

Date: 11/17/2023
Property: 17000 HAWTHORNE BLVD,
LAWNDALE, CA 90260-3301
APN: 4075-014-025
County: LOS ANGELES

Prepared By: Century 21 Butler Realty, Inc.
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Property Details Report

Subject Property Location

Property Address 17000 HAWTHORNE BLVD
City, State & Zip LAWNDALE, CA 90260-3301
County LOS ANGELES COUNTY
Mailing Address 1212 LONG BEACH BLVD, LONG BEACH, CA 90813-3225
Census Tract 6041.02
Thomas Bros Pg-Grid

Report Date: 11/17/2023

Order ID: R132104916

Property Use Retail Stores (Personal Services, Photography, Travel)
Parcel Number 4075-014-025
Latitude 33.876391
Longitude -118.352061

Legal Description Details Subdivision Name: RANCHO SAUSAL REDONDO Tract No: 9486 Sec/Twn/Rng/Mer: SEC 28 TWN 03S RNG 14W Brief Description: SUB OF A PART OF THE SAUSAL REDONDO RANCHO LOT COM S 0 04'40 E 365 FT FROM NW COR OF TR # 9486 TH S 0 04'40 E 120 FT TH W 120

Current Ownership Information *Source of Ownership data: Assessment Data

Primary Owner Name(s)	17000 HAWTHORNE BLVD OPPORTUNITY
Vesting	Company

Latest Full Sale Information

Primary Owner Name(s)	17000 HAWTHORNE BLVD OPP FUND LLC,	Sale Price	\$3,200,000
		Sale Date	07/01/2019
Vesting		Recording Date	07/02/2019
		Recorder Doc #	19-0639506
		Book / Page	

Financing Details at Time of Purchase

No financing details available

Property Characteristics

	Bedrooms		Year Built	1960	Living Area (SF)	7,074
	Bathrooms/Partial		Garage/No. of Cars		Price (\$/SF)	\$452/SF
	Total Rooms		Stories/Floors	1 Story	Lot Size (SF/AC)	14,358/.33
	Construction Type	Tilt-up (pre-cast concrete)	No. of Units		Fireplace	
	Exterior Walls		No. of Buildings		Pool	
	Roof Material/Type		Basement Type/Area		Heat Type	
	Foundation Type		Style		A/C	
	Property Type	Commercial	View		Elevator	
	Land Use	Retail Stores (Personal Services, Photography, Travel)			Zoning	LNC3YY

Assessment & Taxes

	Assessment Year	2023	Tax Year	2023	Tax Exemption	
	Total Assessed Value	\$3,363,770	Tax Amount	\$42,593.77	Tax Rate Area	12-711
	Land Value	\$1,787,003	Tax Account ID			
	Improvement Value	\$1,576,767	Tax Status	No Delinquency Found		
	Improvement Ratio	46.87%	Delinquent Tax Year			
	Total Value		Market Improvement Value			
	Market Land Value		Market Value Year			

Lien History

Trans. ID	Recording Date	Lender	Amount	Purchase Money
No details available				

Loan Officer Insights

No details available



Comparables Report - Quick View

Subject Property Location

Property Address 17000 HAWTHORNE BLVD
City, State & Zip LAWNDALE, CA 90260-3301

Report Date: 11/17/2023
Order ID: R132104917
County: LOS ANGELES

Comparable Sales

No comparable sales found for subject property with selected filter criteria.



Transaction History Report - Detailed View

Subject Property Location

Property Address 17000 HAWTHORNE BLVD
City, State & Zip LAWNDALE, CA 90260-3301

County LOS ANGELES COUNTY

Mailing Address 1212 LONG BEACH BLVD, LONG BEACH, CA 90813-3225

Report Date: 11/17/2023

Order ID: R132104918

Property Use

Retail Stores (Personal Services, Photography, Travel)

