BOARD OF BUILDING AND SAFETY COMMISSIONERS

HELENA JUBANY

VAN AMBATIELOS

VICE-PRESIDENT

E. FELICIA BRANNON VICTOR H. CUEVAS SEPAND SAMZADEH

CITY OF LOS ANGELES

CALIFORN!A



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

RAYMOND S. CHAN, C.E., S.E. SUPERINTENDENT OF BUILDING INTERIM GENERAL MANAGER

Council District: #9

July 11, 2013

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

onorable Council of the

JOB ADDRESS: 7022 SOUTH BROADWAY, LOS ANGELES, CA ASSESSOR'S PARCEL NO. (APN): 6012-010-018

On November 21, 2012, pursuant to the authority granted by Section 91.103 of the Los Angeles Municipal Code ("L.A.M.C"), the Department of Building and Safety (the "Department") investigated and identified code violations at: 7022 South Broadway, Los Angeles, California, (the "Property"). A copy of the title report which includes a full legal description of the property is attached as Exhibit A.

Following the Department's investigation an order or orders to comply were issued to the property owner and all interested parties. Pursuant to Section 98.0411(a) the order warned that "a proposed noncompliance fee may be imposed for failure to comply with the order within 15 days after the compliance date specified in the order or unless an appeal or slight modification is filed within 15 days after the compliance date." The owners failed to comply within the time prescribed by ordinance.

In addition, on August 20, 2012, July 20, 2007 and July 20, 2006, pursuant to Section 98.0402(e) of the L.A.M.C. the Department performed annual inspections on the vehicle repair facility located at the same address. The property owner was given notice of the unpaid annual inspection fees on the property. The Department imposed non-compliance fee and annual inspection fee as follows:

<u>Description</u>	Amount
Annual Inspection Fee	\$ 1,167.00
System Development Surcharge	48.72
Non-Compliance Code Enforcement fee	550.00
Late Charge/Collection fee (250%)	1,375.00
Accumulated Interest (1%/month)	65.82
Title Report fee	48.00
Grand Total	\$ 3,254.54

Pursuant to the authority granted by Section 7.35.3 of the Los Angeles Administrative Code, it is proposed that a lien for a total sum of \$3,254.54 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 \$3,254.54 on the referenced property. 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

Musicanerii M. Steve Ongele Chief, Resource Management Bureau

ATTEST: HOLLY L. WOLCOTT, CITY CLERK

Lien confirmed by City Council on:

DEPUTY

Westcoast Title



& Abstract Company, Inc.

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

Work Order No. T9542

Type of Report: GAP Report

Prepared for: City of Los Angeles

Type of Report: GAP Report Order Date: 06-20-2013

Dated as of: 06-13-2013

Fee: \$48.00

-SCHEDULE A-(Reported Property Information)

For Assessors Parcel Number: 6012-010-018

Situs Address: 7022 S Broadway

City: Los Angeles

County: Los Angeles

-VESTING INFORMATION (Ownership)

The last Recorded Document Transferring Fee Title Recorded on: 06-06-1997

As Document Number: 97-849664

Documentary Transfer Tax: \$911.25

In Favor of: Edwin Monterosa Jr., a Single Man

Mailing Address: Edwin Monterosa Jr. 7020 South Broadway Street Los Angeles, CA 90003

-SCHEDULE B-

-The Property Reported Herein is Described as follows:

Lot 71, 72, 73 and 74 of Tract No. 4791, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 50, Page(s) 94 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: T9542

-Schedule B Continued-

1. A Declaration of Covenant Recorded: 10-04-1994

Document Number: 94-1818791

By and Between: Miguel Estrada as declarant, and The City of Los Angeles

See attached document for complete details

2. A Declaration of Covenant Recorded: 11-10-1994

Document Number: 94-2040714

By and Between: Miguel Estrada as declarant, and The City of Los Angeles

See attached document for complete details

3. A Notice of Pending Lien Recorded 05-13-2005

as Document Number 05-1140509

Filed by the City of Los Angeles Dept. of Building and Safety

4. A Notice of Pending Lien Recorded 02-10-2006

as Document Number 06-0320247

Filed by the City of Los Angeles Dept. of Building and Safety

5. A Notice of Pending Lien Recorded 12-22-2006

as Document Number 06-2856841

Filed by the City of Los Angeles Dept. of Building and Safety

6. A Notice of Pending Lien Recorded 02-01-2008

as Document Number 08-0200446

Filed by the City of Los Angeles Dept. of Building and Safety

7. A Declaration of Covenant Recorded: 03-31-2011

Document Number: 11-0483094

By and Between: Edwin Monterrosa, Jr. as declarant, and The City of Los Angeles

See attached document for complete details

8. A Declaration of Covenant Recorded: 12-26-2012

Document Number: 12-2004547

By and Between: Edwin Monterrosa, Jr. as declarant, and The City of Los Angeles

See attached document for complete details

9. A Notice of Lien Recorded: 01-11-2013

Document No.: 13-0055355

Amount: \$7,808.26

Owner: Edwin Monterrosa, Jr.

Claimant: City of Los Angeles, Department of Building and Safety

Westcoast Title & Abstract Company, Inc.

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

Page 3

Order Number: T9542

-Schedule B Continued-

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

10. A Notice of Pending Lien Recorded 01-11-2013 as Document Number 13-0056651 Filed by the City of Los Angeles Dept. of Building and Safety

11. A Notice of Pending Lien Recorded 06-14-2013 as Document Number 13-0892542 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:

6012-010-018

Described As:

LOT 74 TRACT NO 4791 LOTS 73 AND

Address:

7022 S BROADWAY LOS ANGELES CA 90003

City:

LOS ANGELES CITY-44

Billing Address:

7020 S BROADWAY LOS ANGELES CA 90003

Assessed Owner(s): MON'

(s): MONTEROSA, EDWIN JR

Tax Rate Area:	0006659	Value		Conveyance Date:	06/06/1997
		Land:	44,729.00	Conveying Instrument:	849664
Use Code:	1100	Improvements:	102,431.00	Date Transfer Acquired:	
S	Store	Personal Property:		Vesting:	
Region Code:	26	Fixtures:		Year Built:	1922
Flood Zone:	J	Inventory:		Year Last Modified:	1922
Zoning Code:	LAC2				[
Taxability Code:		Exemptions			
	ļ	Homeowner:		Square Footage	ļ
Tax Rate:		Inventory:		Land:	
		Personal Property:		Improvements:	4317
		Religious:			
Bill#:		All Other:		Tax Defaulted:	
Issue Date:	10/15/2012	Net Taxable Value:	147,160.00	Total Tax:	2,371.05

Installment	Amount	Penalty	Due Date	Status	Payment Date	Balance
1st	1,185.53	118.55	12/10/2012	NOT PAID- DELINQUENT		1,304.08
2nd	1,185.52	128.55	04/10/2013	NOT PAID- DELINQUENT		1,314.07
		.*		-	Total Balance:	2,618.15

Account	Special Lien Description	: N	Amount
30.71	L.A. COUNTY FLOOD CONTROL		56. 79
36.92	LA CO PARK DISTRICTS		27.22
1.70	L.A. CITY TRAUMA/EMERGENCY SERV.		183.04
61.81	SOUTHEAST MOSQ ABATE		7.74
188.50	L.A. CITY LDSCP & LIGHT DIST 96-1		25.39
188.51	LOS ANGELES LIGHT MAINT		157.56
188.71	L.A. POLICE/911 BOND TAX		5.66
188.69	L.A. STORMWATER POLL ABATE		45.27

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 ***

Southland Tale Corporation RECORDING REQUESTED BY: Southland Title

When Recorded Mail To: Edwin Monterosa Jr., 7020 South Broadway Street Los Angeles, CA 80003

Escrow No. 5804-MG Title Order No. 218805-2 849664

RECORDED/FILED IN OFFICIAL RECORDS
RECORDER'S OFFICE

3:01 PM JUN 06 1997

SPACE ABOVE THIS LINE FOR RECORDER'S US

GRANT DEED

FEE \$30

THE UNDERSIGNED GRANTOR U DECLARE(s) Tak Parcel No. 6012-10 DOCUMENTARY TRANSFER TAX IS 8 222,76 CITY TAX 9 911.25 Tax Parcel No. 6012-10-16-17

(X) computed on full value of property conveyed, or

[] computed on full value less value of liens or oncumbrances remaining at time of sale, OR transfer is exempt from tax for the following reason:

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged. MIGUEL ESTRADA, a married man, as his separate property. hereby GRANT(s) to

EDWIN MONTEROSA JR., a single man the following described real property in the City of Los Angeles County of Los Angeles. , State of California

Lot 71,72,73 and 74 of tract no. 4791 in the city of los angeles, county of los angeles, state of california as per map recorded in book 50 page 94 of maps, in the office of the county recorder of said county,

DATED: June 6, 1997

STATE OF CALIFORNIA COUNTY OF

before ma. personally appeared

Miguel Estrada

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(les), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

Witness my hand and official seal.

Signature _

(This man for official noticy soal)

MAIL TAX STATEMENTS TO: Edwin Monterosa Jr., 7020 South Broadway Street Los Angeles, CA 90003

218605-2

Recording requested by and mail to:

94-1818791

Hame: Address:	MARGARITA DIAZ 10514 Long Bea Lynwood, CA-	ch Bl. 90762		L	RECORL OS ANG	IN OFFICIAL DER'S OFFI ELES COU LIFORNIA P.M.OCI	UL I
200000000000000000000000000000000000000	-		e For Recorder's Us F .AND AGRE			FEE \$	16 M
Site Addr That in a city that This coversuccessor.	rsigned hereby certifies I am (we are) to shapeles. County of Los Angeles. State 1, 72, 73 AND 74 OF TRACT 94 OF MAPS; IN THE consideration of the approval of Case to the extent of our interest. I (we): of the extent of our interest. I (we): or which has a prevent shall run with the mant and agreement shall run with the mant agreement shall run w	of California No. 479/ OFFICE OF DADWAY and with the So coven See a H e land and sh	AS PER L FINE COUNT FOS ANGE 94028 4 (F City of los Angel and and and lach and	legi de l'AP TV PE L'EC, PAB Les and t	Seription): Record CORDE CA. 90 by the he City Plant of the control of the co	O OF SA OOO3 City Planning againg Depart	Department, inent of said well it is a said well in a said w
• • •	its termination. 6 OEL ESTRADA (Print Hame of Property Orman)	************************************	(E	Print Ham	e of Prope	rty Owner)	,
Dated thi	(Signature of Property Owner) 27th day of SEPTEMBER	1994	(5	ignature	of Proper	ty Owner)	and the state of t
9449944	маральный выполняющий Space	Below This Lin	ne For Notiry's Use	*****		9 4 6 5 9 9 9 6 6 6 6 6 6	**********
On Serior personall satisfact that he/s instrumen	CALIFORNIA, COUNTY OF LOS ANGELES OF 27/94 before se. OSE Ly appeared 1/90ELAESTRA. Cory evidence) to be the person(s) whose shelthey executed the same in his/her/the the person(s), or the antity upon behing hand and official seal. Lipy Philip Signature	e name(s) is/a heir authorized	personally knice subscribed to it capacity (ies), a he person (h) acted.	the withing that it and that it and that it and that it and the construction of the co	n instrume by his/her, d the inst ACAO 97579 Colfords	ent and acknowledge of the control o	wledged to be

CP-6770 (6/30/94)

Condition No(s). 1-22

(Department of City Planning)

Charles and the contraction of the formation of

CITY OF LOS ANGELES

CONTROL OF THE PROPERTY OF THE

ROBENT JANOVICE CHIEF TOMING ADMINISTRATOR

7

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'n.

ASSOCIATE ZORING ADMINISTRATORS
JAMES J. CRISP
CAMEL GREEN
ALBERT LANDINI
WILLIAM LILLENBERG
JOHN J. PARKER, JR.
JOH FERCA
HORACE E. TRAMEL JR



DEPARTMENT OF CITY PLANNING CON HOWE DIRECTOR

FRANKLIN P. EMERGIARO

OFFICE OF ZONING ADMINISTRATION ROOM BOQ CITY HALL LOS AMOCLES, CA BOO124801 (213) 485-3881

June 16, 1994

Miguel Estrada (A) 7026 South Broadway Los Angeles, CA 90003

Margarita Diaz (R) 10136 Long Beach Boulevard, #4 Lynwood, CA 90262

Department of Building and Safety

CASE NO. ZA 94-0284(PAB) APPROVAL OF PLANS 7026 South Broadway Southeast Los Angeles Planning Area

Zone: C2-1VL D. M.: 102B201 C. D.: 9

CEQA: CE 94-0269 Fish & Game: Exempt

Legal Description: Lot Nos. 73 and 74, Tract No. 4791

Pursuant to the provisions of Sections 12.24-F and G of the Municipal Code, I hereby <u>APPROVE</u>:

a Zoning Administrator's determination of conditional use status and approval of plans in conjunction with the on-site sale of beer only in a 3,360 square-foot bar (Los Amigos Bar),

upon the following additional terms and conditions:

GENERAL CONDITIONS

- All other use, height and area regulations of the Municipal Code be strictly complied with in the development and use of the property, except as such regulations are herein specifically varied or required.
- 2. The use and development of the property shall be in substantial conformance with the plot plan submitted with the application and marked Exhibit "A", except as may be revised as a result of this action.
- 3. The authorized use shall be conducted at all times with due regard for the character of the surrounding district, and the right is reserved to the Zoning Administrator to impose additional corrective conditions, if, in his opinion, such conditions are proven necessary for the protection of persons in the neighborhood or occupants of adjacent property.
- 4. All graffiti on the site be removed or painted over within 24 hours of its occurrence.

94 1818791

and

Recorded at the request of and mail to: DIAZ LUNIAMORD CA 90217

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RECORDEDIFILED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA

Ξ

31 MIN. PAST 3 P.M. HOY 10 1994

Lynuacov, Cr.	
/	SPACE ABOVE THIS LINE FOR RECORDERS COVENANT AND AGREEMENT
	TO HOLD PROPERTY AS ONE PARCEL
Total and another add because a continue	
described (as follows) (on the at	nat we are the owners of real property located in the City of Los Angeles, State of California that is leg tracked exhibit(s)
Lots 71,72	rached exhibit(s) :: 17.3 £ 74 of Tract 4791
Processing the Control of the Contro	
Alexander Plant of the Control of th	
as recorded in Book 50	Page 94 , Records of Los Angeles County.
This remember le located at and is	known by the following ADDRESS:
im before, a service of one a	ments of the topological implication
We hereby some and covenant wi	ith the City of Los Angeles that the above legally described real property shall be held as one parcel
no portion shall be sold separatel	ly.
This covenant and agreement is	executed for the purpose of creating a single building site (and)
	as regula
by Section 12.03 (and)	of the Los Angeles Municipal Code.
This covenant and agreement sha	all run with all of the above described land and shall be binding upon ourselves, and future owns selfs or assignces and shall continue in effect until released by the authority of the Superintendent
Building of the City of Los Angeles	s upon submittal of request, applicable fees and evidence that this Covenant and agreement is no lon
equired by law.	
POR CARTOGRAPHER'S USE ONLY	Owner's Name × MIGUEL ESTRADA (Please type or print)
	(Please type or print)
	Signature of owner & MINE Ortho (Signature of owner)
LEGAL O.K.	Signature of owner X
75mm1	Two Officers' Signatures
(NO LOT CUTS)	Required for Corporations (Sig
11-9-94	Name of Companyles
11-7-14	Name of Corporation
	Dated this 08 day of Movember 1994
	Construction of the constr
	SIGNATURES MUST BE NOTARIZED
STATE OF CALIFORNIA, COL	INTY OF
	before me, Salvador Pineda Notary Rublic persona
on ppeared syldied GSTRA	Delore me, Solvende Penedre 1401444 Filmic persona
ersonally known to me (or p	roved to me the basis of satisfactory evidence) to be the person(s) whose name(s) is/s
ubscribed to the within instrum	nent and acknowledged to me that he/she/they executed the same in his/her/their authoriz er/their signature(s) on the instrument the person(s), or the entity upon behalf of which t
erson(s) acted, executed the i	nstrument.
, , , , , , , , , , , , , , , , , , , ,	OFFICIAL NOTARY SEAL
	SALVADOR PINEDA
VITNESS my hand and official	LOS ANGELES COUNTY
	My Comm. Expires SEP 28,1998
ignanure Sourcengi	
	FOR DEPARTMENT USE ONLY:
JUST BE APPROVED BY DOGGE	Building & Safety, prior to recording District Map 102 B 20/ Branch Ofc LA C
PPROVED BY STANCE	APPIDAVIT NUMBER

This page is part of your document - DO NOT DISCARD

05 1140509

RECORDED/FILED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA

2:01 PM

MAY 13 2005

TITLE(S):



FEE

D.T.T.

FREE 17

CODE

20

CODE

19

CODE

9

Assessor's Identification Number (AIN)
To be completed by Examiner OR Title Company in black ink.

