

Prepared For:

JOE SOUN

WFG Title Company of CA

700 N BRAND BL #1100

GLENDALE, CA 91203



WFG National Title Company
a Williston Financial Group company



WFG Property Profile Report

We exist solely for our clients.

Property Address: 809 E PINE ST
Assessor's Parcel No: 6176-003-031
Title Representative: JOE SOUN
Customer Service Representative: JOE SOUN

COMPTON, CA 90221



WFG National Title Company®
a Williston Financial Group company



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Property Information

Primary Owner : LA LAND TRANS4MATIONS LLC
Secondary Owner : N/A
Site Address : 809 E PINE ST
COMPTON, CA 90221-1129
Mailing Address : 1100 W WALNUT ST
COMPTON, CA 90220
Assessor Parcel Number : 6176-003-031
Census Tract : 5416.04
Housing Tract Number : N/A
Lot Number : 12
Page Grid : 735-2A
Legal Description : Lot: 12 ; Block: 12 ; Abbreviated Description: LOT:12 BLK:12
BELLE VERNON ACRES LOT 12 BLK 12

Property Characteristics

Bedrooms : 0	Year Built : N/A	Square Feet : 0
Bathrooms : 0.0	Garage : N/A	Lot size : 21871 SF
Partial Bath : 0	Fireplace : N/A	Number of Units : 0
Total Rooms : 0	Pool/Spa : N	Use Code : Residential-Vacant Land
Zoning : CORH*		

Sale Information

Transfer Date : 04/10/2014	Document # : 14-0364028
Transfer Value : N/A	Cost/Sq Feet : N/A

Assessment/Tax Information

Assessed Value : \$337,997	Tax Amount : \$6,035.02
Land Value : \$337,997	Tax Status : Current
Improvement Value : \$0	Tax Rate Area : 2-800
Percent Improvement : 0 %	Homeowner Exemption : N

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Customer Service Rep: vasquez denise





Mortgage

Recording Date:	10/31/2014	Document #:	14-1155866
Loan Amount:	\$249,000	Loan Type:	Unknown
TD Due Date:		Type of Financing:	
Lender Name:	WALLIS STATE BANK		
Lender Type:	Bank		
Buyer Vesting:	LA LAND TRANS4MATIONS		
Vesting:			

Prior Transfer

Recording Date:	04/10/2014	Document #:	14-0364028
Price:		Document Type:	Grant Deed
First TD:		Type of Sale:	Price as "0", "None", "No
Lender Name:			
Buyer Name:	ROMAN, MANUEL DELGADO		
Buyer Vesting:	Married Man as his sole and		
Sell Name:	PALACIOS, MARISOL LOPEZ		
Legal:	LOT:12 BLK:12 CITY:COMPTON SUBD:BELLE VERNON ACRES MAP REF:MB9 PG196		
City/Muni/Twp:	SOUTH GATE		

Prior Transfer

Recording Date:	03/21/2014	Document #:	14-0285302
Price:	\$320,000	Document Type:	Grant Deed
First TD:		Type of Sale:	Sales Price Rounded from Tax
Lender Name:			
Buyer Name:	LA LAND TRANS4MATIONS LLC,		
Buyer Vesting:			
Sell Name:	ROMAN, MANUEL DELGADO		
Legal:	LOT:12 BLK:12 CITY:COMPTON SUBD:BELLE VERNON ACRES MAP REF:MB9 PG196		
City/Muni/Twp:	LOS ANGELES		

Mortgage

Recording Date:	02/12/2014	Document #:	14-0152649
Loan Amount:	\$40,000	Loan Type:	Unknown
TD Due Date:		Type of Financing:	
Lender Name:	ROGELIO QUEZADA		
Lender Type:	Private Party (individual)		
Buyer Vesting:	ROMAN,MANUEL DELGADO		
Vesting:			

Prior Transfer

Recording Date:	01/29/2014	Document #:	14-0099055
Price:		Document Type:	Grant Deed
First TD:		Type of Sale:	Price as "0", "None", "No
Lender Name:			
Buyer Name:	ROMAN, MANUEL DELGADO		
Buyer Vesting:	Married Man as his sole and		
Sell Name:	QUEZADA, ROGELIO		
Legal:	LOT:12 BLK:12 CITY:CAMPTON SUBD:BELLE VERNON ACRES MAP REF:MB9 PG196		

