

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

JAVIER NUNEZ  
PRESIDENT

ELVIN W. MOON  
VICE-PRESIDENT

JOSELYN GEAGA-ROSENTHAL

LAUREL GILLETTE

GEORGE HOVAGUIMIAN

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

May 01, 2023

Council District # 8

Case #: 958004

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

JOB ADDRESS: 10710 S MAIN ST

CONTRACT NO.: B138088-2 T137838 C135857-2 C141028-1 C142032

Pursuant to the provisions of Section 91.8903 and Section 91.8904, Los Angeles Municipal Code the Department of Building and Safety has caused the barricading of all openings, cleaning of the lot and fencing of the lot at the above address in the City of Los Angeles. The cost of barricading the subject building(s) was \$2,004.80. The cost of cleaning the subject lot was \$4,599.00. The cost of fencing the subject lot was \$4,346.50.

It is proposed that a lien for the total amount of **\$11,010.30** be recorded against the real property upon which the services were rendered. The official report, in duplicate, as required in connection with this matter is submitted for your consideration.

It is requested that the Honorable Council designate the time and place, when and where protest can be heard concerning this matter, as set forth in Section 91.8906 of the Los Angeles Municipal Code and Section 7.35.3, Los Angeles Administrative Code.

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

Armond Gregoryona, Principal Inspector  
Lien Review

## REPORT OF ABATE OF A PUBLIC NUISANCE

On May 27, 2022 pursuant to the authority granted by Section 91.8903 and 91.8904 of the Los Angeles Municipal Code, the Department of Building and Safety ordered the owners or other parties in interest within thirty days(30) days to fence the lot, on the parcel located at **10710 S MAIN ST** , within the limits of the City of Los Angeles, State of California, being more particularly described as follows:  
*See Attached Title Report for Legal Description*

The owners or other parties in interest of the above described property having failed to comply with the time prescribed by Ordinance, the Department solicited bids, awarded a contract and caused said abatement of nuisance as follows:

<u>Work Description</u>	<u>Work Order No.</u>	<u>Date Completed</u>	<u>Cost</u>
BARRICADE	B4678	December 01, 2022	\$2,004.80
CLEAN	C4773	October 26, 2022	\$2,240.00
CLEAN	C4787	October 26, 2022	\$2,359.00
FENCE	F4218	September 12, 2022	\$4,346.50
			<u>\$10,950.30</u>

Title report costs were as follows:

<u>Title Search</u>	<u>Work Order No.</u>	<u>Amount</u>
FULL	T17031	\$30.00
FULL	T17553	\$30.00
		<u>\$60.00</u>

Pursuant to the authority granted by Section 91.8906 of the Los Angeles Municipal Code and Section 7.35.3 of the Los Angeles Administrative Code, it is proposed that a lien for the sum of \$7,881.64 plus applicable fees and charges, plus the Cost of Title Search(es) on the subject lot was \$60.00 for a total of **\$11,010.30**, be recorded against said property.

Please see attached for the names and addresses of owners entitled to notice. Also attached is a statement of the fair market value of this property including all encumbrances of record on the property as of the date of this report.

This official report, in duplicate, as set forth in Section 91.8906 of the Los Angeles Municipal Code and Section 7.35.3 of the Los Angeles Administrative Code is submitted for your consideration.

DATED: May 01, 2023

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

Report and lien confirmed by  
City Council on:

Armond Gregoryona, Principal Inspector  
Lien Review



ATTEST: HOLLY WOLCOTT  
CITY CLERK

BY

DEPUTY

May 01, 2023

CASE #: 958004

ASSIGNED INSPECTOR: NEVILLE REID  
JOB ADDRESS: 10710 S MAIN ST  
ASSESSORS PARCEL NO.: 6063-032-003

Last Full Title: 05/01/2023

Last Update Title:

