LLC**
 APN: **5065-020-003** Map Reference: **42-E5 /** Building Area: **3,130**
 County: **LOS ANGELES, CA** Census Tract: **7024.00** Total Rooms/Offices:
 Subdivision: **6256** Zoning: **CCM1YY** Total Restrooms:
 Rec Date: **09/21/2017** Prior Rec Date: **08/25/1994** Yr Built/Eff: **1957 / 1957**
 Sale Date: **08/24/2017** Prior Sale Date:
 Sale Price: **\$2,650,000** Prior Sale Price: **\$340,000** Air Cond:
 Pool:
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat: **ROLL COMPOSITION**
 Document #: **1081868** Acres: **0.11**
 1st Mtg Amt: Lot Area: **5,000**
 Total Value: **\$492,060** # of Stories: **1.00**
 Land Use: **LIGHT INDUSTRIAL** Park Area/Cap#: **/**

Comp #: **8** Distance From Subject: **6.87 (miles)**
 Address: **160 E ALONDRA BLVD, GARDENA, CA 90248-2806**
 Owner Name: **REGDALIN PROPERTIES LLC**
 Seller Name: **YERIKYAN ARUTYUN**
 APN: **6125-015-010** Map Reference: **64-B4 /** Building Area: **3,332**
 County: **LOS ANGELES, CA** Census Tract: **5410.02** Total Rooms/Offices:
 Subdivision: **10565** Zoning: **CAMH*** Total Restrooms:
 Rec Date: **04/28/2017** Prior Rec Date: **11/02/2007** Yr Built/Eff: **1975 / 1975**
 Sale Date: **09/15/2016** Prior Sale Date: **10/17/2007** Air Cond: **HEAT PUMP**
 Sale Price: **\$950,000** Prior Sale Price: **\$487,500** Pool:
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat: **Y**
 Document #: **473428** Acres: **0.14**
 1st Mtg Amt: **\$420,000** Lot Area: **5,887**
 Total Value: **\$425,000** # of Stories: **1.00**
 Land Use: **LIGHT INDUSTRIAL** Park Area/Cap#: **/**

Comp #: **9** Distance From Subject: **1.46 (miles)**
 Address: **1450 COTA AVE, LONG BEACH, CA 90813-1151**
 Owner Name: **KESHISHYAN ARUTYUN/KAVOUKJIAN KARAPET & SIRVART**
 Seller Name: **STASSIS ALBERTO G & NORMA A**
 APN: **7432-005-058** Map Reference: **75-A4 /** Building Area: **3,329**
 County: **LOS ANGELES, CA** Census Tract: **5755.00** Total Rooms/Offices:
 Subdivision: **2600** Zoning: **LBIG** Total Restrooms:
 Rec Date: **02/10/2017** Prior Rec Date: **11/25/1980** Yr Built/Eff: **1947 / 1955**
 Sale Date: **01/20/2017** Prior Sale Date:
 Sale Price: **\$445,000** Prior Sale Price: **\$45,000** Air Cond:
 Sale Type: **FULL** Prior Sale Type: **FULL** Pool:
 Document #: **170706** Acres: **0.15** Roof Mat:
 1st Mtg Amt: Lot Area: **6,616**
 Total Value: **\$321,300** # of Stories:
 Land Use: **LIGHT INDUSTRIAL** Park Area/Cap#: **/**

Comp #: **10** Distance From Subject: **25.15 (miles)**
 Address: **136 W UNION ST, PASADENA, CA 91103**
 Owner Name: **PASADENA CAPITAL INVS LLC**
 Seller Name: **TLC-MAC UNION STREET LP**
 APN: **5713-004-006** Map Reference: **26-F4 /** Building Area: **3,450**
 County: **LOS ANGELES, CA** Census Tract: **4619.02** Total Rooms/Offices:
 Subdivision: **1** Zoning: **PSC-** Total Restrooms:
 Rec Date: **09/13/2017** Prior Rec Date: **05/23/2014** Yr Built/Eff: **1923 / 1929**
 Sale Date: **08/16/2017** Prior Sale Date: **05/23/2014** Air Cond:
 Sale Price: **\$19,400,000** Prior Sale Price: **\$13,540,000** Pool:
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:
 Document #: **1041990** Acres: **0.08**
 1st Mtg Amt: **\$10,750,000** Lot Area: **3,465**
 Total Value: **\$1,431,209** # of Stories:
 Land Use: **LIGHT INDUSTRIAL** Park Area/Cap#: **/**

Comp #: **11** Distance From Subject: **25.15 (miles)**
 Address: **132 W UNION ST, PASADENA, CA 91103**
 Owner Name: **PASADENA CAPITAL INVS LLC**
 Seller Name: **TLC-MAC UNION STREET LP**
 APN: **5713-004-007** Map Reference: **26-F4 /** Building Area: **3,425**
 County: **LOS ANGELES, CA** Census Tract: **4619.02** Total Rooms/Offices:
 Subdivision: **1** Zoning: **PSC-** Total Restrooms:

Rec Date:	09/13/2017	Prior Rec Date:	05/23/2014	Yr Built/Eff:	1905 / 1935
Sale Date:	08/16/2017	Prior Sale Date:	05/23/2014	Air Cond:	
Sale Price:	\$19,400,000	Prior Sale Price:	\$13,540,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	1041990	Acres:	0.08		
1st Mtg Amt:	\$10,750,000	Lot Area:	3,466		
Total Value:	\$1,420,647	# of Stories:			
Land Use:	LIGHT INDUSTRIAL	Park Area/Cap#:	/		

Comp #:	12	Distance From Subject:	17.3 (miles)
Address:	4203 W JEFFERSON BLVD, LOS ANGELES, CA 90016-4112		
Owner Name:	FARMDALE I LLC		
Seller Name:	HEARTH & HOME INVESTMENTS INC		
APN:	5050-025-058	Map Reference:	43-B6 /
County:	LOS ANGELES, CA	Census Tract:	2200.00
Subdivision:	5780	Zoning:	LAM1
Rec Date:	04/21/2017	Prior Rec Date:	04/19/1996
Sale Date:	03/22/2017	Prior Sale Date:	
Sale Price:	\$1,250,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	444760	Acres:	0.17
1st Mtg Amt:		Lot Area:	7,510
Total Value:	\$299,144	# of Stories:	
Land Use:	LIGHT INDUSTRIAL	Park Area/Cap#:	/

Comp #:	13	Distance From Subject:	16.03 (miles)
Address:	11945 RIVERA RD, SANTA FE SPRINGS, CA 90670-2209		
Owner Name:	SILVERTOWN INC		
Seller Name:	POLLUX LLC		
APN:	8169-003-042	Map Reference:	/
County:	LOS ANGELES, CA	Census Tract:	5027.00
Subdivision:	SANTA GERTRUDES RHO 04	Zoning:	SSM1*
Rec Date:	08/02/2017	Prior Rec Date:	01/31/2017
Sale Date:	07/12/2017	Prior Sale Date:	01/24/2017
Sale Price:	\$1,255,000	Prior Sale Price:	\$1,219,500
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	872116	Acres:	0.32
1st Mtg Amt:		Lot Area:	14,069
Total Value:	\$844,485	# of Stories:	
Land Use:	LIGHT INDUSTRIAL	Park Area/Cap#:	/

Comp #:	14	Distance From Subject:	28.83 (miles)
Address:	126 S MOTOR AVE, AZUSA, CA 91702-3225		
Owner Name:	AZUSA HOLDINGS LLC		
Seller Name:	REEHL ROBERT E LIVING TRUST		
APN:	8615-003-008	Map Reference:	88-B1 /
County:	LOS ANGELES, CA	Census Tract:	4044.02
Subdivision:	8507	Zoning:	AZM2YY
Rec Date:	07/21/2017	Prior Rec Date:	04/24/2002
Sale Date:	06/16/2017	Prior Sale Date:	03/28/2002
Sale Price:	\$760,000	Prior Sale Price:	\$151,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	820452	Acres:	0.11
1st Mtg Amt:		Lot Area:	4,988
Total Value:	\$115,820	# of Stories:	
Land Use:	LIGHT INDUSTRIAL	Park Area/Cap#:	/

Comp #:	15	Distance From Subject:	32.02 (miles)
Address:	16135 COHASSET ST, VAN NUYS, CA 91406-2908		
Owner Name:	KUGAR LLC		
Seller Name:	HANSEN JAMES		
APN:	2205-022-009	Map Reference:	15-A3 /
County:	LOS ANGELES, CA	Census Tract:	1274.00
Subdivision:	6872	Zoning:	LAM1
Rec Date:	07/17/2017	Prior Rec Date:	09/11/2007
Sale Date:	03/23/2017	Prior Sale Date:	07/12/2007
Sale Price:	\$900,000	Prior Sale Price:	\$662,500
		Building Area:	3,090
		Total Rooms/Offices:	
		Total Restrooms:	
		Yr Built/Eff:	1954 /
		Air Cond:	
		Pool:	

Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	ROLL COMPOSITION
Document #:	795081	Acres:	0.19		
1st Mtg Amt:	\$765,000	Lot Area:	8,100		
Total Value:	\$749,808	# of Stories:	1.00		
Land Use:	LIGHT INDUSTRIAL	Park Area/Cap#:	/		

Comp #:	16	Distance From Subject:	12.98 (miles)
Address:	6612 CLARA ST, BELL GARDENS, CA 90201		
Owner Name:	LEE BYEONGSEONG & JUNG AH		
Seller Name:	MECHANICS TRAILER & LIFT GAT		
APN:	6228-022-006	Map Reference:	60-A1 /
County:	LOS ANGELES, CA	Census Tract:	5342.03
Subdivision:	10948	Zoning:	BGM1*
Rec Date:	04/07/2017	Prior Rec Date:	10/23/2007
Sale Date:	03/03/2017	Prior Sale Date:	10/10/2007
Sale Price:	\$535,000	Prior Sale Price:	\$550,000
Sale Type:	FULL	Prior Sale Type:	UNKNOWN
Document #:	385579	Acres:	0.32
1st Mtg Amt:	\$391,500	Lot Area:	13,870
Total Value:	\$500,000	# of Stories:	1.00
Land Use:	LIGHT INDUSTRIAL	Park Area/Cap#:	/
		Building Area:	3,109
		Total Rooms/Offices:	
		Total Restrooms:	2.00
		Yr Built/Eff:	1938 /
		Air Cond:	YES
		Pool:	
		Roof Mat:	COMPOSITION SHINGLE