Parcel Number

4075-014-025

Transaction Summary							
Trans ID	Recording Date	Document Type	Document Description	Sale Price / Loan Amount	Document Number	Buyer / Borrower	Seller
1	07/02/2019	Deed	Grant Deed	\$3,200,000	19-0639506	17000 HAWTHORNE BLVD OPP FUND LLC	ORIENT EXPRESS LLC
2	12/07/1999	Deed	Grant Deed	\$765,000	99-2261219	ORIENT EXPRESS LLC	FAMILY TRUST, TEDSTROM, MILO K CO TR ET AL TEDSTROM
3	07/12/1999	Deed	Intra-family Transfer or Dissolution		99-1272104	TEDSTROM JR, M KENNEY	TRUST, TEDSTROM, MILO K CO TR TEDSTROM FAMILY; DENNIS, MARY JEAN
4	07/12/1999	Deed	Intra-family Transfer or Dissolution		99-1272103	TEDSTROM, SUSAN F	TRUST, TEDSTROM, MILO K CO TR TEDSTROM FAMILY; DENNIS, MARY JEAN
5	07/12/1999	Deed	Intra-family Transfer or Dissolution		99-1272102	DENNIS, WILLIAM C; DENNIS, MARY JEAN	TRUST, TEDSTROM, MILO K CO TR TEDSTROM FAMILY; DENNIS, MARY J
6	06/17/1998	Deed	Gift Deed		98-1024906	DENNIS, WILLIAM C; DENNIS, MARY JEAN	TRUST, TEDSTROM, MILO K CO TR TEDSTROM FAMILY; DENNIS, MARY JEAN
7	06/17/1998	Deed	Gift Deed		98-1024905	TEDSTROM, SUSAN F	TRUST, TEDSTROM, MILO K CO TR TEDSTROM FAMILY; DENNIS, MARY JEAN
8	06/17/1998	Deed	Gift Deed		98-1024904	TEDSTROM JR, M KENNEY	TRUST, TEDSTROM, MILO K CO TR TEDSTROM FAMILY; DENNIS, MARY JEAN
9	07/16/1997	Deed	Intra-family Transfer or Dissolution		97-1071681	TEDSTROM JR, M KENNEY	TRUST, TEDSTROM, MILO K CO TR TEDSTROM FAMILY; DENNIS, MARY JEAN
10	07/16/1997	Deed	Intra-family Transfer or Dissolution		97-1071680	DENNIS, WILLIAM C; DENNIS, MARY JEAN	TRUST, TEDSTROM, MILO K CO TR TEDSTROM FAMILY; DENNIS, MARY JEAN
11	07/16/1997	Deed	Intra-family Transfer or Dissolution		97-1071679	TEDSTROM, SUSAN F	TRUST, TEDSTROM, MILO K CO TR TEDSTROM FAMILY; DENNIS, MARY JEAN
12	04/11/1996	Deed	Gift Deed		96-0582560	TEDSTROM JR, M KENNEY	TEDSTROM, MILO K; DENNIS, MARY JEAN
13	04/11/1996	Deed	Gift Deed		96-0582559	TEDSTROM, SUSAN F	TEDSTROM, MILO K; DENNIS, MARY JEAN
14	04/11/1996	Deed	Intra-family Transfer or Dissolution		96-0582558	DENNIS, WILLIAM C; DENNIS, MARY JEAN	TEDSTROM, MILO K; DENNIS, MARY JEAN
15	03/05/1996	Deed	Gift Deed		96-0352325	TEDSTROM JR, M KENNEY	TEDSTROM, MILO K; DENNIS, MARY JEAN
16	03/05/1996	Deed	Gift Deed		96-0352324	TEDSTROM, SUSAN F	TEDSTROM, MILO K; DENNIS, MARY JEAN

17	03/05/1996	Deed	Gift Deed		96-0352323	DENNIS, WILLIAM C; DENNIS, MARY JEAN	TEDSTROM, MILO K; DENNIS, MARY JEAN
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Transaction History Legend

 Transfer	 Mortgage	 Mortgage Assignment
 Foreclosure Activity	 Mortgage Release	

Transaction Details						
Transfer						
	Transaction ID	1	Recorder Doc Number	19-0639506	Partial Interest Transferred	
	Sale Date	07/01/2019	Document Type	Deed	Type of Transaction	Non Residential Transfer
	Sale Price	\$3,200,000	Document Description	Grant Deed	Multiple APNs on Deed	
	Recorder Book/Page		Recording Date	07/02/2019	Property Use	Retail Stores (Personal Services, Photography, Travel)
	Buyer 1	17000 HAWTHORNE BLVD OPP FUND LLC	Buyer 1 Entity	Limited Liability Company	Buyer Vesting	
	Buyer 2		Buyer 2 Entity		Buyer Mailing Address	408M N BOWLING GREEN WAY, LOS ANGELES, CA 90049-2820
	Seller 1	ORIENT EXPRESS LLC	Seller 1 Entity	Limited Liability Company	Seller Mailing Address	
	Seller 2		Seller 2 Entity		Legal City/ Muni/ Township	LAWNDALE
	Legal Recorder's Map Ref		Legal Subdivision	RANCHO SAUSAL REDONDO	Legal Section/ Twn/ Rng/ Mer	SE4 S28T03SR14W
	Legal Brief Description/ Unit/ Phase/ Tract				Title Company Name	OLD REPUBLIC TITLE COMPANY
Transfer						
	Transaction ID	2	Recorder Doc Number	99-2261219	Partial Interest Transferred	
	Sale Date	11/11/1999	Document Type	Deed	Type of Transaction	Non Residential Transfer
	Sale Price	\$765,000	Document Description	Grant Deed	Multiple APNs on Deed	
	Recorder Book/Page		Recording Date	12/07/1999	Property Use	
	Buyer 1	ORIENT EXPRESS LLC	Buyer 1 Entity	Company or Corporation	Buyer Vesting	
	Buyer 2		Buyer 2 Entity		Buyer Mailing Address	10390 WILSHIRE BLVD APT 1710, LOS ANGELES, CA 90024-6453
	Seller 1	FAMILY TRUST, TEDSTROM, MILO K CO TR ET AL TEDSTROM	Seller 1 Entity	Seller is owner on current Assessment File	Seller Mailing Address	
	Seller 2		Seller 2 Entity		Legal City/ Muni/ Township	LAWNDALE
	Legal Recorder's Map Ref		Legal Subdivision	RANCHO SAUSAL REDONDO	Legal Section/ Twn/ Rng/ Mer	
	Legal Brief Description/ Unit/ Phase/ Tract	SUB OF A PART OF THE SAUSAL REDONDO RANCHO LOT COM S 0 04'40" E 365 FT FROM NW COR OF TR # 9486 TH S/ / /			Title Company Name	OLD REPUBLIC TITLE COMPANY
Transfer						

