

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

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

RAYMOND S. CHAN, C.E., S.E.
GENERAL MANAGER

FRANK BUSH
EXECUTIVE OFFICER

March 26, 2015

Council District: # 7

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

JOB ADDRESS: **14630 WEST HUBBARD AVENUE (UNIT B), LOS ANGELES, CA**
(AKA: 14609 WEST MEYER STREET, LOS ANGELES, CA)
ASSESSORS PARCEL NO. (APN): **2611-010-022**

On December 27, 2013, 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: **14630 West Hubbard Street, (aka: 14609 West Meyer 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	\$	457.00
System Development Surcharge		27.42
Title Report Fee		42.00
Grand Total	\$	<u>526.42</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 **\$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

Lien confirmed by
City Council on:

ATTEST: HOLLY WOLCOTT, CITY CLERK

BY: _____
DEPUTY



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

Property Title Report

Work Order No. T10731
 Dated as of: 08/13/2014

Prepared for: City of Los Angeles

SCHEDULE A
 (Reported Property Information)

APN #: 2611-010-022

Property Address: 14630 W HUBBARD AVE ✓ **City:** Los Angeles **County:** Los Angeles

VESTING INFORMATION

Type of Instrument GRANT DEED

Grantor: WILFRED WILLIAM WATERSTON, AN UNMARRIED MAN

Grantee: WILLIAM WATERSTON AND EARLYNNE MECK, AS TRUSTEES OF THE WILLIAM WATERSTON TRUST DATED AUGUST 10, 1983.

Instrument: 84/74542

Book/Page: N/A

Dated: 08/10/1983

Recorded: 01/18/1984

MAILING ADDRESS: WILLIAM WATERSTON AND EARLYNNE MECK, AS TRUSTEES OF THE WILLIAM WATERSTON TRUST
 11677 GERALD AVE. GRANADA HILLS CA 91344

SCHEDULE B

LEGAL DESCRIPTION

LOTS 1 AND 2 OF TRACT 10939, AS PER MAP RECORDED IN BOOK 193 PAGES 26 AND 27 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

THAT PORTION OF LOT 4 OF TRACT NO. 10939 IN THE CITY OF SAN FERNANDO, IN SAID COUNTY AND STATE AS PER MAP RECORDED IN BOOK 193, PAGE 27 OF MAPS IN OFFICE OF COUNTY RECORDER OF SAID COUNTY DESCRIBED AS FOLLOWS.

BEGINNING AT THE MOST BLY CORNER OF SAID LOT 4, BEING A POINT IN THE SOUTHWEST LINE OF SAN FERNANDO ROAD, 80 FEET WIDE, AS SAID SOUTHWEST LINE IS SHOWN ON THE MAP OF SAID TRACT NO. 10939; THENCE N33D 30' 30" W ALONG SAID SAN FERNANDO ROAD 10.378 FEET; THENCE 5 48" 31' W 74.724 FEET TO A POINT ON THE SOUTHEAST LINE OF SAID LOT 4, DISTANT 8 56" 30' E THEREON 24.743 FEET FROM THE SOUTHERLY CORNER OF SAID LOT 4; THENCE N 56D 30' E ALONG SAID SOUTHEAST LINE 74.00 FEET TO THE POINT OF BEGINNING.

EXCEPT THEREFROM THAT PORTION OF SAID LOT 4 DESCRIBED AS FOLLOWS:

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

Work Order No. T10731

SCHEDULE B (Continued)

MORTGAGES/LIENS

NO OPEN DOT/MORTGAGE FOUND ON SUBJECT PROPERTY

***Type of Instrument* MISCELLANEOUS**

**NOTICE OF PENDING LIEN, DATED 03/07/2013, RECORDED 04/08/2013 AS
INSTRUMENT NO. 20130517243.**

**MAILING ADDRESS: DEPARTMENT OF BUILDING AND SAFETY, FINANCIAL
SERVICES DIVISION, 201 N. FIGUEROA ST., 9TH FLOOR, LOS ANGELES, CA 90012.**

**MAILING ADDRESS: WATERSTON WILLIAM CO TR WILLIAM WAT, 11677
GERALD AVE, GRANADA HILLS CA, 91344.**

RECORDING REQUESTED BY

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

NAME: WALLECK, SHANE, et al.
 STREET ADDRESS: 5959 Topanga Cyn. #200
 CITY: Woodland Hills, CA 91367
 STATE: CA
 ZIP: Attn: David L. Shane, Esq.

