

301 E Florence Ave, Los Angeles, CA, 90003

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Residents

This section contains residents for this location.

POSSIBLE CURRENT RESIDENTS

Name	Age	Date First Seen	Date Last Seen
Terry Alspaugh	56	Nov 10, 2016	Jan 6, 2023
Vincent Lacour	64	Sep 25, 1998	Dec 22, 2022

POSSIBLE PAST RESIDENTS

Name	Age	Date First Seen	Date Last Seen
Andrew Dock Hillary	61	Jun 23, 2000	Jun 2, 2021
Reginald James Owens	53	Aug 1, 2009	Oct 21, 2019
Orenthia Davell Dillard	51	Jan 1, 2007	Nov 12, 2018

Neighbors

This section contains possible neighbors or people living nearby to 301 E Florence Ave, Los Angeles, CA 90003-2231

POSSIBLE NEIGHBORS

Name	Age	Address
Juan Carlos Monnaco		310 E Florence Ave, Los Angeles, CA 90003-2232
Randy Ramos		310 E Florence Ave, Los Angeles, CA 90003-2232
Rosalinda Lugardo		315 E Florence Ave, Los Angeles, CA 90003-2231
Camino Deluz		315 E Florence Ave, Los Angeles, CA 90003-2231
Amilcar Hernandez		315 E Florence Ave, Los Angeles, CA 90003-2231
Brayan A Flores		315 E Florence Ave, Los Angeles, CA 90003-2231
Betsi Doraly Duarte		317 E Florence Ave, Los Angeles, CA 90003-2231
Jorge Alfredo Rauda		317 E Florence Ave, Los Angeles, CA 90003-2231
Carolina Sanchez		317 E Florence Ave, Los Angeles, CA 90003-2231
Griselda Segovia		317 E Florence Ave, Los Angeles, CA 90003-2231
Daniela R Coppola		321 E Florence Ave, Los Angeles, CA 90003-2231
Carlos Javier Coppola		321 E Florence Ave, Los Angeles, CA 90003-2231
Noe Reyes		321 E Florence Ave, Los Angeles, CA 90003-2231
Evelyn Morfin Jacobo		321 E Florence Ave, Los Angeles, CA 90003-2231
Adrian Berumen		329 E Florence Ave, Los Angeles, CA 90003-2231
Evelyn Morfin Jacobo		329 E Florence Ave, Los Angeles, CA 90003-2231
Evarardo Preciado Perez		331 E Florence Ave, Los Angeles, CA 90003-2231
Christian L Sanchez		333 E Florence Ave, Los Angeles, CA 90003-2231

Location Details

This section contains location details for this location

LOCATION DETAILS

Street	City	County	Country
301 E Florence Ave	Los Angeles	Los Angeles	US
5 Digit Zip Code	County FIPS	Congressional District	Is Deliverable
90003	06037	40	Yes
Is Receiving Mail	Zip Type	UTC Offset	Location Type
Yes	Standard	-8	Street
Location Use	Longitude	Latitude	
Commercial	-118.26843	33.97481	

Ownership History

This section includes information about the ownership history at this location.

Previously Owned Property #1

2395

301 E Florence Ave
Los Angeles, California, 90003

Current Owner

Florence & San Pedro LLC
Manhattan Bell LLC

Oct 1, 2015

Assessed Value	Mortgage Amount	Sale Amount	Tax Amount
\$98,440.00	Cash Purchase	\$2,450,000.00	\$1,472.37
2013			2012

Property Details

Land Sq. Ft	Year Built	APN#	Type
3472	1955	6011-008-030	Service (General Public)

Property Value

Land Value	Improvement Value	Assessed Value (2013)	Tax Amount (2012)
\$57,271.00	\$41,169.00	\$98,440.00	\$1,472.37

Assessed Value

2009 - 2013

2009	2010	2011	2012	2013
\$21,848.00	\$93,914.00	\$94,620.00	\$96,511.00	\$98,440.00

Ownership History

Current Owner

Manhattan Bell LLC

Jun 8, 2015

Ownership Details

Document Number	667431	Universal Land Use	Auto Repair
Sale Code	Sale Price (Full)	Property Indicator	Service (General Public)
Sale Date		Resale New Construction	Resale
Recording Date		Residential Model Indicator	Based On Zip Code and Value Property is Not Residential
Deed Securities Category	Resale, Cash Purchase	Sale Amount	\$2,450,000.00
Title Company	OLD REPUBLIC TITLE	Owner	Manhattan Bell LLC Po Box 1567, South Gate, Cali- fornia, 90280
Seller	Florence & San Pedro LLC		

Mortgage Information

Recording Date		Cash Purchase	Yes
Document Number	667431		

Previous Owner

Florence & San Pedro LLC

Oct 30, 2013

Ownership Details

Document Number	1544233	Universal Land Use	Auto Repair
Sale Code	Sale Price (Full)	Property Indicator	Service (General Public)
Sale Date		Resale New Construction	Resale
Recording Date		Absentee Indicator	Situs Address Taken From Sales Transaction - Determined Absentee Owner
Residential Model Indicator	Based On Zip Code and Value Property is Not Residential	Deed Securities Category	Resale, Cash Purchase
Sale Amount	\$750,000.00	Title Company	FIDELITY NATIONAL TITLE CO
Owner	Florence & San Pedro LLC 118 S Beverly Dr Ste 215, Beverly Hills, California, 90212	Seller	Charles E Thomas Co IncMoriarty P A Family Trust

Mortgage Information

Mortgage Date		Recording Date	
Document Number	772805	Mortgage Amount	\$700,000.00
Mortgage Loan Type	Conventional	Mortgage Deed Type	Deed Of Trust

Mortgage Information

Recording Date		Cash Purchase	Yes
Document Number	1544233		

Deed Information

Document Type	Mechanic Liens	Registry Entry Date	
Document Number	000000246304	Transaction Type	Mechanic Lien / Release
Batch ID	20150314	Batch Sequence	03921

Deed Information

Document Type	Release/Recision	Registry Entry Date	
Document Number	000000654118	Batch ID	20150611
Batch Sequence	00028		