---

**LIST OF OWNERS AND INTERESTED PARTIES**

1 IVAN REVOLORIO  
6715 NORWALK BLVD.  
WHITTIER, CA 90606

Capacity: OWNER



1649 BUCKINGHAM RD.  
LOS ANGELES, CA 90019  
Phone 310-943-9235 [latitle@in2-res.com](mailto:latitle@in2-res.com)

---

## ***Property Title Report***

***Work Order No. T17031***  
***Dated as of: 06/01/2022***

***Prepared for: City of Los Angeles***

---

### ***SCHEDULE A***

***(Reported Property Information)***

***APN #: 6063-032-003***

***Property Address: 10710 S MAIN ST***      ***City: Los Angeles***      ***County: Los Angeles***

### **VESTING INFORMATION**

***Type of Document: GRANT DEED***

***Grantee : IVAN REVOLORIO***

***Grantor : THOMAS JAMES CHRISTOPHER AND CORRINE CHRISTOPHER***

***Deed Date : 04/04/2001***

***Recorded : 05/31/2001***

***Instr No. : 01-0937023***

***MAILING ADDRESS: IVAN REVOLORIO***  
***6715 NORWALK BLVD, WHITTIER, CA 90606***

### ***SCHEDULE B***

#### **LEGAL DESCRIPTION**

***Lot Number: 100A Tract No: 5745 Brief Description: TRACT # 5745 LOT 100A***

#### **MORTGAGES/LIENS**

***Type of Document: DEED OF TRUST***

***Recording Date: 05/31/2001***

***Document #: 01-0937024***

***Loan Amount: \$50,600***

***Lender Name: COMMUNITY COMMERCE BANK***

***Borrowers Name: IVAN REVOLORIO***

***MAILING ADDRESS: COMMUNITY COMMERCE BANK***  
***5444 E. OLYMPIC BLVD. LOS ANGELES, CA 90022***



1649 BUCKINGHAM RD.  
LOS ANGELES, CA 90019  
Phone 310-943-9235 [latitle@in2-res.com](mailto:latitle@in2-res.com)

---

## ***Property Title Report***

***Work Order No. T17553***  
***Dated as of: 04/28/2023***

***Prepared for: City of Los Angeles***

---

### ***SCHEDULE A*** ***(Reported Property Information)***

***APN #: 6063-032-003***

***Property Address: 10710 S MAIN ST***

***City: Los Angeles***

***County: Los Angeles***

### **VESTING INFORMATION**

***Type of Document: GRANT DEED***

***Grantee : IVAN REVOLORIO***

***Grantor : THOMAS JAMES CHRISTOPHER AND CORRINE CHRISTOPHER, TRUSTEES OF CHRISTOPHER FAMILY TRUST***

***Deed Date : 04/04/2001***

***Recorded : 05/31/2001***

***Instr No. : 01-0937023***

***MAILING ADDRESS: IVAN REVOLORIO***  
***6715 NORWALK BLVD, WHITTIER, CA 90606***

### ***SCHEDULE B***

### **LEGAL DESCRIPTION**

***Lot Number: 100A Tract No: 5745 Brief Description: TRACT # 5745 LOT 100A***

### **MORTGAGES/LIENS**

***Type of Document: DEED OF TRUST***

***Recording Date: 05/31/2001***

***Document #: 01-0937024***

***Loan Amount: \$50,600***

***Lender Name: COMMUNITY COMMERCE BANK***

***Borrowers Name: IVAN REVOLORIO***

***MAILING ADDRESS: COMMUNITY COMMERCE BANK***  
***5444 E. OLYMPIC BLVD LOS ANGELES, CA 90022***

# Property Detail Report

For Property Located At :

10710 S MAIN ST, LOS ANGELES, CA 90061-2024



RealQuest

## Owner Information

Owner Name: REVOLORIO IVAN  
 Mailing Address: 6715 NORWALK BLVD, WHITTIER CA 90606-1739 C067  
 Vesting Codes: SM //

