

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

MARSHA L. BROWN  
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CITY OF LOS ANGELES  
CALIFORNIA



ANTONIO R. VILLARAIGOSA  
MAYOR

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

ROBERT R. "BUD" OVROM  
GENERAL MANAGER

RAYMOND S. CHAN, C.E., S.E.  
EXECUTIVE OFFICER

May 11, 2012

Council District: # 12

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

JOB ADDRESS: 9318 NORTH OSO AVENUE, LOS ANGELES, CA  
AKA: 9330, 9334 NORTH OSO AVENUE, LOS ANGELES, CA  
ASSESSORS PARCEL NO. (APN) : 2748-038-026

On September 9, 2005, September 5, 2006, January 31, 2008, October 27, 2008, February 4, 2010, February 8, 2010, February 9, 2011, June 2, 2011 December 28, 2011 pursuant to Section 98.0402(e) of the Los Angeles Municipal Code ("L.A.M.C"), the Department of Building and Safety (the "Department") performed annual inspections on vehicle repair facilities located at: 9318 North Oso Avenue, (aka: 9330, 9334 North Oso Avenue), Los Angeles, California (the "Property"). The property owner was given notice of the unpaid annual inspection fees on the property as follows:

<u>Description</u>		<u>Amount</u>
Annual inspection Fee	\$	5378.66
System Development Surcharge		199.41
Title Report fee		53.00
<b>Grand Total</b>	\$	<b>5,631.07</b>

Pursuant to the authority granted by Section 7.35.3 of the Los Angeles Administrative Code, it is proposed a lien for a total sum of \$ 5,631.07 be recorded against the property. It is requested that the Honorable City Council of the City of Los Angeles (the "City Council") designate the time and place protest can be heard concerning this matter, as set forth in Sections 7.35.3 and 7.35.5 of the Los Angeles Administrative Code.

It is further requested that the City Council instruct the Department to deposit to Dept 08, Fund 48R, Balance Sheet Account 2200, any payment received against this lien in the amount of \$ 5,631.07 on the referenced property . A copy of the title report which includes a full legal description of the property is attached as Exhibit A. A list of all the names and addresses of owners and all interested parties entitled to notice is included (Exhibit B). Also attached is a report which includes the current fair market value of the property including all encumbrances of record on the property as of the date of the report (Exhibit C).

DEPARTMENT OF BUILDING AND SAFETY

Steve Ongele  
Chief, Resource Management Bureau

Lien confirmed by  
City Council on:

ATTEST: JUNE LAGMAY, CITY CLERK

BY: \_\_\_\_\_  
DEPUTY

Westcoast Title



**& Abstract Company, Inc.**

400 S. Alhambra Ave. Ste B  
Monterey Park, Ca. 91755  
Phone 626-548-2479 818-337-0474 fax

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<i>Work Order No. T8448</i>	<i>Prepared for: City of Los Angeles</i>	
<i>Type of Report: GAP Report</i>		
<i>Order Date: 02-24-2012</i>	<i>Dated as of: 02-25-2012</i>	<i>Fee: \$48.00</i>

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

*For Assessors Parcel Number: 2748-038-026*

*Situs Address: 9318 N. Oso Avenue      City: Los Angeles      County: Los Angeles*

**-VESTING INFORMATION (Ownership)**

*The last Recorded Document Transferring Fee Title Recorded on: 05-13-1974*  
*As Document Number: 147*  
*Documentary Transfer Tax: \$None*  
*In Favor of: West Valley Industrial Center*

*Mailing Address: West Valley Industrial Center*  
*P.O. Box 4148*  
*Chatsworth, CA 91313*

**-SCHEDULE B-**

*-The Property Reported Herein is Described as follows:*

*Parcels B and C of Parcel Map L.A. No. 1229, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 14, Page(s) 51 of Maps, in the office of the County Recorder of said County.*