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City/Muni/Twp: SOUTH GATE

Mortgage

Recording Date:	05/10/2012	Document #:	12-0704453
Loan Amount:	\$70,000	Loan Type:	Unknown
TD Due Date:		Type of Financing:	
Lender Name:	MANUEL DELGADO ROMAN		
Lender Type:	Private Party (individual)		
Buyer Vesting:	QUEZADA, ROGELIO		
Vesting:			

Prior Transfer

Recording Date:	11/10/2011	Document #:	11-1527994
Price:		Document Type:	Intrafamily Transfer & Dissolution
First TD:		Type of Sale:	Non-Arms Length Transfer
Lender Name:			
Buyer Name:	QUEZADA, ROGELIO		
Buyer Vesting:			
Sell Name:	QUEZADA, SAMUEL		
Legal:	LOT:12 BLK:12 CITY:COMPTON SUBD:BELLE VERNON ACRES MAP REF:MB9 PG196		
City/Muni/Twp:	COMPTON		

Prior Transfer

Recording Date:	02/06/2008	Document #:	08-0221445
Price:	\$370,000	Document Type:	Grant Deed
First TD:		Type of Sale:	Full-Computed from Transfer Tax
Lender Name:			
Buyer Name:	QUEZADA, SAMUEL		
Buyer Vesting:			
Sell Name:	PARK, CHUN M		
Legal:	LOT:12 BLK:12 CITY:COMPTON SUBD:BELLE VERNON ACRES MAP REF:MB9 PG196		
City/Muni/Twp:	COMPTON		

Prior Transfer

Recording Date:	11/21/2007	Document #:	07-2591843
Price:		Document Type:	Grant Deed
First TD:		Type of Sale:	Price as "0", "None", "No
Lender Name:			
Buyer Name:	PARK, CHUN M		
Buyer Vesting:			
Sell Name:	PARK, MI YE		
Legal:	LOT:12 BLK:12 CITY:COMPTON SUBD:BELLE VERNON ACRES MAP REF:MB9 PG196		
City/Muni/Twp:	FULLERTON		

Prior Transfer

Recording Date:	08/28/2007	Document #:	07-2006619
Price:	\$615,343	Document Type:	Trustee's Deed
First TD:		Type of Sale:	2
Lender Name:			
Buyer Name:	PARK, MI YE		
Buyer Vesting:			
Sell Name:	PARK, HOWARD		
Legal:	LOT:12 BLK:12 CITY:COMPTON SUBD:BELLE VERNON ACRES MAP REF:MB9 PG196		
City/Muni/Twp:	CERRITOS		

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Foreclosure

Recording Date:	07/30/2007	Document #:	07-1790521
Mortgage Doc:	05-2063145	Document Type:	Notice of Sale (aka Notice of Trustee's
Auction	12720 NORWALK BLVD		
Lender Name:	08/22/2007 1030A		
Auction Min	\$568,201		
Delinq \$:			
Unpaid \$:			
As Of:			

Foreclosure

Recording Date:	04/16/2007	Document #:	07-0901291
Mortgage Doc:	05-2063145	Document Type:	Notice of Default
Truster Name:	PARK, HOWARD	TS #:	07-159
Lender Name:	PARKMI YE		
Mailing	1883 W LOTUS PL BREA CA 92821	Phone #:	562-697-3012
C/O: Attn	COUNTY RECORDS DATA		
Delinq \$:	\$55,177	Unpaid \$:	
As Of:	04/13/2007		
Beneficiary	MI YE PARK		

Mortgage

Recording Date:	08/26/2005	Document #:	05-2063145
Loan Amount:	\$500,000	Loan Type:	Unknown
TD Due Date:		Type of Financing:	
Lender Name:	MI YE PARK		
Lender Type:	Private Party (individual)		
Buyer Vesting:	PARK, HOWARD		
Vesting:			

Prior Transfer

Recording Date:	01/27/2005	Document #:	05-0197448
Price:		Document Type:	Intrafamily Transfer & Dissolution
First TD:		Type of Sale:	Non-Arms Length Transfer
Lender Name:			
Buyer Name:	PARK, HOWARD K		
Buyer Vesting:	Married Man as his sole and		
Sell Name:	PARK, GEUN H		
Legal:	LOT:12 BLK:12 CITY:COMPTON SUBD:BELLE VERNON ACRES MAP REF:MB9 PG196		
City/Muni/Twp:	LOS ALAMITOS		