## Location Information

Legal Description:	TRACT # 5745 LOT 100A	APN:	6063-032-003
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	2411.10 / 2	Subdivision:	5745
Township-Range-Sect:		Map Reference:	58-B4 /
Legal Book/Page:	62-88	Tract #:	5745
Legal Lot:	100A	School District:	LOS ANGELES
Legal Block:		School District Name:	LOS ANGELES
Market Area:	C37	Munic/Township:	LOS ANGELES
Neighbor Code:			

## Owner Transfer Information

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

## Last Market Sale Information

Recording/Sale Date:	05/31/2001 / 04/04/2001	1st Mtg Amount/Type:	\$50,600 / CONV
Sale Price:	\$53,000	1st Mtg Int. Rate/Type:	/
Sale Type:	UNKNOWN	1st Mtg Document #:	937024
Document #:	937023	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$34.28
New Construction:		Multi/Split Sale:	
Title Company:			
Lender:	COMMUNITY COMMERCE BK		
Seller Name:	CHRISTOPHER TRUST		

## Prior Sale Information

Prior Rec/Sale Date:	/	Prior Lender:	
Prior Sale Price:		Prior 1st Mtg Amt/Type:	/
Prior Doc Number:		Prior 1st Mtg Rate/Type:	/
Prior Deed Type:			

## Property Characteristics

Year Built / Eff:	1966 / 1966	Total Rooms/Offices		Garage Area:	
Gross Area:	1,546	Total Restrooms:		Garage Capacity:	
Building Area:	1,546	Roof Type:		Parking Spaces:	
Tot Adj Area:		Roof Material:		Heat Type:	
Above Grade:		Construction:		Air Cond:	NONE
# of Stories:		Foundation:		Pool:	
Other Improvements:		Exterior wall:		Quality:	
		Basement Area:		Condition:	

## Site Information

Zoning:	LAC2	Acres:	0.11	County Use:	SERVICE SHOPS (2400)
Lot Area:	4,900	Lot Width/Depth:	x	State Use:	
Land Use:	AUTO REPAIR	Res/Comm Units:	/	Water Type:	
Site Influence:				Sewer Type:	

**Tax Information**

Total Value:	\$156,172	Assessed Year:	2022	Property Tax:	\$2,405.53
Land Value:	\$141,984	Improved %:	9%	Tax Area:	461
Improvement Value:	\$14,188	Tax Year:	2022	Tax Exemption:	
Total Taxable Value:	\$156,172				

# Comparable Sales Report

For Property Located At


**10710 S MAIN ST, LOS ANGELES, CA 90061-2024**

13 Comparable(s) Selected.

Report Date: 04/28/2023

## Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$53,000	\$500,000	\$7,500,000	\$2,662,231
Bldg/Living Area	1,546	1,352	1,775	1,537
Price/Sqft	\$34.28	\$327.65	\$5,547.34	\$1,762.76
Year Built	1966	1910	1988	1955
Lot Area	4,900	4,222	22,454	8,178
Bedrooms	0	1	1	1
Bathrooms/Restrooms	0	1	1	1
Stories	0.00	1.00	1.00	1.00
Total Value	\$156,172	\$74,791	\$4,011,422	\$699,564
Distance From Subject	0.00	1.40	20.26	8.34

\* = user supplied for search only

Comp #:	1	Distance From Subject: 1.40 (miles)			
Address:	12411 AVALON BLVD, LOS ANGELES, CA 90061-2709				
Owner Name:	TUCKER JEAN				
Seller Name:	SNOKE ROBIN				
APN:	6086-018-022	Map Reference:	58-C6 /	Building Area:	1,673
County:	LOS ANGELES, CA	Census Tract:	5409.01	Total Rooms/Offices:	
Subdivision:	ATHENS ACRES	Zoning:	LCM1-B1-R1*	Total Restrooms:	
Rec Date:	12/29/2022	Prior Rec Date:	06/21/1993	Yr Built/Eff:	1934 / 1944
Sale Date:	12/16/2022	Prior Sale Date:		Air Cond:	
Sale Price:	\$1,710,000	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	1205375	Acres:	0.52		
1st Mtg Amt:		Lot Area:	22,454		
Total Value:	\$143,522	# of Stories:			
Land Use:	AUTO REPAIR	Park Area/Cap#:	/		