## Westcoast Title & Abstract Company, Inc.

400 S. Alhambra Ave. Ste B  
Monterey Park, Ca. 91755  
Phone 626-548-2479 818-337-0474 fax

Page 2  
Order Number: T8448

### *-Schedule B Continued-*

1. *A Deed of Trust Recorded on 03-31-1999  
as Document Number 99-0549988  
Amount: \$600,000.00  
Trustor: West Valley Industrial Center, Ltd., a California Limited Partnership  
Trustee: Chicago Title Insurance Company, a California Corporation  
Beneficiary: City National Bank, a National Banking Association*

*Mailing Address: City National Bank  
831 S. Douglas Street, Suite 107  
El Segundo, CA 90245  
Attn: Helen Yan*

2. *A Notice of Pending Lien Recorded 05-07-2010  
as Document Number 10-0628332  
Filed by the City of Los Angeles Dept. of Building and Safety*

3. *A Notice of Pending Lien Recorded 05-07-2010  
as Document Number 10-0628344  
Filed by the City of Los Angeles Dept. of Building and Safety*

4. *A Notice of Pending Lien Recorded 05-07-2010  
as Document Number 10-0628928  
Filed by the City of Los Angeles Dept. of Building and Safety*

5. *A Notice of Pending Lien Recorded 07-01-2011  
as Document Number 11-0899502  
Filed by the City of Los Angeles Dept. of Building and Safety*

*A Statement of information may be required to provide further information on the owners listed below:*

**No Statement of information is required.**

End of Report

APN: 2748-038-026  
 Described As: LOT C LOTS B AND PARCEL MAP AS PER BK 14 PG 51 OF P M  
 Address: 9318 OSO AVE LOS ANGELES CA 91311  
 City: LOS ANGELES CITY-44  
 Billing Address: PO BOX 4148 CHATSWORTH CA 91313  
 Assessed Owner(s): WEST VALLEY INDUSTRIAL CENTER

Tax Rate Area:	0000016	Value	Conveyance Date:	08/28/1989
Use Code:	2600	Land:	Conveying Instrument:	1373141
Auto service (body and fender)		Improvements:	Date Transfer Acquired:	
Region Code:	24	Personal Property:	Vesting:	
Flood Zone:		Fixtures:	Year Built:	1974
Zoning Code:	LAMR2	Inventory:	Year Last Modified:	1974
Taxability Code:		Exemptions	Square Footage	
Tax Rate:		Homeowner:	Land:	
Bill #:		Inventory:	Improvements:	48480
Issue Date:	10/15/2011	Personal Property:	Tax Defaulted:	
		Religious:		
		All Other:		
		Net Taxable Value:	Total Tax:	20,274.44

Installment	Amount	Penalty	Due Date	Status	Payment Date	Balance
1st	10,137.22	1,013.72	12/10/2011	PAID	12/06/2011	0.00
2nd	10,137.22	1,023.72	04/10/2012	UNPAID		10,137.22
						10,137.22

Account	Special Lien Description	Amount
188.69	L.A. STORMWATER POLL ABATE	787.09
188.51	LOS ANGELES LIGHT MAINT	318.40
61.81	SOUTHEAST MOSQ ABATE	7.25
188.71	L.A. POLICE/911 BOND TAX	442.22
30.71	L.A. COUNTY FLOOD CONTROL	886.94
188.50	L.A. CITY LDSCP & LIGHT DIST 96-1	302.10
1.70	L.A. CITY TRAUMA/EMERGENCY SERV.	1,934.35
36.92	LA CO PARK DISTRICTS	323.21

THIS INFORMATION IS PROVIDED FOR CUSTOMER SERVICE PURPOSES ONLY. PROPERTY INSIGHT DOES NOT  
 WARRANT, NOR GUARANTEE THE ACCURACY NOR COMPLETENESS OF THE INFORMATION SHOWN ON THIS  
 REPORT

\*\*\* END OF REPORT \*\*\*

99 0549988

RECORDED/FILED IN OFFICIAL RECORDS  
RECORDER'S OFFICE  
LOS ANGELES COUNTY  
CALIFORNIA  
MAR. 31 1999 AT 8 A.M.

