

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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CITY OF LOS ANGELES

CALIFORNIA



KAREN BASS
MAYOR

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

OSAMA YOUNAN, P.E.
GENERAL MANAGER
SUPERINTENDENT OF BUILDING

JOHN WEIGHT
EXECUTIVE OFFICER

April 24, 2024

Council District: # 8

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

JOB ADDRESS: 1813 WEST MANCHESTER AVE, UNIT#A, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 6035-032-038

Re: Invoice #773876-0, 806808-2, 830527-5

Pursuant to Section 98.0402(e) of the Los Angeles Municipal Code ("L.A.M.C"), the Los Angeles Department of Building and Safety (LADBS) performed annual inspections on vehicle repair facilities located at: **1813 West Manchester Ave, Unit #A, Los Angeles, CA** ("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	\$ 1,371.00
System Development Surcharge	82.26
Title Report fee	30.00
Grand Total	\$ 1,483.26 \

Pursuant to the authority granted by Section 7.35.3 of the Los Angeles Administrative Code, it is proposed that a lien for a total sum of **\$1,483.26** be recorded against the property. It is requested that the Honorable City Council of the City of Los Angeles (the "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 Council instruct LADBS to deposit to Dept 08, Fund 48R, Balance Sheet Account 2200, any payment received against this lien in the amount of **\$1,483.26** 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

for *change*
Ana Mae Yutan
Chief, Resource Management Bureau
muf.

Lien confirmed by
City Council on:

ATTEST: HOLLY WOLCOTT, CITY CLERK

BY: _____
DEPUTY



1649 BUCKINGHAM RD.
LOS ANGELES, CA 90019
Phone 310-943-9235 latitle@in2-res.com

Property Title Report

Work Order No. T17140
Dated as of: 08/22/2022

Prepared for: City of Los Angeles

SCHEDULE A
(Reported Property Information)
APN #: 6035-032-038

Property Address: 1813 W MANCHESTER AVE City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Document: TRUST TRANSFER DEED

Grantee : LEO KYOBOK KIM AND SOON HEE KIM, CO-TRUSTEES OF THE LEO KYOBOK KIM AND SOON HEE KIM LIVING TRUST

Grantor : KYO BOK KIM AND SOON H. KIM

Deed Date : 12/15/1998 Recorded : 12/31/1998

Instr No. : 98-2383535

MAILING ADDRESS: LEO KYOBOK KIM AND SOON HEE KIM, CO-TRUSTEES OF THE LEO KYOBOK KIM AND SOON HEE KIM LIVING TRUST
2564 BAYPORT DR, TORRANCE, CA 90503

SCHEDULE B

LEGAL DESCRIPTION

Lot Number: 12-16 Block: 1 Tract No: 4552 Brief Description: TR=4552 EX OF ST LOTS 12 THRU 16 BLK 1

MORTGAGES/LIENS

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

98 2383535

RECORDING REQUESTED BY,
AND WHEN RECORDED,
MAIL TO:

ALBRECHT & BARNEY (RJA)
1 Park Plaza, Ste. 300
Irvine, California 92614

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

2:01 PM DEC 31 1998

FEE \$13

C

3

(Space Above For Recorder's Use)

APN: 6035 032 038

TRUST TRANSFER DEED

THE UNDERSIGNED GRANTORS declare:

Documentary Transfer Tax is \$NONE.

No consideration given. This conveyance transfers the grantors' interest from their revocable living trust. Conveyance is tax-exempt under California Revenue & Taxation Code Section 11911.

FOR NO CONSIDERATION, KYO BOK KIM and SOON H. KIM, husband and wife, as joint tenants, hereby grant to LEO KYOBOK KIM and SOON HEE KIM, Co-Trustees of the Leo Kyobok Kim and Soon Hee Kim Living Trust, the real property in the County of Los Angeles, State of California, described as follows:

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Commonly known as: 1827 W. Manchester Ave., Los Angeles, California

The Grantors declare that the above-described property is their community property.

Dated: 12/31/98

Kyo Bok Kim
Kyo Bok Kim

Dated: 12/31/98

Soon H. Kim
Soon H. Kim

MAIL TAX STATEMENTS TO: Mr. and Mrs. Leo Kyobok Kim, 28429 Covecrest Drive,
Rancho Palos Verdes, California 90275

Z:\EP 26793\ESTPLAN\MANCHEST DED

NOTIFICATION SENT \$400

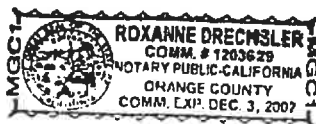
STATE OF CALIFORNIA)
)
COUNTY OF ORANGE)

On December 15, 1998, before me, ROXANNE DRECHSLER, personally appeared KYO BOK KIM and SOON H. KIM,

☐ personally known to me ☒ proved to me on the basis of satisfactory evidence

to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.