Previous Owner

Stephen G Phillips

Deborah C Phillips

Jun 3, 2009

Ownership Details

Document Number	824913	Universal Land Use	Store Building
Property Indicator	Retail	Sale Date	
Recording Date		Absentee Indicator	Situs From Sale (Absentee)
Residential Model Indicator	Property is Not Residential	Sale Amount	\$155,000.00
Title Company	LAWYERS TITLE	Owner	

Stephen G Phillips
Deborah C Phillips
6485 Brookview Cir, Reno, Nevada, 89519

Owner Relationship Type Husband And Wife Seller

Michael D Phillips

Previous Owner

Patricia A Moriarty

Jun 3, 2009

Ownership Details

Document Number	824913	Universal Land Use	Auto Repair
Property Indicator	Service	Sale Date	
Recording Date		Absentee Indicator	Absentee(Mail And Situs Not =)
Residential Model Indicator	Property is Not Residential	Sale Amount	\$155,000.00
Title Company	LAWYERS TITLE	Owner	Patricia A Moriarty 6485 Brookview Cir, Reno, Nevada, 89519
Seller	Michael D Phillips		

Previous Owner

Stephen G Phillips

Deborah C Phillips

Jun 3, 2009

Ownership Details

Document Number	824913	Universal Land Use	Store Building
Property Indicator	Retail	Sale Date	
Recording Date		Absentee Indicator	Situs From Sale (Absentee)
Residential Model Indicator	Property is Not Residential	Sale Amount	\$155,000.00
Title Company	LAWYERS TITLE	Owner	Stephen G Phillips Deborah C Phillips 6485 Brookview Cir, Reno, Nevada, 89519
Owner Relationship Type	Husband And Wife	Seller	Michael D Phillips

Previous Owner

Patricia A Moriarty

Jun 3, 2009

Ownership Details

Document Number	824913	Universal Land Use	Auto Repair
Property Indicator	Service	Sale Date	
Recording Date		Absentee Indicator	Absentee(Mail And Situs Not =)
Residential Model Indicator	Property is Not Residential	Sale Amount	\$155,000.00
Title Company	LAWYERS TITLE	Owner	Patricia A Moriarty 6485 Brookview Cir, Reno, Nevada, 89519
Seller	Michael D Phillips		

Previous Owner

Stephen Phillips
Deborah C Phillips
Moriarty Patricia A Fam Trust
Jun 3, 2009

Ownership Details

Document Number	824913	Universal Land Use	Store Building
Property Indicator	Retail	Sale Date	
Resale New Construction	Resale	Recording Date	
Absentee Indicator	Situs Address Taken From Sales Transaction - Determined Absentee Owner	Residential Model Indicator	Based On Zip Code and Value Property is Not Residential
Deed Securities Category	Interfamily Transfer, Resale, Cash Purchase	Sale Amount	\$155,000.00
Title Company	LAWYERS TITLE	Owner	Stephen Phillips Deborah C Phillips Moriarty Patricia A Fam Trust 6485 Brookview Cir, Reno, Nevada, 89519
Owner Relationship Type	Husband/Wife	Seller	Michael D Phillips

Mortgage Information

Recording Date		Cash Purchase	Yes
Document Number	824913		

Previous Owner

Patricia A Moriarty
Stephen G Phillips
Deborah C Phillips
Jun 3, 2009

Ownership Details

Document Number	824913	Universal Land Use	Auto Repair
Property Indicator	Service	Sale Date	
Recording Date		Absentee Indicator	Absentee(Mail And Situs Not =)
Residential Model Indicator	Property is Not Residential	Sale Amount	\$155,000.00
Title Company	LAWYERS TITLE	Owner	Patricia A Moriarty Stephen G Phillips Deborah C Phillips 6485 Brookview Cir, Reno, Nevada, 89519
Seller	Michael D Phillips		

Previous Owner

Florence & San Pedro LLC
Manhattan Bell LLC
Oct 1, 2015

Ownership Details

Document Number	1218130	Property Indicator	Miscellaneous
Recording Date		Residential Model Indicator	Based On Zip Code and Value Property is Not Residential
Title Company	ATTORNEY ONLY	Owner	Florence & San Pedro LLC Manhattan Bell LLC

Seller Robert Schachter

Deed Information

Document Type	Lis Pendens	Registry Entry Date	
Document Number	000001218130	Batch ID	20151015
Batch Sequence	03146		

Previous Owner

Florence & San Pedro LLC

Jul 6, 2015

Ownership Details

Document Number	808390	Universal Land Use	Auto Repair
Property Indicator	Service (General Public)	Recording Date	
Absentee Indicator	Situs Address Taken From Sales Transaction - Determined Absentee Owner	Residential Model Indicator	Based On Zip Code and Value Property is Not Residential
Owner	Florence & San Pedro LLC 118 S Beverly Dr Ste 215, Beverly Hills, California, 90212	Seller	Los Angeles Signal Const Inc-Charles E Thomas Co Inc

Deed Information

Document Type	Mechanic Liens	Registry Entry Date	
Document Number	00000808390	Transaction Type	Mechanic Lien / Release
Batch ID	20150722	Batch Sequence	04026

Deed Information

Document Type	Mechanic Liens	Registry Entry Date	
Document Number	00000813636	Transaction Type	Mechanic Lien / Release
Batch ID	20150722	Batch Sequence	00854

Previous Owner

Patricia Konya

Ownership Details

Document Number	785155	Universal Land Use	Store Building
Property Indicator	Retail	Resale New Construction	Resale
Recording Date		Residential Model Indicator	Based On Zip Code and Value Property is Not Residential
Deed Securities Category	Resale	Owner	Patricia Konya
Seller	Record Owner		

Mortgage Information

Recording Date		Cash Purchase	Yes
Document Number	785155		

Deed Information

Document Type	Deed	Registry Entry Date	
Document Number	00000785155	Transaction Type	Resale
Batch ID	19300102	Batch Sequence	69488