SPACE ABOVE THIS LINE RESERVED FOR RECORDER S USE

TITLE(S)

\_\_\_\_\_  
\_\_\_\_\_

FEE CODE	N/A	N/A	0	20	9_	19	04	19
REC. FEE	NO. PAGES	NO. TITLES	PCOR	D.A. FEE	SURVEY MON.	NOTIF.	INVOL LIEN	NON CONF.

7

EXAMINER S INT.

Assessor s Identification Number (AIN)  
To Be Completed By Examiner Or Title Company In Black Ink

Number of Parcels Shown



Revision Number

Recording Requested By And

*Stewart T. ...*

When Recorded Mail To:  
City National Bank  
831 S. Douglas Street, Suite 107  
El Segundo, CA 90245  
Attention: Helen Yan  
638644-32761

99 0549988

Space Above This Line for Recorder's Use

A.P.N. #2748-38-26

FEE \$29 P

DEED OF TRUST AND ASSIGNMENT OF RENTS

D.A. FEE Code 20 \$ 4.25

This Deed of Trust and Assignment of Rents (hereafter, "Deed of Trust") is made this 4th day of March, 1999, between WEST VALLEY INDUSTRIAL CENTER, LTD., a California limited partnership who acquired title as WEST VALLEY INDUSTRIAL CENTER, LTD., a partnership herein called TRUSTOR, whose address is P. O. Box 4148, Chatsworth, CA 91313, Chicago Title Insurance Company, a California corporation herein called TRUSTEE, and City National Bank, a national banking association, herein called BENEFICIARY.

TRUSTOR IRREVOCABLY GRANTS, TRANSFERS AND ASSIGNS to TRUSTEE IN TRUST, WITH POWER OF SALE, that property in Los Angeles County, California described as:

Parcels B and C of parcel map L. A. No. 1229, in the City of Los Angeles, County of Los Angeles, State of California, as per map filed in Book 14, Page 51 of parcel maps, in the office of the County Recorder of said County.

Property commonly known: 9318, 9330, 9340, & 9344 Oso Avenue (Area of Chatsworth), City of Los Angeles, County of Los Angeles, California

TOGETHER WITH an absolute assignment of the leases, rents, issues and profits thereof, SUBJECT, HOWEVER, to the right, power and authority hereinafter given to and conferred upon Beneficiary to collect and apply such rents, issues and profits.

This Deed of Trust is made for the purpose of securing:

1. Performance of each agreement of Trustor herein contained, and repayment of any funds advanced by or which Beneficiary or Trustee become obligated to advance under this Deed of Trust.
2. Payment of the indebtedness evidenced by one promissory note of even date herewith, and any extensions or renewals thereof, in the principal sum of 600,000.00 executed by Trustor in favor of Beneficiary or order.
3. Payment of such further sums as the then record owner of said property hereafter may borrow from Beneficiary, when evidenced by a promissory note or notes reciting it is so secured.

To Protect the Security of This Deed of Trust, Trustor Agrees as Follows:

4. Trustor shall, with respect to the property described in this Deed of Trust:
  - 4.1 Keep said property in good condition and repair;
  - 4.2 Not remove or demolish any building or other structure;

NOTIFICATION SENT 4/10/99

ENCUMBRANCE, WHETHER ONE OR MORE.

6

The undersigned Trustor requests that a copy of any Notice of Default and of any Notice of Sale hereunder be mailed to him at his address hereinbefore set forth.

Signature of Trustor:

WEST VALLEY INDUSTRIAL CENTER, LTD., a California limited partnership

By: MBSN, INC., a California corporation,  
general partner

✓ By: Rita L. Rosen  
Rita L. Rosen, President

✓ By: Martin E. Rosen  
Martin E. Rosen, Secretary

0000 0

RECORDING REQUESTED BY:  
CITY OF LOS ANGELES

WHEN RECORDED MAIL TO:

Department of Building and Safety  
Financial Services Division  
201 N. Figueroa St., 9th Floor  
Los Angeles, CA 90012

2



SPACE ABOVE THIS LINE FOR RECORDER'S USE

NOTICE OF PENDING LIEN

Notice is hereby given that, pursuant to the provisions of Section 98.0402 of Division 4 of Article 8 of Chapter IX of the Los Angeles Municipal Code (LAMC), the City of Los Angeles has incurred the cost of inspections of the property described below. The City of Los Angeles intends to impose a lien against the property described below to recover the cost of such inspections, plus appropriate fees and fines, as authorized by LAMC Section 98.0402 and Section 7.35.5 of Article 4.6 of Chapter I of Division 7 of the Los Angeles Administrative Code, upon confirmation of the City Council.