Comp #:	2	Distance From Subject: 2.39 (miles)			
Address:	7401 AVALON BLVD, LOS ANGELES, CA 90003-2305				
Owner Name:	NAVARRETE JOSE R/NAVARRETE SONIA O Q				
Seller Name:	LEAL EMMANUEL				
APN:	6022-024-012	Map Reference:	52-C6 /	Building Area:	1,520
County:	LOS ANGELES, CA	Census Tract:	2395.01	Total Rooms/Offices:	
Subdivision:	6514	Zoning:	LAR4	Total Restrooms:	
Rec Date:	04/13/2023	Prior Rec Date:	02/16/2023	Yr Built/Eff:	1947 / 1950
Sale Date:	03/28/2023	Prior Sale Date:	02/15/2023	Air Cond:	
Sale Price:	\$800,000	Prior Sale Price:	\$508,000	Pool:	

Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Roof Mat:	
Document #:	<b>237316</b>	Acres:	<b>0.18</b>		
1st Mtg Amt:	<b>\$500,000</b>	Lot Area:	<b>7,813</b>		
Total Value:	<b>\$378,739</b>	# of Stories:	<b>1</b>		
Land Use:	<b>AUTO REPAIR</b>	Park Area/Cap#:	<b>/</b>		

Comp #:	<b>3</b>	Distance From Subject:	<b>2.91 (miles)</b>
Address:	<b>2758 MARTIN LUTHER KING JR BLVD B, LYNWOOD, CA 90262-1857</b>		
Owner Name:	<b>GOLDEN BEAR LYNWOOD LLC</b>		
Seller Name:	<b>RUBESHAU FAMILY TRUST</b>		
APN:	<b>6170-014-046</b>	Map Reference:	<b>58-F4 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>5403.00</b>
Subdivision:	<b>5418</b>	Zoning:	<b>LYM*</b>
Rec Date:	<b>12/30/2022</b>	Prior Rec Date:	
Sale Date:	<b>12/20/2022</b>	Prior Sale Date:	
Sale Price:	<b>\$6,800,000</b>	Prior Sale Price:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	
Document #:	<b>1209351</b>	Acres:	<b>0.29</b>
1st Mtg Amt:	<b>\$4,320,000</b>	Lot Area:	<b>12,628</b>
Total Value:	<b>\$74,791</b>	# of Stories:	
Land Use:	<b>AUTO REPAIR</b>	Park Area/Cap#:	<b>/</b>
		Building Area:	<b>1,470</b>
		Total Rooms/Offices:	
		Total Restrooms:	
		Yr Built/Eff:	<b>1964 / 1964</b>
		Air Cond:	
		Pool:	
		Roof Mat:	

Comp #:	<b>4</b>	Distance From Subject:	<b>4.02 (miles)</b>
Address:	<b>5726 HOLMES AVE, LOS ANGELES, CA 90058-3816</b>		
Owner Name:	<b>RODRIGUEZ ROBERTO C</b>		
Seller Name:	<b>ROOTED LLC</b>		
APN:	<b>5105-023-021</b>	Map Reference:	<b>52-D4 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>2289.00</b>
Subdivision:	<b>SLAUSON BOWENS JUNCTION TR</b>	Zoning:	<b>LAM2</b>
Rec Date:	<b>02/02/2023</b>	Prior Rec Date:	<b>03/19/2018</b>
Sale Date:	<b>01/24/2023</b>	Prior Sale Date:	<b>03/01/2018</b>
Sale Price:	<b>\$500,000</b>	Prior Sale Price:	<b>\$455,000</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>68868</b>	Acres:	<b>0.11</b>
1st Mtg Amt:	<b>\$400,000</b>	Lot Area:	<b>4,802</b>
Total Value:	<b>\$487,850</b>	# of Stories:	
Land Use:	<b>AUTO REPAIR</b>	Park Area/Cap#:	<b>/</b>
		Building Area:	<b>1,526</b>
		Total Rooms/Offices:	
		Total Restrooms:	<b>1</b>
		Yr Built/Eff:	<b>1910 /</b>
		Air Cond:	<b>YES</b>
		Pool:	
		Roof Mat:	