Previously Owned Property #2

301 E Florence Ave
Los Angeles, California, 90003

Current Owner
Florence & San Pedro LLC

Jul 6, 2015

Mortgage Amount	Sale Amount
Cash Purchase	\$2,450,000.00

Property Details

APN#	Type
6011 008 030	Service (General Public)

Ownership History

Current Owner

Manhattan Bell LLC

Jun 8, 2015

Ownership Details

Document Number	667431	Sale Code	Sale Price (Full)
Property Indicator	Service (General Public)	Sale Date	
Resale New Construction	Resale	Recording Date	
Residential Model Indicator	Based On Zip Code and Value Property is Not Residential	Deed Securities Category	Resale, Cash Purchase
Sale Amount	\$2,450,000.00	Title Company	OLD REPUBLIC TITLE
Owner	Manhattan Bell LLC Po Box 1567, South Gate, Cali- fornia, 90280	Seller	Florence & San Pedro LLC

Mortgage Information

Recording Date	Cash Purchase	Yes
Document Number	667431	

Previous Owner

Florence & San Pedro LLC

Oct 30, 2013

Ownership Details

Document Number	1544233	Sale Code	Sale Price (Full)
Property Indicator	Service (General Public)	Sale Date	
Resale New Construction	Resale	Recording Date	
Absentee Indicator	Situs Address Taken From Sales Transaction - Determined Owner Occupied	Residential Model Indicator	Based On Zip Code and Value Property is Not Residential
Deed Securities Category	Resale, Cash Purchase	Sale Amount	\$750,000.00

Title Company FIDELITY NATIONAL TITLE CO Owner Florence & San Pedro LLC
118 S Beverly Dr Ste 215, Beverly Hills, California, 90212

Seller Charles E Thomas Co IncMoriarty P A Family Trust

Mortgage Information

Mortgage Date Recording Date
Document Number 412139 Mortgage Amount \$1,000,000.00
Mortgage Loan Type Conventional Mortgage Deed Type Mortgage Modification Agreeemnt

Mortgage Information

Mortgage Date Recording Date
Document Number 772805 Mortgage Amount \$700,000.00
Mortgage Loan Type Conventional Mortgage Deed Type Deed Of Trust

Mortgage Information

Recording Date Cash Purchase Yes
Document Number 1544233

Deed Information

Document Type Mechanic Liens Registry Entry Date
Document Number 000000246304 Transaction Type Mechanic Lien / Release
Batch ID 20150314 Batch Sequence 03921

Deed Information

Document Type Release/Recision Registry Entry Date
Document Number 000000654118 Batch ID 20150611
Batch Sequence 00028

Previous Owner

Stephen Phillips
Deborah C Phillips
Moriarty Patricia A Fam Trust
Jun 3, 2009

Ownership Details

Document Number 824913 Property Indicator Retail
Sale Date Resale New Construction Resale
Recording Date Absentee Indicator Situs Address Taken From Sales Transaction - Determined Absentee Owner

Residential Model Indicator Based On Zip Code and Value Property is Not Residential Deed Securities Category Interfamily Transfer, Resale, Cash Purchase

Sale Amount \$155,000.00 Title Company LAWYERS TITLE

Owner Stephen Phillips Owner Relationship Type Husband/Wife
Deborah C Phillips
Moriarty Patricia A Fam Trust
6485 Brookview Cir, Reno, Nevada, 89519

Seller Michael D Phillips

Mortgage Information

Recording Date Cash Purchase Yes
Document Number 824913

Previous Owner

Florence & San Pedro LLC

Jul 6, 2015

Ownership Details

Document Number	808390	Property Indicator	Service (General Public)
Recording Date		Absentee Indicator	Situs Address Taken From Sales Transaction - Determined Absentee Owner
Residential Model Indicator	Based On Zip Code and Value Property is Not Residential	Owner	Florence & San Pedro LLC 118 S Beverly Dr Ste 215, Beverly Hills, California, 90212
Seller	Charles E Thomas Co Inc		

Deed Information

Document Type	Mechanic Liens	Registry Entry Date	
Document Number	00000808390	Transaction Type	Mechanic Lien / Release
Batch ID	20150722	Batch Sequence	04026

Previously Owned Property #3

301 E Florence Ave
Los Angeles, California, 90003

Current Owner
Manhattan Bell LLC
Jun 8, 2015

Mortgage Amount	Sale Amount
Cash Purchase	\$2,450,000.00

Property Details

APN#	Type
6011 008 003	Vacant

Ownership History

Current Owner

Manhattan Bell LLC

Jun 8, 2015

Ownership Details

Document Number	667431	Sale Code	Sale Price (Full)
Property Indicator	Vacant	Sale Date	
Resale New Construction	Resale	Recording Date	
Residential Model Indicator	Based On Zip Code and Value Property is Not Residential	Deed Securities Category	Resale, Cash Purchase
Sale Amount	\$2,450,000.00	Title Company	OLD REPUBLIC TITLE
Owner	Manhattan Bell LLC Po Box 1567, South Gate, California, 90280	Seller	Florence & San Pedro LLC

Mortgage Information

Recording Date		Cash Purchase	Yes
Document Number	667431		

Previous Owner

Florence & San Pedro LLC

Oct 30, 2013

Ownership Details

Document Number	1544233	Sale Code	Sale Price (Full)
Property Indicator	Vacant	Sale Date	
Resale New Construction	Resale	Recording Date	
Absentee Indicator	Situs Address Taken From Sales Transaction - Determined Owner Occupied	Residential Model Indicator	Based On Zip Code and Value Property is Not Residential
Deed Securities Category	Resale, Cash Purchase	Sale Amount	\$750,000.00
Title Company	FIDELITY NATIONAL TITLE CO	Owner	Florence & San Pedro LLC 118 S Beverly Dr Ste 215, Beverly Hills, California, 90212
Seller	Moriarty P A Family Trust		

Mortgage Information

Mortgage Date		Recording Date	
Document Number	772805	Mortgage Amount	\$700,000.00
Mortgage Loan Type	Conventional	Mortgage Deed Type	Deed Of Trust