For further information regarding this notice and the status of Department proceedings, please contact Nancy Truong of the Department of Building and Safety between 9:00 a.m. and 11:00 a.m., Monday through Friday. (Invoice No. 4832935)

Telephone Number: (213) 482-6890

Office Location: 201 N. Figueroa St., Suite 940

The property subject to this Notice of Pending Lien is that certain real property in the City of Los Angeles, County of Los Angeles, State of California, described as follows:

P M 1229 B BK 14-51

P M 1229 C BK 14-51

THIS NOTICE WILL CONTINUE IN FULL FORCE AND EFFECT UNTIL THE CITY OF LOS ANGELES RECORDS A SUBSEQUENT NOTICE OF TERMINATION OF PENDING LIEN OR A NOTICE OF LIEN.

APN 2748-038-026  
AKA 9318 N OSO AVE UNIT# 1  
LOS ANGELES

Owner:  
WEST VALLEY INDUSTRIAL CENTER LTD  
PO BOX 4148  
CHATSWORTH CA, 91313

DATED: This 03rd Day of May, 2010

CITY OF LOS ANGELES

By *Karen Penner*  
Karen Penner, Bureau Chief  
Resource Management Bureau



RECORDING REQUESTED BY:  
CITY OF LOS ANGELES

WHEN RECORDED MAIL TO:

Department of Building and Safety  
Financial Services Division  
201 N. Figueroa St., 9th Floor  
Los Angeles, CA 90012



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For further information regarding this notice and the status of Department proceedings, please contact Nancy Truong of the Department of Building and Safety between 9:00 a.m. and 11:00 a.m., Monday through Friday. (Invoice No. 4834104)

Telephone Number: (213) 482-6890

Office Location: 201 N. Figueroa St., Suite 940

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PM 1229 B BK 14-51

PM 1229 C BK 14-51

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APN 2748-038-026  
AKA 9330 N OSO AVE UNIT# C  
LOS ANGELES

Owner:  
WEST VALLEY INDUSTRIAL CENTER LTD  
PO BOX 4148  
CHATSWORTH CA, 91313

DATED: This 03rd Day of May, 2010

CITY OF LOS ANGELES

By Karen Penner  
Karen Penner, Bureau Chief  
Resource Management Bureau

RECORDING REQUESTED BY:  
CITY OF LOS ANGELES

WHEN RECORDED MAIL TO:

Department of Building and Safety  
Financial Services Division  
201 N. Figueroa St., 9th Floor  
Los Angeles, CA 90012



SPACE ABOVE THIS LINE FOR RECORDER'S USE

NOTICE OF PENDING LIEN

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For further information regarding this notice and the status of Department proceedings, please contact Nancy Truong of the Department of Building and Safety between 9:00 a.m. and 11:00 a.m., Monday through Friday. (Invoice No. 4835699)

Telephone Number: (213) 482-6890

Office Location: 201 N. Figueroa St., Suite 940

The property subject to this Notice of Pending Lien is that certain real property in the City of Los Angeles, County of Los Angeles, State of California, described as follows:

P M 1229 B BK 14-51

P M 1229 C BK 14-51

THIS NOTICE WILL CONTINUE IN FULL FORCE AND EFFECT UNTIL THE CITY OF LOS ANGELES RECORDS A SUBSEQUENT NOTICE OF TERMINATION OF PENDING LIEN OR A NOTICE OF LIEN.