Number of AIN's Shown



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

05 1140509

SPACE ABOVE THIS LINE FOR RECORDER'S USE

NOTICE OF PENDING LIEN

APN# 6012-010-018 AKA 7022 S BROADWAY

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, (Inv No. 1242313)

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:

TR 4791 73 M B 50-94 TR 4791 74 M B 50-94

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.

DATED: This 10th Day of May, 2005

MONTEROSA EDWIN IR 7020 S BROADWAY LOS ANGELES CA.90003 CITY OF LOS ANGELES ANDREW A. ADELMAN

General Manager, Department of Building and Safety

Grace Harper, Bureau Chief Resource Management Bureau



06 0320247

RECORDED/FILED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA

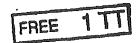
9:41 AM FEB 2006 10

TITLE(S):



FEE

D.T.T.



CODE

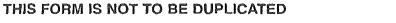
20

CODE

19

CODE

Assessor's Identification Number (AIN) To be completed by Examiner OR Title Company in black ink. Number of AlN's Shown



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

06 0320247

SPACE ABOVE THIS LINE FOR RECORDER'S USE

NOTICE OF PENDING LIEN

APN# 6012-010-018 AKA 7022 S BROADWAY LOS ANGELES

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. 4151308)

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:

TR 4791 73 M B 50-94 TR 4791 74 M B 50-94

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.

DATED: This 07th Day of February, 2006

MONTEROSA EDWIN JR 7020 S BROADWAY LOS ANGELES CA,90003 CITY OF LOS ANGELES ANDREW A. ADELMAN, P.E.

General Manager, Department of Building and Safety

Grace Harper, Bureau Chief

Resource Management Bureau

This page is part of your document - DO NOT DISCARD

06 2856841

RECORDED/FILED IN OFFICIAL RECORDS RECORDER'S OFFICE LOS ANGELES COUNTY CALIFORNIA

2:01 PM DEC 22 2006

TITLE(S):



FEE

Code 00 - 00.00

Code N002 - 001

D.T.T.

CODE

20

CODE

19

CODE

9____ Grand Total = \$0.00

Page Count = 1

Assessor's Identification Number (AIN)

To be completed by Examiner OR Title Company in black ink.

Number of AIN's Shown

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

06 2856841

SPACE ABOVE THIS LINE FOR RECORDER'S USE

NOTICE OF PENDING LIEN

APN# 6012-010-018 AKA 7022 S BROADWAY LOS ANGELES

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. 4217800)

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:

TR 4791 73 M B 50-94

TR 4791 74 M B 50-94

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.

DATED: This 15th Day of December, 2006

MONTEROSA EDWIN JR 7020 S BROADWAY LOS ANGELES CA.90003 CITY OF LOS ANGELES ANDREW A. ADELMAN, P.E.

General Manager, Department of Building and Safety

Grace Harper, Bureau Chief

Resource Management Bureau

→ WHEN RECORDED MAIL TO:

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

02/01/08



200802**00**446

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. 4359483)

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:

TR 4791 73 M B 50-94

TR 4791 74 M B 50-94

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 6012-010-018 AKA 7022 S BROADWAY LOS ANGELES

> > Owner:

MONTEROSA EDWIN JR 7020 S BROADWAY LOS ANGELES CA.90003

DATED: This 25th Day of January, 2008

CITY OF LOS ANGELES ANDREW A. ADELMAN, P.E.

General Manager, Department of Building and Safety

Grace Harper, Bureau Chief Resource Management Bureau

Recording requested by and mail to EDWIN MONTERROSA, JR. Name: 11533 S. ST. ANDREWS PL. Address LOS ANGELES, CA 90047 MASTER COVENANT AND AGREEMENT The undersigned hereby certifies I am (we are) the owner(s) of the hereinafter legally described real property located in the City of Los Angeles, County of Los Angeles, State of California (please give the legal description) LOTS 71-74, TRACT NO 4791 (MB 50-94) 7026 S BROADWAY, LOS ANGELES, CA 90003 Site Address DIR 2008-3094 (RV) That in consideration of the approval of Case No by the City Planning Department, I (we) do hereby promise, covenant and agree to and with the City of Los Angeles and the City Planning Department of said City that to the extent of our interest, I (we) acknowledge and will comply with Condition Nos 1 through attached) This covenant and agreement shall run with the land and shall be binding upon any future owners, encumbrancers, their successors, heirs or assigns and shall continue in effect until the City Planning Department of the City of Los Angeles approves its termination WIN MONTERROIM (Print Name of Property Owner) (Signature of Property Owner) (Signature of Property Owner) 30" day of Mann ALL-PURPOSE ACKNOWLEDGMENT State of California before me, W/ (Insert Name of Notary Public and Title) personally appeared , who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf on which the person(s) acted, executed the instrument I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct MELINA M. HENRY WITNESS my hand and official seal Commission # 1868688

200

Case No. DO

Approved for recording by

Notary Public - California Los Angeles County Comm. Expires Oct 30, 2013

Date 3 -3/-//

MICHAEL LOGRANDE

ASSOCIATE ZONING ADMINISTRATORS

PATRICIA BROWN R. NICOLAS BROWN SUE CHANG

ANIK CHARRON

LARRY FRIEDMAN

LOURDES CREEN

ERIC RITTER

LINN K. WYATT

MICHAEL S.Y. YOUNG

MAYA E. ZAITZEVSKY

CITY OF LOS ANGELES

ANTONIO R. VILLARAIGOSA

DEPARTMENT OF CITY PLANNING

S CAIL GOLDBERG, AICP

OFFICE OF
ZONING ADMINISTRATION
200 N SPRING STREET, 7th FLOOR
LOS ANCELES, CA 90012
(213) 978-1318
FAX. (213) 978-1334
www.lacity.org/PLN

or a street by the backer of the

March 6, 2009

Chief Zoning Administrator (A)
Office of Zoning Administration
200 North Spring Street, #763
Los Angeles, CA 90012

Edwin Monterossa, Jr. (O) 11533 South St. Andrews Place Los Angeles, CA 90047

Miguel A. Vasquez (Op) 5400 South Central Avenue Los Angeles, CA 90011

Maria Placenica Los Amigos Bar 7026 South Broadway Los Angeles, CA 90003 CASE NOS. DIR 2008-3094(RV) and ZA 2003-2234(CUB) IMPOSITION OF CONDITIONS 7026 South Broadway Southeast Los Angeles Planning Area

Zone : C2-1VL D. M. : 102B201 C. D. : 9

CEQA: ENV 2008-3095-MND Legal Description: Lots 72-74,

Tract 4791

Pursuant to Case No. ZA 2003-2234(CUB) - July 14, 2003, I hereby DISMISS:

the requirement for Plan Approval review as thought to have been required under Condition No. 3 of the Zoning Administrator's determination of June 16, 1994 (Case No. ZA 94-0284(PAB)) for a review of compliance with Conditions inasmuch as said case subsequently determined that the subject site has deemed-to-be approved conditional use status, and

Pursuant to Section 12.27.1 of the Los Angeles Municipal Code, I hereby <u>REQUIRE</u>:

the modification of the operation of a bar, known as the Los Amigos Bar, located at 7026 South Broadway, in order to mitigate adverse impacts caused by said operation and to insure that no public nuisance shall be caused by the operation of the use,

upon the following additional terms and conditions:

 All other use, height and area regulations of the Municipal Code and all other applicable government/regulatory agencies shall be strictly complied with in the development and use of the property, except as such regulations are herein specifically varied or required.







20122004547



Pages: 0026

Recorded/Filed in Official Records Recorder's Office, Los Angeles County, California

12/26/12 AT 01:29PM

FEES: 90.00
TAXES: 0.00
OTHER: 0.00
PAID: 90.00



LEADSHEET



201212260620013

00006985668

004528797

SEQ:

DAR - Counter (Upfront Scan)



THIS FORM IS NOT TO BE DUPLICATED



Recordin	ling requested by and mail to:	
Name:	EDWIN MONTERROSA, JR.	
	ss: 11533 S. ST. ANDREWS PL.	
	LOS ANGELES, CA 90047	
****	**************************************	*******
	MASTER COVENANT AND AGREEMENT	
	ndersigned hereby certifies I am (we are) the owner(s) of the hereinafter legally described real property y of Los Angeles, County of Los Angeles, State of California (please give the legal description):	located i
L(LOTS 71-74, TRACT NO. 4791 (MB 50-94)	
Site Addr	ddress 7026 S BROADWAY, LOS ANGELES, CA 90003	
do hereby	consideration of the approval of Case No. DIR 2008-3094 (RV)(PA1) by the City Planning Departmeby promise, covenant and agree to and with the City of Los Angeles and the City Planning Department of the extent of our interest, I (we) acknowledge and will comply with Condition Nos. 1 through 35 ed).	of said Cit
successo	ovenant and agreement shall run with the land and shall be binding upon any future owners, encumbran sors, heirs or assigns and shall continue in effect until the City Planning Department of the City of Lo es its termination.	s Angele
Edwic	in Monterrosa JR	
(I)	Monterrose, JR (Print Name of Property Owner) (Print Name of Property Owner)	l.
	(Signature of Property Owner) (Signature of Property Owner)	
Dated this	his 19 day of November 2012	
*****	his 19 day of <u>Vovember</u> 2012.	****
	ALL-PURPOSE ACKNOWLEDGMENT f California	
- Lan	or Los Angeles ovember 19,2012 before me, lourbes Maldonado a Notary Public	
personally evidence he/she/the	before me, Low best Malboards a Notary Public and Title) (Insert Name of Notary Public and Title) (Insert Name o	that
I certify un correct.	under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is t	rue and
WITNESS	SS my hand and official seal. LOURDES MALDONADO TO COMM. #1992480 TO NOTARY PUBLIC CALIFORNIA DI LOS ANGELES COUNTY My Comm. Expires Sept. 28, 2016 TO COMM.	•
Condition	DIK 2008 - 309 (RV) (PA I) on No(s). 1 - 35 ed for recording by Date: 11/26/12	·安全会会会会会会
	(Department of City Planning)	

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



1

SPACE ABOVE THIS LINE FOR RECORDER'S USE

NOTICE OF LIEN

APN #: 6012-010-016

AKA: 7020 BROADWAY, LOS ANGELES, CA

Pursuant to the authority vested by the provisions of Section 98.0402 of Division 4 of Article 8 of Chapter IX of the Los Angeles Municipal Code and Section 7.35.1 et seq. of Article 4.6 of Chapter I of Division 7 of the Los Angeles Administrative Code, and pursuant to the confirmation of the City Council on July 31, 2012, the City of Los Angeles hereby claims a lien in the sum \$ 7,808.26, against the property described below to recover inspection costs, plus appropriate fees and fines, incurred in relation to the property, located at:

AKA: 7020 BROADWAY, LOS ANGELES, CA

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

Lot 71, 72, 73 and 74 of Tract No. 4791, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 50, Page(s) 94 of Maps, in the office of the County Recorder of said County. (Full legal description on file in the Department of Bullding and Safety, Financial Services Division, 201 N. Figueroa St., 9th Floor, Los Angeles, 90012)

THIS LIEN WILL CONTINUE IN FULL FORCE AND EFFECT UNTIL THE CITY OF LOS ANGELES RECORDS A SUBSEQUENT RELEASE OF LIEN.

OWNER(S):

EDWIN MONTEROSA, JR 7020 SOUTH BROADWAY STREET LOS ANGELES, CA 90003

CITY OF LOS ANGELES
Department of Building and Safety

DATED: This 12th Day of December, 2012

Steve Ongele, 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

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. 5579163)

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:

TR 4791 73 M B 50-94

TR 4791 74 M B 50-94

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 6012-010-018 AKA 7022 S BROADWAY LOS ANGELES

> > Owner:

MONTEROSA EDWIN IR 7020 S BROADWAY LOS ANGELES CA,90003

DATED: This 18th Day of December, 2012

CITY OF LOS ANGELES

Steve Ongele, 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

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. 5740547)

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 1900 1900 1900 Angeles, County of Los Angeles, State of California, described as follows:

TR 4791 73 M B 50-94

TR 4791 74 MB 50-94

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 6012-010-018 AKA 7022 S BROADWAY LOS ANGELES

> > Owner:

MONTEROSA IR. EDWIN 7020 S BROADWAY LOS ANGELES CA,90003

DATED: This 05th Day of June, 2013

CITY OF LOS ANGELES

Steve Ongele, Bureau Chief Resource Management Bureau

EXHIBIT B

ASSIGNED INSPECTOR: ULRIC CARPENTER

JOB ADDRESS: 7022 SOUTH BROADWAY, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 6012-010-018

Last Full Title: 06/13/2013

Last Update to Title:

Date: July 11, 2013

LIST OF OWNERS AND INTERESTED PARTIES

1) EDWIN MONTEROSA JR. 7020 SOUTH BROADWAY STREET LOS ANGELES, CA 90003

CAPACITY: OWNER

EXHIBIT C

Property Detail Report

For Property Located At: 7022 S BROADWAY, LOS ANGELES, CA 90003-1849



					Kea	1446	est Protessional
Owner Information	า						
Owner Name: Mailing Address: Vesting Codes:			OSA EDWIN JR ROADWAY, LOS ANGE	:LES CA 90003-1849 C()52		
Location Informat	ion						
Legal Description:			IO 4791 LOTS 73 AND I	₋от			
County: Census Tract / Block: Township-Range-Sect: Legal Book/Page: Legal Lot: Legal Block: Market Area: Neighbor Code:		74 LOS ANO 2393.10 / 50-94 74	GELES, CA 3	APN: Alternate APN: Subdivision: Map Reference: Tract #: School District: Munic/Township:		4791 52-A5 4791	10-018 / 674-C7 NGELES
Owner Transfer In	formation						
Recording/Sale Date: Sale Price: Document #:		1		Deed Type: 1st Mtg Document #	# :		
Last Market Sale I	nformation						
Recording/Sale Date: Sale Price: Sale Type: Document #: Deed Type: Transfer Document #: New Construction:		06/06/199 \$202,500 FULL 849664 GRANT I		1st Mtg Amount/Typ 1st Mtg Int. Rate/Ty 1st Mtg Document # 2nd Mtg Amount/Ty 2nd Mtg Int. Rate/Ty Price Per SqFt: Multi/Split Sale:	pe; #: pe;	/ / / \$46.91 M ULTI	
Title Company: Lender:		SOUTH L	AND TITLE COMPANY			MOLI	
Seller Name:		ESTRAD	A MIGUEL				
Prìor Sale Informa	tion						
Prior Rec/Sale Date: Prior Sale Price: Prior Doc Number: Prior Deed Type:		1		Prior Lender: Prior 1st Mtg Amt/T Prior 1st Mtg Rate/T		1	
Property Characte	eristics						
Year Built / Eff: Gross Area: Building Area: Tot Adj Area: Above Grade: # of Stories: Other Improvements:	1922 / 1922 4,317 4,317		Total Rooms/Offices Total Restrooms: Roof Type: Roof Material: Construction: Foundation: Exterior wall: Basement Area:		Garage Area: Garage Capacit Parking Spaces Heat Type: Air Cond: Pool: Quality: Condition:	-	CENTRAL CENTRAL
Site Information							
Zoning: Lot Area: Land Use: Site Influence;	LAC2 6,015 STORE BUI	LDING	Acres: Lot Width/Depth: Commercial Units: Sewer Type:	0.14 X	County Use: State Use: Water Type: Building Class:		STORES (1100)
Tax Information							
Total Value: Land Value: Improvement Value: Total Taxable Value:	\$147,160 \$44,729 \$102,431 \$147,160		Assessed Year: Improved %: Tax Year:	2012 70% 2012	Property Tax: Tax Area: Tax Exemption:	:	\$2,371.05 6659

Comparable Sales Report For Property Located At



7022 S BROADWAY, LOS ANGELES, CA 90003-1849

20 Comparable(s) Selected.

Report Date: 07/10/2013

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$202,500	\$147,000	\$6,325,000	\$1,167,667
Bldg/Living Area	4,317	3,750	4,942	4,379
Price/Sqft	\$46.91	\$37.58	\$1,347.46	\$261.13
Year Built	1922	1914	2007	1955
Lot Area	6,015	4,396	21,168	9,325
Bedrooms	0	0	0	0
Bathrooms/Restrooms	0	2	10	5
Stories	0.00	1.00	1.00	1.00
Total Value	\$147,160	\$65,544	\$3,413,852	\$853,153
Distance From Subject	0.00	1.40	7.16	5.00