Roxanne Drechsler
Signature of Notary

(SEAL)

CAPACITY CLAIMED BY SIGNER:

<input type="checkbox"/> Individual(s)	<input type="checkbox"/> Attorney-In-Fact
<input type="checkbox"/> Partner(s)	<input type="checkbox"/> Subscribing Witness
<input checked="" type="checkbox"/> Trustee(s)	<input type="checkbox"/> Guardian/Conservator
<input type="checkbox"/> Corporate Officer(s) _____	<input type="checkbox"/> Other: _____
Title(s) _____	_____

SIGNER IS REPRESENTING:

Name of Person(s) or Entity(ies): **KYO BOK KIM and SOON H. KIM**

Name of Instrument: **TRUST TRANSFER DEED**

98 2383535

EXHIBIT "A"

Lots 12, 13 and 14 in Block 1 of Tract 4552, in the City of Los Angeles, in the County of Los Angeles, State of California, as per map recorded in Book 49, Pages 68 and 69 of Maps, in the office of the County Recorder of said County.

98 2383535

EXHIBIT B

ASSIGNED INSPECTOR: **BYRON BRASHEARS** Date: April 24, 2024
JOB ADDRESS: **1813 WEST MANCHESTER AVE, UNIT#A, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **6035-032-038**

Last Full Title: **08/22/2022** Last Update to Title:
.....

LIST OF OWNERS AND INTERESTED PARTIES

- 1) LEO KYOBOK KIM AND SOON HEE KIM, CO-TRUSTEES OF THE LEO
KYOBOK KIM AND SOON HEE KIM LIVING TRUST
2564 BAYPORT DRIVE
TORRANCE, CA 90503
- CAPACITY: OWNERS

Property Detail Report

For Property Located At :
1813 W MANCHESTER AVE, LOS ANGELES, CA
90047-3008

**Owner Information**

Owner Name: **KIM KYO B (TE) & SOON H (TE)/KIM TRUST**
 Mailing Address: **2564 BAYPORT DR, TORRANCE CA 90503-7345 C047**
 Vesting Codes: **// TE**

Location Information

Legal Description:	TR=4552 EX OF ST LOTS 12 THRU 16 BLK 1		
County:	LOS ANGELES, CA	APN:	6035-032-038
Census Tract / Block:	2381.00 / 2	Alternate APN:	
Township-Range-Sect:		Subdivision:	4552
Legal Book/Page:	49-68	Map Reference:	57-E2 /
Legal Lot:	12	Tract #:	4552
Legal Block:	1	School District:	LOS ANGELES
Market Area:	C36	School District Name:	LOS ANGELES
Neighbor Code:		Munic/Township:	L.A. VERMON

Owner Transfer Information

Recording/Sale Date:	12/31/1998 /	Deed Type:	GRANT DEED
Sale Price:		1st Mtg Document #:	
Document #:	2383535		

Last Market Sale Information

Recording/Sale Date:	11/18/1980 /	1st Mtg Amount/Type:	\$64,500 / CONV
Sale Price:	\$79,500	1st Mtg Int. Rate/Type:	/
Sale Type:	FULL	1st Mtg Document #:	/
Document #:	1157732	2nd Mtg Amount/Type:	/
Deed Type:	DEED (REG)	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$14.45
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:	1990 / 1990	Total Rooms/Offices		Garage Area:	
Gross Area:	5,500	Total Restrooms:		Garage Capacity:	
Building Area:	5,500	Roof Type:		Parking Spaces:	
Tot Adj Area:		Roof Material:		Heat Type:	
Above Grade:		Construction:		Air Cond:	
# of Stories:		Foundation:		Pool:	
Other Improvements:	Building Permit	Exterior wall:		Quality:	
		Basement Area:		Condition:	

Site Information

Zoning:	LAC2	Acres:	0.36	County Use:	AUTO SVC SHOP (2600)
Lot Area:	15,626	Lot Width/Depth:	x	State Use:	
Land Use:	AUTO REPAIR	Res/Comm Units:	1 / 1	Water Type:	
Site Influence:				Sewer Type:	