Mortgage

Recording Date:	09/07/2004	Document #:	04-2286899
Loan Amount:		Loan Type:	Credit Line (Revolving)
TD Due Date:	08/24/2044	Type of Financing:	
Lender Name:	WELLS FARGO BANK NA		
Lender Type:	Bank		
Buyer Vesting:	PARK, GEUN H		
Vesting:			

Prior Transfer

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Recording Date:	07/06/2004	Document #:	04-1711240
Price:		Document Type:	Grant Deed
First TD:		Type of Sale:	Price Not Disclosed
Lender Name:			
Buyer Name:	PARK, GEUN H		
Buyer Vesting:			
Sell Name:	HUD,		
Legal:	LOT:12 BLK:12 CITY:COMPTON SUBD:BELLE VERNON ACRES MAP REF:MB9 PG196		
City/Muni/Twp:	COMPTON		

Prior Transfer

Recording Date:	10/10/2003	Document #:	03-3031450
Price:	\$297,118	Document Type:	Grant Deed
First TD:		Type of Sale:	2
Lender Name:			
Buyer Name:	HUD,		
Buyer Vesting:			
Sell Name:	WASHINGTON MUTUAL BANK FA,		
Legal:	LOT:12 BLK:12 CITY:COMPTON SUBD:BELLE VERNON ACRES MAP REF:MB9 PG196		
City/Muni/Twp:	IRVINE		

Prior Transfer

Recording Date:	11/04/2002	Document #:	02-2622257
Price:	\$297,118	Document Type:	Trustee's Deed
First TD:		Type of Sale:	2
Lender Name:			
Buyer Name:	WASHINGTON MUTUAL BANK FA,		
Buyer Vesting:			
Sell Name:	MURILLO, JOSE FERNANDO; CARRILLO, RUBEN		
Legal:	LOT:12 BLK:12 CITY:COMPTON SUBD:BELLE VERNON ACRES MAP REF:MB9 PG196		
City/Muni/Twp:	MILWAUKEE		

Prior Transfer

Recording Date:	08/20/2001	Document #:	01-1542924
Price:	\$278,000	Document Type:	Grant Deed
First TD:	\$273,704	Type of Sale:	Full-Computed from Transfer Tax
Lender Name:	PROFESSIONAL MTG CORP		
Buyer Name:	MURILLO, JOSE FERNANDO; CARRILLO, RUBEN		
Buyer Vesting:	Joint Tenancy		
Sell Name:	STONE SAM INC,		
Legal:	LOT:12 BLK:12 CITY:COMPTON SUBD:BELLE VERNON ACRES MAP REF:MB9 PG196		
City/Muni/Twp:			

Prior Transfer

Recording Date:	11/16/1999	Document #:	99-2133081
Price:	\$165,000	Document Type:	Grant Deed
First TD:		Type of Sale:	0
Lender Name:			
Buyer Name:	STONE SAM INC,		
Buyer Vesting:			
Sell Name:	AAMES CAPITAL CORP,		
Legal:	CITY:COMPTON BELLE VERNON ACRES LOT 12 BLK 12		
City/Muni/Twp:	CERRITOS		

Prior Transfer

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Recording Date: 08/13/1999
Price: \$149,130

First TD:

Lender Name:

Buyer Name: AAMES CAPITAL CORP,

Buyer Vesting:

Sell Name: WILLIAMS, CHESTER L AND ARCELIA L; WILLIAMS, CHESTER LEE

Legal: CITY:COMPTON BELLE VERNON ACRES LOT 12 BLK 12

City/Muni/Twp: LOS ANGELES

Document #: 99-1525256
Document Type: Trustee's Deed
Type of Sale: 2

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Criteria Selected:

Searched by Radius: 1 Mile
 Date Range: 2/7/2017 to 8/1/2018
 Land Use: Same as Subject

Area Sales Analysis

	Low	Median	High
Bedrooms:	0	0	0
Baths:	0	0	0
Lot Size:	0	10,024	20,049
Living Area (SqFt):			
Sale Price:	\$350,000	\$390,000	\$430,000
Year Built:			
Age:			

Subject Property

Sale Date: 04/10/2014 **Year Built:** N/A **Price:** N/A **Pool:** N
Lot Size: 21,871 SF **Square Feet:** N/A **\$/SF:** N/A **BR/Bth:** 0/0.0

