

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

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OSAMA YOUNAN, P.E.  
EXECUTIVE OFFICER

November 7, 2017

Council District: # 9

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

JOB ADDRESS: **624 EAST MANCHESTER AVENUE, LOS ANGELES, CA**  
(AKA: **628 EAST MANCHESTER AVENUE, LOS ANGELES, CA**)  
ASSESSORS PARCEL NO. (APN): **6042-001-032**  
Re: Invoice # 430242-9

On April 18, 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: **624 East Manchester Avenue, (aka: 628 East Manchester Avenue) 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
Title Report Fee		42.00
<b>Grand Total</b>	\$	<b>397.00</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 **\$397.00** 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 **\$397.00** on the referenced property. A copy of the title report which includes a full legal description of the property is attached as Exhibit A. A list of all the names and addresses of owners and all interested parties entitled to notice is included (Exhibit B). Also attached is a report which includes the current fair market value of the property including all encumbrances of record on the property as of the date of the report (Exhibit C).

DEPARTMENT OF BUILDING AND SAFETY

  
Steve Ongele  
Chief, Resource Management Bureau

Lien confirmed by  
City Council on:

ATTEST: HOLLY WOLCOTT, CITY CLERK

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



P.O. BOX 5152  
CULVER CITY, CA 90231  
Phone 310-943-9235 [latitle@in2-res.com](mailto:latitle@in2-res.com)

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***Property Title Report***

**Work Order No. T14797**  
Dated as of: 10/13/2017

**Prepared for: City of Los Angeles**

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**SCHEDULE A**  
(Reported Property Information)

APN #: 6042-001-032

**Property Address:** 624 E MANCHESTER AVE ✓ **City:** Los Angeles

**County:** Los Angeles

**VESTING INFORMATION**

**Type of Document:** GRANT DEED

**Grantee :** QUEENBEE, LLC

**Grantor :** WISEMAN DAWOODY AND MOJAN RAFAELOF

**Deed Date :** 02/07/2005

**Recorded :** 02/23/2005

**Instr No. :** 05-0409735

**MAILING ADDRESS:** QUEENBEE, LLC  
PO BOX 7911 BEVERLY HILLS CA 90212

**SCHEDULE B**

**LEGAL DESCRIPTION**

Lot: 22-26 Tract No: 1977 Abbreviated Description: LOT:22-26 CITY:REGION/CLUSTER: 26/26631  
TR#:1977 TR=1977 EX OF ST LOTS 22 THRU 26 City/Muni/Twp: REGION/CLUSTER: 26/26631

**MORTGAGES/LIENS**

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



# COUNTY ASSESSOR PARCEL INFORMATION


[Home](#) | [About](#)


Data last refreshed: October 12, 2017

APN 6042001009 has been changed. Click on an [APN](#) to list parcel detail.

[Back](#)

[Home](#)

 [6042001009](#)

2.  [6042001032](#)

This page is part of your document - DO NOT DISCARD

05 0409735

RECORDED/FILED IN OFFICIAL RECORDS  
RECORDER'S OFFICE  
LOS ANGELES COUNTY  
CALIFORNIA

11:01AM FEB 23 2005

TITLE(S) : DEED



LEAD SHEET

FEE

FEE  
\$7  
1

D.T.T

NOTIFICATION SENT - \$4

CODE

20

CODE

19

CODE

9

Assessor's Identification Number (AIN)

To be completed by Examiner OR Title Company in black ink.

Number of AIN's Shown

6042 - 001 - 008

003

THIS FORM NOT TO BE DUPLICATED



RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO:  
Queenbee LLC  
P. O. Box 7911  
Beverly Hills, CA 90211

05 0409735

Space Above This Line for Recorder's Use Only

A.P.N.: 6042-001-008 & 6042-001-009

Order No.: --

Escrow No.: --

**GRANT DEED**

L.A. COUNTY 80

L.A. CITY 44

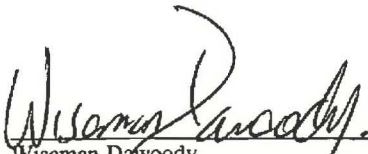
THE UNDERSIGNED GRANTOR(S) DECLARE(S) THAT DOCUMENTARY TRANSFER TAX IS: COUNTY \$0.00 \* & CITY \$0.00 \*

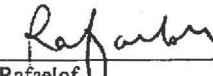
- computed on full value of property conveyed, or
- computed on full value less value of liens or encumbrances remaining at time of sale,
- unincorporated area;  City of Los Angeles, and

