

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
JAVIER NUNEZ

ERIC GARCETTI
MAYOR

FRANK M. BUSH
GENERAL MANAGER

OSAMA YOUNAN, P.E.
EXECUTIVE OFFICER

October 26, 2017

Council District: # 3

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

JOB ADDRESS: **20160 WEST ROSCOE BLVD., LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2107-001-031**
Re: Invoice #444334-4, #567886-0

On January 24, 2008, and September 17, 2012, 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: **20160 West Roscoe 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	\$	355.00
System Development Surcharge		21.30
Title Report Fee		42.00
Grand Total	\$	418.30

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. T14805
Dated as of: 10/13/2017

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 2107-001-031

Property Address: 20160 W ROSCOE BLVD ✓ **City:** Los Angeles **County:** Los Angeles

VESTING INFORMATION

Type of Document: QUITCLAIM DEED

Grantee : ARI

Grantor : HARRY CHAKARIAN AND AIDA CHAKARIAN

Deed Date : 10/29/1976

Recorded : 11/10/1976

Instr No. : D7313 PG 768

MAILING ADDRESS: ARI

17334 TOQUET DR ENCINO CA 91316

SCHEDULE B

LEGAL DESCRIPTION

Lot: 1 Tract No: 26753 Abbreviated Description: LOT:1 CITY:REGION/CLUSTER: 02/02413

TR#: 26753 TRACT NO 26753 LOT 1 City/Muni/Twp: REGION/CLUSTER: 02/02413

MORTGAGES/LIENS

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

RECORDING REQUESTED BY

4031

DR 07313pc768

AND WHEN RECORDED MAIL TO

Name: ARI
Street Address: 22552 Malden Street
City & State: Canoga Park, California

RECORDED IN OFFICIAL RECORDS
OF LOS ANGELES COUNTY, CA
27 MIN PAST 1 P.M. NOV 10 1976
Recorder's Office

FEE
\$3
C

MAIL TAX STATEMENTS TO

Name: ARI
Street Address: 22552 Malden Street
City & State: Canoga Park, California

SPACE ABOVE THIS LINE FOR RECORDER'S USE

DOCUMENTARY TRANSFER TAX \$ -0-
COMPUTED ON FULL VALUE OF PROPERTY CONVEYED
OR COMPUTED ON FULL VALUE LESS LIENS AND
ENCUMBRANCES REMAINING AT TIME OF SALE
Signature of Declarant or Agent Determining Tax: Harry Chakarian
Firm Name:

QD 868 GF

Quitclaim Deed

THIS FORM FURNISHED BY TRUSTORS SECURITY SERVICE

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, HARRY CHAKARIAN and AIDA CHAKARIAN, husband and wife, as joint tenants,

hereby REMISE(S), RELEASE(S) AND FOREVER QUITCLAIM(S) to ARI, a California partnership

the following described real property in the City of Los Angeles county of Los Angeles state of California:

Lot 1 Tract 26753 as per map recorded in Book 681 pages 53 and 54 of Maps, in the office of the County Recorder of said County.

Dated October 29 1976

Harry Chakarian
HARRY CHAKARIAN

STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES } ss.
On October 29, 1976 before me, the under-
signed, a Notary Public in and for said State, personally appeared
HARRY CHAKARIAN and AIDA CHAKARIAN

Aida Chakarian
AIDA CHAKARIAN

_____ known to me
to be the person s whose name s are subscribed to the within
instrument and acknowledged that they executed the same.
WITNESS my hand and official seal.



Signature: Ruth Zak
Name (Typed or Printed): RUTH ZAK

If executed by a Corporation the Corporation Form of Acknowledgment must be used.

(This area for official notarial seal)

Title Order No. _____ File, Escrow or Loan No. _____

MAIL TAX STATEMENTS AS DIRECTED ABOVE

EXHIBIT B

ASSIGNED INSPECTOR: **ROBERT GOLD**

Date: **October 26, 2017**

JOB ADDRESS: **20160 WEST ROSCOE BLVD., LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **2107-001-031**

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

Last Update to Title:

.....