^{*=} user supplied for search only

Comp #:	1	LOS ANGELES CA	00027 2524	Distance From 5	Subject: 1.4 (mil
Address:	5401 S VERMONT AVE,		2003/-3533		
Owner Name: Seller Name:	VERMONT MANAGEME				
Seller Name: APN:	5002-023-032	Map Reference:	51-F3 / 674-A5	Building Area:	4,354
County:	LOS ANGELES, CA	Census Tract:	2326.00	Total Rooms/Offices:	4,554
				Total Restrooms:	
Subdivision:	VERMONT AVE VILLA	Zoning:	LAC2	Yr Built/Eff:	2007 / 2007
Rec Date:	05/17/2013	Prior Rec Date:	02/29/2012		NONE
Sale Date:	05/10/2013	Prior Sale Date:	02/07/2012	Air Cond:	NONE
Sale Price:	\$1,350,000	Prior Sale Price:	\$1,226,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	743442	Acres:	0.12		
1st Mtg Amt:		Lot Area:	5,017		
Total Value:	\$1,020,000	# of Stories:			
Land Use:	STORE BUILDING	Park Area/Cap#:	1		
Comp #:	2			Distance From S	ubiect: 3.03 (mil
Address: Owner Name:	1755 W MARTIN LUTHE RAINMAN MLK COMME		OS ANGELES, CA 90		, ,
Seller Name:	GREENFIELD FAMILY T	RUST			
APN:	5035-008-016	Map Reference:	51-D1 / 673-H3	Building Area:	4,478
County:	LOS ANGELES, CA	Census Tract:	2314.00	Total Rooms/Offices:	
Subdivision:	4463	Zoning:	LAC2	Total Restrooms:	
Rec Date:	04/04/2013	Prior Rec Date:	05/02/2000	Yr Built/Eff:	1923 /
Sale Date:	01/29/2013	Prior Sale Date:	12/20/1999	Air Cond:	NONE
Sale Price:	\$255,000	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	ROLL
• • • • • • • • • • • • • • • • • • • •			0.24		COMPOSITIO
Document #:	500725	Acres:	0.21		
1st Mtg Amt:	\$178,500	Lot Area:	9,006		
	\$832,312	# of Stories:	1.00		
Total Value: Land Use:	STORE BUILDING	Park Area/Cap#:	I		
Land Use: Comp #: Address: Owner Name:	3 3941 S WESTERN AVE, TABANKIA HERSAL & S	Park Area/Cap#:		Distance From S	ubject: 3,11 (mil
Land Use: Comp #: Address: Owner Name: Seller Name:	3 3941 S WESTERN AVE, TABANKIA HERSAL & S HDA MTG FUND LLC	Park Area/Cap#: LOS ANGELES, CA	90062-1113		, ,
Land Use: Comp #: Address: Owner Name: Seller Name: APN:	3 3941 S WESTERN AVE, TABANKIA HERSAL & S HDA MTG FUND LLC 5035-016-003	Park Area/Cap#: LOS ANGELES, CA TRUST Map Reference:	90062-1113 51-E1 / 673-H2	Building Area:	ubject: 3.11 (mil
Land Use: Comp #: Address: Owner Name: Seller Name: APN: County:	3 3941 S WESTERN AVE, TABANKIA HERSAL & S HDA MTG FUND LLC 5035-016-003 LOS ANGELES, CA	Park Area/Cap#: LOS ANGELES, CA TRUST Map Reference: Census Tract:	90062-1113 51-E1 / 673-H2 2314.00	Building Area: Total Rooms/Offices:	, ,
Land Use: Comp #: Address: Owner Name: Seller Name: APN: County: Subdivision:	3 3941 S WESTERN AVE, TABANKIA HERSAL & S HDA MTG FUND LLC 5036-016-003 LOS ANGELES, CA 1252	Park Area/Cap#: LOS ANGELES, CA TRUST Map Reference: Census Tract: Zoning:	90062-1113 51-E1 / 673-H2 2314.00 LAC2	Building Area: Total Rooms/Offices: Total Restrooms:	4,365
Land Use: Comp #: Address: Owner Name: Seller Name: APN: County: Subdivision: Rec Date:	3 3941 S WESTERN AVE, TABANKIA HERSAL & S HDA MTG FUND LLC 5035-016-003 LOS ANGELES, CA 1252 03/15/2013	Park Area/Cap#: LOS ANGELES, CAS TRUST Map Reference: Census Tract: Zoning: Prior Rec Date:	90062-1113 51-E1 / 673-H2 2314.00 LAC2 01/17/2003	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff:	4,365 1914 / 1914
Land Use: Comp #: Address: Owner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Date:	3 3941 S WESTERN AVE, TABANKIA HERSAL & S HDA MTG FUND LLC 5035-016-003 LOS ANGELES, CA 1252 03/15/2013 03/01/2013	Park Area/Cap#: LOS ANGELES, CA TRUST Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date:	90062-1113 51-E1 / 673-H2 2314.00 LAC2 01/17/2003 05/30/2002	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond:	4,365
Land Use: Comp #: Address: Owner Name; Seller Name: APN: County: Subdivision: Rec Date: Sale Date: Sale Price:	3 3941 S WESTERN AVE, TABANKIA HERSAL & S HDA MTG FUND LLC 5035-016-003 LOS ANGELES, CA 1252 03/15/2013 03/01/2013 \$601,000	Park Area/Cap#: LOS ANGELES, CA TRUST Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price:	90062-1113 51-E1 / 673-H2 2314.00 LAC2 01/17/2003 05/30/2002 \$1,000	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool:	4,365 1914 / 1914
Land Use: Comp #: Address: Owner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Date: Sale Price: Sale Type:	3 3941 S WESTERN AVE, TABANKIA HERSAL & S HDA MTG FUND LLC 5035-016-003 LOS ANGELES, CA 1252 03/15/2013 03/01/2013 \$601,000 FULL	Park Area/Cap#: LOS ANGELES, CA TRUST Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Trice: Prior Sale Type:	90062-1113 51-E1 / 673-H2 2314.00 LAC2 01/17/2003 05/30/2002 \$1,000 FULL	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond:	4,365 1914 / 1914
Land Use: Comp #: Address: Owner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Date: Sale Price: Sale Type: Document #:	3 3941 S WESTERN AVE, TABANKIA HERSAL & S HDA MTG FUND LLC 5035-016-003 LOS ANGELES, CA 1252 03/15/2013 03/01/2013 \$601,000	Park Area/Cap#: LOS ANGELES, CAS TRUST Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Type: Acres:	90062-1113 51-E1 / 673-H2 2314.00 LAC2 01/17/2003 05/30/2002 \$1,000 FULL 0.11	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool:	4,365 1914 / 1914
Land Use: Comp #: Address: Owner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Date: Sale Price: Sale Type: Document #: 1st Mtg Amt:	3 3941 S WESTERN AVE, TABANKIA HERSAL & S HDA MTG FUND LLC 5035-016-003 LOS ANGELES, CA 1252 03/15/2013 03/01/2013 \$601,000 FULL 393634	Park Area/Cap#: LOS ANGELES, CAS TRUST Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Type: Acres; Lot Area:	90062-1113 51-E1 / 673-H2 2314.00 LAC2 01/17/2003 05/30/2002 \$1,000 FULL	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool:	4,365 1914 / 1914
Land Use: Comp #: Address: Owner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Date: Sale Price: Sale Type: Document #: 1st Mtg Amt: Total Value:	3 3941 S WESTERN AVE, TABANKIA HERSAL & S HDA MTG FUND LLC 5035-016-003 LOS ANGELES, CA 1252 03/15/2013 03/01/2013 \$601,000 FULL 393634 \$471,640	Park Area/Cap#: LOS ANGELES, CA TRUST Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Type: Acres: Lot Area: # of Stories:	90062-1113 51-E1 / 673-H2 2314.00 LAC2 01/17/2003 05/30/2002 \$1,000 FULL 0.11 4,953	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool:	4,365 1914 / 1914
Land Use: Comp #: Address: Owner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Date: Sale Price: Sale Type: Document #: 1st Mtg Amt: Total Value:	3 3941 S WESTERN AVE, TABANKIA HERSAL & S HDA MTG FUND LLC 5035-016-003 LOS ANGELES, CA 1252 03/15/2013 03/01/2013 \$601,000 FULL 393634	Park Area/Cap#: LOS ANGELES, CAS TRUST Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Type: Acres; Lot Area:	90062-1113 51-E1 / 673-H2 2314.00 LAC2 01/17/2003 05/30/2002 \$1,000 FULL 0.11	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool:	4,365 1914 / 1914
	3 3941 S WESTERN AVE, TABANKIA HERSAL & S HDA MTG FUND LLC 5035-016-003 LOS ANGELES, CA 1252 03/15/2013 03/01/2013 \$601,000 FULL 393634 \$471,640	Park Area/Cap#: LOS ANGELES, CA TRUST Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Type: Acres: Lot Area: # of Stories:	90062-1113 51-E1 / 673-H2 2314.00 LAC2 01/17/2003 05/30/2002 \$1,000 FULL 0.11 4,953	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool: Roof Mat:	4,365 1914 / 1914 NONE
Land Use: Comp #: Address: Owner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Date: Sale Price: Sale Pype: Document #: 1st Mtg Amt: Total Value: Land Use:	3 3941 S WESTERN AVE, TABANKIA HERSAL & S HDA MTG FUND LLC 5035-016-003 LOS ANGELES, CA 1252 03/15/2013 03/01/2013 \$601,000 FULL 393634 \$471,640 STORE BUILDING	Park Area/Cap#: LOS ANGELES, CA TRUST Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Type: Acres: Lot Area: # of Stories: Park Area/Cap#:	90062-1113 51-E1 / 673-H2 2314.00 LAC2 01/17/2003 05/30/2002 \$1,000 FULL 0.11 4,953	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool:	4,365 1914 / 1914 NONE
Land Use: Comp #: Address: Owner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Date: Sale Price: Sale Type: Document #: 1st Mig Amt: Total Value: Land Use: Comp #: Address:	3 3941 S WESTERN AVE, TABANKIA HERSAL & S HDA MTG FUND LLC 5035-016-003 LOS ANGELES, CA 1252 03/15/2013 03/01/2013 \$601,000 FULL 393634 \$471,640 STORE BUILDING 4 3933 S WESTERN AVE,	Park Area/Cap#: LOS ANGELES, CAS TRUST Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Type: Acres: Lot Area: # of Stories: Park Area/Cap#: LOS ANGELES, CA	90062-1113 51-E1 / 673-H2 2314.00 LAC2 01/17/2003 05/30/2002 \$1,000 FULL 0.11 4,953	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool: Roof Mat:	4,365 1914 / 1914 NONE
Land Use: Comp #: Address: Owner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Date: Sale Date: Sale Date: Total Value: Land Use: Comp #: Address: Owner Name:	3 3941 S WESTERN AVE, TABANKIA HERSAL & S HDA MTG FUND LLC 5035-016-003 LOS ANGELES, CA 1252 03/15/2013 03/01/2013 \$601,000 FULL 393634 \$471,640 STORE BUILDING 4 3933 S WESTERN AVE, TABANKIA HERSAL & S	Park Area/Cap#: LOS ANGELES, CAS TRUST Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Type: Acres: Lot Area: # of Stories: Park Area/Cap#: LOS ANGELES, CA	90062-1113 51-E1 / 673-H2 2314.00 LAC2 01/17/2003 05/30/2002 \$1,000 FULL 0.11 4,953	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool: Roof Mat:	4,365 1914 / 1914 NONE
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Land Use: Comp #: Address: Owner Name: Seller Name: APN: County: Sale Date: Sale Date: Sale Price: Sale Price: Sale Type: Document #: 1st Mtg Amt: Total Value: Land Use: Comp #: Address: Owner Name: Seller Name: APN:	3 3941 S WESTERN AVE, TABANKIA HERSAL & S HDA MTG FUND LLC 5035-016-003 LOS ANGELES, CA 1252 03/15/2013 03/01/2013 \$601,000 FULL 393634 \$471,640 STORE BUILDING 4 3933 S WESTERN AVE, TABANKIA HERSAL & S HDA MTG FUND LLC 5035-016-001	Park Area/Cap#: LOS ANGELES, CA TRUST Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Type: Acres: Lot Area: # of Stories: Park Area/Cap#: LOS ANGELES, CA TRUST Map Reference:	90062-1113 51-E1 / 673-H2 2314.00 LAC2 01/17/2003 05/30/2002 \$1,000 FULL 0.11 4,953 / 90062-1113 51-E1 / 673-H2	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool: Roof Mat: Distance From St	4,365 1914 / 1914 NONE
Land Use: Comp #: Address: Owner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Date: Sale Price: Sale Price: Document #: 1st Mtg Amt: Total Value: Land Use: Comp #: Address: Owner Name: Seller Name: APN: County:	3 3941 S WESTERN AVE, TABANKIA HERSAL & S HDA MTG FUND LLC 5035-016-003 LOS ANGELES, CA 1252 03/15/2013 03/01/2013 \$601,000 FULL 393634 \$471,640 STORE BUILDING 4 3933 S WESTERN AVE, TABANKIA HERSAL & S HDA MTG FUND LLC 5035-016-001 LOS ANGELES, CA	Park Area/Cap#: LOS ANGELES, CAS TRUST Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Type: Acres: Lot Area: # of Stories: Park Area/Cap#: LOS ANGELES, CAS TRUST Map Reference: Census Tract:	90062-1113 51-E1 / 673-H2 2314.00 LAC2 01/17/2003 05/30/2002 \$1,000 FULL 0.11 4,953 / 90062-1113 51-E1 / 673-H2 2314.00	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool: Roof Mat: Distance From St	4,365 1914 / 1914 NONE ubject: 3.12 (mil
Land Use: Comp #: Address: Owner Name: APN: County: Subdivision: Rec Date: Sale Date: Sale Date: Sale Price: Sale Type: Document #: 1st Mtg Amt: Total Value: Land Use: Comp #: Address: Owner Name: Seller Name: APN: County: Subdivision:	3 3941 S WESTERN AVE, TABANKIA HERSAL & S HDA MTG FUND LLC 5035-016-003 LOS ANGELES, CA 1252 03/15/2013 03/01/2013 \$601,000 FULL 393634 \$471,640 STORE BUILDING 4 3933 S WESTERN AVE, TABANKIA HERSAL & S HDA MTG FUND LLC 5035-016-001 LOS ANGELES, CA 1252	Park Area/Cap#: LOS ANGELES, CA TRUST Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Type: Acres: Lot Area: # of Stories: Park Area/Cap#: LOS ANGELES, CA TRUST Map Reference: Census Tract: Zoning:	90062-1113 51-E1 / 673-H2 2314.00 LAC2 01/17/2003 05/30/2002 \$1,000 FULL 0.11 4,953 / 90062-1113 51-E1 / 673-H2 2314.00 LAC2	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool: Roof Mat: Distance From St Building Area: Total Rooms/Offices: Total Rooms:	4,365 1914 / 1914 NONE ubject: 3.12 (mil
Land Use: Comp #: Address: Owner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Date: Sale Price: Sale Price: Sale Type: Document #: 1st Mig Amt: Total Value: Land Use: Comp #: Address: Owner Name: APN: County: Subdivision: Rec Date:	3 3941 S WESTERN AVE, TABANKIA HERSAL & S HDA MTG FUND LLC 5035-016-003 LOS ANGELES, CA 1252 03/15/2013 03/01/2013 \$601,000 FULL 393634 \$471,640 STORE BUILDING 4 3933 S WESTERN AVE, TABANKIA HERSAL & S HDA MTG FUND LLC 5035-016-001 LOS ANGELES, CA 1252 03/15/2013	Park Area/Cap#: LOS ANGELES, CA TRUST Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Price: Prior Sale Price: Prior Sale Type: Acres: Lot Area: # of Stories: Park Area/Cap#: LOS ANGELES, CA TRUST Map Reference: Census Tract: Zoning: Prior Rec Date:	90062-1113 51-E1 / 673-H2 2314.00 LAC2 01/17/2003 05/30/2002 \$1,000 FULL 0.11 4,953 / 90062-1113 51-E1 / 673-H2 2314.00 LAC2 01/17/2003	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool: Roof Mat: Distance From St Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff:	4,365 1914 / 1914 NONE ubject: 3.12 (mil) 4,942 1921 / 1940
Land Use: Comp #: Address: Owner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Date: Sale Price: Sale Price: Document #: 1st Mig Amt: Total Value: Land Use: Comp #: Address: Owner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Date: Sale Date:	3 3941 S WESTERN AVE, TABANKIA HERSAL & S HDA MTG FUND LLC 5035-016-003 LOS ANGELES, CA 1252 03/15/2013 03/01/2013 \$601,000 FULL 393634 \$471,640 STORE BUILDING 4 3933 S WESTERN AVE, TABANKIA HERSAL & S HDA MTG FUND LLC 5035-016-001 LOS ANGELES, CA 1252 03/15/2013 03/01/2013	Park Area/Cap#: LOS ANGELES, CAS TRUST Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Type: Acres: Lot Area: # of Stories: Park Area/Cap#: LOS ANGELES, CAS TRUST Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Date:	90062-1113 51-E1 / 673-H2 2314.00 LAC2 01/17/2003 05/30/2002 \$1,000 FULL 0.11 4,953 / 90062-1113 51-E1 / 673-H2 2314.00 LAC2 01/17/2003 05/30/2002	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool: Roof Mat: Distance From St Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond:	4,365 1914 / 1914 NONE ubject: 3.12 (mil
Land Use: Comp #: Address: Owner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Date: Sale Price: Sale Price: Comp #: Address: Owner Name: APN: County: Subdivision: Rec Date: Sale Type: Document #: 1st Mtg Amt: Total Value: Land Use: Comp #: Address: Owner Name: APN: County: Subdivision: Rec Date: Sale Date: Sale Price:	3 3941 S WESTERN AVE, TABANKIA HERSAL & S HDA MTG FUND LLC 5035-016-003 LOS ANGELES, CA 1252 03/15/2013 03/01/2013 \$601,000 FULL 393634 \$471,640 STORE BUILDING 4 3933 S WESTERN AVE, TABANKIA HERSAL & S HDA MTG FUND LLC 5035-016-001 LOS ANGELES, CA 1252 03/15/2013 03/01/2013 \$601,000	Park Area/Cap#: LOS ANGELES, CAS TRUST Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Price: Prior Sale Price: Prior Sale Price: Acres: Lot Area: # of Stories: Park Area/Cap#: LOS ANGELES, CAS TRUST Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price:	90062-1113 51-E1 / 673-H2 2314.00 LAC2 01/17/2003 05/30/2002 \$1,000 FULL 0.11 4,953 / 90062-1113 51-E1 / 673-H2 2314.00 LAC2 01/17/2003 05/30/2002 \$1,000	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool: Roof Mat: Distance From St Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool:	4,365 1914 / 1914 NONE ubject: 3.12 (mil) 4,942 1921 / 1940
Land Use: Comp #: Address: Owner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Date: Sale Price: Sale Type: Document #: At Mtg Amt: Total Value: Land Use: Comp #: Address: Owner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Price: Sale Price: Sale Price: Sale Price: Sale Type:	3 3941 S WESTERN AVE, TABANKIA HERSAL & S HDA MTG FUND LLC 5035-016-003 LOS ANGELES, CA 1252 03/15/2013 03/01/2013 \$601,000 FULL 393634 \$471,640 STORE BUILDING 4 3933 S WESTERN AVE, TABANKIA HERSAL & S HDA MTG FUND LLC 5035-016-001 LOS ANGELES, CA 1252 03/15/2013 03/01/2013 \$601,000 FULL	Park Area/Cap#: LOS ANGELES, CAS TRUST Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Type: Acres: Lot Area: # of Stories: Park Area/Cap#: LOS ANGELES, CASTRUST Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Price: Prior Sale Type:	90062-1113 51-E1 / 673-H2 2314.00 LAC2 01/17/2003 05/30/2002 \$1,000 FULL 0.11 4,953 / 90062-1113 51-E1 / 673-H2 2314.00 LAC2 01/17/2003 05/30/2002 \$1,000 FULL	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool: Roof Mat: Distance From St Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond:	4,365 1914 / 1914 NONE ubject: 3.12 (mil) 4,942 1921 / 1940
Land Use: Comp #: Address: Owner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Date: Sale Price: Sale Type: Document #: 1st Mtg Amt: Total Value: Land Use: Comp #: Address: Owner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Date: Sale Date: Sale Date: Sale Price: Sale Price: Sale Type: Document #:	3 3941 S WESTERN AVE, TABANKIA HERSAL & S HDA MTG FUND LLC 5035-016-003 LOS ANGELES, CA 1252 03/15/2013 03/01/2013 \$601,000 FULL 393634 \$471,640 STORE BUILDING 4 3933 S WESTERN AVE, TABANKIA HERSAL & S HDA MTG FUND LLC 5035-016-001 LOS ANGELES, CA 1252 03/15/2013 03/01/2013 \$601,000	Park Area/Cap#: LOS ANGELES, CA TRUST Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Price: Prior Sale Price: Prior Sale Type: Acres: Lot Area: # of Stories: Park Area/Cap#: LOS ANGELES, CA TRUST Map Reference: Census Tract: Zoning: Prior Sale Date: Prior Sale Date: Prior Sale Price: Prior Sale Type: Acres:	90062-1113 51-E1 / 673-H2 2314.00 LAC2 01/17/2003 05/30/2002 \$1,000 FULL 0.11 4,953 / 90062-1113 51-E1 / 673-H2 2314.00 LAC2 01/17/2003 05/30/2002 \$1,000 FULL 0.11	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool: Roof Mat: Distance From St Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool:	4,365 1914 / 1914 NONE ubject: 3.12 (mil) 4,942 1921 / 1940
Land Use: Comp #: Address: Owner Name: Seller Name: APN: County: Sale Date: Sale Date: Sale Price: Sale Price: Sale Type: Document #: 1st Mtg Amt: Total Value: Land Use: Comp #: Address: Owner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Price: Sale Price: Sale Price: Sale Price: Sale Type: Document #: 1st Mtg Amt:	3 3941 S WESTERN AVE, TABANKIA HERSAL & S HDA MTG FUND LLC 5035-016-003 LOS ANGELES, CA 1252 03/15/2013 03/01/2013 \$601,000 FULL 393634 \$471,640 STORE BUILDING 4 3933 S WESTERN AVE, TABANKIA HERSAL & S HDA MTG FUND LLC 5035-016-001 LOS ANGELES, CA 1252 03/15/2013 03/01/2013 \$601,000 FULL 393634	Park Area/Cap#: LOS ANGELES, CAS TRUST Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Price: Prior Sale Price: Acres: Lot Area: # of Stories: Park Area/Cap#: LOS ANGELES, CAS TRUST Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Price: Prior Sale Price: Prior Sale Price: Prior Sale Type: Acres: Lot Area:	90062-1113 51-E1 / 673-H2 2314.00 LAC2 01/17/2003 05/30/2002 \$1,000 FULL 0.11 4,953 / 90062-1113 51-E1 / 673-H2 2314.00 LAC2 01/17/2003 05/30/2002 \$1,000 FULL	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool: Roof Mat: Distance From St Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool:	4,365 1914 / 1914 NONE ubject: 3.12 (mil) 4,942 1921 / 1940
Land Use: Comp #: Address: Owner Name: APN: County: Subdivision: Rec Date: Sale Date: Sale Date: Sale Price: Sale Type: Document #: 1st Mtg Amt: Total Value: Land Use: Comp #: Address: Owner Name: Seller Name: APN: County: Subdivision:	3 3941 S WESTERN AVE, TABANKIA HERSAL & S HDA MTG FUND LLC 5035-016-003 LOS ANGELES, CA 1252 03/15/2013 03/01/2013 \$601,000 FULL 393634 \$471,640 STORE BUILDING 4 3933 S WESTERN AVE, TABANKIA HERSAL & S HDA MTG FUND LLC 5035-016-001 LOS ANGELES, CA 1252 03/15/2013 03/01/2013 \$601,000 FULL	Park Area/Cap#: LOS ANGELES, CA TRUST Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Price: Prior Sale Price: Prior Sale Type: Acres: Lot Area: # of Stories: Park Area/Cap#: LOS ANGELES, CA TRUST Map Reference: Census Tract: Zoning: Prior Sale Date: Prior Sale Date: Prior Sale Price: Prior Sale Type: Acres:	90062-1113 51-E1 / 673-H2 2314.00 LAC2 01/17/2003 05/30/2002 \$1,000 FULL 0.11 4,953 / 90062-1113 51-E1 / 673-H2 2314.00 LAC2 01/17/2003 05/30/2002 \$1,000 FULL 0.11	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool: Roof Mat: Distance From St Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool:	4,365 1914 / 1914 NONE ubject: 3.12 (mil) 4,942 1921 / 1940