Tax Information

Total Value:	\$557,166	Assessed Year:	2021	Property Tax:	\$7,883.08
Land Value:	\$233,292	Improved %:	58%	Tax Area:	293
Improvement Value:	\$323,874	Tax Year:	2021	Tax Exemption:	
Total Taxable Value:	\$557,166				

Comparable Sales Report

For Property Located At

**1813 W MANCHESTER AVE, LOS ANGELES, CA 90047-3008**

15 Comparable(s) Selected.

Report Date: 08/23/2022

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$79,500	\$375,000	\$7,100,000	\$2,378,300
Bldg/Living Area	5,500	4,680	6,300	5,328
Price/Sqft	\$14.45	\$64.10	\$1,296.80	\$442.55
Year Built	1990	1924	2018	1965
Lot Area	15,626	4,995	19,640	11,169
Bedrooms	0	0	0	0
Bathrooms/Restrooms	0	2	3	2
Stories	0.00	1.00	1.00	1.00
Total Value	\$557,166	\$165,070	\$3,031,080	\$893,265
Distance From Subject	0.00	1.91	17.87	10.56

*= user supplied for search only

Comp #:	1	Distance From Subject: 1.91 (miles)			
Address:	7826 S BROADWAY, LOS ANGELES, CA 90003-2436				
Owner Name:	BCLR LLC				
Seller Name:	MSM LAUNDRY LLC				
APN:	6031-020-004	Map Reference:	52-A6 /	Building Area:	5,520
County:	LOS ANGELES, CA	Census Tract:	2396.02	Total Rooms/Offices:	
Subdivision:	PECKHAMS MONETA	Zoning:	LAC2	Total Restrooms:	3
	AVE SQUARE 01				
Rec Date:	06/02/2022	Prior Rec Date:	03/01/2017	Yr Built/Eff:	1994 / 2000
Sale Date:	05/19/2022	Prior Sale Date:	12/20/2016	Air Cond:	YES
Sale Price:	\$3,225,000	Prior Sale Price:	\$2,500,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	589385	Acres:	0.30		
1st Mtg Amt:	\$3,305,000	Lot Area:	13,000		
Total Value:	\$1,972,850	# of Stories:			
Land Use:	AUTO REPAIR	Park Area/Cap#:	/		

Comp #:	2	Distance From Subject: 2.73 (miles)			
Address:	5124 CRENSHAW BLVD, LOS ANGELES, CA 90043-1854				
Owner Name:	TIM MULLAHEY TRUST				
Seller Name:	HWANG YANG S				
APN:	5013-019-005	Map Reference:	51-C3 /	Building Area:	5,053
County:	LOS ANGELES, CA	Census Tract:	2345.01	Total Rooms/Offices:	
Subdivision:	668	Zoning:	LAC2	Total Restrooms:	
Rec Date:	02/17/2022	Prior Rec Date:	02/06/2004	Yr Built/Eff:	1936 /
Sale Date:	02/10/2022	Prior Sale Date:	01/21/2004	Air Cond:	
Sale Price:	\$1,925,000	Prior Sale Price:	\$520,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	ROLL COMPOSITION
Document #:	193434	Acres:	0.26		
1st Mtg Amt:		Lot Area:	11,415		
Total Value:	\$731,044	# of Stories:	1		
Land Use:	AUTO REPAIR	Park Area/Cap#:	/		

Comp #:	3	Distance From Subject: 2.90 (miles)
Address:	11411 S MAIN ST, LOS ANGELES, CA 90061-1811	
Owner Name:	SIOF 110 W IMPERIAL HWY LP	

Seller Name: 110 W IMPERIAL HIGHWAY LLC		
APN: 6087-001-030	Map Reference: 58-B5 /	Building Area: 6,250
County: LOS ANGELES, CA	Census Tract: 2410.01	Total Rooms/Offices:
Subdivision: 3039	Zoning: LAC2	Total Restrooms:
Rec Date: 07/20/2022	Prior Rec Date:	Yr Built/Eff: 1945 / 1945
Sale Date: 07/11/2022	Prior Sale Date:	Air Cond:
Sale Price: \$2,800,000	Prior Sale Price:	Pool:
Sale Type: FULL	Prior Sale Type:	Roof Mat:
Document #: 741873	Acres: 0.23	
1st Mtg Amt:	Lot Area: 10,206	
Total Value: \$343,522	# of Stories:	
Land Use: AUTO REPAIR	Park Area/Cap#: /	