	Transaction ID	3	Recorder Doc Number	99-1272104	Partial Interest Transferred	
	Transfer Date	02/04/1999	Document Type	Deed	Type of Transaction	Non Arms-Length Transfer
	Sale Price		Document Description	Intra-family Transfer or Dissolution	Multiple APNs on Deed	
	Recorder Book/Page		Recording Date	07/12/1999	Property Use	
	Buyer 1	TEDSTROM JR, M KENNEY	Buyer 1 Entity	Individual	Buyer Vesting	
	Buyer 2		Buyer 2 Entity		Buyer Mailing Address	
	Seller 1	TRUST, TEDSTROM, MILO K CO TR TEDSTROM FAMILY	Seller 1 Entity	Seller is owner on current Assessment File	Seller Mailing Address	5449 CALLE PICO, LAGUNA HILLS, CA 92637-2788
	Seller 2	DENNIS, MARY JEAN	Seller 2 Entity	Trustee or Conservator	Legal City/ Muni/ Township	LAWNDALE
	Legal Recorder's Map Ref		Legal Subdivision	RANCHO SAUSAL REDONDO	Legal Section/ Twn/ Rng/ Mer	POR SE4 S28T03SR14W
	Legal Brief Description/ Unit/ Phase/ Tract				Title Company Name	

Transfer

	Transaction ID	4	Recorder Doc Number	99-1272103	Partial Interest Transferred	
	Transfer Date	02/02/1999	Document Type	Deed	Type of Transaction	Non Arms-Length Transfer
	Sale Price		Document Description	Intra-family Transfer or Dissolution	Multiple APNs on Deed	
	Recorder Book/Page		Recording Date	07/12/1999	Property Use	
	Buyer 1	TEDSTROM, SUSAN F	Buyer 1 Entity	Individual	Buyer Vesting	
	Buyer 2		Buyer 2 Entity		Buyer Mailing Address	
	Seller 1	TRUST, TEDSTROM, MILO K CO TR TEDSTROM FAMILY	Seller 1 Entity	Seller is owner on current Assessment File	Seller Mailing Address	5449 CALLE PICO, LAGUNA HILLS, CA 92637-2788
	Seller 2	DENNIS, MARY JEAN	Seller 2 Entity	Trustee or Conservator	Legal City/ Muni/ Township	LAWNDALE
	Legal Recorder's Map Ref		Legal Subdivision	RANCHO SAUSAL REDONDO	Legal Section/ Twn/ Rng/ Mer	POR SE4 S28T03SR14W
	Legal Brief Description/ Unit/ Phase/ Tract				Title Company Name	

Transfer

	Transaction ID	5	Recorder Doc Number	99-1272102	Partial Interest Transferred	
	Transfer Date	02/04/1999	Document Type	Deed	Type of Transaction	Non Arms-Length Transfer
	Sale Price		Document Description	Intra-family Transfer or Dissolution	Multiple APNs on Deed	
	Recorder Book/Page		Recording Date	07/12/1999	Property Use	
	Buyer 1	DENNIS, WILLIAM C	Buyer 1 Entity	Trustee or Conservator	Buyer Vesting	Family Trust
	Buyer 2	DENNIS, MARY JEAN	Buyer 2 Entity	Trustee or Conservator	Buyer Mailing Address	5449 CALLE PICO, LAGUNA HILLS, CA 92637-2788
	Seller 1	TRUST, TEDSTROM, MILO K CO TR TEDSTROM FAMILY	Seller 1 Entity	Seller is owner on current Assessment File	Seller Mailing Address	
	Seller 2	DENNIS, MARY J	Seller 2 Entity	Trustee or Conservator	Legal City/ Muni/ Township	LAWNDALE
	Legal Recorder's Map Ref		Legal Subdivision	RANCHO SAUSAL REDONDO	Legal Section/ Twn/ Rng/ Mer	POR SE4 S28T03SR14W
	Legal Brief Description/ Unit/ Phase/ Tract				Title Company Name	

Transfer

	Transaction ID	6	Recorder Doc Number	98-1024906	Partial Interest Transferred	
	Transfer Date	02/25/1998	Document Type	Deed	Type of Transaction	Non Arms-Length Transfer
	Sale Price		Document Description	Gift Deed	Multiple APNs on Deed	
	Recorder Book/Page		Recording Date	06/17/1998	Property Use	
	Buyer 1	DENNIS, WILLIAM C	Buyer 1 Entity	Trustee or Conservator	Buyer Vesting	Family Trust
	Buyer 2	DENNIS, MARY JEAN	Buyer 2 Entity	Trustee or Conservator	Buyer Mailing Address	5449 CALLE PICO, LAGUNA HILLS, CA 92637-2788
	Seller 1	TRUST, TEDSTROM, MILO K CO TR TEDSTROM FAMILY	Seller 1 Entity	Seller is owner on current Assessment File	Seller Mailing Address	5449 CALLE PICO, LAGUNA HILLS, CA 92637-2788
	Seller 2	DENNIS, MARY JEAN	Seller 2 Entity	Trustee or Conservator	Legal City/ Muni/ Township	LAWNDALE
	Legal Recorder's Map Ref		Legal Subdivision	RANCHO SAUSAL REDONDO	Legal Section/ Twn/ Rng/ Mer	
	Legal Brief Description/ Unit/ Phase/ Tract	SUB OF A PART OF THE SAUSAL REDONDO RANCHO LOT COM S 0[04'40 E 365 FT FROM NW COR OF TR # 9486 TH S/ / /			Title Company Name	