LIST OF OWNERS AND INTERESTED PARTIES

1). ARI
 17334 TOQUET DR
 ENCINO, CA 91316

CAPACITY: OWNER

EXHIBIT C**Property Detail Report**

For Property Located At :
20160 ROSCOE BLVD, WINNETKA, CA 91306-1628

**Owner Information**

Owner Name: **ARI**
 Mailing Address: **17334 TOQUET DR, ENCINO CA 91316-3943 C025**
 Vesting Codes: **//**

Location Information

Legal Description:	TRACT NO 26753 LOT 1	APN:	2107-001-031
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	1341.03 / 1	Subdivision:	26753
Township-Range-Sect:		Map Reference:	12-E1 /
Legal Book/Page:	681-53	Tract #:	26753
Legal Lot:	1	School District:	LOS ANGELES
Legal Block:		School District Name:	
Market Area:	WIN	Munic/Township:	
Neighbor Code:			

Owner Transfer Information

Recording/Sale Date:	12/10/1987 /	Deed Type:	QUIT CLAIM DEED
Sale Price:		1st Mtg Document #:	
Document #:	1957731		

Last Market Sale Information

Recording/Sale Date:	11/10/1976 /	1st Mtg Amount/Type:	/
Sale Price:	\$83,000	1st Mtg Int. Rate/Type:	/
Sale Type:	FULL	1st Mtg Document #:	
Document #:	2533	2nd Mtg Amount/Type:	/
Deed Type:	DEED (REG)	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$12.66
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:	1962 / 1962	Total Rooms/Offices:		Garage Area:	
Gross Area:	6,555	Total Restrooms:		Garage Capacity:	
Building Area:	6,555	Roof Type:		Parking Spaces:	
Tot Adj Area:		Roof Material:		Heat Type:	
Above Grade:		Construction:		Air Cond:	YES
# of Stories:		Foundation:		Pool:	
Other Improvements:		Exterior wall:		Quality:	
		Basement Area:		Condition:	

Site Information

Zoning:	LAC4	Acres:	0.77	County Use:	STORES (1100)
Lot Area:	33,426	Lot Width/Depth:	x	State Use:	
Land Use:	STORE BUILDING	Commercial Units:		Water Type:	
Site Influence:		Sewer Type:		Building Class:	

Tax Information

Total Value:	\$373,288	Assessed Year:	2017	Property Tax:	\$5,652.15
Land Value:	\$186,783	Improved %:	50%	Tax Area:	16
Improvement Value:	\$186,505	Tax Year:	2016	Tax Exemption:	
Total Taxable Value:	\$373,288				

Comparable Summary

For Property Located At



CoreLogic

RealQuest Professional

20160 ROSCOE BLVD, WINNETKA, CA 91306-1628

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	\$83,000	\$450,000	\$7,210,000	\$2,178,470
Bldg/Living Area	6,555	5,640	7,356	6,271
Price/Sqft	\$12.66	\$73.47	\$1,174.65	\$350.94
Year Built	1962	1924	2004	1950
Lot Area	33,426	2,257	17,088	11,054
Bedrooms	0	0	0	0
Bathrooms/Restrooms	0	2	2	2
Stories	0.00	1.00	1.00	1.00
Total Value	\$373,288	\$161,552	\$3,620,000	\$1,219,471
Distance From Subject	0.00	2.06	48.67	27.28