Comp #:	5			Distance From S	ubject: 3.27 (mile
Address:	3500 W SLAUSON AVE		90043-2428		
Owner Name:	BURRELL GARLAND				
Seller Name:	BURRELL GARLAND T				
APN:	4004-005-010	Map Reference:	51-C4 / 673-E6	Building Area:	4,880
County:	LOS ANGELES, CA	Census Tract:	2347.00	Total Rooms/Offices:	
Subdivision:	2095	Zoning:	LAC2	Total Restrooms:	
Rec Date:	04/16/2013	Prior Rec Date:	03/19/1980	Yr Built/Eff:	1929 / 1937
Sale Date:	04/16/2013	Prior Sale Date:		Air Cond:	NONE
Sale Price:	\$1,000,000	Prior Sale Price:	\$90,000	Pool:	
Sale Type:		Prior Sale Type:	FULL	Roof Mat:	
Document #:	563541	Acres:	0.27		
1st Mtg Amt:		Lot Area:	11,910		
Total Value:	\$155,967	# of Stories:	11,010		
Land Use:	STORE BUILDING	Park Area/Cap#:	1		
Comp #:	6			Dietance From S	ubject: 3,78 (mile
Comp #. Address:	4299 CRENSHAW BLV	D LOS ANGELES CA	40008-2536	Diatalice Field 9	abject. Offe (IIIII)
Owner Name:	SECTORES PROPERT		4 90000-2556		
Seller Name:	LARKIN PATRICK F				
APN:	5024-007-023	Map Reference:	51-C2 / 673-E3	Building Area:	3,912
County:	LOS ANGELES, CA	Census Tract:	2343.00	Total Rooms/Offices:	
Subdivision:	8900	Zoning:	LAC1.5	Total Restrooms:	
Rec Date:	06/07/2013	Prior Rec Date:	05/27/2011	Yr Built/Eff:	1986 / 2001
Sale Date:	05/23/2013	Prior Sale Date:	05/19/2011	Air Cond:	NONE
Sale Price:	\$147,000	Prior Sale Price:	\$620,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	854074	Acres:	0.25		
Doodinon n.	004074	Lot Area:	10,949		
1 of Mta Amti		LUL AI Ed.	10.343		
•	6070 440		•		
Total Value:	\$976,140	# of Stories:	1.00		
1st Mtg Amt: Total Value: Land Use:	\$976,140 STORE BUILDING		•		
Total Value: Land Use: Comp #: Address: Owner Name:	7 10236 LONG BEACH B HUERTA JOSE F/GAM	# of Stories: Park Area/Cap#: LVD, LYNWOOD, CA	1.00	Distance From Si	ubject: 4.31 (mile
Total Value; Land Use; Comp #: Address; Owner Name; Seller Name;	7 10236 LONG BEACH B HUERTA JOSE F/GAM STRATEGIC ACQUISIT	# of Stories: Park Area/Cap#: LVD, LYNWOOD, CABOA LEIDIANA IONS INC	1.00 /		
Total Value: Land Use: Comp #: Address: Owner Name: Seller Name: APN:	7 10236 LONG BEACH B HUERTA JOSE F/GAM STRATEGIC ACQUISIT 6207-009-021	# of Stories: Park Area/Cap#: LVD, LYNWOOD, CA BOA LEIDIANA IONS INC Map Reference:	1.00 / 90262-1509 59-A3 / 705-A5	Building Area:	ubject: 4.31 (mile
Total Value: Land Use: Comp #: Address: Owner Name: Seller Name: APN: County:	7 10236 LONG BEACH B HUERTA JOSE F/GAM S207-009-021 LOS ANGELES, CA	# of Stories: Park Area/Cap#: LVD, LYNWOOD, CA BOA LEIDIANA IONS INC Map Reference: Census Tract:	1.00 / 90262-1509 59-A3 / 705-A5 5402.01	Building Area: Total Rooms/Offices:	
Total Value: Land Use: Comp #: Address: Owner Name: Seller Name: APN: County: Subdivision:	7 10236 LONG BEACH B HUERTA JOSE F/GAM STRATEGIC ACQUISIT 6207-009-021 LOS ANGELES, CA 4936	# of Stories: Park Area/Cap#: LVD, LYNWOOD, CA BOA LEIDIANA IONS INC Map Reference: Census Tract: Zoning:	1.00 / 90262-1509 59-A3 / 705-A5 5402.01 LYC3*	Building Area: Total Rooms/Offices; Total Restrooms:	4,225
Total Value: Land Use: Comp #: Address: Owner Name: Seller Name: APN: County: Subdivision: Rec Date:	7 10236 LONG BEACH B HUERTA JOSE F/GAM STRATEGIC ACQUISIT 6207-009-021 LOS ANGELES, CA 4936 12/24/2012	# of Stories: Park Area/Cap#: LVD, LYNWOOD, CA BOA LEIDIANA IONS INC Map Reference: Census Tract: Zoning: Prior Rec Date:	1.00 / 90262-1509 59-A3 / 705-A5 5402.01 LYC3* 07/26/2006	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff:	4,225 1956 / 1956
Total Value: Land Use: Comp #: Address: Owner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Date:	7 10236 LONG BEACH B HUERTA JOSE F/GAM STRATEGIC ACQUISIT 6207-009-021 LOS ANGELES, CA 4936 12/24/2012 09/18/2012	# of Stories: Park Area/Cap#: LVD, LYNWOOD, CA BOA LEIDIANA IONS INC Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date:	1.00 / 90262-1509 59-A3 / 705-A5 5402.01 LYC3* 07/26/2006 07/17/2006	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond:	4,225
Total Value: Land Use: Comp #: Address: Owner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Date: Sale Price:	7 10236 LONG BEACH B HUERTA JOSE F/GAM STRATEGIC ACQUISIT 6207-009-021 LOS ANGELES, CA 4936 12/24/2012 99/18/2012 \$450,000	# of Stories: Park Area/Cap#: LVD, LYNWOOD, CA BOA LEIDIANA IONS INC Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price:	1.00 / 90262-1509 59-A3 / 705-A5 5402.01 LYG3* 07/26/2006 07/17/2006 \$700,000	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool:	4,225 1956 / 1956 NONE
Total Value: Land Use: Comp #: Address: Owner Name: Seller Name: APN: Countly: Subdivision: Rec Date: Sale Date: Sale Price: Sale Type:	7 10236 LONG BEACH B HUERTA JOSE F/GAM STRATEGIC ACQUISIT 6207-009-021 LOS ANGELES, CA 4936 12/24/2012 09/18/2012 \$450,000 FULL	# of Stories: Park Area/Cap#: LVD, LYNWOOD, CA BOA LEIDIANA IONS INC Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Type:	1.00 / 90262-1509 59-A3 / 705-A5 5402.01 LYC3* 07/26/2006 07/17/2006 \$700,000 FULL	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond:	4,225 1956 / 1956
Total Value: Land Use: Comp #: Address: Owner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Date: Sale Price: Sale Type: Document #:	7 10236 LONG BEACH B HUERTA JOSE F/GAM STRATEGIC ACQUISIT 6207-009-021 LOS ANGELES, CA 4936 12/24/2012 09/18/2012 \$450,000 FULL 1996222	# of Stories: Park Area/Cap#: LVD, LYNWOOD, CA BOA LEIDIANA IONS INC Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Type: Acres:	1.00 / 90262-1509 59-A3 / 705-A5 5402.01 LYC3* 07/26/2006 07/17/2006 \$700,000 FULL 0.14	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool:	4,225 1956 / 1956 NONE
Total Value: Land Use: Comp #: Address: Owner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Date: Sale Price: Sale Type: Document #:	7 10236 LONG BEACH B HUERTA JOSE F/GAM STRATEGIC ACQUISIT 6207-009-021 LOS ANGELES, CA 4936 12/24/2012 09/18/2012 \$450,000 FULL	# of Stories: Park Area/Cap#: LVD, LYNWOOD, CA BOA LEIDIANA IONS INC Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Type:	1.00 / 90262-1509 59-A3 / 705-A5 5402.01 LYC3* 07/26/2006 07/17/2006 \$700,000 FULL	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool:	4,225 1956 / 1956 NONE
Total Value: Land Use: Comp #: Address: Owner Name: Seller Name: APN: County: Rec Date: Sale Date: Sale Date: Sale Type: Document #: 1st Mtg Amt:	7 10236 LONG BEACH B HUERTA JOSE F/GAM STRATEGIC ACQUISIT 6207-009-021 LOS ANGELES, CA 4936 12/24/2012 09/18/2012 \$450,000 FULL 1996222	# of Stories: Park Area/Cap#: LVD, LYNWOOD, CA BOA LEIDIANA IONS INC Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Type: Acres:	1.00 / 90262-1509 59-A3 / 705-A5 5402.01 LYC3* 07/26/2006 07/17/2006 \$700,000 FULL 0.14	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool:	4,225 1956 / 1956 NONE
Total Value: Land Use: Comp #: Address: Owner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Price: Sale Price: Sale Type: Document #: Ist Mtg Amt: Total Value:	7 10236 LONG BEACH B HUERTA JOSE F/GAM STRATEGIC ACQUISIT 6207-009-021 LOS ANGELES, CA 4936 12/24/2012 09/18/2012 \$450,000 FULL 1996222 \$382,500	# of Stories: Park Area/Cap#: LVD, LYNWOOD, CA BOA LEIDIANA IONS INC Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Type: Acres: Lot Area:	1.00 / 90262-1509 59-A3 / 705-A5 5402.01 LYC3* 07/26/2006 07/17/2006 \$700,000 FULL 0.14 5,983	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool:	4,225 1956 / 1956 NONE
Total Value: Land Use: Land Use: Comp #: Address: Owner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Date: Sale Date: Sale Price: Sale Type: Document #: 1st Mtg Amt: Total Value: Land Use:	7 10236 LONG BEACH B HUERTA JOSE F/GAM STRATEGIC ACQUISIT 6207-009-021 LOS ANGELES, CA 4936 12/24/2012 09/18/2012 \$450,000 FULL 1996222 \$382,500 \$746,663 STORE BUILDING	# of Stories: Park Area/Cap#: LVD, LYNWOOD, CA BOA LEIDIANA IONS INC Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Price: Prior Sale Price: Prior Sale Type: Acres: Lot Area: # of Stories:	1.00 / 90262-1509 59-A3 / 705-A5 5402.01 LYC3* 07/26/2006 07/17/2006 \$700,000 FULL 0.14 5,983 1.00	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool: Roof Mat:	4,225 1956 / 1956 NONE CONCRETE
Total Value: Land Use: Comp #: Address: Owner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Price: Sale Price: Sale Type: Document #: 1st Mtg Amt: Total Value: Land Use: Comp #:	7 10236 LONG BEACH B HUERTA JOSE F/GAM STRATEGIC ACQUISIT 6207-009-021 LOS ANGELES, CA 4936 12/24/2012 09/18/2012 \$450,000 FULL 1996222 \$382,500 \$746,663 STORE BUILDING	# of Stories: Park Area/Cap#: LVD, LYNWOOD, CA BOA LEIDIANA IONS INC Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Type: Acres: Lot Area: # of Stories: Park Area/Cap#:	1.00 / 90262-1509 59-A3 / 705-A5 5402.01 LYC3* 07/26/2006 07/17/2006 \$700,000 FULL 0.14 5,983 1.00	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool: Roof Mat:	4,225 1956 / 1956 NONE CONCRETE
Total Value: Land Use: Comp #: Address: Owner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Date: Sale Price: Sale Type: Document #: 1st Mtg Amt: Total Value: Land Use: Comp #: Address:	7 10236 LONG BEACH B HUERTA JOSE F/GAM STRATEGIC ACQUISIT 6207-009-021 LOS ANGELES, CA 4936 12/24/2012 09/18/2012 \$450,000 FULL 1996222 \$382,500 \$746,663 STORE BUILDING	# of Stories: Park Area/Cap#: LVD, LYNWOOD, CA BOA LEIDIANA IONS INC Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Price: Acres: Lot Area: # of Stories: Park Area/Cap#: INGLEWOOD, CA 90:	1.00 / 90262-1509 59-A3 / 705-A5 5402.01 LYC3* 07/26/2006 07/17/2006 \$700,000 FULL 0.14 5,983 1.00	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool: Roof Mat:	4,225 1956 / 1956 NONE CONCRETE
Total Value: Land Use: Comp #: Address: Owner Name: Seller Name: APN: County: Rec Date: Sale Date: Sale Date: Sale Date: Document #: 1st Mtg Amt: Total Value: Land Use:	7 10236 LONG BEACH B HUERTA JOSE F/GAM STRATEGIC ACQUISIT 6207-009-021 LOS ANGELES, CA 4936 12/24/2012 09/18/2012 \$450,000 FULL 1996222 \$382,500 \$746,663 STORE BUILDING	# of Stories: Park Area/Cap#: LVD, LYNWOOD, CA BOA LEIDIANA IONS INC Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Type: Acres: Lot Area: # of Stories: Park Area/Cap#:	1.00 / 90262-1509 59-A3 / 705-A5 5402.01 LYC3* 07/26/2006 07/17/2006 \$700,000 FULL 0.14 5,983 1.00	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool: Roof Mat:	4,225 1956 / 1956 NONE CONCRETE
Total Value: Land Use: Comp #: Address: Owner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Price: Sale Price: Sale Price: Sale Type: Occument #: Ist Mtg Amt: Total Value: Land Use: Comp #: Address: Owner Name:	7 10236 LONG BEACH B HUERTA JOSE F/GAM STRATEGIC ACQUISIT 6207-009-021 LOS ANGELES, CA 4936 12/24/2012 09/18/2012 \$450,000 FULL 1996222 \$382,500 \$746,663 STORE BUILDING	# of Stories: Park Area/Cap#: LVD, LYNWOOD, CA BOA LEIDIANA IONS INC Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Type: Acres: Lot Area: # of Stories: Park Area/Cap#:	1.00 / 90262-1509 59-A3 / 705-A5 5402.01 LYC3* 07/26/2006 07/17/2006 \$700,000 FULL 0.14 5,983 1.00	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool: Roof Mat:	4,225 1956 / 1956 NONE CONCRETE
Total Value: Land Use: Comp #: Address: Owner Name: Seller Name: APN: Subdivision: Rec Date: Sale Price: Sale Price: Sale Type: Occument #: Ist Mtg Amt: Total Value: Land Use: Comp #: Address: Owner Name: Seller Name:	7 10236 LONG BEACH B HUERTA JOSE F/GAM STRATEGIC ACQUISIT 6207-009-021 LOS ANGELES, CA 4936 12/24/2012 09/18/2012 \$450,000 FULL 1996222 \$382,500 \$746,663 STORE BUILDING	# of Stories: Park Area/Cap#: LVD, LYNWOOD, CA BOA LEIDIANA IONS INC Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Type: Acres: Lot Area: # of Stories: Park Area/Cap#:	1.00 / 90262-1509 59-A3 / 705-A5 5402.01 LYC3* 07/26/2006 07/17/2006 \$700,000 FULL 0.14 5,983 1.00	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool: Roof Mat:	4,225 1956 / 1956 NONE CONCRETE
Total Value: Land Use: Comp #: Address: Owner Name: Seller Name: County: Subdivision: Rec Date: Sale Date: Sale Price: Sale Price: Sale Type: Occument #: 1st Mtg Amt: Total Value: Land Use: Comp #: Address: Owner Name: Seller Name: APN:	7 10236 LONG BEACH B HUERTA JOSE F/GAM STRATEGIC ACQUISIT 6207-009-021 LOS ANGELES, CA 4936 12/24/2012 99/18/2012 \$450,000 FULL 1996222 \$382,500 \$746,663 STORE BUILDING 8 1101 N LA BREA AVE, FELSTINER REUBEN 8 OKORO UMEWEZIE &	# of Stories: Park Area/Cap#: LVD, LYNWOOD, CA BOA LEIDIANA IONS INC Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Type: Acres: Lot Area: # of Stories: Park Area/Cap#: INGLEWOOD, CA 903 THELMA J ADA	1.00 / 90262-1509 59-A3 / 705-A5 5402.01 LYC3* 07/26/2006 07/17/2006 \$700,000 FULL 0.14 5,983 1.00 /	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool: Roof Mat: Distance From Si	4,225 1956 / 1956 NONE CONCRETE
Total Value: Land Use: Comp #: Address: Owner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Date: Sale Price: Sale Price: Sale Type: Document #: 1st Mtg Amt: Total Value: Land Use: Comp #: Address: Owner Name: Seller Name: APN: County:	7 10236 LONG BEACH B HUERTA JOSE F/GAM STRATEGIC ACQUISIT 6207-009-021 LOS ANGELES, CA 4936 12/24/2012 09/18/2012 \$450,000 FULL 1996222 \$382,500 \$746,663 STORE BUILDING 8 1101 N LA BREA AVE, FELSTINER REUBEN 8 0KORO UMEWEZIE & 4002-018-007	# of Stories: Park Area/Cap#: LVD, LYNWOOD, CA BOA LEIDIANA IONS INC Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Type: Acres: Lot Area: # of Stories: Park Area/Cap#: INGLEWOOD, CA 90: THELMA J ADA Map Reference:	1.00 / 90262-1509 59-A3 / 705-A5 5402.01 LYC3* 07/26/2006 07/17/2006 \$700,000 FULL 0.14 5,983 1.00 /	Building Area: Total Restrooms: Yr Buil/LEff: Air Cond: Pool: Roof Mat: Distance From St	4,225 1956 / 1956 NONE CONCRETE
Total Value: Land Use: Comp #: Address: Owner Name: Seller Name: APN: Subdivision: Rec Date: Sale Price: Sale Price: Sale Price: Sale Type: Document #: 1st Mtg Amt: Total Value: Land Use: Comp #: Address: Owner Name: Seller Name: Seller Name: County: Subdivision:	7 10236 LONG BEACH B HUERTA JOSE F/GAM STRATEGIC ACQUISIT 6207-009-021 LOS ANGELES, CA 4936 12/24/2012 09/18/2012 \$450,000 FULL 1996222 \$382,500 \$746,663 STORE BUILDING 8 1101 N LA BREA AVE, FELSTINER REUBEN 8 OKORO UMEWEZIE & 4002-018-007 LOS ANGELES, CA	# of Stories: Park Area/Cap#: LVD, LYNWOOD, CA BOA LEIDIANA IONS INC Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Price: Acres: Lot Area: # of Stories: Park Area/Cap#: INGLEWOOD, CA 903 THELMA J ADA Map Reference: Census Tract:	1.00 / 90262-1509 59-A3 / 705-A5 5402.01 LYC3* 07/26/2006 07/17/2006 \$700,000 FULL 0.14 5,983 1.00 /	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool: Roof Mat: Distance From Si Building Area: Total Rooms/Offices:	4,225 1956 / 1956 NONE CONCRETE
Total Value: Land Use: Comp #: Address: Owner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Date: Sale Price: Sale Type: Document #: 1st Mtg Amt: Total Value: Land Use: Comp #: Address:	7 10236 LONG BEACH B HUERTA JOSE F/GAM STRATEGIC ACQUISIT 6207-009-021 LOS ANGELES, CA 4936 12/24/2012 09/18/2012 \$450,000 FULL 1996222 \$382,500 \$746,663 STORE BUILDING 8 1101 N LA BREA AVE, FELSTINER REUBEN 8 0KORO UMEWEZIE & 4002-018-007 LOS ANGELES, CA 7250 01/23/2013	# of Stories: Park Area/Cap#: LVD, LYNWOOD, CA BOA LEIDIANA IONS INC Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Type: Acres: Lot Area: # of Stories: Park Area/Cap#: INGLEWOOD, CA 90: THELMA J ADA Map Reference: Census Tract: Zoning: Prior Rec Date:	1.00 / 90262-1509 59-A3 / 705-A5 5402.01 LYC3* 07/26/2006 07/17/2006 \$700,000 FULL 0.14 5,983 1.00 / 302-1212 50-F5 / 673-C7 6013.01 INC2* 09/30/2005	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool: Roof Mat: Distance From Si Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff:	4,225 1956 / 1956 NONE CONCRETE ubject: 4.56 (mile
Total Value: Land Use: Comp #: Address: Owner Name: Seller Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Price: Sale Price: Sale Type: Document #: Ist Mtg Amt: Total Value: Land Use: Comp #: Address: Owner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Date: Sale Date: Sale Date:	7 10236 LONG BEACH B HUERTA JOSE F/GAM STRATEGIC ACQUISIT 6207-009-021 LOS ANGELES, CA 4936 12/24/2012 09/18/2012 \$450,000 FULL 1996222 \$382,500 \$746,663 STORE BUILDING 8 1101 N LA BREA AVE, FELSTINER REUBEN 8 OKORO UMEWEZIE 8 4002-018-007 LOS ANGELES, CA 7250 01/23/2013 12/26/2012	# of Stories: Park Area/Cap#: LVD, LYNWOOD, CA BOA LEIDIANA IONS INC Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Price: Prior Sale Price: Acres: Lot Area: # of Stories: Park Area/Cap#: INGLEWOOD, CA 90: THELMA J ADA Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date:	1.00 / 90262-1509 59-A3 / 705-A5 5402.01 LYC3* 07/26/2006 07/17/2006 \$700,000 FULL 0.14 5,983 1.00 / 302-1212 50-F5 / 673-C7 6013.01 INC2* 09/30/2005 08/30/2005	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool: Roof Mat: Distance From Si Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond:	4,225 1956 / 1956 NONE CONCRETE ubject: 4.56 (mile
Total Value: Land Use: Comp #: Address: Owner Name: Seller Name: Seller Name: County: Subdivision: Rec Date: Sale Price: Sale Type: Occument #: 1st Mtg Amt: Total Value: Land Use: Comp #: Address: Owner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Date:	7 10236 LONG BEACH B HUERTA JOSE F/GAM STRATEGIC ACQUISIT 6207-009-021 LOS ANGELES, CA 4936 12/24/2012 09/18/2012 \$450,000 FULL 1996222 \$382,500 \$746,663 STORE BUILDING 8 1101 N LA BREA AVE, FELSTINER REUBEN 8 0KORO UMEWEZIE & 4002-018-007 LOS ANGELES, CA 7250 01/23/2013 12/26/2012 \$480,000	# of Stories: Park Area/Cap#: LVD, LYNWOOD, CA BOA LEIDIANA IONS INC Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Type: Acres: Lot Area: # of Stories: Park Area/Cap#: INGLEWOOD, CA 90: THELMA J ADA Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Date: Prior Sale Date: Prior Sale Date:	1.00 / 90262-1509 59-A3 / 705-A5 5402.01 LYC3* 07/26/2006 07/17/2006 \$700,000 FULL 0.14 5,983 1.00 / 302-1212 50-F5 / 673-C7 6013.01 INC2* 09/30/2005 08/30/2005 \$700,000	Building Area: Total Rooms/Offices: Total Restrooms: Yr Buil/LEff: Air Cond: Pool: Roof Mat: Distance From Si Building Area: Total Rooms/Offices: Total Restrooms: Yr Buil/LEff: Air Cond: Pool:	4,225 1956 / 1956 NONE CONCRETE Libject: 4.56 (mile) 3,762 1925 / 1935 NONE ROLL
Fotal Value:and Use:and Use:and Use:and Use:and Use:	7 10236 LONG BEACH B HUERTA JOSE F/GAM STRATEGIC ACQUISIT 6207-009-021 LOS ANGELES, CA 4936 12/24/2012 09/18/2012 \$450,000 FULL 1996222 \$382,500 \$746,663 STORE BUILDING 8 1101 N LA BREA AVE, FELSTINER REUBEN 8 0KORO UMEWEZIE & 4002-018-007 LOS ANGELES, CA 7250 01/23/2013 12/26/2012 \$480,000 FULL	# of Stories: Park Area/Cap#: LVD, LYNWOOD, CA BOA LEIDIANA IONS INC Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Type: Acres: Lot Area: # of Stories: Park Area/Cap#: INGLEWOOD, CA 90: THELMA J ADA Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Price: Prior Sale Type:	1.00 / 90262-1509 59-A3 / 705-A5 5402.01 LYC3* 07/26/2006 07/17/2006 \$700,000 FULL 0.14 5,983 1.00 / 302-1212 50-F5 / 673-C7 6013.01 INC2* 09/30/2005 08/30/2005 \$700,000 FULL	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool: Roof Mat: Distance From Si Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond:	4,225 1956 / 1956 NONE CONCRETE Libject: 4.56 (mile) 3,762 1925 / 1935 NONE ROLL
Total Value: Land Use: Comp #: Address: Owner Name: Seller Name: Seller Name: County: Subdivision: Rec Date: Sale Price: Sale Price: Sale Price: Sale Type: Oocument #: Itst Mtg Amt: Total Value: Land Use: Comp #: Address: Owner Name: Seller Name: APN: County: Seller Name: APN: County: County: Rec Date: Rec Date:	7 10236 LONG BEACH B HUERTA JOSE F/GAM STRATEGIC ACQUISIT 6207-009-021 LOS ANGELES, CA 4936 12/24/2012 09/18/2012 \$450,000 FULL 1996222 \$382,500 \$746,663 STORE BUILDING 8 1101 N LA BREA AVE, FELSTINER REUBEN 8 0KORO UMEWEZIE & 4002-018-007 LOS ANGELES, CA 7250 01/23/2013 12/26/2012 \$480,000	# of Stories: Park Area/Cap#: LVD, LYNWOOD, CA BOA LEIDIANA IONS INC Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Type: Acres: Lot Area: # of Stories: Park Area/Cap#: INGLEWOOD, CA 90: THELMA J ADA Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Date: Prior Sale Date: Prior Sale Date:	1.00 / 90262-1509 59-A3 / 705-A5 5402.01 LYC3* 07/26/2006 07/17/2006 \$700,000 FULL 0.14 5,983 1.00 / 302-1212 50-F5 / 673-C7 6013.01 INC2* 09/30/2005 08/30/2005 \$700,000	Building Area: Total Rooms/Offices: Total Restrooms: Yr Buil/LEff: Air Cond: Pool: Roof Mat: Distance From Si Building Area: Total Rooms/Offices: Total Restrooms: Yr Buil/LEff: Air Cond: Pool:	4,225 1956 / 1956 NONE CONCRETE Libject: 4.56 (mile) 3,762 1925 / 1935 NONE ROLL
Fotal Value:and Use:and Use:and Use:and Use:and Use:	7 10236 LONG BEACH B HUERTA JOSE F/GAM STRATEGIC ACQUISIT 6207-009-021 LOS ANGELES, CA 4936 12/24/2012 09/18/2012 \$450,000 FULL 1996222 \$382,500 \$746,663 STORE BUILDING 8 1101 N LA BREA AVE, FELSTINER REUBEN 8 0KORO UMEWEZIE & 4002-018-007 LOS ANGELES, CA 7250 01/23/2013 12/26/2012 \$480,000 FULL	# of Stories: Park Area/Cap#: LVD, LYNWOOD, CA BOA LEIDIANA IONS INC Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Type: Acres: Lot Area: # of Stories: Park Area/Cap#: INGLEWOOD, CA 90: THELMA J ADA Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Price: Prior Sale Type:	1.00 / 90262-1509 59-A3 / 705-A5 5402.01 LYC3* 07/26/2006 07/17/2006 \$700,000 FULL 0.14 5,983 1.00 / 302-1212 50-F5 / 673-C7 6013.01 INC2* 09/30/2005 08/30/2005 \$700,000 FULL	Building Area: Total Rooms/Offices: Total Restrooms: Yr Buil/LEff: Air Cond: Pool: Roof Mat: Distance From Si Building Area: Total Rooms/Offices: Total Restrooms: Yr Buil/LEff: Air Cond: Pool:	4,225 1956 / 1956 NONE CONCRETE Libject: 4.56 (mile) 3,762 1925 / 1935 NONE ROLL
Fotal Value:and Use:and Use	7 10236 LONG BEACH B HUERTA JOSE F/GAM STRATEGIC ACQUISIT 6207-009-021 LOS ANGELES, CA 4936 12/24/2012 09/18/2012 \$450,000 FULL 1996222 \$382,500 \$746,663 STORE BUILDING 8 1101 N LA BREA AVE, FELSTINER REUBEN 8 0KORO UMEWEZIE & 4002-018-007 LOS ANGELES, CA 7250 01/23/2013 12/26/2012 \$480,000 FULL	# of Stories: Park Area/Cap#: LVD, LYNWOOD, CA BOA LEIDIANA IONS INC Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Price: Prior Sale Price: Prior Sale Price: Acres: Lot Area: # of Stories: Park Area/Cap#: INGLEWOOD, CA 90: THELMA J ADA Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Price: Prior Sale Price: Prior Sale Type: Acres:	1.00 / 90262-1509 59-A3 / 705-A5 5402.01 LYC3* 07/26/2006 07/17/2006 \$700,000 FULL 0.14 5,983 1.00 / 302-1212 50-F5 / 673-C7 6013.01 INC2* 09/30/2005 08/30/2005 \$700,000 FULL 0.20	Building Area: Total Rooms/Offices: Total Restrooms: Yr Buil/LEff: Air Cond: Pool: Roof Mat: Distance From Si Building Area: Total Rooms/Offices: Total Restrooms: Yr Buil/LEff: Air Cond: Pool:	4,225 1956 / 1956 NONE CONCRETE ubject: 4.56 (mile