Transfer

	Transaction ID	7	Recorder Doc Number	98-1024905	Partial Interest Transferred	
	Transfer Date	02/25/1998	Document Type	Deed	Type of Transaction	Non Arms-Length Transfer
	Sale Price		Document Description	Gift Deed	Multiple APNs on Deed	
	Recorder Book/Page		Recording Date	06/17/1998	Property Use	
	Buyer 1	TEDSTROM, SUSAN F	Buyer 1 Entity		Buyer Vesting	
	Buyer 2		Buyer 2 Entity		Buyer Mailing Address	
	Seller 1	TRUST, TEDSTROM, MILO K CO TR TEDSTROM FAMILY	Seller 1 Entity	Seller is owner on current Assessment File	Seller Mailing Address	5449 CALLE PICO, LAGUNA HILLS, CA 92637-2788
	Seller 2	DENNIS, MARY JEAN	Seller 2 Entity	Trustee or Conservator	Legal City/ Muni/ Township	LAWNDALE
	Legal Recorder's Map Ref		Legal Subdivision	RANCHO SAUSAL REDONDO	Legal Section/ Twn/ Rng/ Mer	
	Legal Brief Description/ Unit/ Phase/ Tract	SUB OF A PART OF THE SAUSAL REDONDO RANCHO LOT COM S 0[04'40 E 365 FT FROM NW COR OF TR # 9486 TH S/ / /			Title Company Name	

Transfer

	Transaction ID	8	Recorder Doc Number	98-1024904	Partial Interest Transferred	
	Transfer Date	02/25/1998	Document Type	Deed	Type of Transaction	Non Arms-Length Transfer
	Sale Price		Document Description	Gift Deed	Multiple APNs on Deed	
	Recorder Book/Page		Recording Date	06/17/1998	Property Use	
	Buyer 1	TEDSTROM JR, M KENNEY	Buyer 1 Entity		Buyer Vesting	
	Buyer 2		Buyer 2 Entity		Buyer Mailing Address	
	Seller 1	TRUST, TEDSTROM, MILO K CO TR TEDSTROM FAMILY	Seller 1 Entity	Seller is owner on current Assessment File	Seller Mailing Address	5449 CALLE PICO, LAGUNA HILLS, CA 92637-2788
	Seller 2	DENNIS, MARY JEAN	Seller 2 Entity	Trustee or Conservator	Legal City/ Muni/ Township	LAWNDALE
	Legal Recorder's Map Ref		Legal Subdivision	RANCHO SAUSAL REDONDO	Legal Section/ Twn/ Rng/ Mer	
	Legal Brief Description/ Unit/ Phase/ Tract	SUB OF A PART OF THE SAUSAL REDONDO RANCHO LOT COM S 0[04'40 E 365 FT FROM NW COR OF TR # 9486 TH S/ / /			Title Company Name	

Transfer

	Transaction ID	9	Recorder Doc Number	97-1071681	Partial Interest Transferred	
	Transfer Date	04/28/1997	Document Type	Deed	Type of Transaction	Non Arms-Length Transfer
	Sale Price		Document Description	Intra-family Transfer or Dissolution	Multiple APNs on Deed	
	Recorder Book/Page		Recording Date	07/16/1997	Property Use	
	Buyer 1	TEDSTROM JR, M KENNEY	Buyer 1 Entity		Buyer Vesting	
	Buyer 2		Buyer 2 Entity		Buyer Mailing Address	5449 CALLE PICO, LAGUNA HILLS, CA 92637-2788
	Seller 1	TRUST, TEDSTROM, MILO K CO TR TEDSTROM FAMILY	Seller 1 Entity	Seller is owner on current Assessment File	Seller Mailing Address	5449 CALLE PICO, LAGUNA HILLS, CA 92637-2788
	Seller 2	DENNIS, MARY JEAN	Seller 2 Entity	Trustee or Conservator	Legal City/ Muni/ Township	LAWNDALE
	Legal Recorder's Map Ref		Legal Subdivision		Legal Section/ Twn/ Rng/ Mer	POR SE4 S28T03SR14W
	Legal Brief Description/ Unit/ Phase/ Tract	SUB OF A PART OF THE SAUSAL REDONDO RANCHO LOT COM S 0[04'40 E 365 FT FROM NW COR OF TR # 9486 TH S/ / /			Title Company Name	