*= user supplied for search only

<input checked="" type="checkbox"/>	#	F Address	Sale Price	Yr Bilt	Bed	Baths/Restrooms(Full)	Last Recording	Bld/Liv	Lot Area	Dist
Subject Property										
		20160 ROSCOE BLVD	\$83,000	1962			11/10/1976	6,555	33,426	0.0
Comparables										
<input checked="" type="checkbox"/>	1	14348 RAMONA BLVD	\$1,150,000	1924			06/02/2017	5,950	7,605	36.19
<input checked="" type="checkbox"/>	2	3603 W PICO BLVD	\$1,772,500	1994			09/12/2017	5,838	15,719	18.71
<input checked="" type="checkbox"/>	3	9237 LAS TUNAS DR	\$2,200,000	1977			08/31/2017	7,180	15,651	29.98
<input checked="" type="checkbox"/>	4	80 N LAKE AVE	\$5,500,000	1946			08/31/2017	5,997	15,566	25.7
<input checked="" type="checkbox"/>	5	5865 MELROSE AVE	\$2,600,000	1924			09/30/2016	5,640	6,114	16.85
<input checked="" type="checkbox"/>	6	4318 E OLYMPIC BLVD	\$2,100,000	1942			08/10/2017	6,076	13,696	26.46
<input checked="" type="checkbox"/>	7	365 W COMPTON BLVD	\$2,245,455	1946			10/07/2016	5,700	9,467	29.81
<input checked="" type="checkbox"/>	8	349 W COMPTON BLVD	\$2,245,455	1933	2		10/07/2016	6,030	6,569	29.83
<input checked="" type="checkbox"/>	9	3516 W BEVERLY BLVD	\$450,000	1941			07/29/2016	6,125	2,257	28.07
<input checked="" type="checkbox"/>	10	5701 ATLANTIC BLVD	\$1,773,000	1930			11/08/2016	7,356	15,321	27.3
<input checked="" type="checkbox"/>	11	832 W GARDENA BLVD	\$1,420,000	1924			02/09/2017	7,000	12,013	28.42
<input checked="" type="checkbox"/>	12		\$1,768,000	1957			08/10/2017	6,120	6,122	20.36
<input checked="" type="checkbox"/>	13	42 E LIVE OAK AVE	\$2,060,000	1950			07/24/2017	6,720	17,088	32.07
<input checked="" type="checkbox"/>	14	4365 S CENTRAL AVE	\$7,210,000	1994			02/17/2017	6,138	12,620	23.42
<input checked="" type="checkbox"/>	15	8025 FIRESTONE BLVD	\$1,250,000	1949			06/02/2017	5,700	7,001	31.45
<input checked="" type="checkbox"/>	16	416 E HOLT AVE	\$1,350,000	1932			06/09/2017	5,900	14,436	48.67
<input checked="" type="checkbox"/>	17	2519 E SLAUSON AVE	\$875,000	1925			02/23/2017	6,160	6,761	25.38
<input checked="" type="checkbox"/>	18	1047 N ALLEN AVE	\$1,300,000	1932			12/09/2016	6,500	10,013	26.54
<input checked="" type="checkbox"/>	19	7547 TOPANGA CANYON BLVD	\$2,150,000	1988			11/23/2016	6,818	13,667	2.06
	20	2201 N LAKEWOOD BLVD	\$2,150,000	2004			04/11/2017	6,465	13,398	38.23



Comparable Sales Report

For Property Located At



CoreLogic

RealQuest Professional

20160 ROSCOE BLVD, WINNETKA, CA 91306-1628

20 Comparable(s) Selected.

Report Date: 10/26/2017

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$83,000	\$450,000	\$7,210,000	\$2,178,470
Bldg/Living Area	6,555	5,640	7,356	6,271
Price/Sqft	\$12.66	\$73.47	\$1,174.65	\$350.94
Year Built	1962	1924	2004	1950
Lot Area	33,426	2,257	17,088	11,054
Bedrooms	0	0	0	0
Bathrooms/Restrooms	0	2	2	2
Stories	0.00	1.00	1.00	1.00
Total Value	\$373,288	\$161,552	\$3,620,000	\$1,219,471
Distance From Subject	0.00	2.06	48.67	27.28

*= user supplied for search only

Comp #:	1			Distance From Subject:	36.19 (miles)
Address:	14348 RAMONA BLVD, BALDWIN PARK, CA 91706-3241				
Owner Name:	14348 RAMONA LLC				
Seller Name:	LEE CECELIA B S TRUST				
APN:	8553-011-019	Map Reference:	39-E5 /	Building Area:	5,950
County:	LOS ANGELES, CA	Census Tract:	4052.02	Total Rooms/Offices:	
Subdivision:	899	Zoning:	BPC2*	Total Restrooms:	
Rec Date:	06/02/2017	Prior Rec Date:	04/18/2000	Yr Built/Eff:	1924 /
Sale Date:	03/30/2017	Prior Sale Date:	01/07/2000	Air Cond:	NONE
Sale Price:	\$1,150,000	Prior Sale Price:	\$150,500	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	613583	Acres:	0.17		
1st Mtg Amt:	\$575,000	Lot Area:	7,605		
Total Value:	\$394,632	# of Stories:			
Land Use:	STORE BUILDING	Park Area/Cap#:	/		