Mortgage Information

Mortgage Date		Recording Date	
Document Number	772805	Mortgage Amount	\$700,000.00
Mortgage Loan Type	Conventional	Mortgage Deed Type	Deed Of Trust

Mortgage Information

Recording Date		Cash Purchase	Yes
Document Number	1544233		

Previous Owner

Stephen Phillips

Deborah C Phillips

Moriarty Patricia A Fam Trust

Jun 3, 2009

Ownership Details

Document Number	824914	Property Indicator	Vacant
Sale Date		Resale New Construction	Resale
Recording Date		Absentee Indicator	Situs Address Taken From Sales Transaction - Determined Absentee Owner
Residential Model Indicator	Based On Zip Code and Value Property is Not Residential	Deed Securities Category	Interfamily Transfer, Resale, Cash Purchase
Sale Amount	\$155,000.00	Title Company	LAWYERS TITLE
Owner	Stephen Phillips Deborah C Phillips Moriarty Patricia A Fam Trust 6485 Brookview Cir, Reno, Nevada, 89519	Owner Relationship Type	Husband/Wife

Seller Michael D Phillips

Mortgage Information

Recording Date Cash Purchase Yes
Document Number 824914

Previously Owned Property #4

2395 Current Owner
California Florence & San Pedro LLC

Assessed Value Mortgage Amount Sale Amount Tax Amount
\$198,185.00 Cash Purchase \$2,450,000.00 \$2,465.74
2022 2021

Property Details

Land Sq. Ft Year Built APN# Type
3501 2014 6011-008-002 Vacant

Property Value

Land Value Improvement Value Assessed Value (2022) Tax Amount (2021)
\$169,875.00 \$28,310.00 \$198,185.00 \$2,465.74

Ownership History

Current Owner

Manhattan Bell LLC
Jun 8, 2015

Ownership Details

Document Number 667431 Universal Land Use Commercial Lot
Sale Code Sale Price (Full) Property Indicator Vacant
Sale Date Resale New Construction Resale
Recording Date Residential Model Indicator Based On Zip Code and Value
Property is Not Residential
Deed Securities Category Resale, Cash Purchase Sale Amount \$2,450,000.00
Title Company OLD REPUBLIC TITLE Owner Manhattan Bell LLC
Po Box 1567, South Gate, Cali-
fornia, 90280
Seller Florence & San Pedro LLC

Mortgage Information

Recording Date Cash Purchase Yes
Document Number 667431

Previous Owner

Florence & San Pedro LLC

Oct 30, 2013

Ownership Details

Document Number	1544233	Universal Land Use	Commercial Lot
Sale Code	Sale Price (Full)	Property Indicator	Vacant
Sale Date		Resale New Construction	Resale
Recording Date		Absentee Indicator	Situs Address Taken From Sales Transaction - Determined Absentee Owner
Residential Model Indicator	Based On Zip Code and Value Property is Not Residential	Deed Securities Category	Resale, Cash Purchase
Sale Amount	\$750,000.00	Title Company	FIDELITY NATIONAL TITLE CO
Owner	Florence & San Pedro LLC 118 S Beverly Dr Ste 215, Beverly Hills, California, 90212	Seller	Moriarty P A Family Trust

Mortgage Information

Mortgage Date		Recording Date	
Document Number	412139	Mortgage Amount	\$1,000,000.00
Mortgage Loan Type	Conventional	Mortgage Deed Type	Mortgage Modification Agreemnt

Mortgage Information

Mortgage Date		Recording Date	
Document Number	412139	Mortgage Amount	\$1,000,000.00
Mortgage Loan Type	Conventional	Mortgage Deed Type	Mortgage Modification Agreemnt

Mortgage Information

Mortgage Date		Recording Date	
Document Number	412139	Mortgage Amount	\$1,000,000.00
Mortgage Loan Type	Conventional	Mortgage Deed Type	Mortgage Modification Agreemnt

Mortgage Information

Mortgage Date		Recording Date	
Document Number	772805	Mortgage Amount	\$700,000.00
Mortgage Loan Type	Conventional	Mortgage Deed Type	Deed Of Trust

Mortgage Information

Mortgage Date		Recording Date	
Document Number	772805	Mortgage Amount	\$700,000.00
Mortgage Loan Type	Conventional	Mortgage Deed Type	Deed Of Trust

Mortgage Information

Mortgage Date		Recording Date	
Document Number	772805	Mortgage Amount	\$700,000.00
Mortgage Loan Type	Conventional	Mortgage Deed Type	Deed Of Trust

Mortgage Information

Mortgage Date		Recording Date	
Document Number	772805	Mortgage Amount	\$700,000.00
Mortgage Loan Type	Conventional	Mortgage Deed Type	Deed Of Trust

Mortgage Information

Recording Date		Cash Purchase	Yes
Document Number	1544233		

Previous Owner

**Stephen G Phillips
Deborah C Phillips**

Jun 3, 2009

Ownership Details

Document Number	824914	Universal Land Use	Residential Lot
Property Indicator	Vacant	Sale Date	
Recording Date		Absentee Indicator	Situs From Sale (Absentee)
Residential Model Indicator	Property is Not Residential	Sale Amount	\$155,000.00
Title Company	LAWYERS TITLE	Owner	Stephen G Phillips Deborah C Phillips 6485 Brookview Cir, Reno, Nevada, 89519
Owner Relationship Type	Husband And Wife	Seller	Michael D Phillips

Previous Owner

**Patricia A Moriarty
Stephen G Phillips**

Jun 3, 2009

Ownership Details

Document Number	824914	Universal Land Use	Commercial Lot
Property Indicator	Vacant	Sale Date	
Recording Date		Residential Model Indicator	Property is Not Residential
Sale Amount	\$155,000.00	Title Company	LAWYERS TITLE
Owner	Patricia A Moriarty Stephen G Phillips 6485 Brookview Cir, Reno, Nevada, 89519	Seller	Michael D Phillips