Comp #:	4	Distance From Subject: 5.24 (miles)
Address: 2800 E FLORENCE AVE, HUNTINGTON PARK, CA 90255-5749		
Owner Name: 2620 VERNON LLC		
Seller Name: THIANKHAM KAMOLNUT		
APN: 6201-001-031	Map Reference: 52-F6 /	Building Area: 6,300
County: LOS ANGELES, CA	Census Tract: 5348.02	Total Rooms/Offices:
Subdivision: 2080	Zoning: LCC3*	Total Restrooms:
Rec Date: 07/19/2022	Prior Rec Date: 12/23/2014	Yr Built/Eff: 2018 / 2018
Sale Date: 06/24/2022	Prior Sale Date: 11/14/2014	Air Cond: YES
Sale Price: \$4,280,000	Prior Sale Price: \$900,000	Pool:
Sale Type: FULL	Prior Sale Type: FULL	Roof Mat:
Document #: 736539	Acres: 0.41	
1st Mtg Amt: \$4,760,000	Lot Area: 18,040	
Total Value: \$3,031,080	# of Stories:	
Land Use: AUTO REPAIR	Park Area/Cap#: /	

Comp #:	5	Distance From Subject: 7.67 (miles)
Address: 2036 BEVERLY BLVD, LOS ANGELES, CA 90057-2416		
Owner Name: 105 MOUNTAIN VIEW LLC		
Seller Name: MESTER-LIVING CAROLI M TRUST		
APN: 5154-006-013	Map Reference: 44-B1 /	Building Area: 5,201
County: LOS ANGELES, CA	Census Tract: 2084.01	Total Rooms/Offices:
Subdivision: HAYS TR	Zoning: LAC2	Total Restrooms: 2
Rec Date: 12/28/2021	Prior Rec Date:	Yr Built/Eff: 1989 /
Sale Date: 12/16/2021	Prior Sale Date:	Air Cond: NONE
Sale Price: \$2,050,000	Prior Sale Price:	Pool:
Sale Type: FULL	Prior Sale Type:	Roof Mat:
Document #: 1917991	Acres: 0.24	
1st Mtg Amt: \$1,435,000	Lot Area: 10,457	
Total Value: \$1,035,564	# of Stories:	
Land Use: AUTO REPAIR	Park Area/Cap#: /	

Comp #:	6	Distance From Subject: 9.11 (miles)
Address: 6435 SANTA MONICA BLVD, LOS ANGELES, CA 90038-1512		
Owner Name: EPICENTER LANDCORP 2 LLC		
Seller Name: YACOBIAN DICRAN TRUST		
APN: 5533-009-028	Map Reference: 34-C4 /	Building Area: 5,475
County: LOS ANGELES, CA	Census Tract: 1908.02	Total Rooms/Offices:
Subdivision: COLEGROVE	Zoning: LAC2	Total Restrooms:
Rec Date: 03/31/2022	Prior Rec Date: 06/25/1985	Yr Built/Eff: 1980 / 1980
Sale Date: 03/14/2022	Prior Sale Date:	Air Cond:
Sale Price: \$7,100,000	Prior Sale Price:	Pool:
Sale Type: FULL	Prior Sale Type:	Roof Mat:
Document #: 360382	Acres: 0.25	
1st Mtg Amt: \$6,500,000	Lot Area: 10,968	
Total Value: \$533,772	# of Stories:	
Land Use: AUTO REPAIR	Park Area/Cap#: /	

Comp #:	7	Distance From Subject: 11.36 (miles)
Address: 14747 BLAINE AVE, BELLFLOWER, CA 90706-3120		
Owner Name: BATAVIA STRUCK BUSN PK LP		
Seller Name: DUENEZ R SEPARATE PROP TRUST		
APN: 6277-022-039	Map Reference: 66-C2 /	Building Area: 4,680

County:	LOS ANGELES, CA	Census Tract:	5540.01	Total Rooms/Offices:	
Subdivision:	5084	Zoning:	BFR1*	Total Restrooms:	
Rec Date:	08/10/2022	Prior Rec Date:	05/22/2003	Yr Built/Eff:	1969 / 1969
Sale Date:	08/04/2022	Prior Sale Date:	05/13/2003	Air Cond:	
Sale Price:	\$3,150,000	Prior Sale Price:	\$887,320	Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	804060	Acres:	0.31		
1st Mtg Amt:		Lot Area:	13,405		
Total Value:	\$946,060	# of Stories:			
Land Use:	AUTO REPAIR	Park Area/Cap#:	/		