Comp #:	2			Distance From Subject:	18.71 (miles)
Address:	3603 W PICO BLVD, LOS ANGELES, CA 90019				
Owner Name:	LOS ANGELES ENTERTAINMENT TRUST				
Seller Name:	DBB PROPERTIES INC				
APN:	5081-014-012	Map Reference:	43-D3 /	Building Area:	5,838
County:	LOS ANGELES, CA	Census Tract:	2129.00	Total Rooms/Offices:	
Subdivision:	MARSH ROBERT & COS COUNTRY CLUB TR	Zoning:	LAC4	Total Restrooms:	
Rec Date:	09/12/2017	Prior Rec Date:	03/24/1998	Yr Built/Eff:	1994 / 1994
Sale Date:	05/16/2017	Prior Sale Date:		Air Cond:	NONE
Sale Price:	\$1,772,500	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	1034764	Acres:	0.36		
1st Mtg Amt:		Lot Area:	15,719		
Total Value:	\$1,719,848	# of Stories:			
Land Use:	STORE BUILDING	Park Area/Cap#:	/		

Comp #: 3 Distance From Subject: 29.98 (miles)
 Address: **9237 LAS TUNAS DR, TEMPLE CITY, CA 91780-1908**
 Owner Name: **HORIZON TC INVESTMENT LLC**
 Seller Name: **VALIANT INVESTMENTS LLC**
 APN: **8587-001-009** Map Reference: **38-B2 /** Building Area: **7,180**
 County: **LOS ANGELES, CA** Census Tract: **4319.00** Total Rooms/Offices:
 Subdivision: **6561** Zoning: **TCC2*** Total Restrooms:
 Rec Date: **08/31/2017** Prior Rec Date: **05/18/1989** Yr Built/Eff: **1977 / 1977**
 Sale Date: **08/30/2017** Prior Sale Date: **12/1986** Air Cond: **YES**
 Sale Price: **\$2,200,000** Prior Sale Price: Pool:
 Sale Type: **FULL** Prior Sale Type: **CONCRETE** Roof Mat:
 Document #: **993730** Acres: **0.36**
 1st Mtg Amt: **\$1,600,000** Lot Area: **15,651**
 Total Value: **\$1,160,552** # of Stories: **1.00**
 Land Use: **STORE BUILDING** Park Area/Cap#: **/**

Comp #: 4 Distance From Subject: 25.7 (miles)
 Address: **80 N LAKE AVE, PASADENA, CA 91101-5626**
 Owner Name: **GOLDEN ROWLAND INVESTMENT LLC**
 Seller Name: **SHERRY I H & D D TRUST 1**
 APN: **5738-008-034** Map Reference: **27-B4 /** Building Area: **5,997**
 County: **LOS ANGELES, CA** Census Tract: **4623.02** Total Rooms/Offices:
 Subdivision: **FARRIS & LYMANS** Zoning: **PSC-** Total Restrooms:
 Rec Date: **08/31/2017** Prior Rec Date: **02/17/2004** Yr Built/Eff: **1946 / 1946**
 Sale Date: **07/06/2017** Prior Sale Date: **01/30/2004** Air Cond: **NONE**
 Sale Price: **\$5,500,000** Prior Sale Price: **\$3,290,030** Pool:
 Sale Type: **FULL** Prior Sale Type: **BUILT-UP** Roof Mat:
 Document #: **991926** Acres: **0.36**
 1st Mtg Amt: **\$3,000,000** Lot Area: **15,566**
 Total Value: **\$2,357,842** # of Stories: **1.00**
 Land Use: **STORE BUILDING** Park Area/Cap#: **/**

Comp #: 5 Distance From Subject: 16.85 (miles)
 Address: **5865 MELROSE AVE, LOS ANGELES, CA 90038-3717**
 Owner Name: **SHIN DANIEL Y (TE) & GRACE (TE/DANIEL Y & GRACE SHIN**
 Seller Name: **JJR HOLDINGS LTD**
 APN: **5533-032-012** Map Reference: **34-C5 /** Building Area: **5,640**
 County: **LOS ANGELES, CA** Census Tract: **1918.20** Total Rooms/Offices:
 Subdivision: **SENECA HEIGHTS** Zoning: **LAC4** Total Restrooms:
 Rec Date: **09/30/2016** Prior Rec Date: **04/05/1991** Yr Built/Eff: **1924 / 1936**
 Sale Date: **09/27/2016** Prior Sale Date: **11/1990** Air Cond: **NONE**
 Sale Price: **\$2,600,000** Prior Sale Price: Pool:
 Sale Type: **FULL** Prior Sale Type: **ROLL** Roof Mat: **COMPOSITION**
 Document #: **1193466** Acres: **0.14**
 1st Mtg Amt: Lot Area: **6,114**
 Total Value: **\$1,300,000** # of Stories: **1.00**
 Land Use: **STORE BUILDING** Park Area/Cap#: **/**