Title Order No _____ Escrow No _____

84- 74542

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

31 MIN. 2 P.M. JAN 18 1984

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

DOCUMENTARY TRANSFER TAX ^{None-transfer to} ~~computed on full value of property conveyed or~~ ~~irrevocable living trust~~
 computed on full value less liens and encumbrances remaining at time of sale

David L. Shane Walleck, Shane, et al.
 Signature of Notary Public or Agent for Recording

FEE \$5 20

FOR VALUABLE CONSIDERATION receipt of which is acknowledged (s/he) WILFRED WILLIAM WATERSTON,
an unmarried man,

grant to WILLIAM WATERSTON and EARLYNNE MECK, as Trustees of the William Waterston Trust dated August 10, 1983
 all that real property situated in the County of Los Angeles, partly in the City of San Fernando and partly in the City of Los Angeles, Los Angeles County, California
 described as follows (insert legal description)

see attached legal description

Assessor's parcel No _____

Executed on August 10, 1983 at Woodland Hills, California

Wilfred William Waterston
 WILFRED WILLIAM WATERSTON

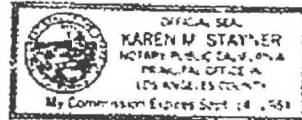
STATE OF CALIFORNIA }
 COUNTY OF Los Angeles } ss

On this 10 day of AUGUST in the year 1983 before me the undersigned, a Notary Public in and for said State, personally appeared Wilfred William Waterston

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed it

WITNESS my hand and official seal

Karen W. Stayer
 Notary Public in and for said State



(This area for official notary seal)

MAIL TAX STATEMENTS TO William Waterston 766 Harding, San Fernando, Ca. 91340
 NAME ADDRESS ZIP

REG. COPIES FORM 778 Rev. 11-82 GRANT DEED

The grantee herein is required to file a true and correct copy of this deed with the Assessor within 90 days after the date of recording, and to pay the appropriate ad valorem taxes. If you do not do this, the deed is void for all purposes and use.

© 1982 WALLETT, INC.

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RECORDING REQUESTED BY:
CITY OF LOS ANGELES

WHEN RECORDED MAIL TO:

Department of Building and Safety
Financial Services Division
201 N. Figueroa St., 9th Floor
Los Angeles, CA 90012



SPACE ABOVE THIS LINE FOR RECORDER'S USE

NOTICE OF PENDING LIEN

Notice is hereby given that, pursuant to the provisions of Section 98.0402 of Division 4 of Article 8 of Chapter IX of the Los Angeles Municipal Code (LAMC), the City of Los Angeles has incurred the cost of inspections of the property described below. The City of Los Angeles intends to impose a lien against the property described below to recover the cost of such inspections, plus appropriate fees and fines, as authorized by LAMC Section 98.0402 and Section 7.35.5 of Article 4.6 of Chapter I of Division 7 of the Los Angeles Administrative Code, upon confirmation of the City Council.

For further information regarding this notice and the status of Department proceedings, please contact Nancy Truong of the Department of Building and Safety between 9:00 a.m. and 11:00 a.m., Monday through Friday. (Invoice No. 5690695)

Telephone Number: (213) 482-6890

Office Location: 201 N. Figueroa St., Suite 940

The property subject to this Notice of Pending Lien is that certain real property in the City of Los Angeles, County of Los Angeles, State of California, described as follows:

TR 10939 2 MB 193-26/27

THIS NOTICE WILL CONTINUE IN FULL FORCE AND EFFECT UNTIL THE CITY OF LOS ANGELES RECORDS A SUBSEQUENT NOTICE OF TERMINATION OF PENDING LIEN OR A NOTICE OF LIEN.

APN 2611-010-022
AKA 14630 W HUBBARD AVE UNIT# A
LOS ANGELES

Owner:

WATERSTON WILLIAM CO TR WILLIAM WAT
11677 GERALD AVE
GRANADA HILLS CA,91344

DATED: This 07th Day of March, 2013

CITY OF LOS ANGELES

By Steve Ongele
Steve Ongele, Bureau Chief
Resource Management Bureau

EXHIBIT B

ASSIGNED INSPECTOR: **MARK VAN SLOOTEN**

Date: March 26, 2015

JOB ADDRESS: **14630 WEST HUBBARD AVENUE (UNIT B), LOS ANGELES, CA**

(AKA: 14609 WEST MEYER STREET, LOS ANGELES, CA)

ASSESSORS PARCEL NO. (APN): **2611-010-022**

Last Full Title: **08/13/2014**

Last Update to Title:

.....