Comp #: Address:	9 11410 LONG BEACH B	LVD, LYNWOOD, CA	90262-3311	Distance From S	ubject: 5.15 (mile
Owner Name:	TAJ TRADING CORP				
Seller Name:	BISIGNANO FAMILY TI	RUST			
APN:	6173-004-008	Map Reference:	59-B5 / 705-B7	Building Area:	3,750
	LOS ANGELES, CA	Census Tract:	5402.03	Total Rooms/Offices:	-,
County:					
Subdivision:	2551	Zoning:	LYC2*	Total Restrooms:	
Rec Date:	04/24/2013	Prior Rec Date:	12/05/1994	Yr Built/Eff:	1946 / 1946
Sale Date:	09/20/2012	Prior Sale Date:		Air Cond:	NONE
Sale Price:	\$375,000	Prior Sale Price:		Pool:	
	FULL			Roof Mat:	
Sale Type:		Prior Sale Type:		Roof Mat;	
Document #:	612646	Acres:	0.11		
1st Mtg Amt:		Lot Area:	4,999		
Total Value:	\$65,544	# of Stories:			
Land Use:	STORE BUILDING	Park Area/Cap#:			
Comp #:	10			Distance From 5	Subject: 5.2 (mile
Address:	6930 ATLANTIC AVE, E	ELL CA 00004		Distance From C	Casjoot. O.z. (IIIII
Address. Owner Name:	VANOWEN PLAZA ASS				
Seller Name:	B2A PROPERTIES LLC	;			
APN:	6326-036-404	Map Reference:	53-C6 / 675-D7	Building Area:	4,440
	LOS ANGELES, CA	Census Tract:	5338.03	Total Rooms/Offices:	.,
County:					
Subdivision:	11629	Zoning:	BLC3*	Total Restrooms:	
Rec Date:	01/24/2013	Prior Rec Date:	06/30/2009	Yr Built/Eff:	1967 / 1967
Sale Date:	01/18/2013	Prior Sale Date:	06/30/2009	Air Cond:	NONE
Sale Price:	\$750,000	Prior Sale Price:	\$300,000	Pool:	
	•		•		ROLL
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	COMPOSITION
					COMPOSITION
	117151	Acres:	0.32		
	117151 \$450,000	Acres: Lot Area:	14,027		
1st Mtg Amt:	\$450,000	Lot Area:	14,027		
1st Mtg Amt: Total Value:	\$450,000 \$1,153,397	Lot Area: # of Stories:	14,027 1.00		
1st Mtg Amt: Total Value:	\$450,000	Lot Area:	14,027		
1st Mtg Amt: Total Value:	\$450,000 \$1,153,397	Lot Area: # of Stories:	14,027 1.00		
Document #: 1st Mtg Amt: Total Value: Land Use: Comp #:	\$450,000 \$1,153,397 STORE BUILDING	Lot Area: # of Stories: Park Area/Cap#:	14,027 1.00 /	Distance From Si	ubject: 5,28 (mile
1st Mtg Amt: Total Value: Land Use: Comp #:	\$450,000 \$1,153,397 STORE BUILDING	Lot Area: # of Stories: Park Area/Cap#:	14,027 1.00 /	Distance From St	ubject: 5,28 (mile
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1st Mtg Amt: Total Value: Land Use: Comp #: Address:	\$450,000 \$1,153,397 STORE BUILDING 11 7660 ATLANTIC AVE, C CUDAHY ECONOMIC E KIM JIN H LIVING TRUS	Lot Area: # of Stories: Park Area/Cap#: CUDAHY, CA 90201-5 DEV CORP	14,027 1.00 / 020		
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1st Mtg Amt: Total Value: Land Use: Comp #: Address: Owner Name: Seller Name: APN: County: Subdivision: Rec Date:	\$450,000 \$1,153,397 STORE BUILDING 11 7660 ATLANTIC AVE, C CUDAHY ECONOMIC E KIM JIN H LIVING TRUS 6226-022-008 LOS ANGELES, CA 180 11/06/2012	Lot Area: # of Stories: Park Area/Cap#: CUDAHY, CA 90201-5 DEV CORP T Map Reference: Census Tract: Zoning: Prior Rec Date:	14,027 1.00 / 020 59-C1 / 705-D1 5344.05 CUCM* 11/05/1986	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff:	4,482 1971 / 1971
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1st Mtg Amt: Total Value: Land Use: Comp #: Address: Owner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Price: Sale Price: Sale Type: Document #: 1st Mtg Amt: Total Value: Land Use: Comp #: Address: Owner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Date: Sale Date: Sale Date: Sale Date: APN: County: Subdivision: Rec Date: Sale Date:	\$450,000 \$1,153,397 STORE BUILDING 11 1660 ATLANTIC AVE, C CUDAHY ECONOMIC E KIM JIN H LIVING TRUS 6226-022-008 LOS ANGELES, CA 180 11/06/2012 10/30/2012 \$1,500,000 FULL 1682453 \$419,666 STORE BUILDING 12 707 E 4TH PL, LOS AN 707 E 4TH PLACE LLC OTANI A M LIVING TRU 5163-012-015 LOS ANGELES, CA THOMAS 02/11/12013 01/124/2013	Lot Area: # of Stories: Park Area/Cap#: CUDAHY, CA 90201-5 EV CORP ST Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Type: Acres: Lot Area: # of Stories: Park Area/Cap#: GELES, CA 90013-18 JST Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Date:	14,027 1.00 / 1.00 / 020 59-C1 / 705-D1 5344.05 CUCM* 11/05/1986 10/1986 \$270,000 FULL 0.27 11,688 / 31 44-E3 / 634-G5 2060,31 LAM3 12/31/2012 12/07/2012	Building Area: Total Restrooms: Yr Buil/Eff: Air Cond: Pool: Roof Mat: Distance From Si Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond:	4,482 1971 / 1971 NONE ubject: 5,32 (mile
1st Mtg Amt: Total Value: Land Use: Comp #: Address: Owner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Price: Sale Price: Sale Type: Document #: 1st Mtg Amt: Total Value: Land Use: Comp #: Address: Owner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Date: Sale Date: Sale Date: Sale Date: APN: County: Subdivision: Rec Date: Sale Date:	\$450,000 \$1,153,397 STORE BUILDING 11 7660 ATLANTIC AVE, O CUDAHY ECONOMIC D KIM JIN H LIVING TRUS 6226-022-008 LOS ANGELES, CA 180 11/06/2012 \$1,500,000 FULL 1682453 \$419,666 STORE BUILDING 12 707 E 4TH PLACE LLC OTANIA M LIVING TRUS 5163-012-015 LOS ANGELES, CA THOMAS 02/11/2013	Lot Area: # of Stories: Park Area/Cap#: CUDAHY, CA 90201-5 EV CORP ST Map Reference: Census Tract: Zoning: Prior Rac Date: Prior Sale Date: Prior Sale Price: Prior Sale Type: Acres: Lot Area: # of Stories: Park Area/Cap#: GELES, CA 90013-18 UST Map Reference: Census Tract: Zoning: Prior Rac Date:	14,027 1.00 / 020 59-C1 / 705-D1 5344.05 CUCM* 11/05/1986 10/1986 \$270,000 FULL 0.27 11,688 / 31 44-E3 / 634-G5 2060.31 LAM3 12/31/2012	Building Area; Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool: Roof Mat: Distance From Si Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff:	4,482 1971 / 1971 NONE ubject: 5,32 (mile 4,722
1st Mtg Amt: Total Value: Land Use: Comp #: Address: Owner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Price: Sale Price: Sale Price: Sale Amt: Total Value: Land Use: Comp #: Address: Owner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Date: Sale Date: Sale Price:	\$450,000 \$1,153,397 STORE BUILDING 11 7660 ATLANTIC AVE, C CUDAHY ECONOMIC E KIM JIN H LIVING TRUS 6226-022-008 LOS ANGELES, CA 180 11/06/2012 \$1,500,000 FULL 1682453 \$419,666 STORE BUILDING 12 707 E 4TH PL, LOS AN 707 E 4TH PLACE LLC OTANI A M LIVING TRUS 5163-012-015 LOS ANGELES, CA THOMAS 02/11/2013 \$900,000	Lot Area: # of Stories: Park Area/Cap#: CUDAHY, CA 90201-5 DEV CORP ST Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Type: Acres: Lot Area: # of Stories: Park Area/Cap#: GELES, CA 90013-18 UST Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Price:	14,027 1.00 / 59-C1 / 705-D1 5344.05 CUCM* 11/05/1986 \$270,000 FULL 0.27 11,688 / 31 44-E3 / 634-G5 2060.31 LAM3 12/21/2012 \$41,500	Building Area: Total Restrooms: Yr Buil/Eff: Air Cond: Pool: Roof Mat: Distance From St Building Area: Total Rooms/Offices: Total Restrooms: Yr Buil/Eff: Air Cond: Pool:	4,482 1971 / 1971 NONE ubject: 5.32 (mile 4,722
1st Mtg Amt: Total Value: Land Use: Land Use: Comp #: Address: Owner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Price: Sale Price: Sale Type: Document #: 1st Mtg Amt: Total Value: Land Use: Comp #: Address: Owner Name: Seller Name: Seller Name: Seller Date: Sale Date: Sale Price: Sale Price: Sale Price: Sale Price: Sale Type:	\$450,000 \$1,153,397 STORE BUILDING 11 7660 ATLANTIC AVE, C CUDAHY ECONOMIC E KIM JIN H LIVING TRUS 6226-022-008 LOS ANGELES, CA 180 11/06/2012 \$1,500,000 FULL 1682453 \$419,666 STORE BUILDING 12 707 E 4TH PL, LOS AN 707 E 4TH PLACE LLC OTANI A M LIVING TRUS 5163-012-015 LOS ANGELES, CA THOMAS 02/11/2013 \$900,000 FULL	Lot Area: # of Stories: Park Area/Cap#: CUDAHY, CA 90201-5 DEV CORP ST Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Type: Acres: Lot Area: # of Stories: Park Area/Cap#: GELES, CA 90013-18 JST Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Price: Prior Sale Price: Prior Sale Type:	14,027 1.00 / 1.00 / 59-C1 / 705-D1 5344.05 CUCM* 11/05/1986 10/1986 \$270,000 FULL 0.27 11,688 / 31 44-E3 / 634-G5 2060.31 LAM3 12/31/2012 12/07/2012 \$41,500 FULL	Building Area: Total Restrooms: Yr Buil/Eff: Air Cond: Pool: Roof Mat: Distance From Si Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond:	4,482 1971 / 1971 NONE ubject: 5.32 (mile 4,722
1st Mtg Amt: Total Value: Land Use: Comp #: Address: Owner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Price: Sale Price: Sale Type: Document #: 1st Mtg Amt: Total Value: Land Use: Comp #: Address: Owner Name: Seller Name: APN: County: Sale Date: Sale Date: Sale Date: Sale Price: Sale Price: Sale Price: Sale Type: Document #:	\$450,000 \$1,153,397 STORE BUILDING 11 7660 ATLANTIC AVE, C CUDAHY ECONOMIC E KIM JIN H LIVING TRUS 6226-022-008 LOS ANGELES, CA 180 11/06/2012 \$1,500,000 FULL 1682453 \$419,666 STORE BUILDING 12 707 E 4TH PL, LOS AN 707 E 4TH PLACE LLC OTANI A M LIVING TRUS 5163-012-015 LOS ANGELES, CA THOMAS 02/11/2013 \$900,000	Lot Area: # of Stories: Park Area/Cap#: CUDAHY, CA 90201-5 DEV CORP ST Map Reference: Census Tract: Zoning: Prior Sale Date: Prior Sale Date: Prior Sale Price: Prior Sale Type: Acres: Lot Area: # of Stories: Park Area/Cap#: GELES, CA 90013-18 JST Map Reference: Census Tract: Zoning: Prior Sale Date: Prior Sale Price: Prior Sale Type: Acres:	14,027 1.00 / 1.00 / 59-C1 / 705-D1 5344.05 CUCM* 11/05/1986 10/1986 \$270,000 FULL 0.27 11,688 / 44-E3 / 634-G5 2060.31 LAM3 12/31/2012 12/07/2012 \$41,500 FULL 0.17	Building Area: Total Restrooms: Yr Buil/Eff: Air Cond: Pool: Roof Mat: Distance From St Building Area: Total Rooms/Offices: Total Restrooms: Yr Buil/Eff: Air Cond: Pool:	4,482 1971 / 1971 NONE ubject: 5.32 (mile 4,722
1st Mtg Amt: Total Value: Land Use: Comp #: Address: Owner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Price: Sale Price: Sale Type: Document #: 1st Mtg Amt: Total Value: Land Use: Comp #: Address: Owner Name: Seller Name: APN: County: Sale Date: Sale Date: Sale Price: Sale Price: Sale Type: Document #:	\$450,000 \$1,153,397 STORE BUILDING 11 7660 ATLANTIC AVE, C CUDAHY ECONOMIC E KIM JIN H LIVING TRUS 6226-022-008 LOS ANGELES, CA 180 11/06/2012 \$1,500,000 FULL 1682453 \$419,666 STORE BUILDING 12 707 E 4TH PL, LOS AN 707 E 4TH PLACE LLC OTANI A M LIVING TRUS 5163-012-015 LOS ANGELES, CA THOMAS 02/11/2013 \$900,000 FULL	Lot Area: # of Stories: Park Area/Cap#: CUDAHY, CA 90201-5 DEV CORP ST Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Type: Acres: Lot Area: # of Stories: Park Area/Cap#: GELES, CA 90013-18 JST Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Price: Prior Sale Price: Prior Sale Type:	14,027 1.00 / 59-C1 / 705-D1 5344.05 CUCM* 11/05/1986 10/1986 \$270,000 FULL 0.27 11,688 / 44-E3 / 634-G5 2060.31 LAM3 12/31/2012 12/07/2012 \$41,500 FULL	Building Area: Total Restrooms: Yr Buil/Eff: Air Cond: Pool: Roof Mat: Distance From St Building Area: Total Rooms/Offices: Total Restrooms: Yr Buil/Eff: Air Cond: Pool:	4,482 1971 / 1971 NONE ubject: 5.32 (mile 4,722
1st Mtg Amt: Total Value: Land Use: Comp #: Address: Owner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Date:	\$450,000 \$1,153,397 STORE BUILDING 11 1660 ATLANTIC AVE, O CUDAHY ECONOMIC D KIM JIN H LIVING TRUS 6226-022-008 LOS ANGELES, CA 180 11/06/2012 10/30/2012 \$1,500,000 FULL 1682453 \$419,666 STORE BUILDING 12 707 E 4TH PL, LOS ANGONE ANGONE ANGONE BUILDING 12 107 E 4TH PLACE LLC OTANIA M LIVING TRUS 5163-012-015 LOS ANGELES, CA THOMAS 02/11/12013 01/24/2013 \$900,000 FULL 212892	Lot Area: # of Stories: Park Area/Cap#: CUDAHY, CA 90201-5 EV CORP ST Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Type: Acres: Lot Area: # of Stories: Park Area/Cap#: GELES, CA 90013-18 JST Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Price: Prior Sale Type: Acres: Lot Area:	14,027 1.00 / 1.00 / 59-C1 / 705-D1 5344.05 CUCM* 11/05/1986 10/1986 \$270,000 FULL 0.27 11,688 / 44-E3 / 634-G5 2060.31 LAM3 12/31/2012 12/07/2012 \$41,500 FULL 0.17	Building Area: Total Restrooms: Yr Buil/Eff: Air Cond: Pool: Roof Mat: Distance From St Building Area: Total Rooms/Offices: Total Restrooms: Yr Buil/Eff: Air Cond: Pool:	4,482 1971 / 1971 NONE ubject: 5.32 (mile 4,722
1st Mtg Amt: Total Value: Land Use: Land Use: Comp #: Address: Owner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Price: Sale Price: Sale Type: Document #: 1st Mtg Amt: Total Value: Land Use: Comp #: Address: Owner Name: APN: County: Subdivision: Rec Date: Sale Price: Sale Price: Sale Price: Sale Type: Document Wame: APN: County: Subdivision: Rec Date: Sale Price: Sale Price: Sale Type: Document #: 1st Mtg Amt:	\$450,000 \$1,153,397 STORE BUILDING 11 7660 ATLANTIC AVE, C CUDAHY ECONOMIC E KIM JIN H LIVING TRUS 6226-022-008 LOS ANGELES, CA 180 11/06/2012 \$1,500,000 FULL 1682453 \$419,666 STORE BUILDING 12 707 E 4TH PL, LOS AN 707 E 4TH PLACE LLC OTANI A M LIVING TRUS 5163-012-015 LOS ANGELES, CA THOMAS 02/11/2013 \$900,000 FULL	Lot Area: # of Stories: Park Area/Cap#: CUDAHY, CA 90201-5 DEV CORP ST Map Reference: Census Tract: Zoning: Prior Sale Date: Prior Sale Date: Prior Sale Price: Prior Sale Type: Acres: Lot Area: # of Stories: Park Area/Cap#: GELES, CA 90013-18 JST Map Reference: Census Tract: Zoning: Prior Sale Date: Prior Sale Price: Prior Sale Type: Acres:	14,027 1.00 / 1.00 / 59-C1 / 705-D1 5344.05 CUCM* 11/05/1986 10/1986 \$270,000 FULL 0.27 11,688 / 44-E3 / 634-G5 2060.31 LAM3 12/31/2012 12/07/2012 \$41,500 FULL 0.17	Building Area: Total Restrooms: Yr Buil/Eff: Air Cond: Pool: Roof Mat: Distance From St Building Area: Total Rooms/Offices: Total Restrooms: Yr Buil/Eff: Air Cond: Pool:	4,482 1971 / 1971 NONE ubject: 5.32 (mile 4,722