Transfer

	Transaction ID	10	Recorder Doc Number	97-1071680	Partial Interest Transferred	
	Transfer Date	04/28/1997	Document Type	Deed	Type of Transaction	Non Arms-Length Transfer
	Sale Price		Document Description	Intra-family Transfer or Dissolution	Multiple APNs on Deed	
	Recorder Book/Page		Recording Date	07/16/1997	Property Use	
	Buyer 1	DENNIS, WILLIAM C	Buyer 1 Entity	Trustee or Conservator	Buyer Vesting	Family Trust
	Buyer 2	DENNIS, MARY JEAN	Buyer 2 Entity	Trustee or Conservator	Buyer Mailing Address	5449 CALLE PICO, LAGUNA HILLS, CA 92637-2788
	Seller 1	TRUST, TEDSTROM, MILO K CO TR TEDSTROM FAMILY	Seller 1 Entity	Seller is owner on current Assessment File	Seller Mailing Address	5449 CALLE PICO, LAGUNA HILLS, CA 92637-2788
	Seller 2	DENNIS, MARY JEAN	Seller 2 Entity	Trustee or Conservator	Legal City/ Muni/ Township	LAWNDALE
	Legal Recorder's Map Ref		Legal Subdivision		Legal Section/ Twn/ Rng/ Mer	POR SE4 S28T03SR14W
	Legal Brief Description/ Unit/ Phase/ Tract	SUB OF A PART OF THE SAUSAL REDONDO RANCHO LOT COM S 0[04'40 E 365 FT FROM NW COR OF TR # 9486 TH S/ / /			Title Company Name	

Transfer

	Transaction ID	11	Recorder Doc Number	97-1071679	Partial Interest Transferred	
	Transfer Date	04/28/1997	Document Type	Deed	Type of Transaction	Non Arms-Length Transfer
	Sale Price		Document Description	Intra-family Transfer or Dissolution	Multiple APNs on Deed	
	Recorder Book/Page		Recording Date	07/16/1997	Property Use	
	Buyer 1	TEDSTROM, SUSAN F	Buyer 1 Entity		Buyer Vesting	
	Buyer 2		Buyer 2 Entity		Buyer Mailing Address	5449 CALLE PICO, LAGUNA HILLS, CA 92637-2788
	Seller 1	TRUST, TEDSTROM, MILO K CO TR TEDSTROM FAMILY	Seller 1 Entity	Seller is owner on current Assessment File	Seller Mailing Address	5449 CALLE PICO, LAGUNA HILLS, CA 92637-2788
	Seller 2	DENNIS, MARY JEAN	Seller 2 Entity	Trustee or Conservator	Legal City/ Muni/ Township	
	Legal Recorder's Map Ref		Legal Subdivision		Legal Section/ Twn/ Rng/ Mer	POR SE4 S28T03SR14W
	Legal Brief Description/ Unit/ Phase/ Tract	SUB OF A PART OF THE SAUSAL REDONDO RANCHO LOT COM S 0[04'40 E 365 FT FROM NW COR OF TR # 9486 TH S/ / /			Title Company Name	

Transfer

	Transaction ID	12	Recorder Doc Number	96-0582560	Partial Interest Transferred	01
	Transfer Date	01/23/1996	Document Type	Deed	Type of Transaction	Non Arms-Length Transfer
	Sale Price		Document Description	Gift Deed	Multiple APNs on Deed	
	Recorder Book/Page		Recording Date	04/11/1996	Property Use	
	Buyer 1	TEDSTROM JR, M KENNEY	Buyer 1 Entity		Buyer Vesting	
	Buyer 2		Buyer 2 Entity		Buyer Mailing Address	5449 CALLE PICO, LAGUNA HILLS, CA 92637-2788
	Seller 1	TEDSTROM, MILO K	Seller 1 Entity	Trustee or Conservator	Seller Mailing Address	5449 CALLE PICO, LAGUNA HILLS, CA 92637-2788
	Seller 2	DENNIS, MARY JEAN	Seller 2 Entity	Trustee or Conservator	Legal City/ Muni/ Township	LAWNDALE
	Legal Recorder's Map Ref		Legal Subdivision	RANCHO SAUSAL REDONDO	Legal Section/ Twn/ Rng/ Mer	POR S4 S28T03SR14W
	Legal Brief Description/ Unit/ Phase/ Tract				Title Company Name	

Transfer

	Transaction ID	13	Recorder Doc Number	96-0582559	Partial Interest Transferred	01
	Transfer Date	01/23/1996	Document Type	Deed	Type of Transaction	Non Arms-Length Transfer
	Sale Price		Document Description	Gift Deed	Multiple APNs on Deed	
	Recorder Book/Page		Recording Date	04/11/1996	Property Use	
	Buyer 1	TEDSTROM, SUSAN F	Buyer 1 Entity		Buyer Vesting	
	Buyer 2		Buyer 2 Entity		Buyer Mailing Address	5449 CALLE PICO, LAGUNA HILLS, CA 92637-2788
	Seller 1	TEDSTROM, MILO K	Seller 1 Entity	Trustee or Conservator	Seller Mailing Address	5449 CALLE PICO, LAGUNA HILLS, CA 92637-2788
	Seller 2	DENNIS, MARY JEAN	Seller 2 Entity	Trustee or Conservator	Legal City/ Muni/ Township	LAWNDALE
	Legal Recorder's Map Ref		Legal Subdivision	RANCHO SAUSAL REDONDO	Legal Section/ Twn/ Rng/ Mer	POR SE4 S28T03SR14W
	Legal Brief Description/ Unit/ Phase/ Tract				Title Company Name	