Previous Owner

**Stephen G Phillips
Deborah C Phillips**

Jun 3, 2009

Ownership Details

Document Number	824914	Universal Land Use	Residential Lot
Property Indicator	Vacant	Sale Date	
Recording Date		Absentee Indicator	Situs From Sale (Absentee)
Residential Model Indicator	Property is Not Residential	Sale Amount	\$155,000.00
Title Company	LAWYERS TITLE	Owner	Stephen G Phillips Deborah C Phillips 6485 Brookview Cir, Reno, Nevada, 89519
Owner Relationship Type	Husband And Wife	Seller	Michael D Phillips

Previous Owner

Stephen Phillips
Deborah C Phillips
Moriarty Patricia A Fam Trust

Jun 3, 2009

Ownership Details

Document Number	824914	Universal Land Use	Residential Lot
Property Indicator	Vacant	Sale Date	
Resale New Construction	Resale	Recording Date	
Absentee Indicator	Situs Address Taken From Sales Transaction - Determined Absentee Owner	Residential Model Indicator	Based On Zip Code and Value Property is Not Residential
Deed Securities Category	Interfamily Transfer, Resale, Cash Purchase	Sale Amount	\$155,000.00
Title Company	LAWYERS TITLE	Owner	Stephen Phillips Deborah C Phillips Moriarty Patricia A Fam Trust 6485 Brookview Cir, Reno, Nevada, 89519
Owner Relationship Type	Husband/Wife	Seller	Michael D Phillips

Mortgage Information

Recording Date		Cash Purchase	Yes
Document Number	824914		

Previous Owner

Patricia A Moriarty
Stephen G Phillips
C Deborah

Jun 3, 2009

Ownership Details

Document Number	824914	Universal Land Use	Commercial Lot
Property Indicator	Vacant	Sale Date	
Recording Date		Residential Model Indicator	Property is Not Residential
Sale Amount	\$155,000.00	Title Company	LAWYERS TITLE
Owner	Patricia A Moriarty Stephen G Phillips C Deborah 6485 Brookview Cir, Reno, Nevada, 89519	Seller	Michael D Phillips

Previous Owner

Florence & San Pedro LLC

Ownership Details

Document Number	731449	Property Indicator	Vacant
Recording Date		Residential Model Indicator	Based On Zip Code and Value Property is Not Residential
Owner	Florence & San Pedro LLC	Seller	Charles E Thomas Co Inc

Deed Information

Document Type	Release/Recision	Registry Entry Date	
Document Number	00000731449	Batch ID	20160707

Batch Sequence 00701

Previous Owner

**Florence & San Pedro LLC
Manhattan Bell LLC**

Oct 1, 2015

Ownership Details

Document Number	1218130	Universal Land Use	Commercial Lot
Property Indicator	Vacant	Recording Date	
Absentee Indicator	Situs Address Taken From Sales Transaction - Determined Owner Occupied	Residential Model Indicator	Based On Zip Code and Value Property is Not Residential
Title Company	ATTORNEY ONLY	Owner	Florence & San Pedro LLC Manhattan Bell LLC 7116 S San Pedro St, Los Angeles, California, 90003
Seller	Robert Schachter		

Deed Information

Document Type	Lis Pendens	Registry Entry Date	
Document Number	000001218130	Batch ID	20151015
Batch Sequence	03143		

Previous Owner

Patricia Konya

Ownership Details

Document Number	785155	Universal Land Use	Residential Lot
Property Indicator	Vacant	Resale New Construction	Resale
Recording Date		Residential Model Indicator	Based On Zip Code and Value Property is Not Residential
Deed Securities Category	Resale	Owner	Patricia Konya
Seller	Record Owner		

Deed Information

Document Type	Deed	Registry Entry Date	
Document Number	00000785155	Transaction Type	Resale
Batch ID	19300102	Batch Sequence	69485

Previously Owned Property #5

2395

7116 S San Pedro St
Los Angeles, California, 90003

Current Owner

Florence & San Pedro LLC

Manhattan Bell LLC

Oct 1, 2015

Assessed Value	Mortgage Amount	Sale Amount	Tax Amount
\$58,021.00	Cash Purchase	\$2,450,000.00	\$819.42
2013			2012

Property Details

Land Sq. Ft	APN#	Type
3500	6011-008-003	Vacant

Property Value

Land Value	Assessed Value (2013)	Tax Amount (2012)
\$58,021.00	\$58,021.00	\$819.42

Ownership History

Current Owner

Manhattan Bell LLC

Jun 8, 2015

Ownership Details

Document Number	667431	Universal Land Use	Commercial Lot
Sale Code	Sale Price (Full)	Property Indicator	Vacant
Sale Date		Resale New Construction	Resale
Recording Date		Residential Model Indicator	Based On Zip Code and Value Property is Not Residential
Deed Securities Category	Resale, Cash Purchase	Sale Amount	\$2,450,000.00
Title Company	OLD REPUBLIC TITLE	Owner	Manhattan Bell LLC Po Box 1567, South Gate, Cali- fornia, 90280
Seller	Florence & San Pedro LLC		

Mortgage Information

Recording Date		Cash Purchase	Yes
Document Number	667431		

Previous Owner

Florence & San Pedro LLC

Oct 30, 2013

Ownership Details

Document Number	1544233	Universal Land Use	Commercial Lot
Sale Code	Sale Price (Full)	Property Indicator	Vacant

Sale Date		Resale New Construction	Resale
Recording Date		Absentee Indicator	Situs Address Taken From Sales Transaction - Determined Owner Occupied
Residential Model Indicator	Based On Zip Code and Value Property is Not Residential	Deed Securities Category	Resale, Cash Purchase
Sale Amount	\$750,000.00	Title Company	FIDELITY NATIONAL TITLE CO
Owner	Florence & San Pedro LLC 118 S Beverly Dr Ste 215, Beverly Hills, California, 90212	Seller	Moriarty P A Family Trust

Mortgage Information

Mortgage Date		Recording Date	
Document Number	412139	Mortgage Amount	\$1,000,000.00
Mortgage Loan Type	Conventional	Mortgage Deed Type	Mortgage Modification Agreeemnt

Mortgage Information

Mortgage Date		Recording Date	
Document Number	772805	Mortgage Amount	\$700,000.00
Mortgage Loan Type	Conventional	Mortgage Deed Type	Deed Of Trust