LIST OF OWNERS AND INTERESTED PARTIES

- 1). WILLIAM WATERSTON AND EARLYNNE MECK, TRUSTEES
WILLIAM WATERSTON TRUST
11677 GERALD AVE.
GRANADA HILLS, CA 91344
CAPACITY: OWNERS

Property Detail Report

For Property Located At :
14609 MEYER ST, SAN FERNANDO, CA 91340-3152

**Owner Information**

Owner Name: **WATERSTON WILLIAM (TE)**
 Mailing Address: **11677 GERALD AVE, GRANADA HILLS CA 91344-2928 C027**
 Vesting Codes: **// TR**

Location Information

Legal Description: **TRACT NO 10939 LOT COM SW ON SE LINE OF LOT 2 10.05 FT FROM MOST E COR OF SD LOT TH NW ON A LINE WHICH IF EXTENDED WOULD INTERSECT NW LINE OF SD LOT SW THEREON 25.29 FT FROM MOST N COR OF SD LOT TO SE LOT 2**

County:	LOS ANGELES, CA	APN:	2611-010-022 ✓
Census Tract / Block:	3203.00 / 3	Alternate APN:	
Township-Range-Sect:		Subdivision:	10939
Legal Book/Page:	193-26	Map Reference:	2-D5 /
Legal Lot:	2	Tract #:	10939
Legal Block:		School District:	LOS ANGELES
Market Area:	SF	School District Name:	
Neighbor Code:		Munic/Township:	

Owner Transfer Information

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

Last Market Sale Information

Recording/Sale Date:	01/18/1984 /	1st Mtg Amount/Type:	/
Sale Price:		1st Mtg Int. Rate/Type:	/
Sale Type:		1st Mtg Document #:	/
Document #:	74542	2nd Mtg Amount/Type:	/
Deed Type:	DEED (REG)	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	
New Construction:		Multi/Split Sale:	MULTIPLE

Title Company:
 Lender:
 Seller Name: **OWNER RECORD**

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:	1964 / 1964	Total Rooms/Offices		Garage Area:	
Gross Area:	4,480	Total Restrooms:		Garage Capacity:	
Building Area:	4,480	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:	LAC2	Acres:	0.28	County Use:	2600
Lot Area:	12,377	Lot Width/Depth:	x	State Use:	
Land Use:	AUTO REPAIR	Commercial Units:		Water Type:	
Site Influence:		Sewer Type:		Building Class:	

Tax Information

Total Value:	\$114,350	Assessed Year:	2014	Property Tax:	\$1,866.32
Land Value:	\$57,974	Improved %:	49%	Tax Area:	8859
Improvement Value:	\$56,376	Tax Year:	2014	Tax Exemption:	
Total Taxable Value:	\$114,350				

Comparable Sales Report

For Property Located At

CoreLogic
RealQuest Professional**14609 MEYER ST, SAN FERNANDO, CA 91340-3152****13 Comparable(s) Selected.**

Report Date: 03/26/2015

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$0	\$100,000	\$6,035,000	\$1,657,077
Bldg/Living Area	4,480	3,840	5,130	4,403
Price/Sqft	\$0.00	\$20.85	\$1,571.61	\$397.93
Year Built	1964	1920	2004	1956
Lot Area	12,377	3,775	73,860	14,126
Bedrooms	0	0	0	0
Bathrooms/Restrooms	0	0	0	0
Stories	0.00	1.00	1.00	1.00
Total Value	\$114,350	\$291,826	\$2,196,800	\$949,591
Distance From Subject	0.00	3.02	23.90	14.16