FOR A VALUABLE CONSIDERATION, Receipt of which is hereby acknowledged,  
**Wiseman Dawoody and Mojan Rafaelof, Husband and Wife as Joint Tenants**  
hereby GRANT(S) to **Queenbee, LLC**, a California limited liability company  
the following described property in the City of **Los Angeles**, County of **Los Angeles** State of California;

**Lots 22, 23, 24, 25 & 26 of Tract 1977, in the City of Los Angeles, County of Los Angeles, California as per map recorded in Book 21, Page(s) 121, of Maps in the Office of the County Recorder of said County. (AKA: 616 - 628 Manchester Avenue, Los Angeles, California)**

**\*This conveyance changes the manner in which title is held, grantor and grantee remain the same and continue to hold the same proportionate interest, R&T 11911.**

  
\_\_\_\_\_  
Wiseman Dawoody

  
\_\_\_\_\_  
Mojan Rafaelof

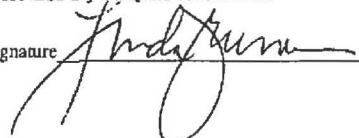
Document Date: February 7, 2005

STATE OF CALIFORNIA )  
COUNTY OF Los Angeles )

On February 8, 2005 before me, Linda Drumm  
personally appeared Wiseman Dawoody and Mojan Rafaelof

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   
\_\_\_\_\_

This area for official notarial seal.



Mail Tax Statements to: SAME AS ABOVE or Address Noted Below

# EXHIBIT B

ASSIGNED INSPECTOR: ULRIC CARPENTER

Date: November 7, 2016

JOB ADDRESS: 624 EAST MANCHESTER AVENUE, LOS ANGELES, CA

(AKA: 628 EAST MANCHESTER AVENUE, LOS ANGELES, CA)

ASSESSORS PARCEL NO. (APN): 6042-001-032

Last Full Title: 10/13/2017

Last Update to Title:

.....

## LIST OF OWNERS AND INTERESTED PARTIES

- 1). QUEENBEE LLC  
PO BOX 7911  
BEVERLY HILLS, CA. 90212  
CAPACITY: OWNER
  
- 2). WISEMAN DA WOODY  
137 NORTH REXFORD DR  
BEVERLY HILLS, CA 90210  
CAPACITY: AGENT OF SERVICE

**Property Detail Report**

For Property Located At :  
**628 E MANCHESTER AVE, LOS ANGELES, CA 90001-3631**



**Owner Information**

Owner Name: **QUEENBEE LLC**  
 Mailing Address: **PO BOX 7911, BEVERLY HILLS CA 90212-7911 B057**  
 Vesting Codes: **// CO**

**Location Information**

Legal Description:	<b>TR=1977 EX OF ST LOTS 22 THRU 26</b>		
County:	<b>LOS ANGELES, CA</b>	APN:	<b>6042-001-032</b>
Census Tract / Block:	<b>2400.10 / 2</b>	Alternate APN:	<b>6042-001-009</b>
Township-Range-Sect:		Subdivision:	<b>1977</b>
Legal Book/Page:	<b>21-121</b>	Map Reference:	<b>58-C2 /</b>
Legal Lot:	<b>22</b>	Tract #:	<b>1977</b>
Legal Block:		School District:	<b>LOS ANGELES</b>
Market Area:	<b>C37</b>	School District Name:	
Neighbor Code:		Munic/Township:	

**Owner Transfer Information**

Recording/Sale Date:	<b>02/23/2005 / 02/07/2005</b>	Deed Type:	<b>GRANT DEED</b>
Sale Price:		1st Mtg Document #:	
Document #:	<b>409735</b>		

**Last Market Sale Information**

Recording/Sale Date:	<b>02/25/2002 / 12/10/2001</b>	1st Mtg Amount/Type:	<b>/</b>
Sale Price:	<b>\$400,000</b>	1st Mtg Int. Rate/Type:	<b>/</b>
Sale Type:	<b>UNKNOWN</b>	1st Mtg Document #:	<b>/</b>
Document #:	<b>431440</b>	2nd Mtg Amount/Type:	<b>/</b>
Deed Type:	<b>GRANT DEED</b>	2nd Mtg Int. Rate/Type:	<b>/</b>
Transfer Document #:		Price Per SqFt:	<b>\$38.46</b>
New Construction:		Multi/Split Sale:	<b>MULTI</b>
Title Company:	<b>FIRST AMERICAN TITLE</b>		
Lender:			
Seller Name:	<b>YI SUN C</b>		

**Prior Sale Information**

Prior Rec/Sale Date:	<b>03/28/1997 /</b>	Prior Lender:	
Prior Sale Price:		Prior 1st Mtg Amt/Type:	<b>/</b>
Prior Doc Number:	<b>478528</b>	Prior 1st Mtg Rate/Type:	<b>/</b>
Prior Deed Type:	<b>INTERSPOUSAL DEED TRANSFER</b>		