Mortgage Information

Recording Date		Cash Purchase	Yes
Document Number	1544233		

Previous Owner

Ownership Details

Document Number	1544233	Universal Land Use	Commercial Lot
Sale Code	Full Value	Property Indicator	Vacant
Sale Date		Recording Date	
Absentee Indicator	Absentee(Mail And Situs Not =)	Residential Model Indicator	Property is Not Residential
Sale Amount	\$750,000.00	Title Company	OLD REPUBLIC TITLE
Seller	Moriarty P A Family Trust		

Previous Owner

Stephen G Phillips

Deborah C Phillips

Jun 3, 2009

Ownership Details

Document Number	824914	Universal Land Use	Commercial Lot
Property Indicator	Vacant	Sale Date	
Recording Date		Absentee Indicator	Situs From Sale (Absentee)
Residential Model Indicator	Property is Not Residential	Sale Amount	\$155,000.00
Title Company	LAWYERS TITLE	Owner	Stephen G Phillips Deborah C Phillips 6485 Brookview Cir, Reno, Nevada, 89519
Owner Relationship Type	Husband And Wife	Seller	Michael D Phillips

Previous Owner

Patricia A Moriarty
Stephen G Phillips

Jun 3, 2009

Ownership Details

Document Number	824914	Universal Land Use	Commercial Lot
Property Indicator	Vacant	Sale Date	
Recording Date		Absentee Indicator	Absentee(Mail And Situs Not =)
Residential Model Indicator	Property is Not Residential	Sale Amount	\$155,000.00
Title Company	LAWYERS TITLE	Owner	Patricia A Moriarty Stephen G Phillips 6485 Brookview Cir, Reno, Nevada, 89519
Seller	Michael D Phillips		

Previous Owner

Stephen G Phillips
Deborah C Phillips

Jun 3, 2009

Ownership Details

Document Number	824914	Universal Land Use	Commercial Lot
Property Indicator	Vacant	Sale Date	
Recording Date		Absentee Indicator	Situs From Sale (Absentee)
Residential Model Indicator	Property is Not Residential	Sale Amount	\$155,000.00
Title Company	LAWYERS TITLE	Owner	Stephen G Phillips Deborah C Phillips 6485 Brookview Cir, Reno, Nevada, 89519
Owner Relationship Type	Husband And Wife	Seller	Michael D Phillips

Previous Owner

Patricia A Moriarty
Stephen G Phillips

Jun 3, 2009

Ownership Details

Document Number	824914	Universal Land Use	Commercial Lot
Property Indicator	Vacant	Sale Date	
Recording Date		Absentee Indicator	Absentee(Mail And Situs Not =)
Residential Model Indicator	Property is Not Residential	Sale Amount	\$155,000.00
Title Company	LAWYERS TITLE	Owner	Patricia A Moriarty Stephen G Phillips 6485 Brookview Cir, Reno, Nevada, 89519
Seller	Michael D Phillips		

Previous Owner

Stephen Phillips
Deborah C Phillips
Moriarty Patricia A Fam Trust

Jun 3, 2009

Ownership Details

Document Number	824914	Universal Land Use	Commercial Lot
Property Indicator	Vacant	Sale Date	
Resale New Construction	Resale	Recording Date	
Absentee Indicator	Situs Address Taken From Sales Transaction - Determined Absentee Owner	Residential Model Indicator	Based On Zip Code and Value Property is Not Residential
Deed Securities Category	Interfamily Transfer, Resale, Cash Purchase	Sale Amount	\$155,000.00
Title Company	LAWYERS TITLE	Owner	Stephen Phillips Deborah C Phillips Moriarty Patricia A Fam Trust 6485 Brookview Cir, Reno, Nevada, 89519
Owner Relationship Type	Husband/Wife	Seller	Michael D Phillips

Mortgage Information

Recording Date		Cash Purchase	Yes
Document Number	824914		

Previous Owner

Patricia A Moriarty
Stephen G Phillips
C Deborah

Jun 3, 2009

Ownership Details

Document Number	824914	Universal Land Use	Commercial Lot
Property Indicator	Vacant	Sale Date	
Recording Date		Absentee Indicator	Absentee(Mail And Situs Not =)
Residential Model Indicator	Property is Not Residential	Sale Amount	\$155,000.00
Title Company	LAWYERS TITLE	Owner	Patricia A Moriarty Stephen G Phillips C Deborah 6485 Brookview Cir, Reno, Nevada, 89519
Seller	Michael D Phillips		

Previous Owner

Florence & San Pedro LLC
Manhattan Bell LLC

Oct 1, 2015

Ownership Details

Document Number	1218130	Property Indicator	Miscellaneous
Recording Date		Residential Model Indicator	Based On Zip Code and Value Property is Not Residential
Title Company	ATTORNEY ONLY	Owner	Florence & San Pedro LLC Manhattan Bell LLC 7116 S San Pedro St, Los Angeles, California, 90003
Seller	Robert Schachter		

Deed Information

Document Type	Lis Pendens	Registry Entry Date	
Document Number	000001218130	Batch ID	20151015
Batch Sequence	03144		

Previous Owner

Patricia Konya

Ownership Details

Document Number	785155	Universal Land Use	Commercial Lot
Property Indicator	Vacant	Resale New Construction	Resale
Recording Date		Residential Model Indicator	Based On Zip Code and Value Property is Not Residential
Deed Securities Category	Resale	Owner	Patricia Konya
Seller	Record Owner		

Mortgage Information

Recording Date		Cash Purchase	Yes
Document Number	785155		

Deed Information

Document Type	Deed	Registry Entry Date	
Document Number	000000785155	Transaction Type	Resale
Batch ID	19300102	Batch Sequence	69486

Previously Owned Property #6

301 E Florence Ave
Los Angeles, California, 90003

Current Owner
Myrtle Phillips
Apr 1, 1977

Property Details

APN#	Type
6011-008-030	Miscellaneous

Assessed Value

2009 - 2013				
2009	2010	2011	2012	2013
\$21,848.00	\$93,914.00	\$94,620.00	\$96,511.00	\$98,440.00