* = user supplied for search only

Comp #:	1	Distance From Subject: 3.02 (miles)			
Address:	14540 VAN NUYS BLVD, PANORAMA CITY, CA 91402-1129				
Owner Name:	FOX ALAN/FOX CARY & LINDA				
Seller Name:	FOX JENNY				
APN:	2644-025-022	Map Reference:	8-D4 /	Building Area:	4,797
County:	LOS ANGELES, CA	Census Tract:	1193.10	Total Rooms/Offices:	
Subdivision:	20368	Zoning:	LAC2	Total Restrooms:	
Rec Date:	01/14/2015	Prior Rec Date:	06/10/1992	Yr Built/Eff:	1960 / 1960
Sale Date:	08/04/2005	Prior Sale Date:	04/1992	Air Cond:	
Sale Price:	\$100,000	Prior Sale Price:	\$80,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	46489	Acres:	0.27		
1st Mtg Amt:		Lot Area:	11,943		
Total Value:	\$634,621	# of Stories:			
Land Use:	AUTO REPAIR	Park Area/Cap#:	/		

Comp #:	2	Distance From Subject: 3.85 (miles)			
Address:	9827 SAN FERNANDO RD, PACOIMA, CA 91331				
Owner Name:	SAN FERNANDO ROAD PROPERTY LLC				
Seller Name:	COURTNEY DAVID				
APN:	2624-019-011	Map Reference:	9-B4 /	Building Area:	3,910
County:	LOS ANGELES, CA	Census Tract:	1048.10	Total Rooms/Offices:	
Subdivision:	22964	Zoning:	LAM2	Total Restrooms:	
Rec Date:	01/23/2015	Prior Rec Date:	08/02/1984	Yr Built/Eff:	1951 / 1951
Sale Date:	12/16/2014	Prior Sale Date:		Air Cond:	
Sale Price:	\$2,100,000	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	81572	Acres:	1.70		
1st Mtg Amt:	\$1,087,500	Lot Area:	73,860		
Total Value:	\$1,999,034	# of Stories:			
Land Use:	AUTO REPAIR	Park Area/Cap#:	/		

Comp #:	3	Distance From Subject: 6.58 (miles)			
Address:	7418 LAUREL CANYON BLVD, NORTH HOLLYWOOD, CA 91605-3134				
Owner Name:	HTC SOLUTIONS INC				
Seller Name:	CALEFATO BLANCA E				
APN:	2317-014-029	Map Reference:	16-C3 /	Building Area:	3,933
County:	LOS ANGELES, CA	Census Tract:	1224.10	Total Rooms/Offices:	
Subdivision:	15142	Zoning:	LAM2	Total Restrooms:	
Rec Date:	12/26/2014	Prior Rec Date:	08/17/1987	Yr Built/Eff:	2004 / 2004
Sale Date:	12/08/2014	Prior Sale Date:	08/1987	Air Cond:	

Sale Price:	\$755,000	Prior Sale Price:	\$120,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	ROLL COMPOSITION
Document #:	1409994	Acres:	0.15		
1st Mtg Amt:	\$450,000	Lot Area:	6,334		
Total Value:	\$473,848	# of Stories:	1.00		
Land Use:	AUTO REPAIR	Park Area/Cap#:	/		

Comp #:	4	Distance From Subject:	7.67 (miles)		
Address:	14310 OXNARD ST, VAN NUYS, CA 91401-3311				
Owner Name:	PAPAZYAN LILIT				
Seller Name:	14310 OXNARD 1 PTSHP				
APN:	2245-017-011	Map Reference:	15-E6 /	Building Area:	4,000
County:	LOS ANGELES, CA	Census Tract:	1286.01	Total Rooms/Offices:	
Subdivision:	6142	Zoning:	LACM	Total Restrooms:	
Rec Date:	07/11/2014	Prior Rec Date:	08/15/2005	Yr Built/Eff:	1960 / 1960
Sale Date:	06/24/2014	Prior Sale Date:	05/11/2005	Air Cond:	
Sale Price:	\$805,000	Prior Sale Price:	\$520,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	718999	Acres:	0.15		
1st Mtg Amt:	\$500,000	Lot Area:	6,337		
Total Value:	\$579,688	# of Stories:			
Land Use:	AUTO REPAIR	Park Area/Cap#:	/		