Comp #:	17	Distance From Subject:	5.06 (miles)
Address:	1382 CORONADO AVE, LONG BEACH, CA 90804-2807		
Owner Name:	NAVARRO NORTON PARTNERS LLC		
Seller Name:	DUK LIVING TRUST		
APN:	7259-009-003	Map Reference:	76-A4 /
County:	LOS ANGELES, CA	Census Tract:	5751.03
Subdivision:	ORION TR	Zoning:	LBIL
Rec Date:	03/30/2017	Prior Rec Date:	09/12/2005
Sale Date:	02/16/2017	Prior Sale Date:	07/19/2005
Sale Price:	\$725,000	Prior Sale Price:	\$580,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	351792	Acres:	0.14
1st Mtg Amt:	\$616,200	Lot Area:	6,253
Total Value:	\$682,941	# of Stories:	
Land Use:	LIGHT INDUSTRIAL	Park Area/Cap#:	/
		Building Area:	3,250
		Total Rooms/Offices:	
		Total Restrooms:	
		Yr Built/Eff:	1955 / 1962
		Air Cond:	
		Pool:	
		Roof Mat:	

Comp #:	18	Distance From Subject:	3.86 (miles)
Address:	3363 OLIVE AVE, SIGNAL HILL, CA 90755-4619		
Owner Name:	CASTILLO PAUL A & TONI C		
Seller Name:	BAYSINGER BRUCE W TRUST		
APN:	7148-011-029	Map Reference:	70-D6 /
County:	LOS ANGELES, CA	Census Tract:	5734.01
Subdivision:	4826	Zoning:	SHM1*
Rec Date:	03/31/2017	Prior Rec Date:	05/05/1980
Sale Date:	02/14/2017	Prior Sale Date:	
Sale Price:	\$400,000	Prior Sale Price:	\$54,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	358007	Acres:	0.15
1st Mtg Amt:	\$100,000	Lot Area:	6,325
Total Value:	\$101,255	# of Stories:	
Land Use:	LIGHT INDUSTRIAL	Park Area/Cap#:	/
		Building Area:	3,199
		Total Rooms/Offices:	
		Total Restrooms:	
		Yr Built/Eff:	1948 / 1949
		Air Cond:	
		Pool:	
		Roof Mat:	

Comp #:	19	Distance From Subject:	10.18 (miles)
Address:	10842 STANFORD AVE, LYNWOOD, CA 90262-1838		
Owner Name:	KADRIC SALIH/POPE PAULA		
Seller Name:	FL MECHANICAL SYSTEMS INC		
APN:	6170-015-017	Map Reference:	58-F4 /
County:	LOS ANGELES, CA	Census Tract:	5403.00
Subdivision:	12089	Zoning:	LYM*
Rec Date:	03/24/2017	Prior Rec Date:	01/07/2016
Sale Date:	03/17/2017	Prior Sale Date:	12/18/2015
Sale Price:	\$814,000	Prior Sale Price:	\$814,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	335552	Acres:	0.26
		Building Area:	3,138
		Total Rooms/Offices:	
		Total Restrooms:	
		Yr Built/Eff:	1951 / 1955
		Air Cond:	
		Pool:	
		Roof Mat:	ROLL COMPOSITION

1st Mtg Amt:		Lot Area:	11,390
Total Value:	\$350,880	# of Stories:	1.00
Land Use:	LIGHT INDUSTRIAL	Park Area/Cap#:	/

Comp #:	20			Distance From Subject:	29.56 (miles)
Address:	162 N ASPAN AVE, AZUSA, CA 91702-4224				
Owner Name:	OAKS BY THE LAKE LLC				
Seller Name:	BERGER BROS INC				
APN:	8615-018-005	Map Reference:	86-C6 /	Building Area:	3,060
County:	LOS ANGELES, CA	Census Tract:	4044.02	Total Rooms/Offices:	
Subdivision:	AZUSA LAND & WATER CO	Zoning:	AZM1YY	Total Restrooms:	
Rec Date:	03/30/2017	Prior Rec Date:		Yr Built/Eff:	1970 / 1970
Sale Date:	03/22/2017	Prior Sale Date:		Air Cond:	
Sale Price:	\$1,387,500	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	351732	Acres:	0.91		
1st Mtg Amt:	\$971,250	Lot Area:	39,520		
Total Value:	\$103,200	# of Stories:			
Land Use:	LIGHT INDUSTRIAL	Park Area/Cap#:	/		