APN 2748-038-026  
AKA 9318 N OSO AVE UNIT# D  
LOS ANGELES

Owner:  
WEST VALLEY INDUSTRIAL CENTER LTD  
PO BOX 4148  
CHATSWORTH CA, 91313

DATED: This 03rd Day of May, 2010

CITY OF LOS ANGELES

By *Karen Penner*  
for Karen Penner, Bureau Chief  
Resource Management Bureau

RECORDING REQUESTED BY  
CITY OF LOS ANGELES

WHEN RECORDED MAIL TO:

Department of Building and Safety  
Financial Services Division  
201 N. Figueroa St., 9th Floor  
Los Angeles, CA 90012



2

SPACE ABOVE THIS LINE FOR RECORDER'S USE

NOTICE OF PENDING LIEN

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For further information regarding this notice and the status of Department proceedings, please contact Nancy Truong of the Department of Building and Safety between 9:00 a.m. and 11:00 a.m., Monday through Friday. (Invoice No. 5062775)

Telephone Number: (213) 482-6890

Office Location: 201 N. Figueroa St., Suite 940

The property subject to this Notice of Pending Lien is that certain real property in the City of Los Angeles, County of Los Angeles, State of California, described as follows:

P M 1229 B BK 14-51

P M 1229 C BK 14-51

THIS NOTICE WILL CONTINUE IN FULL FORCE AND EFFECT UNTIL THE CITY OF LOS ANGELES RECORDS A SUBSEQUENT NOTICE OF TERMINATION OF PENDING LIEN OR A NOTICE OF LIEN.



APN 2748-038-026  
AKA 9318 N OSO AVE UNIT# D  
LOS ANGELES

Owner:

WEST VALLEY INDUSTRIAL CENTER LTD  
PO BOX 4148  
CHATSWORTH CA, 91313

DATED: This 17th Day of June, 2011

CITY OF LOS ANGELES

  
By   
Karen Penner, Acting Bureau Chief  
Resource Management Bureau

# EXHIBIT B

ASSIGNED INSPECTOR: DAVID HICKMAN

Date: May 11, 2012

JOB ADDRESS: 9318 NORTH OSO AVENUE, LOS ANGELES, CA

AKA: 9330, 9334 NORTH OSO AVENUE, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 2748-038-026

Last Full Title: 02/25/2012

Last Update to Title:

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## LIST OF OWNERS AND INTERESTED PARTIES

- 1). WEST VALLEY INDUSTRIAL CENTER  
P.O. BOX 4148  
CHATSWORTH, CA. 91313  
CAPACITY: OWNER
  
- 2). CITY NATIONAL BANK  
831 S. DOUGLAS STREET, SUITE 107  
EL SEGUNDO, CA. 90245  
ATTN: HELEN YAN  
CAPACITY: INTERESTED PARTY

**Property Detail Report**

For Property Located At



CoreLogic

RealQuest Professional

**9318 OSO AVE, CHATSWORTH, CA 91311-6015**

**Owner Information:**

Owner Name: WEST VALLEY INDUSTRIAL CENTERLTD  
 Mailing Address: PO BOX 4148, CHATSWORTH CA 91313-4148 B010  
 Phone Number: Vesting Codes: // CO

**Location Information:**

Legal Description: PARCEL MAP AS PER BK 14 PG 51 OF P M LOTS B AND LOT C  
 County: LOS ANGELES, CA APN: 2748-038-026  
 Census Tract / Block: 1133.03 / 2 Alternate APN:  
 Township-Range-Sect: Subdivision:  
 Legal Book/Page: Map Reference: 6-E5 / 500-D6  
 Legal Lot: C Tract #:  
 Legal Block: School District: LOS ANGELES  
 Market Area: Munic/Township:  
 Neighbor Code:

**Owner Transfer Information:**

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

**Last Market Sale Information:**

Recording/Sale Date: 08/28/1989 / 1st Mtg Amount/Type: /  
 Sale Price: 1st Mtg Int. Rate/Type: /  
 Sale Type: 1st Mtg Document #: /  
 Document #: 1373141 2nd Mtg Amount/Type: /  
 Deed Type: DEED (REG) 2nd Mtg Int. Rate/Type: /  
 Transfer Document #: Price Per SqFt:  
 New Construction: Multi/Split Sale:  
 Title Company:  
 Lender:  
 Seller Name: OWNER RECORD