Comp #: 6 Distance From Subject: 26.46 (miles)
 Address: **4318 E OLYMPIC BLVD, LOS ANGELES, CA 90023-4111**
 Owner Name: **JALALA HAYAT U**
 Seller Name: **FEDCO PROPERTIES LLC**
 APN: **5241-007-017** Map Reference: **53-D1 /** Building Area: **6,076**
 County: **LOS ANGELES, CA** Census Tract: **5313.02** Total Rooms/Offices:
 Subdivision: **4301** Zoning: **LCM1*** Total Restrooms:
 Rec Date: **08/10/2017** Prior Rec Date: **11/22/2013** Yr Built/Eff: **1942 / 1942**
 Sale Date: **08/04/2017** Prior Sale Date: **06/24/2013** Air Cond: **NONE**
 Sale Price: **\$2,100,000** Prior Sale Price: **\$1,050,000** Pool:
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:
 Document #: **903234** Acres: **0.31**
 1st Mtg Amt: **\$1,700,000** Lot Area: **13,696**
 Total Value: **\$1,109,054** # of Stories:
 Land Use: **STORE BUILDING** Park Area/Cap#: **/**

Comp #: 7 Distance From Subject: 29.81 (miles)
 Address:

365 W COMPTON BLVD, COMPTON, CA 90220-3110

Owner Name:	K 10 INVESTMENTS LLC		
Seller Name:	ESFANDI MAC R TRUST		
APN:	6157-017-087	Map Reference:	64-F3 /
County:	LOS ANGELES, CA	Census Tract:	5426.02
Subdivision:	5922	Zoning:	COCL*
Rec Date:	10/07/2016	Prior Rec Date:	12/10/2003
Sale Date:	09/08/2016	Prior Sale Date:	12/03/2003
Sale Price:	\$2,245,455	Prior Sale Price:	\$1,140,000
Sale Type:	FULL	Prior Sale Type:	UNKNOWN
Document #:	1230117	Acres:	0.22
1st Mtg Amt:		Lot Area:	9,467
Total Value:	\$525,000	# of Stories:	1.00
Land Use:	STORE BUILDING	Park Area/Cap#:	/
		Building Area:	5,700
		Total Rooms/Offices:	
		Total Restrooms:	
		Yr Built/Eff:	1946 /
		Air Cond:	NONE
		Pool:	
		Roof Mat:	ROLL COMPOSITION

Comp #: 8 Distance From Subject: 29.83 (miles)

Address: **349 W COMPTON BLVD, COMPTON, CA 90220-3110**

Owner Name:	K 10 INVESTMENTS LLC		
Seller Name:	ESFANDI MAC R TRUST		
APN:	6157-017-094	Map Reference:	64-F3 /
County:	LOS ANGELES, CA	Census Tract:	5426.02
Subdivision:	5922	Zoning:	COCL*
Rec Date:	10/07/2016	Prior Rec Date:	12/10/2003
Sale Date:	09/08/2016	Prior Sale Date:	12/03/2003
Sale Price:	\$2,245,455	Prior Sale Price:	\$1,140,000
Sale Type:	FULL	Prior Sale Type:	UNKNOWN
Document #:	1230117	Acres:	0.15
1st Mtg Amt:		Lot Area:	6,569
Total Value:	\$570,000	# of Stories:	
Land Use:	STORE BUILDING	Park Area/Cap#:	/
		Building Area:	6,030
		Total Rooms/Offices:	
		Total Restrooms:	2.00
		Yr Built/Eff:	1933 /
		Air Cond:	NONE
		Pool:	
		Roof Mat:	

Comp #: 9 Distance From Subject: 28.07 (miles)