**Property Characteristics**

Year Built / Eff:	<b>2011 / 2011</b>	Total Rooms/Offices:		Garage Area:	
Gross Area:	<b>10,400</b>	Total Restrooms:		Garage Capacity:	
Building Area:	<b>10,400</b>	Roof Type:		Parking Spaces:	
Tot Adj Area:		Roof Material:		Heat Type:	
Above Grade:		Construction:		Air Cond:	<b>YES</b>
# of Stories:		Foundation:		Pool:	
Other Improvements:		Exterior wall:		Quality:	
		Basement Area:		Condition:	

**Site Information**

Zoning:	<b>LAC2</b>	Acres:	<b>0.51</b>	County Use:	<b>STORES (1100)</b>
Lot Area:	<b>21,999</b>	Lot Width/Depth:	<b>x</b>	State Use:	
Land Use:	<b>STORE BUILDING</b>	Commercial Units:	<b>11</b>	Water Type:	
Site Influence:		Sewer Type:		Building Class:	

**Tax Information**

Total Value:	<b>\$1,616,180</b>	Assessed Year:	<b>2017</b>	Property Tax:	<b>\$23,743.66</b>
Land Value:	<b>\$390,334</b>	Improved %:	<b>76%</b>	Tax Area:	<b>8834</b>
Improvement Value:	<b>\$1,225,846</b>	Tax Year:	<b>2016</b>	Tax Exemption:	
Total Taxable Value:	<b>\$1,616,180</b>				

## Comparable Summary

For Property Located At



CoreLogic™

RealQuest Professional

**628 E MANCHESTER AVE, LOS ANGELES, CA 90001-3631**

**17 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: 17

	Subject Property	Low	High	Average
Sale Price	\$400,000	\$550,500	\$16,250,000	\$4,018,529
Bldg/Living Area	10,400	9,510	11,280	10,708
Price/Sqft	\$38.46	\$51.00	\$1,451.15	\$375.04
Year Built	2011	1920	2016	1959
Lot Area	21,999	8,558	57,857	24,109
Bedrooms	0	0	0	0
Bathrooms/Restrooms	0	1	1	1
Stories	0.00	1.00	2.00	1.25
Total Value	\$1,616,180	\$308,519	\$6,296,144	\$1,722,934
Distance From Subject	0.00	2.71	33.00	14.42

\*= user supplied for search only

<input checked="" type="checkbox"/>	#	F Address	Sale Price	Yr Bit	Bed	Baths/Restrooms(Full)	Last Recording	Bld/Liv	Lot Area	Dist
<b>Subject Property</b>										
		628 E MANCHESTER AVE	\$400,000	2011			02/25/2002	10,400	21,999	0.0
<b>Comparables</b>										
<input checked="" type="checkbox"/>	1	3667 ATLANTIC AVE 2	\$550,500	1947			02/15/2017	10,795	12,266	10.42
<input checked="" type="checkbox"/>	2	1518 N CAHUENGA BLVD	\$6,075,000	1920			05/05/2017	11,280	8,558	10.28
<input checked="" type="checkbox"/>	3	24779 VALLEY ST	\$3,350,000	1985			04/28/2017	10,446	17,158	33
<input checked="" type="checkbox"/>	4	19531 VENTURA BLVD 2NDFL	\$2,801,000	1963			02/22/2017	10,260	12,491	22.4
<input checked="" type="checkbox"/>	5	11042 ROSECRANS AVE	\$2,000,000	1953	1		04/24/2017	10,692	42,568	10.32
<input checked="" type="checkbox"/>	6	1042 W GLADSTONE ST	\$16,250,000	2016			04/07/2017	11,198	39,232	27.18
<input checked="" type="checkbox"/>	7	6848 LA TIJERA BLVD	\$1,768,000	1950			08/10/2017	10,475	18,636	6.31
<input checked="" type="checkbox"/>	8	200 N GOLDEN MALL	\$6,000,000	1941			06/27/2017	11,190	14,463	15.57
<input checked="" type="checkbox"/>	9	3560 MARTIN LUTHER KING JR BLVD B	\$3,138,000	1981			08/15/2017	11,240	39,379	3.78
<input checked="" type="checkbox"/>	10	21920 VENTURA BLVD	\$2,200,000	1950			07/31/2017	10,684	15,717	24.21
<input checked="" type="checkbox"/>	11	4130 PARAMOUNT BLVD	\$2,400,000	1959			06/06/2017	10,500	57,857	10.6
<input checked="" type="checkbox"/>	12	8017 W SUNSET BLVD	\$1,317,500	1930			03/22/2017	9,998	8,743	11.16
<input checked="" type="checkbox"/>	13	13041 ROSECRANS AVE	\$9,900,000	2007			06/30/2017	9,510	25,804	12.69
<input checked="" type="checkbox"/>	14	215 S MARKET ST	\$2,620,000	1942			10/25/2017	10,500	11,263	5.05
<input checked="" type="checkbox"/>	15	2411 RANDOLPH ST	\$1,530,000	1987			03/28/2017	10,920	25,382	2.71
<input checked="" type="checkbox"/>	16	20901 SHERMAN WAY	\$4,673,000	1957			06/29/2017	11,220	29,832	24.97
<input checked="" type="checkbox"/>	17	125 N RAYMOND AVE 129	\$1,742,000	1921			06/19/2017	11,120	30,510	14.57