Ownership History

Current Owner

Myrtle Phillips
Apr 1, 1977

Ownership Details

Property Indicator	Miscellaneous	Resale New Construction	Resale
Recording Date		Residential Model Indicator	Based On Zip Code and Value Property is Not Residential
Deed Securities Category	Resale	Owner	Myrtle Phillips N/Avail, Los Angeles, California, 90033

Deed Information

Document Type	Deed	Registry Entry Date	
Transaction Type	Resale	Batch ID	19100126
Batch Sequence	70065		

Previous Owner

Ownership Details

Property Indicator	Miscellaneous	Resale New Construction	Resale
Recording Date		Residential Model Indicator	Based On Zip Code and Value Property is Not Residential
Deed Securities Category	Resale		

Deed Information

Document Type	Deed	Registry Entry Date	
Transaction Type	Resale	Batch ID	19100126
Batch Sequence	70066		

Business Profiles

This section includes information about businesses at this location.

Possible Business Affiliations

711 Inc

DUNS Number
035341303

Primary Company Names
711 Inc

7-11 Seven Eleven Inc

Primary Company Names
7-11 Seven Eleven Inc

Advance Muffler Inc

DUNS Number
067756122

Primary Company Names
Jack'S Muffler Inc

Florence Ventures Inc

DUNS Number
043571662

Primary Company Names
Florence Ventures Inc

Perfection Muffler

DUNS Number
837194018

Primary Company Names
Perfection Muffler

Finances

This section includes financial information that we have found on this person such as bankruptcies, liens, judgments, foreclosures or evictions.

Our extensive public records search did not uncover finances information for 301 E Florence Ave, Los Angeles, CA 90003-2231.

Licenses

Possible data may include FAA pilot licenses and DEA licenses for prescribing controlled pharmaceuticals.

PROFESSIONAL LICENSES

Automotive Repair Dealer

Address	301 E Florence Ave, Los Angeles, CA, 90003	Business Name	Perfection Muffler Service
License Number	189331	License State	N/A
Issue Date	Jan 1, 1996		

Automotive Repair Dealer

Address	301 E Florence Ave, Los Angeles, CA, 90003	Business Name	Perfection Muffler Service
License Number	189331	License Status	Active
License State	CA	Expiration Date	May 31, 2011
Issue Date	Jan 1, 1996		

Census

This section contains census data for 90003.

CENSUS DATA

Number of Single Family Dwelling Units	Number of Multi Family Dwelling Units	Total Households
13555	3439	15642
Average House Value	Persons Per Household	Income per Household
\$303,000.00	4.22	28334
Number of Businesses	Number of Employees	Business Annual Payroll
410	4869	108197
Business Quarter 1 Payroll	Total Addresses in Delivery Zone	Businesses in Delivery Zone
25191	19171	1576
Residential Addresses in Delivery Zone		
17053		

SBSA (CORE BASED STATISTICAL AREAS) INFORMATION

CBSA Type	CBSA Name	CBSA	CBSA Division Name	CBSA Division
Metro	Los Angeles-Long Beach-Anaheim, CA	31080	Los Angeles-Long Beach-Glendale, CA	31084

PMSA (PRIMARY METROPOLITAN STATISTICAL AREA) INFORMATION

PMSA Name	PMSA
Los Angeles-Long Beach, CA PMSA	4480

MSA (METROPOLITAN STATISTICAL AREA) INFORMATION

MSA Name	MSA
Los Angeles-Riverside-Orange County CA	4472

CSA (COMBINED STATISTICAL AREA) INFORMATION

CSA Name	CSA
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Demographics

This section contains demographics data for 90003.

POPULATION DEMOGRAPHICS

Total Population: 66,266

CBSA Division Population

9,818,605

Hispanic	49,386 (75%)	Female	33,635 (51%)
Other	28,972 (44%)	Male	32,631 (49%)
White	21,741 (33%)		
Black	16,829 (25%)		
Indian	930 (1%)		
Asian	307 (0%)		
Hawaiian	146 (0%)		

AGE DEMOGRAPHICS

Median Age: 26.3

Median Female Age

27.1

Under 20	8.5%
31 - 40	27.54%
Over 50	22.66%

Median Male Age

25.5

21 - 30	24.97%
41 - 50	16.34%

INCOME DEMOGRAPHICS

Under \$50k	53.08%	\$50k - \$100k	37.84%
\$100k - \$150k	7.94%	Over \$150k	1.14%

TOP INTERESTS

Parenting	36.06%	Music	17.23%
Personal Care And Beauty	16.61%	General Food	14.83%
Pets	14.03%	Christianity	11.81%
Fashion	10.66%	Surfing	10.66%
Travel	10.39%	Wedding	8.97%

Places

This section contains top places such as restaurants and nightclubs for 90003.

TOP ENTERTAINMENT

Stadium
Dodger Stadium

TOP FOOD

Mexican Restaurant	Tacos Los Guichos	Mexican Restaurant	El Compadre Restaurant
Mexican Restaurant	Taqueria Tijuana	Fast Food Restaurant	McDonald's
Fried Chicken Joint	Popeyes Louisiana Kitchen	Mexican Restaurant	Ramona's Mexican Food Products
Mexican Restaurant	La Mayordomia	Mexican Restaurant	El Gavilan
Burger Joint	A&T Burgers	Burger Joint	Hercules Burgers

TOP OUTDOORS

Neighborhood	South Central	Playground	Green Meadows Playground
Boxing Gym	TG Boxing Gym	States & Municipalities	Indio Polo Fields, Palm Springs

TOP OVERALL

High School	Redondo Beach Pier	Neighborhood	South Central
Road	Fremont High School		Tha Trap
	110 Fwy North		Santa Monica Promenade
	So Central, LA		Sur Central La
	Tacos los Poblanos #1 Estilo Tijuana		Hollywood Observatory

TOP SHOPPING

Tattoo Parlor	Brown Pride Tattoos	Shopping Mall	Fox Hill Mall Culver City
Automotive Shop	Mike's Performance Exhaust System	Gas Station	Broadway Century Inc
Automotive Shop	59th Broadwaycustoms	Salon / Barbershop	The Upper Room Boutique & Salon
Automotive Shop	The Wet Spot	Salon / Barbershop	Salon Lupitas
Liquor Store	Red's Liquor No 1	Automotive Shop	Lordz of Kuztomz

FBI Crime Statistics

This section contains crime statistics for this location.