Transfer

	Transaction ID	14	Recorder Doc Number	96-0582558	Partial Interest Transferred	02
	Transfer Date	01/23/1996	Document Type	Deed	Type of Transaction	Non Arms-Length Transfer
	Sale Price		Document Description	Intra-family Transfer or Dissolution	Multiple APNs on Deed	
	Recorder Book/Page		Recording Date	04/11/1996	Property Use	
	Buyer 1	DENNIS, WILLIAM C	Buyer 1 Entity	Trustee or Conservator	Buyer Vesting	Family Trust
	Buyer 2	DENNIS, MARY JEAN	Buyer 2 Entity	Trustee or Conservator	Buyer Mailing Address	5449 CALLE PICO, LAGUNA HILLS, CA 92637-2788
	Seller 1	TEDSTROM, MILO K	Seller 1 Entity	Trustee or Conservator	Seller Mailing Address	5449 CALLE PICO, LAGUNA HILLS, CA 92637-2788
	Seller 2	DENNIS, MARY JEAN	Seller 2 Entity	Trustee or Conservator	Legal City/ Muni/ Township	LAWNDALE
	Legal Recorder's Map Ref		Legal Subdivision	RANCHO SAUSAL REDONDO	Legal Section/ Twn/ Rng/ Mer	POR SE4 S28T03SR14W
	Legal Brief Description/ Unit/ Phase/ Tract				Title Company Name	

Transfer

	Transaction ID	15	Recorder Doc Number	96-0352325	Partial Interest Transferred	01
	Transfer Date	12/19/1995	Document Type	Deed	Type of Transaction	Non Arms-Length Transfer
	Sale Price		Document Description	Gift Deed	Multiple APNs on Deed	
	Recorder Book/Page		Recording Date	03/05/1996	Property Use	
	Buyer 1	TEDSTROM JR, M KENNEY	Buyer 1 Entity		Buyer Vesting	
	Buyer 2		Buyer 2 Entity		Buyer Mailing Address	5449 CALLE PICO, LAGUNA HILLS, CA 92637-2788
	Seller 1	TEDSTROM, MILO K	Seller 1 Entity	Trustee or Conservator	Seller Mailing Address	5449 CALLE PICO, LAGUNA HILLS, CA 92637-2788
	Seller 2	DENNIS, MARY JEAN	Seller 2 Entity	Trustee or Conservator	Legal City/ Muni/ Township	LAWNDALE
	Legal Recorder's Map Ref		Legal Subdivision	RANCHO SAUSAL REDONDO	Legal Section/ Twn/ Rng/ Mer	POR SE4 S28T03SR14W
	Legal Brief Description/ Unit/ Phase/ Tract				Title Company Name	

Transfer

	Transaction ID	16	Recorder Doc Number	96-0352324	Partial Interest Transferred	01
	Transfer Date	12/19/1995	Document Type	Deed	Type of Transaction	Non Arms-Length Transfer
	Sale Price		Document Description	Gift Deed	Multiple APNs on Deed	
	Recorder Book/Page		Recording Date	03/05/1996	Property Use	
	Buyer 1	TEDSTROM, SUSAN F	Buyer 1 Entity		Buyer Vesting	
	Buyer 2		Buyer 2 Entity		Buyer Mailing Address	5449 CALLE PICO, LAGUNA HILLS, CA 92637-2788
	Seller 1	TEDSTROM, MILO K	Seller 1 Entity	Trustee or Conservator	Seller Mailing Address	5449 CALLE PICO, LAGUNA HILLS, CA 92637-2788
	Seller 2	DENNIS, MARY JEAN	Seller 2 Entity	Trustee or Conservator	Legal City/ Muni/ Township	LAWNDALE
	Legal Recorder's Map Ref		Legal Subdivision	RANCHO SAUSAL REDONDO	Legal Section/ Twn/ Rng/ Mer	POR SE4 S28T03SR14W
	Legal Brief Description/ Unit/ Phase/ Tract				Title Company Name	

Transfer

	Transaction ID	17	Recorder Doc Number	96-0352323	Partial Interest Transferred	02
	Transfer Date	12/19/1995	Document Type	Deed	Type of Transaction	Non Arms-Length Transfer
	Sale Price		Document Description	Gift Deed	Multiple APNs on Deed	
	Recorder Book/Page		Recording Date	03/05/1996	Property Use	
	Buyer 1	DENNIS, WILLIAM C	Buyer 1 Entity	Trustee or Conservator	Buyer Vesting	Family Trust
	Buyer 2	DENNIS, MARY JEAN	Buyer 2 Entity	Trustee or Conservator	Buyer Mailing Address	5449 CALLE PICO, LAGUNA HILLS, CA 92637-2788
	Seller 1	TEDSTROM, MILO K	Seller 1 Entity	Trustee or Conservator	Seller Mailing Address	5449 CALLE PICO, LAGUNA HILLS, CA 92637-2788
	Seller 2	DENNIS, MARY JEAN	Seller 2 Entity	Trustee or Conservator	Legal City/ Muni/ Township	LAWNDALE
	Legal Recorder's Map Ref		Legal Subdivision	RANCHO SAUSAL REDONDO	Legal Section/ Twn/ Rng/ Mer	POR SE4 S28T03SR14W
	Legal Brief Description/ Unit/ Phase/ Tract				Title Company Name	



Nearby Neighbors Report

Subject Property Location

Report Date: 11/17/2023

Property Address 17000 HAWTHORNE BLVD
City, State & Zip LAWNDALE, CA 90260-3301

Order ID: R132104919

County LOS ANGELES COUNTY

Property Use Retail Stores (Personal Services, Photography, Travel)