# Comparable Sales Report

For Property Located At



**628 E MANCHESTER AVE, LOS ANGELES, CA 90001-3631**

17 Comparable(s) Selected.

Report Date: 11/06/2017

**Summary Statistics:**

	Subject	Low	High	Average
Sale Price	\$400,000	\$550,500	\$16,250,000	\$4,018,529
Bldg/Living Area	10,400	9,510	11,280	10,708
Price/Sqft	\$38.46	\$51.00	\$1,451.15	\$375.04
Year Built	2011	1920	2016	1959
Lot Area	21,999	8,558	57,857	24,109
Bedrooms	0	0	0	0
Bathrooms/Restrooms	0	1	1	1
Stories	0.00	1.00	2.00	1.25
Total Value	\$1,616,180	\$308,519	\$6,296,144	\$1,722,934
Distance From Subject	0.00	2.71	33.00	14.42

\*= user supplied for search only

Comp #:	<b>1</b>			Distance From Subject:	<b>10.42 (miles)</b>
Address:	<b>3667 ATLANTIC AVE 2, LONG BEACH, CA 90807-3496</b>				
Owner Name:	<b>TLR INVESTMENTS LLC</b>				
Seller Name:	<b>GSD LLC</b>				
APN:	<b>7145-014-024</b>	Map Reference:	<b>70-D5 /</b>	Building Area:	<b>10,795</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>5720.02</b>	Total Rooms/Offices:	
Subdivision:	<b>2964</b>	Zoning:	<b>LBCCA</b>	Total Restrooms:	
Rec Date:	<b>02/15/2017</b>	Prior Rec Date:	<b>12/04/2002</b>	Yr Built/Eff:	<b>1947 / 1948</b>
Sale Date:	<b>12/31/2016</b>	Prior Sale Date:	<b>11/27/2002</b>	Air Cond:	<b>YES</b>
Sale Price:	<b>\$550,500</b>	Prior Sale Price:	<b>\$400,000</b>	Pool:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Roof Mat:	<b>ROLL COMPOSITION</b>
Document #:	<b>187744</b>	Acres:	<b>0.28</b>		
1st Mtg Amt:		Lot Area:	<b>12,266</b>		
Total Value:	<b>\$861,065</b>	# of Stories:	<b>2.00</b>		
Land Use:	<b>STORE BUILDING</b>	Park Area/Cap#:	<b>/</b>		

Comp #:	<b>2</b>			Distance From Subject:	<b>10.28 (miles)</b>
Address:	<b>1518 N CAHUENGA BLVD, LOS ANGELES, CA 90028-7313</b>				
Owner Name:	<b>CAHUENGA INVESTORS LP</b>				
Seller Name:	<b>WYATT KIRK</b>				
APN:	<b>5546-012-007</b>	Map Reference:	<b>34-C3 /</b>	Building Area:	<b>11,280</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>1907.00</b>	Total Rooms/Offices:	
Subdivision:	<b>2129</b>	Zoning:	<b>LAC4</b>	Total Restrooms:	
Rec Date:	<b>05/05/2017</b>	Prior Rec Date:		Yr Built/Eff:	<b>1920 / 1920</b>
Sale Date:	<b>05/05/2017</b>	Prior Sale Date:		Air Cond:	<b>NONE</b>
Sale Price:	<b>\$6,075,000</b>	Prior Sale Price:		Pool:	
Sale Type:	<b>FULL</b>	Prior Sale Type:		Roof Mat:	
Document #:	<b>503079</b>	Acres:	<b>0.20</b>		
1st Mtg Amt:		Lot Area:	<b>8,558</b>		
Total Value:	<b>\$308,519</b>	# of Stories:			
Land Use:	<b>STORE BUILDING</b>	Park Area/Cap#:	<b>/</b>		