Comparable Sales Data

No.	Address	Date	Price	\$/SF	SqFt	BR/Bth	Year Built	Lot Size	Pool
1	2530 E 135TH ST COMPTON, CA 90222	10/05/2017	\$430,000	\$0	0	0		0 SF	N/A
Owner: PUERTO, ELVIN M SIERRA Seller: JAAA INVESTMENTS LLC, APN: 6154-016-045 Document #: 17-1145475 Legal: Lot:18 Block:13 Subdivision:THE LYNWOOD PARK TRACT Map Ref:MB9 PG60City/Muni/Twp:COMPTON Land Use: Residential-Vacant Land Located approximately 0.53 miles from subject property.									
2	2134 E 118TH ST LOS ANGELES, CA 90059	07/19/2017	\$350,000	\$0	0	0		20,049 SF	N/A
Owner: MERCADO, FRANCISCO G Seller: MORRIS, MELVIN APN: 6150-020-011 Document #: 17-0807205 Legal: Lot:62 Subdivision:SPRINGFIELD TRACT Map Ref:MB6 PG194City/Muni/Twp:LOS ANGELES Land Use: Residential-Vacant Land Located approximately 1.42 miles from subject property.									

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BERNAL ELEAZAR AND TERESA TRS 801 E PINE ST COMPTON, CA 90221 APN: 6176-003-029 Bedrooms: 0 Square Feet: 15,140 Bathrooms: 0 Year Built: 1960 Lot size: 21,857 Sale Date: 03/24/2005 Garage: Land Use: Apartment house (5+ units)	ALHAMPINE LLC 821 E PINE ST COMPTON, CA 90221 APN: 6176-003-035 Bedrooms: 0 Square Feet: 41,600 Bathrooms: 0 Year Built: 1959 Lot size: 1 Sale Date: Garage: Land Use: Apartment house (5+ units)
MCQUEEN GLORIA J 799 E PINE ST # A COMPTON, CA 90221 APN: 6176-003-042 Bedrooms: 6 Square Feet: 2,573 Bathrooms: 4 Year Built: 1959 Lot size: 7,526 Sale Date: Garage: Land Use: Duplex (2 units, any combination)	ORTIZ FRANCISCO J 797 E PINE ST COMPTON, CA 90221 APN: 6176-003-003 Bedrooms: 2 Square Feet: 1,032 Bathrooms: 1 Year Built: 1935 Lot size: 7,510 Sale Date: 07/08/1997 Garage: Land Use: Single Family Residential
DE ALFARO DORA I 711 E PINE ST COMPTON, CA 90221 APN: 6176-003-041 Bedrooms: 3 Square Feet: 943 Bathrooms: 1 Year Built: 1950 Lot size: 5,003 Sale Date: 06/22/2011 Garage: Land Use: Single Family Residential	MENDEZ ENTERPRISES LP 2124 N SANTA FE AVE COMPTON, CA 90222 APN: 6176-003-028 Bedrooms: 0 Square Feet: 29,088 Bathrooms: 0 Year Built: 1968 Lot size: 1 Sale Date: 07/28/2005 Garage: Land Use: Apartment house (5+ units)
AVALOS GILDARDO 12631 PEACH ST LYNWOOD, CA 90262 APN: 6176-003-014 Bedrooms: 6 Square Feet: 2,472 Bathrooms: 3 Year Built: 1962 Lot size: 8,432 Sale Date: Garage: Land Use: Triplex (3 units, any combination)	ALHAMPINE LLC 831 E PINE ST COMPTON, CA 90221 APN: 6176-003-037 Bedrooms: 0 Square Feet: 27,014 Bathrooms: 0 Year Built: 1958 Lot size: 42,614 Sale Date: 10/23/1995 Garage: Land Use: Apartment house (5+ units)
GARCES LAWRENCE D MENDEZ I 3130 EUCLID AVE LYNWOOD, CA 90262 APN: 6176-003-030 Bedrooms: 0 Square Feet: 44,618 Bathrooms: 0 Year Built: 1963 Lot size: 1 Sale Date: 10/13/2004 Garage: Land Use: Apartment house (5+ units)	OROZCO ROSA 820 E PINE ST COMPTON, CA 90221 APN: 6176-005-014 Bedrooms: 2 Square Feet: 900 Bathrooms: 1 Year Built: 1914 Lot size: 8,715 Sale Date: 02/24/2011 Garage: Land Use: Single Family Residential