Comp #: **8** Distance From Subject: **11.65 (miles)**

Address: **17311 CLARK AVE, BELLFLOWER, CA 90706-6537**

Owner Name: **ARTESIA ENTS LLC**

Seller Name: **CABE CARL L LIVING TRUS**

APN:	7162-017-044	Map Reference:	66-B5 /	Building Area:	5,265
County:	LOS ANGELES, CA	Census Tract:	5544.03	Total Rooms/Offices:	
Subdivision:	BELL FLOWER ACRES	Zoning:	BFM1*	Total Restrooms:	
Rec Date:	04/15/2022	Prior Rec Date:	08/07/1973	Yr Built/Eff:	1960 /
Sale Date:	04/07/2022	Prior Sale Date:		Air Cond:	NONE
Sale Price:	\$850,000	Prior Sale Price:	\$10,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	421223	Acres:	0.25		
1st Mtg Amt:		Lot Area:	10,873		
Total Value:	\$165,070	# of Stories:			
Land Use:	AUTO REPAIR	Park Area/Cap#:	/		

Comp #: **9** Distance From Subject: **12.70 (miles)**

Address: **1420 W VALLEY BLVD D, ALHAMBRA, CA 91803-2320**

Owner Name: **ATWATER EV IV LLC**

Seller Name: **MUE1995 FAM SURVIVORS TRUST**

APN:	5356-010-011	Map Reference:	37-B5 /	Building Area:	5,137
County:	LOS ANGELES, CA	Census Tract:	4809.03	Total Rooms/Offices:	
Subdivision:	RAMONA	Zoning:	ALCPD*	Total Restrooms:	
Rec Date:	03/10/2022	Prior Rec Date:	06/23/1995	Yr Built/Eff:	1968 /
Sale Date:	12/28/2021	Prior Sale Date:		Air Cond:	
Sale Price:	\$2,950,000	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	280417	Acres:	0.20		
1st Mtg Amt:	\$1,700,000	Lot Area:	8,757		
Total Value:	\$214,420	# of Stories:			
Land Use:	AUTO REPAIR	Park Area/Cap#:	/		

Comp #: **10** Distance From Subject: **12.71 (miles)**

Address: **5251 YORK BLVD, LOS ANGELES, CA 90042-1743**

Owner Name: **OTTER LAKE FARM LLC**

Seller Name: **YORK 5251 LLC**

APN:	5478-002-026	Map Reference:	36-B1 /	Building Area:	5,000
County:	LOS ANGELES, CA	Census Tract:	1833.00	Total Rooms/Offices:	
Subdivision:	342	Zoning:	LAC4	Total Restrooms:	
Rec Date:	01/07/2022	Prior Rec Date:	12/24/2015	Yr Built/Eff:	1924 / 1924
Sale Date:	01/07/2022	Prior Sale Date:	06/04/2015	Air Cond:	
Sale Price:	\$2,550,000	Prior Sale Price:	\$1,450,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	27942	Acres:	0.11		
1st Mtg Amt:	\$1,690,000	Lot Area:	4,995		
Total Value:	\$745,863	# of Stories:			
Land Use:	AUTO REPAIR	Park Area/Cap#:	/		

Comp #: **11** Distance From Subject: **14.76 (miles)**

Address: **1217 CHERRY AVE, LONG BEACH, CA 90813-3913**

Owner Name: **PADMA HOLDING CO LLC**

Seller Name: **CHESNEY MITCHEL LIVING TRUST**

APN:	7261-031-007	Map Reference:	75-E4 /	Building Area:	5,850
County:	LOS ANGELES, CA	Census Tract:	5764.03	Total Rooms/Offices:	
Subdivision:	SUNFLOWER TR	Zoning:	LBCCP	Total Restrooms:	

Rec Date:	02/18/2022	Prior Rec Date:	02/09/2000	Yr Built/Eff:	1930 / 1931
Sale Date:	02/07/2022	Prior Sale Date:	01/31/2000	Air Cond:	
Sale Price:	\$375,000	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	ROLL COMPOSITION
Document #:	200550	Acres:	0.13		
1st Mtg Amt:	\$412,500	Lot Area:	5,867		
Total Value:	\$303,369	# of Stories:	1		
Land Use:	AUTO REPAIR	Park Area/Cap#:	/		