Comp #: **3** Distance From Subject: **33 (miles)**  
 Address: **24779 VALLEY ST, SANTA CLARITA, CA 91321-2628**  
 Owner Name: **L & S CA PROPERTIES LLC**  
 Seller Name: **APPLE STREET PROPERTIES LLC**  
 APN: **2830-006-004** Map Reference: **127-B4 /** Building Area: **10,446**  
 County: **LOS ANGELES, CA** Census Tract: **9203.12** Total Rooms/Offices:  
 Subdivision: **1437** Zoning: **SCCP** Total Restrooms:  
 Rec Date: **04/28/2017** Prior Rec Date: Yr Built/Eff: **1985 / 1985**  
 Sale Date: **04/10/2017** Prior Sale Date: Air Cond: **YES**  
 Sale Price: **\$3,350,000** Prior Sale Price: Pool:  
 Sale Type: **FULL** Prior Sale Type: Roof Mat:  
 Document #: **475498** Acres: **0.39**  
 1st Mtg Amt: **\$2,030,000** Lot Area: **17,158**  
 Total Value: **\$1,543,623** # of Stories:  
 Land Use: **STORE BUILDING** Park Area/Cap#: **/**

Comp #: **4** Distance From Subject: **22.4 (miles)**  
 Address: **19531 VENTURA BLVD 2NDFL, TARZANA, CA 91356-2957**  
 Owner Name: **477 COMPTON LLC/WILSHIRE NOTE 26 LLC**  
 Seller Name: **AS PROPERTY MANAGEMENT LLC**  
 APN: **2164-013-007** Map Reference: **13-F1 /** Building Area: **10,260**  
 County: **LOS ANGELES, CA** Census Tract: **1394.02** Total Rooms/Offices:  
 Subdivision: **7884** Zoning: **LAC2** Total Restrooms:  
 Rec Date: **02/22/2017** Prior Rec Date: **01/10/1995** Yr Built/Eff: **1963 / 1963**  
 Sale Date: **02/13/2017** Prior Sale Date: Air Cond: **NONE**  
 Sale Price: **\$2,801,000** Prior Sale Price: Pool:  
 Sale Type: **FULL** Prior Sale Type: Roof Mat: **ROLL COMPOSITION**  
 Document #: **208094** Acres: **0.29**  
 1st Mtg Amt: **\$1,100,000** Lot Area: **12,491**  
 Total Value: **\$904,508** # of Stories: **1.00**  
 Land Use: **STORE BUILDING** Park Area/Cap#: **/**

Comp #: **5** Distance From Subject: **10.32 (miles)**  
 Address: **11042 ROSECRANS AVE, NORWALK, CA 90650-3601**  
 Owner Name: **MERCY ALIGNMENT LLC**  
 Seller Name: **MOORE FAMILY LIVING TRUST**  
 APN: **8075-009-021** Map Reference: **66-E2 /** Building Area: **10,692**  
 County: **LOS ANGELES, CA** Census Tract: **5528.00** Total Rooms/Offices:  
 Subdivision: **14809** Zoning: **NOC1\*** Total Restrooms: **1.00**  
 Rec Date: **04/24/2017** Prior Rec Date: **08/08/1979** Yr Built/Eff: **1953 /**  
 Sale Date: **04/17/2017** Prior Sale Date: Air Cond: **NONE**  
 Sale Price: **\$2,000,000** Prior Sale Price: **\$270,000** Pool:  
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:  
 Document #: **448254** Acres: **0.98**  
 1st Mtg Amt: Lot Area: **42,568**  
 Total Value: **\$523,795** # of Stories:  
 Land Use: **STORE BUILDING** Park Area/Cap#: **/**

Comp #: **6** Distance From Subject: **27.18 (miles)**  
 Address: **1042 W GLADSTONE ST, SAN DIMAS, CA 91773-1715**  
 Owner Name: **J & A CAPITAL HOLDINGS LLC**  
 Seller Name: **EVERGREEN-GLADSTONE & LONE HIL**  
 APN: **8383-009-106** Map Reference: **/** Building Area: **11,198**  
 County: **LOS ANGELES, CA** Census Tract: **4012.02** Total Rooms/Offices:  
 Subdivision: **PARCEL MAP 61022** Zoning: **SDM1-B2\*** Total Restrooms:  
 Rec Date: **04/07/2017** Prior Rec Date: Yr Built/Eff: **2016 / 2016**  
 Sale Date: **03/31/2017** Prior Sale Date: Air Cond: **YES**  
 Sale Price: **\$16,250,000** Prior Sale Price: Pool:  
 Sale Type: **FULL** Prior Sale Type: Roof Mat:  
 Document #: **384091** Acres: **0.90**  
 1st Mtg Amt: **\$9,500,000** Lot Area: **39,232**  
 Total Value: **\$6,296,144** # of Stories:  
 Land Use: **STORE BUILDING** Park Area/Cap#: **/**