**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: 1974 / 1974	Total Rooms/Offices:	Garage Area:
Gross Area: 48,480	Total Restrooms:	Garage Capacity:
Building Area: 48,480	Roof Type:	Parking Spaces:
Tot Adj Area:	Roof Material:	Heat Type:
Above Grade:	Construction:	Air Cond:
# of Stories:	Foundation:	Pool:
Other Improvements:	Exterior wall:	Quality:
	Basement Area:	Condition:

**Site Information:**

Zoning: LAMR2	Acres: 2.07	County Use: AUTO SVC SHOP (2600)
Lot Area: 90,167	Lot Width/Depth: x	State Use:
Land Use: AUTO REPAIR	Commercial Units: 12	Water Type:
Site Influence:	Sewer Type:	Building Class:

**Tax Information:**

Total Value: \$1,232,323	Assessed Year: 2011	Property Tax: \$20,274.44
Land Value: \$386,536	Improved %: 69%	Tax Area: 16
Improvement Value: \$845,787	Tax Year: 2011	Tax Exemption:
Total Taxable Value: \$1,232,323		

# Comparable Summary

For Property Located At



CoreLogic

RealQuest Professional

**9318 OSO AVE, CHATSWORTH, CA 91311-6015**

**3 Comparable(s) found.** (Click on the address to view more property information)

▶ View Report

▶ Configure Display Fields

▶ Modify Comparable Search Criteria

**Search Criteria:**

Maximum Number Of Comparables On Report	5
Sort Method	Distance From Subject (ascending)
Distance From Subject(miles)	25
Months Back	80
Living Area Difference (%)	15
Land Use	AUTO REPAIR

**Summary Statistics For Selected Properties: 3**

	Subject Property	Low	High	Average
Sale Price	\$0	\$4,110,500	\$27,650,000	\$12,502,000
Bldg/Living Area	48,480	44,144	51,612	48,150
Price/Sqft	\$0.00	\$93.12	\$535.73	\$248.95
Year Built	1974	1926	1984	1958
Lot Area	90,167	50,020	117,548	83,801
Bedrooms	0	0	0	0
Bathrooms/Restrooms	0	0	0	0
Stories	0.00	2.00	2.00	2.00
Total Value	\$1,232,323	\$3,450,789	\$27,792,179	\$12,329,489
Distance From Subject	0.00	8.27	22.89	17.86

\*= user supplied for search only

<input checked="" type="checkbox"/>	#	Address	Sale Price	Yr Blt	Bed	Baths/Restrooms(Full)	Last Recording	Bld/Liv	Lot Area	Dist
<b>Subject Property</b>										
		9318 OSO AVE		1974			08/28/1989	48,480	90,167	0.0
<b>Comparables</b>										
<input checked="" type="checkbox"/>	1	6001 VAN NUYS BLVD	\$5,745,500	1964			07/30/2010	48,693	117,548	8.27
<input checked="" type="checkbox"/>	2	2025 S FIGUEROA ST	\$27,650,000	1926			06/11/2009	51,612	50,020	22.42
<input checked="" type="checkbox"/>	3	451 N SAN FERNANDO RD	\$4,110,500	1984			04/07/2010	44,144	83,836	22.89

**Comparable Sales Report**

For Property Located At



CoreLogic

RealQuest Professional

**9318 OSO AVE, CHATSWORTH, CA 91311-6015****3 Comparable(s) Selected.**

Report Date: 05/04/2012

**Search Criteria:**

Maximum Number Of Comparables On Report	5
Sort Method	Distance From Subject (ascending)
Distance From Subject(miles)	25
Months Back	80
Living Area Difference (%)	15
Land Use	AUTO REPAIR