address: bwner Name: beller Name: pN: bounty: bubdivision: tec Date: sale Date: sale Drice: sale Type: bocument #: st Mtg Amt: ordal Value: and Use:	3360 W 8TH ST, LOS AN LEE DONG H 3360 8TH STREET LLC 5093-024-025 LOS ANGELES, CA WILSHIRE HARVARD HEIGHTS 06/13/2013 \$1,520,000 FULL 882760 \$840,000 \$1,045,748	Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Type: Acres:	43-E2 / 633-J3 2124.20 LAC2 08/08/2007 08/02/2007 \$1,000,000 FULL	Building Area: Total Rooms/Offices: Total Restrooms: Yr Buill/Eff: Air Cond: Pool:	4,768 10.00 1948 / 1949 NONE
teller Name: teller Name: teller Name: teller Name: teller Date: tale Price: tale Type: tocument #: st Mtg Amt: total Value:	3360 8TH STREET LLC 5093-024-025 LOS ANGELES, CA WILSHIRE HARVARD HEIGHTS 06/13/2013 06/05/2013 \$1,520,000 FULL 882760 \$840,000	Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Type:	2124.20 LAC2 08/08/2007 08/02/2007 \$1,000,000	Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond:	10.00 1948 / 1949
PN: county: cubdivision: dec Date: dale Date: dale Price: dale Type: document #: st Mtg Amt: otal Value:	5093-024-025 LOS ANGELES, CA WILSHIRE HARVARD HEIGHTS 06/13/2013 06/05/2013 \$1,520,000 FULL 882760 \$840,000	Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Type:	2124.20 LAC2 08/08/2007 08/02/2007 \$1,000,000	Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond:	10.00 1948 / 1949
county: subdivision: sec Date: sale Date: sale Price: sale Type: ocument #: st Mtg Amt: otal Value:	LOS ANGELES, CA WILSHIRE HARVARD HEIGHTS 06/13/2013 06/05/2013 \$1,520,000 FULL 882760 \$840,000	Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Type:	2124.20 LAC2 08/08/2007 08/02/2007 \$1,000,000	Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond:	10.00 1948 / 1949
dubdivision: dec Date: dale Date: dale Price: dale Type: document #; st Mtg Amt: otal Value:	WILSHIRE HARVARD HEIGHTS 06/13/2013 06/05/2013 \$1,520,000 FULL 882760 \$840,000	Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Type:	LAC2 08/08/2007 08/02/2007 \$1,000,000	Total Restrooms: Yr Built/Eff: Air Cond:	1948 / 1949
tec Date: cale Date: cale Price: cale Type: cocument #: st Mtg Amt: cotal Value:	06/13/2013 06/05/2013 \$1,520,000 FULL 882760 \$840,000	Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Type:	08/08/2007 08/02/2007 \$1,000,000	Yr Built/Eff: Air Cond:	1948 / 1949
ale Date: sale Price: sale Type: bocument #: st Mtg Amt: otal Value:	06/05/2013 \$1,520,000 FULL 882760 \$840,000	Prior Sale Date: Prior Sale Price; Prior Sale Type:	08/02/2007 \$1,000,000	Air Cond:	
ale Price: cale Type: cocument #: st Mtg Amt: cotal Value:	\$1,520,000 FULL 882760 \$840,000	Prior Sale Price: Prior Sale Type:	\$1,000,000		
ale Type: locument #: st Mtg Amt: lotal Value:	FULL 882760 \$840,000	Prior Sale Type:		P00I:	
ocument #: st Mtg Amt: otal Value:	882760 \$840,000		FULL	D C. 1	
st Mtg Amt: otal Value:	\$840,000	Acres:		Roof Mat:	
otal Value:		1 . 4 4	0.13		
	\$1.045.748	Lot Area:	5,533		
		# of Stories:			
una 000.	STORE BUILDING	Park Area/Cap#:			
omp #: .ddress:	14 274 S BENTON WAY, LC	S ANGELES CA OF	Distance From Su	ubject: 6.29 (mile:	
wner Name:	SILVER LIQUOR MARKE				
eller Name:	DANESHRAD H & E 199				
PN:	5155-022-030	Map Reference:	44-A1 / 634-C2	Building Area;	4,209
ounty:	LOS ANGELES, CA	Census Tract:	2086.20	Total Rooms/Offices:	•
lubdivision:	91	Zoning:	LAC2	Total Restrooms:	
tec Date:	06/20/2013	Prior Rec Date:		Yr Built/Eff:	1968 / 1968
ale Date:	05/30/2013	Prior Sale Date:		Air Cond:	YES
ale Price:	\$970,000	Prior Sale Price:		Pool:	
ale Type:	FULL	Prior Sale Type:		Roof Mat:	ROLL COMPOSITION
ocument#:	916154	Acres:	0.10		
st Mtg Amt:	\$1,332,500	Lot Area:	4,396		
otal Value:	\$325,004	# of Stories:	1.00		
and Use:	STORE BUILDING	Park Area/Cap#:	1		
omp#:	15	6 ANOEL EG . 64	000 4040	Distance From St	ubject: 6.52 (mile:
			20-4916		
			35-B6 / 634-D1	Building Area	4 500
					7,500
•	J R JOHNSTON'S				2.00
	TEMPLE STREET	-			
tec Date:	01/29/2013	Prior Rec Date:	12/17/2004	Yr Built/Eff:	1931 / 1931
ale Date:	01/04/2013	Prior Sale Date:	10/14/2004	Air Cond:	NONE
ale Price:	\$625,000	Prior Sale Price:	\$540,000	Pool:	
ale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
locument #:	144658	Acres:	0.21		
st Mtg Amt:		Lot Area:	9,068		
otal Value:	\$599,265	# of Stories:			
and Use:	STORE BUILDING	Park Area/Cap#:	1		
	16			Distance From Su	ubject: 6.57 (mile:
omp #:		, COMMERCE, CA 9	0040-1231		
ddress:	2440 S ATLANTIC BLVD				
ddress: wner N ame:	2440 S ATLANTIC BLVD NURIRA LLC				
ddress: wner Name: eller Name:	2440 S ATLANTIC BLVD NURIRA LLC H & A COMMERCE LP		E2 E2 / E7E E2	Ruilding Areas	1 601
ddress: wner Name: eller Name: PN:	2440 S ATLANTIC BLVD NURIRA LLC H & A COMMERCE LP 6335-006-015	Map Reference:	53-E2 / 675-F3	Building Area:	4,694
ddress: owner Name: eller Name: PN: county:	2440 S ATLANTIC BLVD NURIRA LLC H & A COMMERCE LP 6335-006-015 LOS ANGELES, CA	Map Reference: Census Tract:	5323.03	Total Rooms/Offices:	4,694
ddress: bwner Name; eller Name; PN: county; ubdivision;	2440 S ATLANTIC BLVD NURIRA LLC H & A COMMERCE LP 6335-006-015 LOS ANGELES, CA 9256	Map Reference: Census Tract: Zoning:	5323.03 CMMI	Total Rooms/Offices: Total Restrooms:	·
ddress: owner Name: eller Name: PN: county:	2440 S ATLANTIC BLVD NURIRA LLC H & A COMMERCE LP 6335-006-015 LOS ANGELES, CA 9256 11/01/2012	Map Reference: Census Tract:	5323.03	Total Rooms/Offices: Total Restrooms: Yr Built/Eff:	1988 / 1989
ddress: bwner Name: eller Name: PN: county: ubdivision: lec Date: ale Date:	2440 S ATLANTIC BLVD NURIRA LLC H & A COMMERCE LP 6335-006-015 LOS ANGELES, CA 9256 11/01/2012 10/30/2012	Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date:	5323.03 CMMI 11/02/2007 10/31/2007	Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond:	·
ddress: bwner Name: eller Name: PN: county: ubdivision: lec Date: ale Date: ale Price:	2440 S ATLANTIC BLVD NURIRA LLC H & A COMMERCE LP 6335-006-015 LOS ANGELES, CA 9256 11/01/2012 10/30/2012 \$6,325,000	Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price:	5323.03 CMMI 11/02/2007 10/31/2007 \$12,431,000	Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool:	1988 / 1989
ddress: byner Name: eller Name: county: ubdivision: lec Date: ale Date: ale Price: ale Type:	2440 S ATLANTIC BLVD NURIRA LLC H & A COMMERCE LP 6335-006-015 LOS ANGELES, CA 9256 11/01/2012 10/30/2012 \$6,325,000 FULL	Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Type:	5323,03 CMMI 11/02/2007 10/31/2007 \$12,431,000 FULL	Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond:	1988 / 1989
ddress: byner Name: eller Name: PN: county: ubdivision: lec Date: ale Date: ale Price; ale Type: locument #:	2440 S ATLANTIC BLVD NURIRA LLC H & A COMMERCE LP 6335-006-015 LOS ANGELES, CA 9256 11/01/2012 10/30/2012 \$6,325,000	Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Type: Acres:	5323.03 CMMI 11/02/2007 10/31/2007 \$12,431,000 FULL 0.32	Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool:	1988 / 1989
ddress: byner Name: eller Name: county: ubdivision: lec Date: ale Date: ale Price: ale Type:	2440 S ATLANTIC BLVD NURIRA LLC H & A COMMERCE LP 6335-006-015 LOS ANGELES, CA 9256 11/01/2012 10/30/2012 \$6,325,000 FULL	Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Type:	5323,03 CMMI 11/02/2007 10/31/2007 \$12,431,000 FULL	Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool:	1988 / 1989
comp #: ddress: owner Name: eller Name: PN: county: dddivision: dec Date: dale Price: dale Price: dale Type: locument #: st Mtg Amt: otal Value:	15 2122 W TEMPLE ST, LO 2122-2126 W TEMPLE LI GEAGA-ROSENTHAL J 5157-017-020 LOS ANGELES, CA J R JOHNSTON'S TEMPLE STREET 01/29/2013 01/04/2013 \$625,000 FULL 144658	S ANGELES, CA 900 LC TRUST Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Type: Acres: Lot Area: # of Stories:	35-B6 / 634-D1 2085.01 LAC2 12/17/2004 10/14/2004 \$540,000 FULL 0.21 9,068	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool:	4,500 3.00 1931