Address: **3516 W BEVERLY BLVD, MONTEBELLO, CA 90640-1541**

Owner Name:	LOZANO LAZARO E/PADILLA MARIA S		
Seller Name:	MACARDIAN FAMILY TRUST		
APN:	5249-001-030	Map Reference:	46-A6 /
County:	LOS ANGELES, CA	Census Tract:	5302.02
Subdivision:	10664	Zoning:	MNC2*
Rec Date:	07/29/2016	Prior Rec Date:	
Sale Date:	07/28/2016	Prior Sale Date:	
Sale Price:	\$450,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	891686	Acres:	0.05
1st Mtg Amt:	\$360,000	Lot Area:	2,257
Total Value:	\$450,000	# of Stories:	
Land Use:	STORE BUILDING	Park Area/Cap#:	/
		Building Area:	6,125
		Total Rooms/Offices:	
		Total Restrooms:	
		Yr Built/Eff:	1941 / 1941
		Air Cond:	NONE
		Pool:	
		Roof Mat:	

Comp #: 10 Distance From Subject: 27.3 (miles)

Address: **5701 ATLANTIC BLVD, MAYWOOD, CA 90270**

Owner Name:	YIM CATHARINA H		
Seller Name:	STANLANK PROPERTIES LLC		
APN:	6313-016-028	Map Reference:	53-D4 /
County:	LOS ANGELES, CA	Census Tract:	5334.03
Subdivision:	3648	Zoning:	MYCM
Rec Date:	11/08/2016	Prior Rec Date:	03/24/2014
Sale Date:	09/16/2016	Prior Sale Date:	03/03/2014
Sale Price:	\$1,773,000	Prior Sale Price:	\$1,617,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1394122	Acres:	0.35
1st Mtg Amt:		Lot Area:	15,321
Total Value:	\$1,452,000	# of Stories:	
Land Use:	STORE BUILDING	Park Area/Cap#:	/
		Building Area:	7,356
		Total Rooms/Offices:	
		Total Restrooms:	
		Yr Built/Eff:	1930 /
		Air Cond:	
		Pool:	
		Roof Mat:	

Comp #: 11 Distance From Subject: 28.42 (miles)

Address: **832 W GARDENA BLVD, GARDENA, CA 90247-4963**

Owner Name:	HOOVER CAPITAL GROUP LLC		
Seller Name:	ARTESIA INVESTORS LLC		

APN:	6121-007-022	Map Reference:	63-F4 /	Building Area:	7,000
County:	LOS ANGELES, CA	Census Tract:	2912.20	Total Rooms/Offices:	
Subdivision:	GARDENA	Zoning:	LAC2	Total Restrooms:	
Rec Date:	02/09/2017	Prior Rec Date:	01/30/2015	Yr Built/Eff:	1924 / 1930
Sale Date:	01/30/2017	Prior Sale Date:	01/26/2015	Air Cond:	NONE
Sale Price:	\$1,420,000	Prior Sale Price:	\$1,050,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	165731	Acres:	0.28		
1st Mtg Amt:	\$750,000	Lot Area:	12,013		
Total Value:	\$1,087,332	# of Stories:			
Land Use:	STORE BUILDING	Park Area/Cap#:	/		

Comp #:	12	Distance From Subject:	20.36 (miles)		
Address:	,, CA				
Owner Name:	KJF OF FARIS LLC/QUINCE AVE MEMPHIS II LLC				
Seller Name:	LA CIENEGA TRIANGLE LLC				
APN:	4103-002-029	Map Reference:	/	Building Area:	6,120
County:	LOS ANGELES, CA	Census Tract:	2761.00	Total Rooms/Offices:	
Subdivision:	14055	Zoning:	LAC2	Total Restrooms:	
Rec Date:	08/10/2017	Prior Rec Date:	02/22/2017	Yr Built/Eff:	1957 / 1957
Sale Date:	08/07/2017	Prior Sale Date:	02/17/2017	Air Cond:	
Sale Price:	\$1,768,000	Prior Sale Price:	\$9,405,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	901322	Acres:	0.14		
1st Mtg Amt:		Lot Area:	6,122		
Total Value:	\$161,552	# of Stories:			
Land Use:	STORE BUILDING	Park Area/Cap#:	/		