**Summary Statistics:**

	Subject	Low	High	Average
Sale Price	\$0	\$4,110,500	\$27,650,000	\$12,502,000
Bldg/Living Area	48,480	44,144	51,612	48,150
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Year Built	1974	1926	1984	1958
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Bedrooms	0	0	0	0
Bathrooms/Restrooms	0	0	0	0
Stories	0.00	2.00	2.00	2.00
Total Value	\$1,232,323	\$3,450,789	\$27,792,179	\$12,329,489
Distance From Subject	0.00	8.27	22.89	17.86

\* = user supplied for search only

Comp #: 1 Distance From Subject: 3.27 (miles)  
 Address: 6001 VAN NUYS BLVD, VAN NUYS, CA 91401-3319  
 Owner Name: RODRIGUES HOLDINGS LLC  
 Seller Name: RODRIGUES FAMILY TRUST  
 APN: 2241-027-004 Map Reference: 15-D6 / 532-A7 Building Area: 48,693  
 County: LOS ANGELES, CA Census Tract: 1284.00 Total Rooms/Offices:  
 Subdivision: 27724 Zoning: LACM Total Restrooms:  
 Rec Date: 07/30/2010 Prior Rec Date: Yr Built/Eff: 1964 /  
 Sale Date: 06/08/2010 Prior Sale Date: Air Cond: CENTRAL  
 Sale Price: \$5,745,500 Prior Sale Price: Pool:  
 Sale Type: UNKNOWN Prior Sale Type: Roof Mat: CONCRETE  
 Document #: 1051777 Acres: 2.70  
 1st Mtg Amt: Lot Area: 117,548  
 Total Value: \$5,745,500 # of Stories: 2.00  
 Land Use: AUTO REPAIR Park Area/Cap#: /

Comp #: 2 Distance From Subject: 22.42 (miles)  
 Address: 2025 S FIGUEROA ST, LOS ANGELES, CA 90007-1340  
 Owner Name: CHRYSLER GROUP REALTY CO LLC  
 Seller Name: CHRYSLER REALTY CO LLC  
 APN: 5126-003-025 Map Reference: 44-B5 / 634-C6 Building Area: 51,612  
 County: LOS ANGELES, CA Census Tract: 2240.20 Total Rooms/Offices:  
 Subdivision: HANCOCK'S SURV /B Zoning: LAM1 Total Restrooms:  
 Rec Date: 06/11/2009 Prior Rec Date: 07/20/2005 Yr Built/Eff: 1926 / 1952  
 Sale Date: 06/10/2009 Prior Sale Date: 06/27/2005 Air Cond: NONE  
 Sale Price: \$27,650,000 Prior Sale Price: \$9,660,000 Pool:  
 Sale Type: FULL Prior Sale Type: FULL Roof Mat:  
 Document #: 876193 Acres: 1.15  
 1st Mtg Amt: Lot Area: 50,020  
 Total Value: \$27,792,179 # of Stories:  
 Land Use: AUTO REPAIR Park Area/Cap#: /

Comp #: 3 Distance From Subject: 22.89 (miles)  
 Address: 451 N SAN FERNANDO RD, LOS ANGELES, CA 90031-1731  
 Owner Name: ANG MULTI LLC LESSOR III/ANGELICA TEXTILE SVCS INC LESS  
 Seller Name: ANGELICA REALTY CO  
 APN: 5447-004-001 Map Reference: 35-F5 / 594-J7 Building Area: 44,144  
 County: LOS ANGELES, CA Census Tract: 1990.00 Total Rooms/Offices:  
 Subdivision: 7597 Zoning: LAMR2 Total Restrooms:  
 Rec Date: 04/07/2010 Prior Rec Date: 03/06/1990 Yr Built/Eff: 1984 / 1984  
 Sale Date: 03/25/2010 Prior Sale Date: 02/1990 Air Cond: NONE  
 Sale Price: \$4,110,500 Prior Sale Price: \$3,900,000 Pool:  
 Sale Type: FULL Prior Sale Type: FULL Roof Mat: TAR & GRAVEL  
 Document #: 470424 Acres: 1.92  
 1st Mtg Amt: Lot Area: 83,836  
 Total Value: \$3,450,789 # of Stories: 2.00  
 Land Use: AUTO REPAIR Park Area/Cap#: /