Comp #; Address;	17 1003 W GARDENA BL\	/D. GARDENA. CA 90	Distance From Subject: 6.57 (miles)		
Owner Name:	WHITE & DAY INC	,			
Seller Name:	MCMILLIAN LIGHTHOU	ISE HOLDING L			
APN:	6113-021-016	Map Reference:	63-F4 / 734-B6	Building Area:	4,400
		Census Tract:	6031.01	Total Rooms/Offices:	4,400
County:	LOS ANGELES, CA				
Subdivision:	GARDENA	Zoning:	GACR	Total Restrooms:	
Rec Date:	06/04/2013	Prior Rec Date:	12/28/2012	Yr Built/Eff:	1948 /
Sale Date:	05/29/2013	Prior Sale Date:	12/16/2012	Air Cond:	NONE
Sale Price:		Prior Sale Price:	\$1,162,000	Pool:	
Sale Type:	N	Prior Sale Type:	FULL	Roof Mat:	
Document#:	833200	Acres:	0.29	TODI Mai.	
	633200				
1st Mtg Amt:		Lot Area:	12,485		
Total Value:	\$690,264	# of Stories:			
Land Use:	STORE BUILDING	Park Area/Cap#:	1		
0	40			Dist 5 0	
Comp #:	18	Distance From Si	ubject: 6.67 (mil		
Address:	3431 E CESAR E CHAV		EO, CA 90063-4145		
Owner Name:	FISHER S A & S L FAM	ILY TRUST			
Seller Name:	7TH & PARK LLC				
APN:	5232-002-028	Map Reference:	/ 635-D5	Building Area:	4,110
County:	LOS ANGELES, CA	Census Tract:	5309.01	Total Rooms/Offices:	
Subdivision:	PALMA HEIGHTS	Zoning:	LCC3*	Total Restrooms:	
Rec Date:	11/27/2012	Prior Rec Date:	07/24/2008	Yr Built/Eff:	2005 / 2005
Sale Date:	11/19/2012	Prior Sale Date:	07/24/2008	Air Cond:	YES
					100
Sale Price:	\$2,194,000	Prior Sale Price:	\$1,011,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document#:	1801065	Acres:	0.34		
1st Mtg Amt:	\$1,425,938	Lot Area:	14,981		
, or iting Allie.	¥ .,740,000	Lot Micd.	1-7,001		
Total Matrice	#4 026 FOO	Had Obselve			
Total Value:	\$1,036,520	# of Stories:			
Total Value: Land Use:	\$1,036,520 STORE BUILDING	# of Stories: Park Area/Cap#:	1	- To Million and - To M	
Land Use: Comp #:	STORE BUILDING 19	Park Area/Cap#:	and the same of th	Distance From St	ubject: 6.92 (mil
Land Use: Comp #: Address: Owner Name:	STORE BUILDING 19 5520 SAN VICENTE BL HANOUN MAHER	Park Area/Cap#:	and the same of th	Distance From St	ubject: 6.92 (mil
Land Use: Comp #: Address: Owner Name: Seller Name:	STORE BUILDING 19 5520 SAN VICENTE BL HANOUN MAHER LEE DAL Y	Park Area/Cap#:	CA 90019-2717		
Land Use: Comp #: Address: Owner Name: Seller Name: APN:	19 5520 SAN VICENTE BL HANOUN MAHER LEE DAL Y 5085-017-001	Park Area/Cap#: VD, LOS ANGELES, (Map Reference:	CA 90019-2717 43-A2 / 633-C4	Building Area:	ubject: 6.92 (mili
Land Use: Comp #: Address: Owner Name: Seller Name: APN: County:	19 5520 SAN VICENTE BL HANOUN MAHER LEE DAL Y 5085-017-001 LOS ANGELES, CA	Park Area/Cap#: VD, LOS ANGELES, (Map Reference: Census Tract:	CA 90019-2717 43-A2 / 633-C4 2171.00	Building Area: Total Rooms/Offices:	
Land Use: Comp #: Address: Owner Name: Seller Name: APN:	19 5520 SAN VICENTE BL HANOUN MAHER LEE DAL Y 5085-017-001	Park Area/Cap#: VD, LOS ANGELES, (Map Reference:	CA 90019-2717 43-A2 / 633-C4	Building Area:	
Land Use: Comp #: Address: Owner Name: Seller Name: APN: County:	19 5520 SAN VICENTE BL HANOUN MAHER LEE DAL Y 5085-017-001 LOS ANGELES, CA	Park Area/Cap#: VD, LOS ANGELES, (Map Reference: Census Tract:	CA 90019-2717 43-A2 / 633-C4 2171.00	Building Area: Total Rooms/Offices:	
Land Use: Comp #: Address: Owner Name: Seller Name: APN: County: Subdivision:	19 5520 SAN VICENTE BL HANOUN MAHER LEE DAL Y 5085-017-001 LOS ANGELES, CA 5675	Park Area/Cap#: VD, LOS ANGELES, (Map Reference: Census Tract: Zoning:	CA 90019-2717 43-A2 / 633-C4 2171.00 LAC2 10/10/2003	Building Area: Total Rooms/Offices: Total Restrooms;	4,170
Land Use: Comp #: Address: Owner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Date:	19 5520 SAN VICENTE BL HANOUN MAHER LEE DAL Y 5085-017-001 LOS ANGELES, CA 5675 04/22/2013 04/04/2013	Park Area/Cap#: VD, LOS ANGELES, of Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date:	43-A2 / 633-C4 2171.00 LAC2 10/10/2003 10/02/2003	Building Area: Total Rooms/Offices: Total Restrooms: Yr Buil/Eff: Air Cond:	4,170 1936 / 1936
Land Use: Comp #: Address: Owner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Date: Sale Price:	19 5520 SAN VICENTE BL HANOUN MAHER LEE DAL Y 5085-017-001 LOS ANGELES, CA 5675 04/22/2013 04/04/2013 \$975,000	Park Area/Cap#: VD, LOS ANGELES, of Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price:	CA 90019-2717 43-A2 / 633-C4 2171.00 LAC2 10/10/2003 10/02/2003 \$1,000,000	Building Area: Total Rooms/Offices: Total Restrooms: Yr Buill/Eff: Air Cond: Pool:	4,170 1936 / 1936
Land Use: Comp #: Address: Owner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Date: Sale Price: Sale Type:	19 5520 SAN VICENTE BL HANOUN MAHER LEE DAL Y 5085-017-001 LOS ANGELES, CA 5675 04/22/2013 04/04/2013 \$975,000 FULL	Park Area/Cap#: VD, LOS ANGELES, (Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Trice: Prior Sale Type:	43-A2 / 633-C4 2171.00 LAC2 10/10/2003 10/02/2003 \$1,000,000 FULL	Building Area: Total Rooms/Offices: Total Restrooms: Yr Buil/Eff: Air Cond:	4,170 1936 / 1936
Land Use: Comp #: Address: Owner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Date: Sale Price:	19 5520 SAN VICENTE BL HANOUN MAHER LEE DAL Y 5085-017-001 LOS ANGELES, CA 5675 04/22/2013 04/04/2013 \$975,000	Park Area/Cap#: VD, LOS ANGELES, of Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price:	CA 90019-2717 43-A2 / 633-C4 2171.00 LAC2 10/10/2003 10/02/2003 \$1,000,000	Building Area: Total Rooms/Offices: Total Restrooms: Yr Buill/Eff: Air Cond: Pool:	4,170 1936 / 1936
Land Use: Comp #: Address: Owner Name: Seller Name: APN: Coubly: Soubdivision: Rec Date: Sale Date: Sale Price: Sale Type: Document #:	19 5520 SAN VICENTE BL HANOUN MAHER LEE DAL Y 5085-017-001 LOS ANGELES, CA 5675 04/22/2013 04/04/2013 \$975,000 FULL	Park Area/Cap#: VD, LOS ANGELES, (Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Trice: Prior Sale Type:	43-A2 / 633-C4 2171.00 LAC2 10/10/2003 10/02/2003 \$1,000,000 FULL	Building Area: Total Rooms/Offices: Total Restrooms: Yr Buill/Eff: Air Cond: Pool:	4,170 1936 / 1936
Land Use: Comp #: Address: Owner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Date: Sale Price: Sale Type: Document #: 1st Mtg Amt:	19 5520 SAN VICENTE BL HANOUN MAHER LEE DAL Y 5085-017-001 LOS ANGELES, CA 5675 04/22/2013 04/04/2013 \$975,000 FULL 596349	Park Area/Cap#: ND, LOS ANGELES, of Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Type: Acres: Lot Area:	43-A2 / 633-C4 2171.00 LAC2 10/10/2003 10/02/2003 \$1,000,000 FULL 0.13	Building Area: Total Rooms/Offices: Total Restrooms: Yr Buill/Eff: Air Cond: Pool:	4,170 1936 / 1936
Land Use: Comp #: Address: Owner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Date: Sale Price: Sale Type: Document #: 1st Mtg Amt: Total Value:	19 5520 SAN VICENTE BL HANOUN MAHER LEE DAL Y 5085-017-001 LOS ANGELES, CA 5675 04/22/2013 04/04/2013 \$975,000 FULL	Park Area/Cap#: ND, LOS ANGELES, (Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Type: Acres:	43-A2 / 633-C4 2171.00 LAC2 10/10/2003 10/02/2003 \$1,000,000 FULL 0.13	Building Area: Total Rooms/Offices: Total Restrooms: Yr Buill/Eff: Air Cond: Pool:	4,170 1936 / 1936
Land Use: Comp #: Address: Owner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Date: Sale Price: Sale Price: Document #: 1st Mtg Amt: Total Value: Land Use:	19 5520 SAN VICENTE BL HANOUN MAHER LEE DAL Y 5085-017-001 LOS ANGELES, CA 5675 04/22/2013 04/04/2013 \$975,000 FULL 596349 \$1,136,953 STORE BUILDING	Park Area/Cap#: VD, LOS ANGELES, of Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Type: Acres: Lot Area: # of Stories:	43-A2 / 633-C4 2171.00 LAC2 10/10/2003 \$1,000,000 FULL 0.13 5,536	Building Area: Total Rooms/Offices: Total Restrooms: Yr Buil/Eff: Air Cond: Pool: Roof Mat:	4,170 1936 / 1936 NONE
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Land Use: Comp #: Address: Owner Name: Seller Name: APN: Subdivision: Rec Date: Sale Date: Sale Price: Sale Price: Document #: 1st Mig Amt: Total Value: Land Use: Comp #: Address: Owner Name: Seller Name: APN:	19 5520 SAN VICENTE BL HANOUN MAHER LEE DAL Y 5085-017-001 LOS ANGELES, CA 5675 04/22/2013 04/04/2013 \$975,000 FULL 596349 \$1,136,953 STORE BUILDING 20 8786 WASHINGTON BE GDCV CULVER CITY L LEGADO CROSSING L 4312-028-041	Park Area/Cap#: VD, LOS ANGELES, (Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Price: Acres: Lot Area: # of Stories: Park Area/Cap#: LVD, CULVER CITY, CLC Map Reference:	43-A2 / 633-C4 2171.00 LAC2 10/10/2003 10/02/2003 \$1,000,000 FULL 0.13 5,536 /	Building Area: Total Rooms/Offices: Total Restrooms: Yr Buill/Eff: Air Cond: Pool: Roof Mat: Distance From St	4,170 1936 / 1936 NONE
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Land Use: Comp #: Address: Owner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Date: Sale Price: Sale Price: Document #: 1st Mtg Amt: Total Value: Land Use: Comp #: Address: Owner Name: APN: County: Subdivision: Rec Date:	19 5520 SAN VICENTE BL HANOUN MAHER LEE DAL Y 5085-017-001 LOS ANGELES, CA 5675 04/22/2013 04/04/2013 \$975,000 FULL 596349 \$1,136,953 STORE BUILDING 20 8786 WASHINGTON BL GDCV CULVER CITY L LEGADO CROSSING L 4312-028-041 LOS ANGELES, CA 3772	Park Area/Cap#: WD, LOS ANGELES, of Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Price: Prior Sale Price: Prior Sale Type: Acres: Lot Area: # of Stories: Park Area/Cap#: LVD, CULVER CITY, CLC PO Map Reference: Census Tract: Zoning:	43-A2 / 633-C4 2171.00 LAC2 10/10/2003 \$1,000,000 FULL 0.13 5,536 /	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool: Roof Mat: Distance From St Building Area: Total Rooms/Offices: Total Restrooms:	4,170 1936 / 1936 NONE ubject: 7.16 (mil-
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Land Use: Comp #: Address: Owner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Date: Sale Price: Sale Type: Document #: 1st Mig Amt: Total Value: Land Use: Comp #: Address:	19 5520 SAN VICENTE BL HANOUN MAHER LEE DAL Y 5085-017-001 LOS ANGELES, CA 5675 04/22/2013 04/04/2013 \$975,000 FULL 596349 \$1,136,953 STORE BUILDING 20 8786 WASHINGTON BL GDCV CULVER CITY L LEGADO CROSSING L 4312-028-041 LOS ANGELES, CA 3772 05/16/2013 05/14/2013	Park Area/Cap#: VD, LOS ANGELES, (Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Price: Prior Sale Price: Acres: Lot Area: # of Stories: Park Area/Cap#: VD, CULVER CITY, CLC PO Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Type: Acres:	CA 90019-2717 43-A2 / 633-C4 2171.00 LAC2 10/10/2003 \$1,000,000 FULL 0.13 5,536 / CA 90232 42-D5 / 632-H7 7024.00 CCC3 02/08/2006 01/27/2006 \$13,000,000 FULL 0.49	Building Area: Total Reoms/Offices: Total Restrooms: Yr Buill/Eff: Air Cond: Pool: Roof Mat: Distance From St Building Area: Total Restrooms: Yr Buill/Eff: Air Cond: Pool:	4,170 1936 / 1936 NONE ubject: 7.16 (mile 4,415 2.00 1956 /