Comp #:	<b>5</b>	Distance From Subject:	<b>4.74 (miles)</b>
Address:	<b>3653 FLORENCE AVE, BELL, CA 90201-3352</b>		
Owner Name:	<b>DAVTYAN FAMILY TRUST</b>		
Seller Name:	<b>BARBER SUZANNE</b>		
APN:	<b>6324-032-024</b>	Map Reference:	<b>53-B6 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>5336.03</b>
Subdivision:	<b>3134</b>	Zoning:	<b>BLC3R*</b>
Rec Date:	<b>02/15/2023</b>	Prior Rec Date:	<b>01/12/1989</b>
Sale Date:	<b>02/03/2023</b>	Prior Sale Date:	<b>10/1988</b>
Sale Price:	<b>\$1,300,000</b>	Prior Sale Price:	<b>\$140,000</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>97280</b>	Acres:	<b>0.13</b>
1st Mtg Amt:		Lot Area:	<b>5,512</b>
Total Value:	<b>\$254,603</b>	# of Stories:	<b>1</b>
Land Use:	<b>AUTO REPAIR</b>	Park Area/Cap#:	<b>/</b>
		Building Area:	<b>1,470</b>
		Total Rooms/Offices:	
		Total Restrooms:	
		Yr Built/Eff:	<b>1951 / 1953</b>
		Air Cond:	
		Pool:	
		Roof Mat:	<b>ROLL COMPOSITION</b>

Comp #: 6 Distance From Subject: 6.30 (miles)  
 Address: 4727 SLAUSON AVE, MAYWOOD, CA 90270-3016  
 Owner Name: MVC HOLDING LLC  
 Seller Name: SALDANA JOSE & HILDA L/TR  
 APN: 6314-014-019 Map Reference: 53-D4 / Building Area: 1,456  
 County: LOS ANGELES, CA Census Tract: 5337.01 Total Rooms/Offices:  
 Subdivision: 4185 Zoning: MYCM\* Total Restrooms:  
 Rec Date: 08/08/2022 Prior Rec Date: 02/11/1999 Yr Built/Eff: 1957 / 1957  
 Sale Date: 08/04/2022 Prior Sale Date: 01/20/1999 Air Cond: NONE  
 Sale Price: \$975,000 Prior Sale Price: \$250,000 Pool:  
 Sale Type: FULL Prior Sale Type: FULL Roof Mat:  
 Document #: 795984 Acres: 0.18  
 1st Mtg Amt: \$897,000 Lot Area: 7,741  
 Total Value: \$369,304 # of Stories:  
 Land Use: AUTO REPAIR Park Area/Cap#: /

Comp #: 7 Distance From Subject: 6.89 (miles)  
 Address: 3511 CRENSHAW BLVD, LOS ANGELES, CA 90016-4803  
 Owner Name: BIF NON OZ 3500 CRENSHAW BLVD  
 Seller Name: DME INVESTMENT LLC  
 APN: 5046-001-041 Map Reference: 43-B6 / Building Area: 1,352  
 County: LOS ANGELES, CA Census Tract: 2200.00 Total Rooms/Offices:  
 Subdivision: 8027 Zoning: LAC1.5 Total Restrooms:  
 Rec Date: 01/12/2023 Prior Rec Date: 04/26/2001 Yr Built/Eff: 1982 / 1982  
 Sale Date: 08/31/2022 Prior Sale Date: 09/14/2000 Air Cond:  
 Sale Price: \$7,500,000 Prior Sale Price: \$130,000 Pool:  
 Sale Type: FULL Prior Sale Type: FULL Roof Mat:  
 Document #: 24774 Acres: 0.16  
 1st Mtg Amt: Lot Area: 7,000  
 Total Value: \$333,663 # of Stories:  
 Land Use: AUTO REPAIR Park Area/Cap#: /