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SCALE 1" = 100'

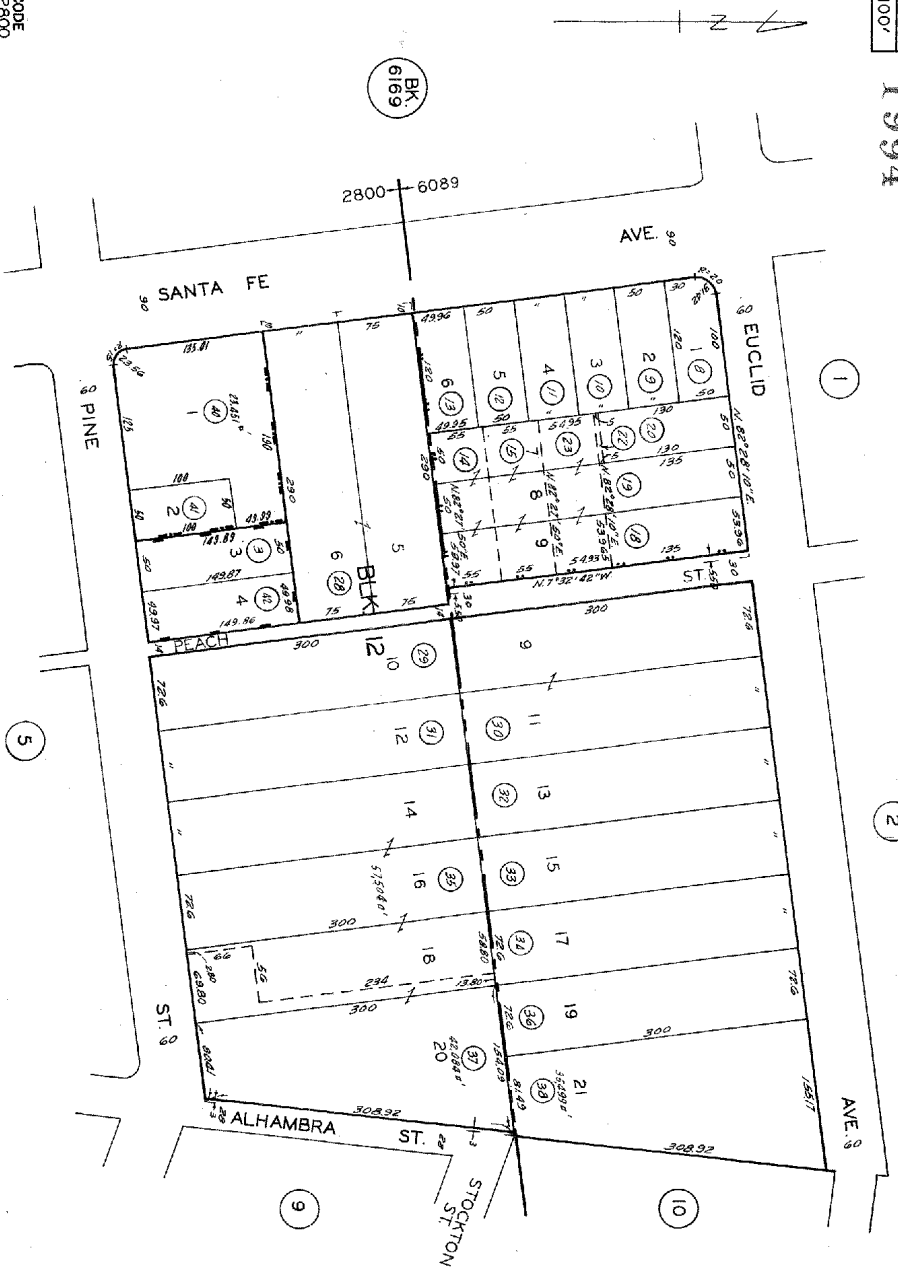
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CODE
2800
6089
FOR PREV. ASSMT SEE:
6176-3&4

PARCEL MAP - P.M. 200 - 32 - 33
BELLE-VERNON ACRES M.B. 9 - 196
TRACT NO. 8353 M.B. 115 - 1
TRACT NO. 14551 M.B. 297 - 15 - 16

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.



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8/1/2018

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