Comp #:	5	Distance From Subject:	9.5 (miles)		
Address:	15035 VENTURA BLVD, SHERMAN OAKS, CA 91403-2442				
Owner Name:	GABRIEL PAUL M LIVING TRUST/GABRIEL MARY R FAMILY TRUST				
Seller Name:	RICE M E FAMILY TRUST				
APN:	2264-016-005	Map Reference:	22-C3 /	Building Area:	5,130
County:	LOS ANGELES, CA	Census Tract:	1413.02	Total Rooms/Offices:	
Subdivision:	6836	Zoning:	LAC2	Total Restrooms:	
Rec Date:	08/28/2014	Prior Rec Date:	02/01/1999	Yr Built/Eff:	1957 /
Sale Date:	08/19/2014	Prior Sale Date:	01/14/1999	Air Cond:	NONE
Sale Price:	\$1,550,000	Prior Sale Price:	\$710,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	904639	Acres:	0.09		
1st Mtg Amt:		Lot Area:	3,775		
Total Value:	\$907,991	# of Stories:			
Land Use:	AUTO REPAIR	Park Area/Cap#:	/		

Comp #:	6	Distance From Subject:	14.02 (miles)		
Address:	3331 N VERDUGO RD, GLENDALE, CA 91208-1669				
Owner Name:	SEVADA AUTO GROUP LLC				
Seller Name:	MACHTOLF FAMILY TRUST				
APN:	5615-015-005	Map Reference:	18-E4 /	Building Area:	5,027
County:	LOS ANGELES, CA	Census Tract:	3006.00	Total Rooms/Offices:	
Subdivision:	SPARR HEIGHTS	Zoning:	GLC3*	Total Restrooms:	
Rec Date:	08/28/2014	Prior Rec Date:	03/01/1995	Yr Built/Eff:	1967 /
Sale Date:	08/25/2014	Prior Sale Date:		Air Cond:	
Sale Price:	\$870,000	Prior Sale Price:	\$220,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	907046	Acres:	0.12		
1st Mtg Amt:	\$696,000	Lot Area:	5,208		
Total Value:	\$301,438	# of Stories:			
Land Use:	AUTO REPAIR	Park Area/Cap#:	/		

Comp #:	7	Distance From Subject:	15.04 (miles)		
Address:	525 N GLENDALE AVE, GLENDALE, CA 91206-3307				
Owner Name:	SIMSOLLO FAMILY TRUST/Y S INVESTMENTS LLC				
Seller Name:	KOVALIK & FAMILY LLC				
APN:	5643-011-046	Map Reference:	564-F4 /	Building Area:	3,992
County:	LOS ANGELES, CA	Census Tract:	3019.00	Total Rooms/Offices:	
Subdivision:	1922	Zoning:	GLC2	Total Restrooms:	
Rec Date:	11/07/2014	Prior Rec Date:	06/13/1997	Yr Built/Eff:	1998 / 1998
Sale Date:	10/30/2014	Prior Sale Date:		Air Cond:	
Sale Price:	\$3,250,000	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	1183731	Acres:	0.25		
1st Mtg Amt:		Lot Area:	11,044		
Total Value:	\$1,493,219	# of Stories:			
Land Use:	AUTO REPAIR	Park Area/Cap#:	/		

Comp #:	8	Distance From Subject:	16.59 (miles)
Address:	1169 S ROBERTSON BLVD, LOS ANGELES, CA 90035		
Owner Name:	ROBERTSON-PICO LLC		

*Seller Name:	1169 S ROBERTSON BLVD LLC		
APN:	4332-014-019	Map Reference:	42-D2 /
County:	LOS ANGELES, CA	Census Tract:	2170.01
Subdivision:	8440	Zoning:	LAC2
Rec Date:	02/20/2015	Prior Rec Date:	03/23/1992
Sale Date:	02/03/2015	Prior Sale Date:	
Sale Price:	\$1,850,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	188133	Acres:	0.11
1st Mtg Amt:	\$1,050,000	Lot Area:	4,705
Total Value:	\$1,050,000	# of Stories:	
Land Use:	AUTO REPAIR	Park Area/Cap#:	/

Comp #:	9	Distance From Subject:	17.11 (miles)
Address:	11827 SANTA MONICA BLVD, LOS ANGELES, CA 90025-2201		
Owner Name:	TULLER ONE LLC		
Seller Name:	SMITH FAMILY TRUST		
APN:	4262-004-001	Map Reference:	41-D4 /
County:	LOS ANGELES, CA	Census Tract:	2675.01
Subdivision:	ARTESIAN TR	Zoning:	LAC2
Rec Date:	12/24/2014	Prior Rec Date:	04/22/1998
Sale Date:	12/23/2014	Prior Sale Date:	04/13/1998
Sale Price:	\$6,035,000	Prior Sale Price:	\$2,070,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1399825	Acres:	0.10
1st Mtg Amt:	\$4,840,000	Lot Area:	4,314
Total Value:	\$2,196,800	# of Stories:	
Land Use:	AUTO REPAIR	Park Area/Cap#:	/