Comp #: 8 Distance From Subject: 7.02 (miles)  
 Address: 3659 E OLYMPIC BLVD, LOS ANGELES, CA 90023-3127  
 Owner Name: FUN LINE INC  
 Seller Name: KIM WON K  
 APN: 5191-008-011 Map Reference: 53-B1 / Building Area: 1,775  
 County: LOS ANGELES, CA Census Tract: 2049.20 Total Rooms/Offices:  
 Subdivision: 941 Zoning: LAM1 Total Restrooms:  
 Rec Date: 10/24/2022 Prior Rec Date: 01/11/2011 Yr Built/Eff: 1963 / 1979  
 Sale Date: 10/14/2022 Prior Sale Date: 12/15/2010 Air Cond:  
 Sale Price: \$850,000 Prior Sale Price: \$145,000 Pool:  
 Sale Type: FULL Prior Sale Type: FULL Roof Mat: ROLL  
 COMPOSITION  
 Document #: 1011252 Acres: 0.10  
 1st Mtg Amt: Lot Area: 4,222  
 Total Value: \$256,716 # of Stories: 1  
 Land Use: AUTO REPAIR Park Area/Cap#: /

Comp #: 9 Distance From Subject: 9.96 (miles)  
 Address: 3061 LONG BEACH BLVD, LONG BEACH, CA 90807-5052  
 Owner Name: TNA DEV INC  
 Seller Name: SHEAN HOLLY J & RUTH A

APN:	<b>7206-011-031</b>	Map Reference:	<b>70-C6 /</b>	Building Area:	<b>1,392</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>5722.01</b>	Total Rooms/Offices:	
Subdivision:	<b>CROWES VISTA DEL MAR</b>	Zoning:	<b>LBDP29</b>	Total Restrooms:	
Rec Date:	<b>08/03/2022</b>	Prior Rec Date:	<b>10/30/1996</b>	Yr Built/Eff:	<b>1964 / 1965</b>
Sale Date:	<b>07/30/2022</b>	Prior Sale Date:		Air Cond:	<b>NONE</b>
Sale Price:	<b>\$775,000</b>	Prior Sale Price:	<b>\$85,000</b>	Pool:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Roof Mat:	<b>ROLL COMPOSITION</b>
Document #:	<b>784014</b>	Acres:	<b>0.16</b>		
1st Mtg Amt:	<b>\$525,000</b>	Lot Area:	<b>6,768</b>		
Total Value:	<b>\$130,428</b>	# of Stories:	<b>1</b>		
Land Use:	<b>AUTO REPAIR</b>	Park Area/Cap#:	<b>/</b>		

Comp #:	<b>10</b>	Distance From Subject:	<b>12.73 (miles)</b>
Address:	<b>2317 LINCOLN BLVD, SANTA MONICA, CA 90405-2550</b>		
Owner Name:	<b>DMD ENTS LLC</b>		
Seller Name:	<b>HYE LLC</b>		
APN:	<b>4284-005-017</b>	Map Reference:	<b>49-B2 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>7022.01</b>
Subdivision:	<b>EAST SANTA MONICA</b>	Zoning:	<b>SMC4*</b>
Rec Date:	<b>08/31/2022</b>	Prior Rec Date:	<b>10/21/1983</b>
Sale Date:	<b>08/01/2022</b>	Prior Sale Date:	
Sale Price:	<b>\$4,554,000</b>	Prior Sale Price:	<b>\$150,000</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>865186</b>	Acres:	<b>0.12</b>
1st Mtg Amt:	<b>\$1,700,000</b>	Lot Area:	<b>5,024</b>
Total Value:	<b>\$1,501,700</b>	# of Stories:	
Land Use:	<b>AUTO REPAIR</b>	Park Area/Cap#:	<b>/</b>