Comp #: **7** Distance From Subject: **6.31 (miles)**  
 Address:



<b>6848 LA TIJERA BLVD, LOS ANGELES, CA 90045</b>			
Owner Name:	KJF OF FARIS LLC/QUINCE AVE MEMPHIS II LLC		
Seller Name:	LA CIENEGA TRIANGLE LLC		
APN:	4103-002-027	Map Reference:	/
County:	LOS ANGELES, CA	Census Tract:	2761.00
Subdivision:	14055	Zoning:	LAC2
Rec Date:	08/10/2017	Prior Rec Date:	02/22/2017
Sale Date:	08/07/2017	Prior Sale Date:	02/17/2017
Sale Price:	\$1,768,000	Prior Sale Price:	\$9,405,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	901322	Acres:	0.43
1st Mtg Amt:		Lot Area:	18,636
Total Value:	\$1,147,850	# of Stories:	
Land Use:	STORE BUILDING	Park Area/Cap#:	/

Comp #:	8	Distance From Subject:	15.57 (miles)
Address:	<b>200 N GOLDEN MALL, BURBANK, CA 91502</b>		
Owner Name:	MARKETBLOCK LLC		
Seller Name:	CAPIZZI FAMILY TRUST		
APN:	2453-006-012	Map Reference:	17-D5 /
County:	LOS ANGELES, CA	Census Tract:	3107.02
Subdivision:	BURBANK	Zoning:	BUC1-C2*
Rec Date:	06/27/2017	Prior Rec Date:	
Sale Date:	04/21/2017	Prior Sale Date:	
Sale Price:	\$6,000,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	712230	Acres:	0.33
1st Mtg Amt:	\$7,500,000	Lot Area:	14,463
Total Value:	\$809,906	# of Stories:	
Land Use:	STORE BUILDING	Park Area/Cap#:	/

Comp #:	9	Distance From Subject:	3.78 (miles)
Address:	<b>3560 MARTIN LUTHER KING JR BLVD B, LYNWOOD, CA 90262-2050</b>		
Owner Name:	LEE CAROLINE		
Seller Name:	PARK SE K & YUNG A		
APN:	6191-017-029	Map Reference:	59-B4 /
County:	LOS ANGELES, CA	Census Tract:	5402.02
Subdivision:	20680	Zoning:	LYR3*
Rec Date:	08/15/2017	Prior Rec Date:	
Sale Date:	07/05/2017	Prior Sale Date:	
Sale Price:	\$3,138,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	920122	Acres:	0.90
1st Mtg Amt:	\$1,725,000	Lot Area:	39,379
Total Value:	\$1,635,193	# of Stories:	1.00
Land Use:	STORE BUILDING	Park Area/Cap#:	/

Comp #:	10	Distance From Subject:	24.21 (miles)
Address:	<b>21920 VENTURA BLVD, WOODLAND HILLS, CA 91364-1724</b>		
Owner Name:	VENTOP LLC		
Seller Name:	LEWIS ROBERT FAMILY TRUST		
APN:	2169-003-046	Map Reference:	13-C1 /
County:	LOS ANGELES, CA	Census Tract:	1375.02
Subdivision:	6170	Zoning:	LAC4
Rec Date:	07/31/2017	Prior Rec Date:	05/11/1987
Sale Date:	07/24/2017	Prior Sale Date:	
Sale Price:	\$2,200,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	858996	Acres:	0.36
1st Mtg Amt:	\$1,000,000	Lot Area:	15,717
Total Value:	\$333,723	# of Stories:	
Land Use:	STORE BUILDING	Park Area/Cap#:	/

Comp #:	11	Distance From Subject:	10.6 (miles)
Address:	<b>4130 PARAMOUNT BLVD, LAKEWOOD, CA 90712-3914</b>		
Owner Name:	PYKE ROBERT M & JUDITH D		
Seller Name:	GORDON TIFFANY S		