Comp #:	10	Distance From Subject:	21.03 (miles)
Address:	1484 W MARTIN LUTHER KING JR BLVD B, LOS ANGELES, CA 90062		
Owner Name:	SHIN YONG J/HWANG KOOK R		
Seller Name:	KIM JIN S TRUST		
APN:	5021-003-032	Map Reference:	51-E2 /
County:	LOS ANGELES, CA	Census Tract:	2316.00
Subdivision:	PIONEER INVESTMENT & TRUST COS	Zoning:	LAC2
Rec Date:	09/29/2014	Prior Rec Date:	07/31/1987
Sale Date:	09/04/2014	Prior Sale Date:	07/1987
Sale Price:	\$600,000	Prior Sale Price:	\$150,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1026591	Acres:	0.18
1st Mtg Amt:	\$553,000	Lot Area:	7,758
Total Value:	\$291,826	# of Stories:	
Land Use:	AUTO REPAIR	Park Area/Cap#:	/

Comp #:	11	Distance From Subject:	22.81 (miles)
Address:	676 W SLAUSON AVE, LOS ANGELES, CA 90044-6351		
Owner Name:	FARJAM FIROOZEH		
Seller Name:	VIP GROUP INVESTMENTS LLC		
APN:	6004-033-032	Map Reference:	52-A4 /
County:	LOS ANGELES, CA	Census Tract:	2371.02
Subdivision:	BURKE BROS FIGUEROA SLAUSON SUB	Zoning:	LAC2
Rec Date:	08/25/2014	Prior Rec Date:	04/03/2006
Sale Date:	05/21/2014	Prior Sale Date:	03/30/2006
Sale Price:	\$1,052,000	Prior Sale Price:	\$550,000
Sale Type:	FULL	Prior Sale Type:	
Document #:	890497	Acres:	0.11
1st Mtg Amt:	\$525,000	Lot Area:	4,855
Total Value:	\$613,130	# of Stories:	
Land Use:	AUTO REPAIR	Park Area/Cap#:	/

Comp #:	12	Distance From Subject:	22.95 (miles)
Address:	318 N LA BREA AVE, INGLEWOOD, CA 90302-3407		
Owner Name:	HEKMAT SOHELL & ROYA		
Seller Name:	WEERANARAWAT FAMILY TRUST		
APN:	4016-028-001	Map Reference:	57-A1 /
County:	LOS ANGELES, CA	Census Tract:	6009.02
Subdivision:	INGLEWOOD PROP	Zoning:	INC3*
Rec Date:	02/17/2015	Prior Rec Date:	02/15/1990
Sale Date:	01/29/2015	Prior Sale Date:	02/1990
Sale Price:	\$1,400,000	Prior Sale Price:	\$675,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	169491	Acres:	0.60
			ROLL COMPOSITION

*1st Mtg Amt:		Lot Area:	26,043
Total Value:	\$1,023,089	# of Stories:	1.00
Land Use:	AUTO REPAIR	Park Area/Cap#:	/

Comp #:	13	Distance From Subject:	23.9 (miles)
Address:	2745 W MANCHESTER BLVD, INGLEWOOD, CA 90305-2435		
Owner Name:	THREE KIDS LAUNDRY LLC		
Seller Name:	DONEL INVESTMENTS LLC		
APN:	4010-010-028	Map Reference:	57-C2 /
County:	LOS ANGELES, CA	Census Tract:	6008.01
Subdivision:	11156	Zoning:	INC2*
Rec Date:	09/24/2014	Prior Rec Date:	
Sale Date:	08/25/2014	Prior Sale Date:	
Sale Price:	\$1,175,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	1010397	Acres:	0.40
1st Mtg Amt:	\$587,500	Lot Area:	17,461
Total Value:	\$780,000	# of Stories:	1.00
Land Use:	AUTO REPAIR	Park Area/Cap#:	/
		Building Area:	4,352
		Total Rooms/Offices:	
		Total Restrooms:	
		Yr Built/Eff:	1946 / 1975
		Air Cond:	NONE
		Pool:	
		Roof Mat:	