Comp #:	13	Distance From Subject:	32.07 (miles)		
Address:	42 E LIVE OAK AVE, ARCADIA, CA 91006-5237				
Owner Name:	LIVE OAK DEV I LLC				
Seller Name:	CUSIMANO PHILLIP				
APN:	8573-023-008	Map Reference:	38-E2 /	Building Area:	6,720
County:	LOS ANGELES, CA	Census Tract:	4315.02	Total Rooms/Offices:	
Subdivision:	15628	Zoning:	ARC2YY	Total Restrooms:	
Rec Date:	07/24/2017	Prior Rec Date:	08/23/1977	Yr Built/Eff:	1950 / 1950
Sale Date:	07/18/2017	Prior Sale Date:		Air Cond:	NONE
Sale Price:	\$2,060,000	Prior Sale Price:	\$195,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	826236	Acres:	0.39		
1st Mtg Amt:		Lot Area:	17,088		
Total Value:	\$1,801,962	# of Stories:			
Land Use:	STORE BUILDING	Park Area/Cap#:	/		

Comp #:	14	Distance From Subject:	23.42 (miles)		
Address:	4365 S CENTRAL AVE, LOS ANGELES, CA 90011-3526				
Owner Name:	4349 CENTRAL AVENUE PLAZA LLC				
Seller Name:	4349-4369 CENTRAL LLC				
APN:	5115-014-030	Map Reference:	52-C2 /	Building Area:	6,138
County:	LOS ANGELES, CA	Census Tract:	2286.00	Total Rooms/Offices:	
Subdivision:	ROSE TR	Zoning:	LAC2	Total Restrooms:	
Rec Date:	02/17/2017	Prior Rec Date:	07/15/1998	Yr Built/Eff:	1994 / 1994
Sale Date:	12/15/2016	Prior Sale Date:	07/10/1998	Air Cond:	YES
Sale Price:	\$7,210,000	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	198575	Acres:	0.29		
1st Mtg Amt:	\$4,500,000	Lot Area:	12,620		
Total Value:	\$934,473	# of Stories:			
Land Use:	STORE BUILDING	Park Area/Cap#:	/		

Comp #:	15	Distance From Subject:	31.45 (miles)		
Address:	8025 FIRESTONE BLVD, DOWNEY, CA 90241				
Owner Name:	MERSHO GRJT INVESTMENTS LLC				
Seller Name:	CRAMMER MATTHEW P & ANDREA R				
APN:	6251-040-019	Map Reference:	60-B3 /	Building Area:	5,700
County:	LOS ANGELES, CA	Census Tract:	5513.00	Total Rooms/Offices:	
Subdivision:	GREENINGS SUB	Zoning:	DOC3*	Total Restrooms:	
Rec Date:	06/02/2017	Prior Rec Date:	10/04/2012	Yr Built/Eff:	1949 / 1950

Sale Date:	05/09/2017	Prior Sale Date:	08/17/2012	Air Cond:	NONE
Sale Price:	\$1,250,000	Prior Sale Price:	\$650,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	611784	Acres:	0.16		
1st Mtg Amt:		Lot Area:	7,001		
Total Value:	\$689,674	# of Stories:			
Land Use:	STORE BUILDING	Park Area/Cap#:	/		

Comp #:	16	Distance From Subject: 48.67 (miles)			
Address:	416 E HOLT AVE, POMONA, CA 91767-5540				
Owner Name:	TAPIA ELENA				
Seller Name:	STONE HAVEN PARTNERS LP				
APN:	8337-025-023	Map Reference:	/	Building Area:	5,900
County:	LOS ANGELES, CA	Census Tract:	4088.00	Total Rooms/Offices:	
Subdivision:	OF GIFFINS SUB	Zoning:	POC4*	Total Restrooms:	
Rec Date:	06/09/2017	Prior Rec Date:	09/12/2016	Yr Built/Eff:	1932 / 1934
Sale Date:	05/23/2017	Prior Sale Date:	09/09/2016	Air Cond:	NONE
Sale Price:	\$1,350,000	Prior Sale Price:	\$1,350,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	637970	Acres:	0.33		
1st Mtg Amt:	\$1,215,000	Lot Area:	14,436		
Total Value:	\$1,350,000	# of Stories:			
Land Use:	STORE BUILDING	Park Area/Cap#:	/		