Comp #: 12 Distance From Subject: 15.41 (miles)
 Address: 1313 W BURBANK BLVD, BURBANK, CA 91506-1417
 Owner Name: CAPER RUTH 1995 LIVING TRUST
 Seller Name: LOZA JACQUELINE P
 APN: 2438-030-027 Map Reference: 17-C5 / Building Area: 4,696
 County: LOS ANGELES, CA Census Tract: 3109.00 Total Rooms/Offices:
 Subdivision: 9342 Zoning: BUC3YY Total Restrooms: 2
 Rec Date: 06/08/2022 Prior Rec Date: Yr Built/Eff: 1958 / 1964
 Sale Date: 05/20/2022 Prior Sale Date: Air Cond:
 Sale Price: \$520,000 Prior Sale Price: Pool:
 Sale Type: FULL Prior Sale Type: Roof Mat:
 Document #: 612218 Acres: 0.19
 1st Mtg Amt: Lot Area: 8,422
 Total Value: \$1,172,815 # of Stories:
 Land Use: AUTO REPAIR Park Area/Cap#: /

Comp #: 13 Distance From Subject: 15.48 (miles)
 Address: 1711 E BROADWAY, LONG BEACH, CA 90802-3710
 Owner Name: BROADWAY GAVIOTA LTD LIABILITY
 Seller Name: CAPUTO P A 2010 L/TR
 APN: 7275-013-002 Map Reference: 75-E5 / Building Area: 4,845
 County: LOS ANGELES, CA Census Tract: 5766.02 Total Rooms/Offices:
 Subdivision: ALAMITOS BEACH Zoning: LBR2N Total Restrooms:
 Rec Date: 02/17/2022 Prior Rec Date: 08/03/1993 Yr Built/Eff: 1948 / 1948
 Sale Date: 12/30/2021 Prior Sale Date: Air Cond: NONE
 Sale Price: \$700,000 Prior Sale Price: \$85,000 Pool:
 Sale Type: FULL Prior Sale Type: FULL Roof Mat:
 Document #: 191961 Acres: 0.19
 1st Mtg Amt: Lot Area: 8,268
 Total Value: \$215,313 # of Stories:
 Land Use: AUTO REPAIR Park Area/Cap#: /

Comp #: 14 Distance From Subject: 16.90 (miles)
 Address: 14101 OXNARD ST A, VAN NUYS, CA 91401-3618
 Owner Name: HAZEL OAKS LLC
 Seller Name: INDJEYAN K & BAGD2016 TRUST
 APN: 2240-026-023 Map Reference: / Building Area: 5,598
 County: LOS ANGELES, CA Census Tract: 1286.01 Total Rooms/Offices:
 Subdivision: 1200 Zoning: LAM2 Total Restrooms: 2
 Rec Date: 05/02/2022 Prior Rec Date: 04/22/1968 Yr Built/Eff: 1991 / 1991
 Sale Date: 03/28/2022 Prior Sale Date: Air Cond:
 Sale Price: \$850,000 Prior Sale Price: \$50,000 Pool:
 Sale Type: FULL Prior Sale Type: FULL Roof Mat:
 Document #: 473616 Acres: 0.30
 1st Mtg Amt: \$850,000 Lot Area: 13,215
 Total Value: \$635,989 # of Stories:
 Land Use: AUTO REPAIR Park Area/Cap#: /

Comp #: 15 Distance From Subject: 17.87 (miles)
 Address: 420 FOOTHILL BLVD, LA CANADA FLINTRIDGE, CA 91011-3503
 Owner Name: AGREE STORES LLC
 Seller Name: GOODYEAR TIRE & RUBBER CO
 APN: 5820-009-019 Map Reference: 19-C4 / Building Area: 5,055
 County: LOS ANGELES, CA Census Tract: 4607.00 Total Rooms/Offices:
 Subdivision: 5676 Zoning: LCC2DP-C2* Total Restrooms:
 Rec Date: 07/05/2022 Prior Rec Date: 06/20/1991 Yr Built/Eff: 1976 / 1980

Sale Date:	06/23/2022	Prior Sale Date:	12/1990	Air Cond:
Sale Price:	\$2,349,500	Prior Sale Price:		Pool:
Sale Type:	FULL	Prior Sale Type:		Roof Mat:
Document #:	690156	Acres:	0.45	
1st Mtg Amt:		Lot Area:	19,640	
Total Value:	\$1,352,238	# of Stories:		
Land Use:	AUTO REPAIR	Park Area/Cap#:	/	