Mailing Address 1212 LONG BEACH BLVD, LONG BEACH, CA 90813-3225

Parcel Number 4075-014-025

Subject Property					
Address	17000 HAWTHORNE BLVD, LAWNDALE, CA 90260		APN	4075-014-025	
Owner	17000 HAWTHORNE BLVD OPPORTUNITY		Lot Size (SF/AC)	14,358/.33	
Bedrooms	0	Year Built	1960	Living Area (SF)	7,074
Bathrooms/Partial		Garage/No. of Cars		Phones	

Nearby Neighbor #1					
Address	4340 W 170TH ST, LAWNDALE, CA 90260		APN	4075-014-008	
Owner	OROZCO JESUS & MARIA G		Lot Size (SF/AC)	6,706/.15	
Bedrooms	3	Year Built	1944	Living Area (SF)	1,583
Bathrooms/Partial	2	Garage/No. of Cars		Phones	

Nearby Neighbor #2					
Address	17070 HAWTHORNE BLVD, LAWNDALE, CA 90260		APN	4075-014-026	
Owner	VAN AUSDELN ANN; VAN AUSDELN TRUST		Lot Size (SF/AC)	20,030/.46	
Bedrooms	0	Year Built	1978	Living Area (SF)	3,444
Bathrooms/Partial		Garage/No. of Cars		Phones	

Nearby Neighbor #3					
Address	4336 W 170TH ST, LAWNDALE, CA 90260		APN	4075-014-009	
Owner	MARTINEZ RICHARD (CO-TR); MARTINEZ EDUARDO		Lot Size (SF/AC)	6,310/.14	
Bedrooms	3	Year Built	1944	Living Area (SF)	1,003
Bathrooms/Partial	1	Garage/No. of Cars		Phones	

Nearby Neighbor #4					
Address	16926 HAWTHORNE BLVD, LAWNDALE, CA 90260		APN	4075-012-021	
Owner	BASKETS LIMITED COMPANY LLC		Lot Size (SF/AC)	11,957/.27	
Bedrooms	0	Year Built	1976	Living Area (SF)	210
Bathrooms/Partial		Garage/No. of Cars		Phones	

Nearby Neighbor #5					
Address	4347 W 171ST ST, LAWNDALE, CA 90260		APN	4075-014-031	
Owner	NASH AUSTIN D; MARINO EMILY I		Lot Size (SF/AC)	6,744/.15	
Bedrooms	3	Year Built	2020	Living Area (SF)	2,190
Bathrooms/Partial	4	Garage/No. of Cars		Phones	

Nearby Neighbor #6					
Address	4349 W 171ST ST, LAWNDALE, CA 90260		APN	4075-014-032	
Owner	BANH, THINH; PHAM, CLARA		Lot Size (SF/AC)	6,744/.15	
Bedrooms	3	Year Built	2020	Living Area (SF)	1,670
Bathrooms/Partial	4	Garage/No. of Cars		Phones	

Nearby Neighbor #7					
Address	4351 W 171ST ST, LAWNSDALE, CA 90260		APN	4075-014-033	
Owner	PHAN HOWIE G; MOLINA MELISSA L		Lot Size (SF/AC)	6,744/.15	
Bedrooms	3	Year Built	2020	Living Area (SF)	1,670
Bathrooms/Partial	4	Garage/No. of Cars		Phones	

Nearby Neighbor #8					
Address	4343 W 171ST ST, LAWNSDALE, CA 90260		APN	4075-014-002	
Owner	BARILARI CAMILO & ALEXANDRIA		Lot Size (SF/AC)	6,116/.14	
Bedrooms	2	Year Built	1944	Living Area (SF)	806
Bathrooms/Partial	1	Garage/No. of Cars		Phones	

Nearby Neighbor #9					
Address	4341 W 170TH ST, LAWNSDALE, CA 90260		APN	4075-012-009	
Owner	DONO, ELEAZAR E; DONO, MARLENE C		Lot Size (SF/AC)	5,354/.12	
Bedrooms	2	Year Built	1944	Living Area (SF)	806
Bathrooms/Partial	1	Garage/No. of Cars		Phones	

Nearby Neighbor #10					
Address	4330 W 170TH ST, LAWNSDALE, CA 90260		APN	4075-014-010	
Owner	RIGALI THOMAS J; THOMAS RIGALI TRUST		Lot Size (SF/AC)	5,907/.14	
Bedrooms	3	Year Built	1944	Living Area (SF)	1,078
Bathrooms/Partial	1	Garage/No. of Cars		Phones	

Nearby Neighbor #11					
Address	4337 W 170TH ST, LAWNSDALE, CA 90260		APN	4075-012-008	
Owner	EGAN WILLIAM R & CARMEN		Lot Size (SF/AC)	5,402/.12	
Bedrooms	6	Year Built	1944	Living Area (SF)	2,678
Bathrooms/Partial	3	Garage/No. of Cars		Phones	

Nearby Neighbor #12					
Address	4339 W 171ST ST, LAWNSDALE, CA 90260		APN	4075-014-003	
Owner	BOOHER LEE N		Lot Size (SF/AC)	5,739/.13	
Bedrooms	2	Year Built	1944	Living Area (SF)	806
Bathrooms/Partial	1	Garage/No. of Cars		Phones	