Comp #:	17	Distance From Subject: 25.38 (miles)			
Address:	2519 E SLAUSON AVE, HUNTINGTON PARK, CA 90255-2836				
Owner Name:	AYALA MA G				
Seller Name:	GUERRA JOSE L & LIDIA TRUST				
APN:	6309-016-026	Map Reference:	52-F4 /	Building Area:	6,160
County:	LOS ANGELES, CA	Census Tract:	5325.00	Total Rooms/Offices:	
Subdivision:	HUNTINGTON PARK	Zoning:	HPCG*	Total Restrooms:	
Rec Date:	02/23/2017	Prior Rec Date:	02/09/2005	Yr Built/Eff:	1925 / 1980
Sale Date:	02/17/2017	Prior Sale Date:	01/06/2005	Air Cond:	YES
Sale Price:	\$875,000	Prior Sale Price:	\$480,000	Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	ROLL COMPOSITION
Document #:	216035	Acres:	0.16		
1st Mtg Amt:	\$616,000	Lot Area:	6,761		
Total Value:	\$576,492	# of Stories:	1.00		
Land Use:	STORE BUILDING	Park Area/Cap#:	/		

Comp #:	18	Distance From Subject: 26.54 (miles)			
Address:	1047 N ALLEN AVE, PASADENA, CA 91104-3202				
Owner Name:	SEIDNER STEVEN & C TRUST 1994				
Seller Name:	RIVERVIEW FINANCIAL CORP				
APN:	5742-015-013	Map Reference:	27-D2 /	Building Area:	6,500
County:	LOS ANGELES, CA	Census Tract:	4626.00	Total Rooms/Offices:	
Subdivision:	NAZARENE UNIVERSITY PARK	Zoning:	PSC-	Total Restrooms:	
Rec Date:	12/09/2016	Prior Rec Date:		Yr Built/Eff:	1932 / 1940
Sale Date:	11/03/2016	Prior Sale Date:		Air Cond:	NONE
Sale Price:	\$1,300,000	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	1563876	Acres:	0.23		
1st Mtg Amt:		Lot Area:	10,013		
Total Value:	\$979,000	# of Stories:			
Land Use:	STORE BUILDING	Park Area/Cap#:	/		

Comp #:	19	Distance From Subject: 2.06 (miles)			
Address:	7547 TOPANGA CANYON BLVD, CANOGA PARK, CA 91303-1214				
Owner Name:	MAAROUF ZOHEIR A/GRMN				
Seller Name:	CHOI FAMILY TRUST				
APN:	2023-001-026	Map Reference:	12-C3 /	Building Area:	6,818
County:	LOS ANGELES, CA	Census Tract:	1343.03	Total Rooms/Offices:	
Subdivision:	5332	Zoning:	LAC2	Total Restrooms:	
Rec Date:	11/23/2016	Prior Rec Date:	02/15/2005	Yr Built/Eff:	1988 / 1988
Sale Date:	11/15/2016	Prior Sale Date:	12/03/2004	Air Cond:	
Sale Price:	\$2,150,000	Prior Sale Price:	\$2,100,000	Pool:	

Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:
Document #:	1476798	Acres:	0.31	
1st Mtg Amt:		Lot Area:	13,667	
Total Value:	\$2,150,000	# of Stories:		
Land Use:	STORE BUILDING	Park Area/Cap#:	/	

Comp #:	20	Distance From Subject: 38.23 (miles)			
Address:	2201 N LAKEWOOD BLVD, LONG BEACH, CA 90815-2552				
Owner Name:	CCC & R TEXAS LLC				
Seller Name:	LYCODEMOS CAPITAL LLC				
APN:	7218-017-037	Map Reference:	/	Building Area:	6,465
County:	LOS ANGELES, CA	Census Tract:	5750.01	Total Rooms/Offices:	
Subdivision:	12287	Zoning:	LBCR	Total Restrooms:	
Rec Date:	04/11/2017	Prior Rec Date:	06/21/2007	Yr Built/Eff:	2004 / 2005
Sale Date:	02/08/2017	Prior Sale Date:	06/14/2007	Air Cond:	YES
Sale Price:	\$2,150,000	Prior Sale Price:	\$1,350,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	395502	Acres:	0.31		
1st Mtg Amt:		Lot Area:	13,398		
Total Value:	\$3,620,000	# of Stories:			
Land Use:	STORE BUILDING	Park Area/Cap#:	/		