STATE OF CALIFORNIA CRIME STATS: ADULTS (OVER 18)

	2016	2015	2014	2013	2012
Total Crimes	2,459,606	2,552,083	2,674,982	2,666,568	2,703,792
Aggravated Assault	86,965	87,717	87,395	82,387	83,210
All Others	285,231	299,745	299,229	295,305	305,725
Arson	1,305	1,185	1,053	1,091	1,065
Burglary	40,808	44,146	48,498	50,390	51,443
Curfew And Loitering	1,454	1,913	3,236	3,883	5,482
Disorderly Conduct	3,906	4,674	6,308	7,205	8,831
Drug Abuse Violations	219,016	206,194	229,083	217,520	194,290
Drunkenness	69,869	78,534	89,901	90,812	94,445
DUI	129,752	141,458	155,285	161,055	172,345
Embezzlement	955	972	1,047	1,053	1,074
Forcible Rape	2,560	2,465	2,443	1,600	1,642
Forgery And Counterfeiting	5,000	4,860	5,222	5,598	5,693
Fraud	6,324	6,499	6,551	6,722	7,054
Gambling	266	255	285	389	460
Larceny Theft	54,720	65,037	71,440	74,234	78,489
Liquor Laws	8,857	12,186	15,673	14,029	15,241
Motor Vehicle Theft	18,521	17,303	13,755	13,909	13,303
Murder And Nonnegligent Manslaughter	1,437	1,431	1,427	1,425	1,594
Number Of Agencies	0	0	0	0	0
Offenses Against Family And Children	236	240	316	266	266
Other Assaults	80,835	81,413	78,126	77,525	78,755
Property Crimes	115,354	127,671	134,746	139,624	144,300
Prostitution	7,601	8,099	9,153	10,260	10,484
Robbery	15,866	15,841	14,793	15,930	16,676
Runaways	0	0	0	0	0
Sex Offenses	9,222	9,395	9,727	10,286	11,139
Stolen Property	16,500	16,316	17,379	19,613	19,007
Suspicion	0	8	0	0	0
Total Arrests	1,118,712	1,158,479	1,217,089	1,212,801	1,228,185
Vagrancy	6,597	7,504	8,105	7,193	6,143
Vandalism	17,202	17,143	17,175	17,445	18,488
Violent Crimes	106,828	107,454	106,058	101,342	103,122
Weapons Possession	27,707	25,946	24,484	25,676	25,841

STATE OF CALIFORNIA CRIME STATS: MINORS (UNDER 18)

	2016	2015	2014	2013	2012
Total Crimes	137,663	158,749	194,335	218,747	268,549
Aggravated Assault	4,047	4,282	4,794	4,843	5,466
All Others	9,645	12,194	15,877	18,057	23,371

Arson	259	245	293	371	407
Burglary	4,583	5,537	6,902	7,559	9,366
Curfew And Loitering	1,454	1,913	3,236	3,883	5,482
Disorderly Conduct	1,264	1,914	2,978	4,078	5,373
Drug Abuse Violations	6,291	6,663	8,463	9,284	10,326
Drunkenness	880	1,104	1,548	1,699	2,287
DUI	493	515	526	598	736
Embezzlement	15	17	12	8	19
Forcible Rape	275	253	275	116	148
Forgery And Counterfeiting	62	75	85	80	113
Fraud	180	186	227	241	271
Gambling	3	19	15	10	28
Larceny Theft	6,169	7,799	10,408	12,323	15,831
Liquor Laws	1,210	1,627	2,155	2,267	2,901
Motor Vehicle Theft	1,508	1,504	1,367	1,505	1,718
Murder And Nonnegligent Manslaughter	92	87	95	108	100
Number Of Agencies	613	689	684	685	685
Offenses Against Family And Children	3	1	5	4	6
Other Assaults	8,977	9,708	10,336	11,218	13,016
Property Crimes	12,519	15,085	18,970	21,758	27,322
Prostitution	112	144	181	205	229
Robbery	2,601	2,585	2,735	3,103	3,464
Runaways	0	0	0	0	0
Sex Offenses	1,123	1,145	1,205	1,356	1,448
Stolen Property	982	1,197	1,454	1,806	2,102
Suspicion	0	0	0	0	0
Total Arrests	58,758	67,884	83,391	94,067	115,682
Vagrancy	101	124	172	175	232
Vandalism	3,050	3,556	4,331	4,959	6,205
Violent Crimes	7,015	7,207	7,899	8,170	9,178
Weapons Possession	3,379	3,490	3,716	4,211	5,037

CITY OF LOS ANGELES CRIME STATS:

	2017	2016	2015	2014	2013
Total Crimes	129,775	257,177	238,449	205,757	205,402
Aggravated Assault	7,925	15,874	13,713	9,836	7,624
Arson	651	1,241	1,131	1,137	1,430
Burglary	8,252	15,821	16,160	15,070	15,728
Forcible Rape	1,212	2,343	2,209	1,126	0
Larceny Theft	32,363	64,739	61,191	54,281	55,734
Motor Vehicle Theft	9,507	18,591	16,152	13,788	14,382
Murder And Nonnegligent Manslaughter	138	293	282	260	251
Property Crimes	50,122	99,151	93,503	83,139	85,844
Robbery	5,165	10,307	8,952	7,949	7,885
Violent Crimes	14,440	28,817	25,156	19,171	16,524

EXCLUDED Based on your PDF customizations

Sex Offender Information

This section displays the names, locations, and offenses of individuals charged with sex crimes living in close proximity to the locations associated with the subject of this report. Individuals listed below may have been charged with sex crimes as indicated. We make no representation as to the current status of these individuals. Some individuals listed below may no longer be required to register or report to state sex offender registries.

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