EXHIBIT D

Date: July 11, 2013

ASSIGNED INSPECTOR: ULRIC CARPENTER

JOB ADDRESS: 7022 SOUTH BROADWAY, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 6012-010-018

CASE# 74787 ORDER NO: A-3147896

EFFECTIVE DATE OF ORDER TO COMPLY: November 16, 2012

COMPLIANCE EXPECTED DATE: November 21, 2012

DATE COMPLIANCE OBTAINED: NO COMPLIANCE TO DATE

<u>LIST OF IDENTIFIED CODE VIOLATIONS</u> (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-3147896

BOARD OF BUILDING AND SAFETY COMMISSIONERS

HELENA JUBANY PRESIDENT

VAN AMBATIELOS VICE-PRESIDENT E. FELICIABRANNON VICTOR H. CUEVAS

SEPAND SAMZADEH

CITY OF LOS ANGELES



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

RAYMOND S. CHAN, C.E., S.E. SUPERINTENDENT OF BUILDING INTERIM GENERAL MANAGER

ORDER TO COMPLY

EDWIN MONTEROSA JR. 7020 S BROADWAY LOS ANGELES, CA 90003 **CASE #: 74787** ORDER #: A-3147896

EFFECTIVE DATE: November 16, 2012 COMPLIANCE DATE: November 21, 2012

PROPERTY OWNER OF

SITE ADDRESS: 7022 S BROADWAY ASSESSORS PARCEL NO.: 6012-010-018

ZONE: C2; Commercial Zone

NAME OF BUSINESS IN VIOLATION: CARLOS FUENTES AUTO REPAIR

Review of records has revealed that the property at the above listed address is part of the Annual Inspection Maintenance Program with the following use listed below and is in violation of the Los Angeles Municipal Code (LAMC).

Section 12.26 (I) of the Los Angeles Municipal Code, Vehicle Repair and/or Installation Establishments.

VIOLATION(S):

Failure to pay Annual Inspection Fee.

You are therefore ordered to:

Pay the annual inspection fee and any and all surchages, penalties, or fines imposed, for an inspection conducted on August 20, 2012 and billed on invoice # 557916.

Failure to pay the above fees within 5 days may result in referral of the case to a collections agency, a negative credit report being made, a lien being assessed against this property, and Revocation of Certificate of Occupancy proceedings initiated for this use.

Code Sections in Violation: 12.26 F 3, 12.26 F 7, or 12.26 I 5, 12.26 I 10, and 98.0402(e), 98.0402(g), 12.21A1(a) of the L.A.M.C.

To verify the current amount due on the invoice referenced by this Order, for questions on how, or where to pay, contact LADBS Financial Services at (213)482-6890

NON-COMPLIANCE FEE WARNING:

YOU ARE IN VIOLATION OF THE L.A.M.C. IT IS YOUR RESPONSIBILITY TO CORRECT THE VIOLATION(S) AND CONTACT THE INSPECTOR LISTED BELOW TO ARRANGE FOR A COMPLIANCE INSPECTION <u>BEFORE</u> THE NON-COMPLIANCE FEE IS IMPOSED. Failure to correct the violations and arrange for the compliance inspection within 15 day from the Compliance Date, will result in imposition of the fee noted below.



A proposed noncompliance fee in the amount of \$550.00 may be imposed for failure to comply with the order within 15 days after the compliance date specified in the order or unless an appeal or request for slight modification is filed within 15 days of the compliance date

If an appeal or request for slight modification is not filed within 15 days of the compliance date or extensions granted therefrom, the determination of the department to impose and collect a non-compliance fee shall be final. Section 98.04 ll L.A.M.C.

NOTE: FAILURE TO PAY THE NON-COMPLIANCE FEE WITHIN 30 DAYS AFTER THE DATE OF MAILING THE INVOICE.

MAY RESULT IN A LATE CHARGE OF TWO (2) TIMES THE NON-COMPLIANCE FEE PLUS A

50 PERCENT COLLECTION FEE FOR A TOTAL OF \$1,925.00.

Any person who fails to pay the non-compliance fee, late chage and collection fee shall also pay interest. Interest shall be calculated at the rate of one percent per month.

PENALTY WARNING:

Any person who violates or causes or permits another person to violate any provision of the LosAngeles Municipal Code (L.A.M.C.) is guilty of a misdemeanor which is punishable by a fine of not more than \$1000.00 and/or six (6) months imprisonment for each violation. Section 11.00 (m) L.A.M.C.

REVOCATION OF CERTIFICATE OF OCCUPANCY and FINE WARNING:

The failure to correct the violations on or before the compliance date or any authorized extension thereof may result in commencement of proceedings to revoke the Certificate of Occupancy. Such proceedings may involve a Revocation Hearing. A personal appearance at the hearing may only be avoided if the violation is corrected and a fine paid according to the fine schedule in Section 12.26 F 14 or 12.26 I. 16 of this subsection. Sections 12.26 F, 9, 12.26 I. 11, 98.0402(f)2A L.A.M.C.

The compliance date as specified in the notice may be extended for an additional period not to exceed 45 days if the owner or operator of the yard presents satisfactory evidence to the Superintendent that unusual difficulties prevent substantial compliance without such extension.

APPEAL PROCEDURES:

Notwithstanding any provisions of the Municipal Code to the contrary there shall be no appeal to the Board of Building and Safety Commissioners from any notice issued or determination made by the Superintendent pursuant to Subsection 12.26 F 13, 12.26 I. 15.

and/or

Except for extensions of time granted by the Department of Building and Safety and the Board of Building and Safety Commissioners as authorized in Subdivision 12.26 F. 4(b) and/or 12.26 I. 7(b), and notwithstanding any provisions of this code to the contrary there shall be no appeal to the Board of Building and Safety Commissioners from any notice issued or determination made by the Department pursuant to Subsection(s) 12.26 F. and/or 12.26 I. Appeals may be made from Department determinations of violations of Subdivisions 12.26 I. 3 and 12.26 I. 4 pursuant to Section 12.26 K.

Appeal rights for Code Sections other then Sections 12.26 F. and 12.26 I. are as follows.

There is an appeal procedure established in this city whereby the Department of Building and Safety and the Board of Building and Safety Commissioners have the authority to hear and determine err or abuse of discretion, or requests for slight modification of the requirements contained in this order when appropriate fees have been paid. Section 98.0403.1 and 98.0403.2 L.A.M.C.

REPEAT VIOLATIONS:

If an Order to Comply is issued pursuant to Sections 12.26 F or 12.26 K. of the Los Angeles Municipal Code, and after compliance with the Order, a subsequent Order to Comply is issued for violation of the same provisions occurring within one year of the date of the initial Order, the repair/installation facility or storage yard facility operator shall pay a fine as specified in Section 98.0402(f)1 L.A.M.C. as follows:

- A. For each auto dismantling, junk yard, scrap metal or recycling materials processing yards, recycling collection and/or buyback centers, recycling materials sorting facilities and cago container storage yards....\$200.00
- B. For each vehicle repair garage, installation facility, or used car sales violation....\$200.00

Sections 12.26 F. 15, 12.26 I. 17 L.A.M.C.



If you have any questions or require any additional information please feel free to contact me at . Office hours are 7:00 a.m. to 4:30 p.m. Monday through Friday.

Inspector:	Date: November 08, 2012
CLAUDE NUCKOLS 3550 WILSHIRE BLVD. SUITE 1800	
LOS ANGELES, CA 90010	
Claude.Nuckols@lacity.org	
REVIEWED BY	