APN:	<b>7151-024-021</b>	Map Reference:	<b>70-F4 /</b>	Building Area:	<b>10,500</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>5714.00</b>	Total Rooms/Offices:	
Subdivision:	<b>17230</b>	Zoning:	<b>LKC4YY</b>	Total Restrooms:	
Rec Date:	<b>06/06/2017</b>	Prior Rec Date:	<b>04/16/1997</b>	Yr Built/Eff:	<b>1959 / 1959</b>
Sale Date:	<b>02/23/2017</b>	Prior Sale Date:		Air Cond:	<b>NONE</b>
Sale Price:	<b>\$2,400,000</b>	Prior Sale Price:		Pool:	
Sale Type:	<b>FULL</b>	Prior Sale Type:		Roof Mat:	
Document #:	<b>620256</b>	Acres:	<b>1.33</b>		
1st Mtg Amt:	<b>\$1,331,000</b>	Lot Area:	<b>57,857</b>		
Total Value:	<b>\$1,937,198</b>	# of Stories:			
Land Use:	<b>STORE BUILDING</b>	Park Area/Cap#:	<b>/</b>		

Comp #: **12** Distance From Subject: **11.16 (miles)**

Address: **8017 W SUNSET BLVD, LOS ANGELES, CA 90046-2401**

Owner Name: **JEFFREY KAVIN INC**

Seller Name: **8017 SUNSET BOULEVARD PROP CO**

APN:	<b>5551-017-043</b>	Map Reference:	<b>33-F3 /</b>	Building Area:	<b>9,998</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>1898.00</b>	Total Rooms/Offices:	
Subdivision:	<b>1607</b>	Zoning:	<b>LAC4</b>	Total Restrooms:	
Rec Date:	<b>03/22/2017</b>	Prior Rec Date:	<b>02/20/1997</b>	Yr Built/Eff:	<b>1930 / 1950</b>
Sale Date:	<b>03/13/2017</b>	Prior Sale Date:		Air Cond:	<b>NONE</b>
Sale Price:	<b>\$1,317,500</b>	Prior Sale Price:		Pool:	
Sale Type:	<b>FULL</b>	Prior Sale Type:		Roof Mat:	
Document #:	<b>321577</b>	Acres:	<b>0.20</b>		
1st Mtg Amt:		Lot Area:	<b>8,743</b>		
Total Value:	<b>\$1,052,502</b>	# of Stories:			
Land Use:	<b>STORE BUILDING</b>	Park Area/Cap#:	<b>/</b>		

Comp #: **13** Distance From Subject: **12.69 (miles)**

Address: **13041 ROSECRANS AVE, NORWALK, CA 90650-0504**

Owner Name: **K2 COMMON LLC**

Seller Name: **FIRST CALIFORNIA INV LLC**

APN:	<b>8059-002-074</b>	Map Reference:	<b>82-C2 /</b>	Building Area:	<b>9,510</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>5523.02</b>	Total Rooms/Offices:	
Subdivision:	<b>CITY/NORWALK</b>	Zoning:	<b>NOM1-P*</b>	Total Restrooms:	
Rec Date:	<b>06/30/2017</b>	Prior Rec Date:	<b>03/05/2014</b>	Yr Built/Eff:	<b>2007 / 2007</b>
Sale Date:	<b>05/01/2017</b>	Prior Sale Date:	<b>02/28/2014</b>	Air Cond:	<b>YES</b>
Sale Price:	<b>\$9,900,000</b>	Prior Sale Price:	<b>\$9,100,000</b>	Pool:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Roof Mat:	
Document #:	<b>730175</b>	Acres:	<b>0.59</b>		
1st Mtg Amt:	<b>\$4,200,000</b>	Lot Area:	<b>25,804</b>		
Total Value:	<b>\$5,281,224</b>	# of Stories:			
Land Use:	<b>STORE BUILDING</b>	Park Area/Cap#:	<b>/</b>		

Comp #: **14** Distance From Subject: **5.05 (miles)**

Address: **215 S MARKET ST, INGLEWOOD, CA 90301-2305**

Owner Name: **WILSHIRE NABAT LLC**

Seller Name: **MARKING INVESTMENTS LLC**

APN:	<b>4021-014-035</b>	Map Reference:	<b>57-A1 /</b>	Building Area:	<b>10,500</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>6010.01</b>	Total Rooms/Offices:	
Subdivision:	<b>INGLEWOOD PROP</b>	Zoning:	<b>INC1*</b>	Total Restrooms:	
Rec Date:	<b>10/25/2017</b>	Prior Rec Date:	<b>04/23/2013</b>	Yr Built/Eff:	<b>1942 / 1947</b>
Sale Date:	<b>10/10/2017</b>	Prior Sale Date:	<b>04/17/2013</b>	Air Cond:	<b>NONE</b>
Sale Price:	<b>\$2,620,000</b>	Prior Sale Price:	<b>\$1,110,000</b>	Pool:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Roof Mat:	
Document #:	<b>1224387</b>	Acres:	<b>0.26</b>		
1st Mtg Amt:		Lot Area:	<b>11,263</b>		
Total Value:	<b>\$1,177,752</b>	# of Stories:			
Land Use:	<b>STORE BUILDING</b>	Park Area/Cap#:	<b>/</b>		