Nearby Neighbor #13					
Address	4333 W 170TH ST, LAWNSDALE, CA 90260		APN	4075-012-007	
Owner	OCHOA JUAN M; CEJA OCHOA TRUST		Lot Size (SF/AC)	5,401/.12	
Bedrooms	4	Year Built	1944	Living Area (SF)	1,982
Bathrooms/Partial	3	Garage/No. of Cars		Phones	

Nearby Neighbor #14					
Address	4326 W 170TH ST, LAWNSDALE, CA 90260		APN	4075-014-011	
Owner	EVANS, JACK E; EVANS, TERRI L		Lot Size (SF/AC)	5,506/.13	
Bedrooms	4	Year Built	1944	Living Area (SF)	1,892
Bathrooms/Partial	3	Garage/No. of Cars		Phones	

Nearby Neighbor #15			
Address	16910 HAWTHORNE BLVD, LAWNSDALE, CA 90260		APN 4075-012-020
Owner	HENDERSON WILLIAM AND ESTHER TRS; HENDERSON FAMILY TRUST		Lot Size (SF/AC) 10,810/.25
Bedrooms	0	Year Built	1966
Bathrooms/Partial		Garage/No. of Cars	
		Living Area (SF)	5,130
		Phones	



Assessor Map Report

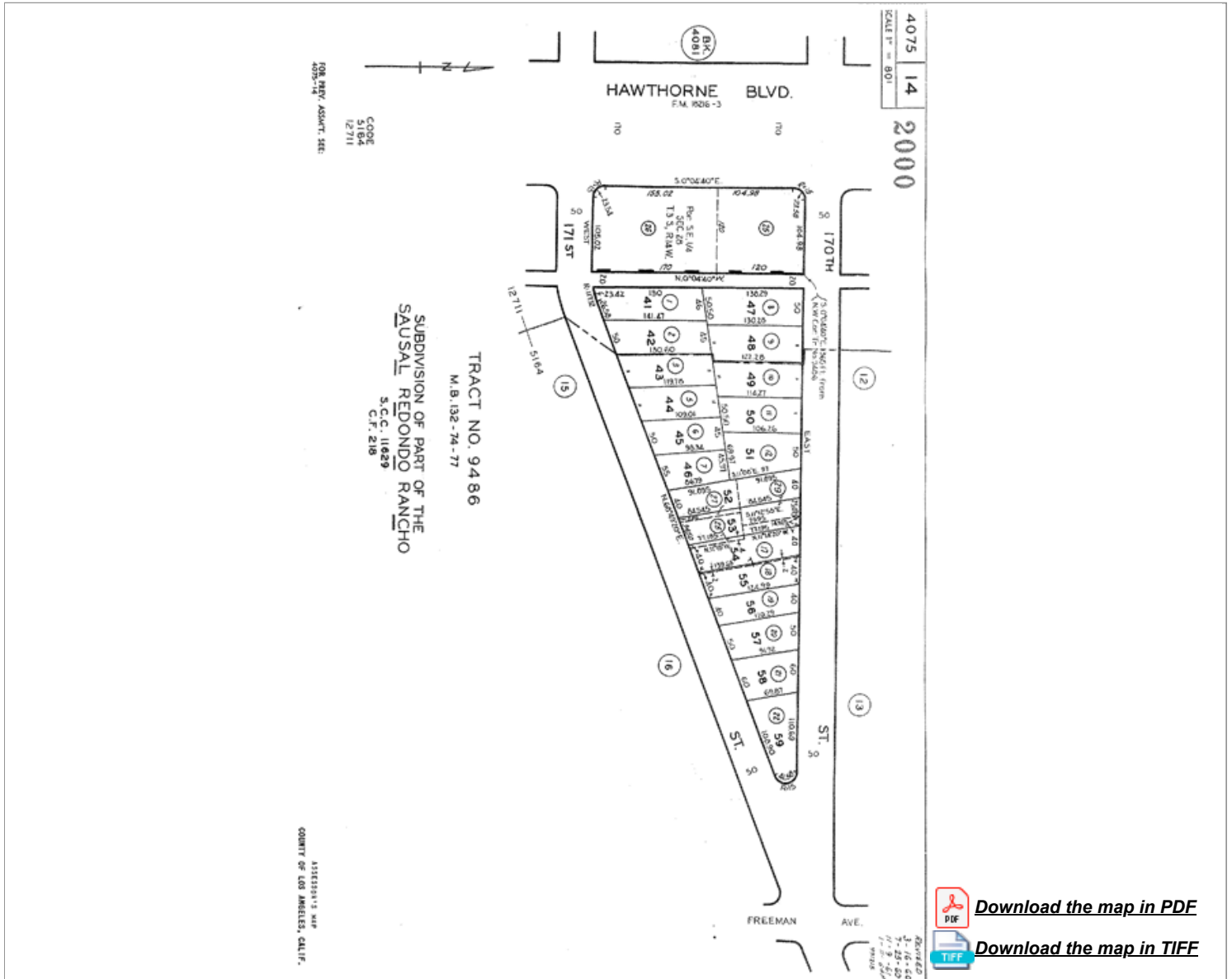
Subject Property Location

Property Address 17000 HAWTHORNE BLVD
City, State & Zip LAWNDALE, CA 90260-3301
County LOS ANGELES COUNTY

Report Date: 11/17/2023

Order ID: R132104920

Parcel Number 4075-014-025



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