Comp #:	<b>11</b>	Distance From Subject:	<b>12.75 (miles)</b>
Address:	<b>2307 LINCOLN BLVD, SANTA MONICA, CA 90405-2550</b>		
Owner Name:	<b>FARZAN JAKILN</b>		
Seller Name:	<b>FOXBOROUGH LINCOLN LLC</b>		
APN:	<b>4284-005-022</b>	Map Reference:	<b>49-B2 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>7022.01</b>
Subdivision:	<b>EAST SANTA MONICA</b>	Zoning:	<b>SMC4*</b>
Rec Date:	<b>12/09/2022</b>	Prior Rec Date:	<b>05/18/2016</b>
Sale Date:	<b>12/08/2022</b>	Prior Sale Date:	<b>05/12/2016</b>
Sale Price:	<b>\$4,200,000</b>	Prior Sale Price:	<b>\$3,600,000</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>1152613</b>	Acres:	<b>0.25</b>
1st Mtg Amt:		Lot Area:	<b>11,062</b>
Total Value:	<b>\$4,011,422</b>	# of Stories:	<b>1</b>
Land Use:	<b>AUTO REPAIR</b>	Park Area/Cap#:	<b>/</b>

Comp #:	<b>12</b>	Distance From Subject:	<b>17.04 (miles)</b>
Address:	<b>1525 E WALNUT ST, PASADENA, CA 91106-1522</b>		
Owner Name:	<b>1501 WALNUT LLC</b>		
Seller Name:	<b>LEE FAMILY LLC</b>		
APN:	<b>5737-007-011</b>	Map Reference:	<b>27-C3 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>4627.00</b>
Subdivision:	<b>HILL AVE</b>	Zoning:	<b>PSC-</b>
Rec Date:	<b>09/27/2022</b>	Prior Rec Date:	<b>09/13/1995</b>
Sale Date:	<b>09/15/2022</b>	Prior Sale Date:	
		Building Area:	<b>1,500</b>
		Total Rooms/Offices:	
		Total Restrooms:	
		Yr Built/Eff:	<b>1973 / 1973</b>
		Air Cond:	

Sale Price:	<b>\$3,700,000</b>	Prior Sale Price:		Pool:	
Sale Type:	<b>FULL</b>	Prior Sale Type:		Roof Mat:	
Document #:	<b>940185</b>	Acres:	<b>0.14</b>		
1st Mtg Amt:		Lot Area:	<b>6,050</b>		
Total Value:	<b>\$121,389</b>	# of Stories:			
Land Use:	<b>AUTO REPAIR</b>	Park Area/Cap#:	<b>/</b>		

Comp #:	<b>13</b>	Distance From Subject:	<b>20.26 (miles)</b>
Address:	<b>66 E FOOTHILL BLVD, ARCADIA, CA 91006-2305</b>		
Owner Name:	<b>MORI HAJIME</b>		
Seller Name:	<b>ACOSTA JOSE L &amp; VICTORIA</b>		
APN:	<b>5772-001-001</b>	Map Reference:	<b>28-E3 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>4304.00</b>
Subdivision:	<b>B CLAPPS</b>	Zoning:	<b>ARC2YY</b>
Rec Date:	<b>02/07/2023</b>	Prior Rec Date:	<b>08/30/2005</b>
Sale Date:	<b>02/02/2023</b>	Prior Sale Date:	<b>08/16/2005</b>
Sale Price:	<b>\$945,000</b>	Prior Sale Price:	<b>\$800,000</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>77344</b>	Acres:	<b>0.12</b>
1st Mtg Amt:	<b>\$803,000</b>	Lot Area:	<b>5,242</b>
Total Value:	<b>\$1,030,200</b>	# of Stories:	<b>1</b>
Land Use:	<b>AUTO REPAIR</b>	Park Area/Cap#:	<b>/</b>
		Building Area:	<b>1,456</b>
		Total Rooms/Offices:	
		Total Restrooms:	
		Yr Built/Eff:	<b>1944 / 1955</b>
		Air Cond:	
		Pool:	
		Roof Mat:	<b>CONCRETE</b>