Comp #: **15** Distance From Subject: **2.71 (miles)**

Address: **2411 RANDOLPH ST, HUNTINGTON PARK, CA 90255-2823**

Owner Name: **ROJANI MICHAEL**

Seller Name: **2425 RANDOLPH STREET LLC**

APN:	<b>6321-004-068</b>	Map Reference:	<b>/</b>	Building Area:	<b>10,920</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>5326.04</b>	Total Rooms/Offices:	
Subdivision:	<b>HUNTINGTON PARK</b>	Zoning:	<b>HPCN*</b>	Total Restrooms:	
Rec Date:	<b>03/28/2017</b>	Prior Rec Date:	<b>02/02/2001</b>	Yr Built/Eff:	<b>1987 / 1987</b>

Sale Date:	<b>02/24/2017</b>	Prior Sale Date:		Air Cond:	<b>NONE</b>
Sale Price:	<b>\$1,530,000</b>	Prior Sale Price:	<b>\$59,000</b>	Pool:	
Sale Type:	<b>FULL</b>	Prior Sale Type:		Roof Mat:	
Document #:	<b>339550</b>	Acres:	<b>0.58</b>		
1st Mtg Amt:	<b>\$490,000</b>	Lot Area:	<b>25,382</b>		
Total Value:	<b>\$886,249</b>	# of Stories:			
Land Use:	<b>STORE BUILDING</b>	Park Area/Cap#:	<b>/</b>		

Comp #:	<b>16</b>				Distance From Subject:	<b>24.97 (miles)</b>
Address:	<b>20901 SHERMAN WAY, CANOGA PARK, CA 91303-1743</b>					
Owner Name:	<b>JENNY PROPERTIES LLC</b>					
Seller Name:	<b>20901 CANOGA PLAZA LLC</b>					
APN:	<b>2112-017-001</b>	Map Reference:	<b>12-D3 /</b>	Building Area:	<b>11,220</b>	
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>1340.01</b>	Total Rooms/Offices:		
Subdivision:	<b>8722</b>	Zoning:	<b>LAC2</b>	Total Restrooms:		
Rec Date:	<b>06/29/2017</b>	Prior Rec Date:	<b>04/21/1998</b>	Yr Built/Eff:	<b>1957 / 1957</b>	
Sale Date:	<b>06/21/2017</b>	Prior Sale Date:	<b>04/21/1998</b>	Air Cond:	<b>YES</b>	
Sale Price:	<b>\$4,673,000</b>	Prior Sale Price:		Pool:		
Sale Type:	<b>FULL</b>	Prior Sale Type:		Roof Mat:	<b>ROLL COMPOSITION</b>	
Document #:	<b>726832</b>	Acres:	<b>0.68</b>			
1st Mtg Amt:	<b>\$3,990,000</b>	Lot Area:	<b>29,832</b>			
Total Value:	<b>\$1,741,728</b>	# of Stories:	<b>1.00</b>			
Land Use:	<b>STORE BUILDING</b>	Park Area/Cap#:	<b>/</b>			

Comp #:	<b>17</b>				Distance From Subject:	<b>14.57 (miles)</b>
Address:	<b>125 N RAYMOND AVE 129, PASADENA, CA 91103-4534</b>					
Owner Name:	<b>HOLLY CROSSING LLC/JGPG LLC</b>					
Seller Name:	<b>RIF INVESTMENTS-3 LLC</b>					
APN:	<b>5723-021-029</b>	Map Reference:	<b>/</b>	Building Area:	<b>11,120</b>	
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>4619.02</b>	Total Rooms/Offices:		
Subdivision:	<b>TRACK MAP 63312</b>	Zoning:	<b>PSC-</b>	Total Restrooms:		
	<b>COML UN 1-3</b>					
Rec Date:	<b>06/19/2017</b>	Prior Rec Date:	<b>12/24/2012</b>	Yr Built/Eff:	<b>1921 / 2010</b>	
Sale Date:	<b>06/19/2017</b>	Prior Sale Date:	<b>12/12/2012</b>	Air Cond:	<b>NONE</b>	
Sale Price:	<b>\$1,742,000</b>	Prior Sale Price:	<b>\$4,000,000</b>	Pool:		
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Roof Mat:		
Document #:	<b>677461</b>	Acres:	<b>0.70</b>			
1st Mtg Amt:		Lot Area:	<b>30,510</b>			
Total Value:	<b>\$2,848,891</b>	# of Stories:				
Land Use:	<b>STORE BUILDING</b>	Park Area/Cap#:	<b>/</b>			