BOARD OF BUILDING AND SAFETY COMMISSIONERS

> HELENA JUBANY PRESIDENT

VAN AMBATIELOS VICE-PRESIDENT

E. FELICIA BRANNON VICTOR H. CUEVAS SEPAND SAMZADEH

February 1, 2013

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

### CITY OF LOS ANGELES

CALIFORNIA



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

ROBERT R. "BUD" OVROM GENERAL MANAGER

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

ANTONIO R. VILLARAIGOSA MAYOR

Council District: #6

### JOB ADDRESS: 8070 NORTH WEBB AVENUE, LOS ANGELES, CA ASSESSORS PARCEL NO. (APN): 2310-007-006

On June 23, 2010, pursuant to the authority granted by Section 91.103 of the Los Angeles Municipal Code, the Department of Building and Safety (the "Department") investigated and identified code violations at: **8070 North Webb Avenue, 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. The Department imposed non-compliance fee as follows:

Description	Amount
Non-Compliance Code Enforcement fee	\$ 550.00
Late Charge/Collection fee (250%)	1,375.00
Title Report fee	53.00
Grand Total	\$ 1,978.00

Pursuant to the authority granted by Section 7.35.3 of the Los Angeles Administrative Code, it is proposed a lien for a total sum of **\$1,978.00** 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 **\$1,978.00** on the referenced property. A copy of the title report which includes a full legal description of the property is attached as Exhibit A. A list of all the names and addresses of owners and all interested parties entitled to notice is included (Exhibit B). Also attached is a report which includes the current fair market value of the property including all encumbrances of record on the property as of the date of the report (Exhibit C).

### DEPARTMENT OF BUILDING AND SAFETY

elamonte Steve Ongele Chief, Resource Management Bureau

Lien confirmed by City Council on: ATTEST: JUNE LAGMAY, CITY CLERK

BY:

DEPUTY

### **EXHIBIT** A

### 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. T9103 Type of Report: GAP Report Order Date: 10-31-2012 Prepared for: City of Los Angeles

Dated as of: 11-06-2012

Fee: \$48.00

-SCHEDULE A-(Reported Property Information)

For Assessors Parcel Number: 2310-007-006

Situs Address: 8070 N Webb Ave.

City: Los Angeles

County: Los Angeles

-VESTING INFORMATION (Ownership)

The last Recorded Document Transferring Fee Title Recorded on: 04-09-2003

As Document Number: 03-1009574 Documentary Transfer Tax: \$None

In Favor of: Carol J. Volpe and Roland Brychta, Successor Trustees of the Mildred Brychta Trust under Declaration of Trust dated May 6, 1993

Mailing Address: Proctor and Proctor Attorneys at Law 3320 West Victory Boulevard Burbank, CA 91505-1596

#### -SCHEDULE B-

-The Property Reported Herein is Described as follows:

That portion of Lot 13 of the Property of the Lankershim Ranch Land and Water Company, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 31, Page(s) 39 et seq., of Miscellaneous Records, in the office of the County Recorder of said County, bounded on the North by the South line of the North 497.40 feet of said Lot, bounded on the East by the West line of the East 318 feet of said Lot, bounded on the West by the East line of Webb Avenue, as granted to the City of Los Angeles, by Deed Recorded in Book 21769, Page 140, Official Records, bounded on the South by a line parallel with and distant Northerly 81 feet from the South line of the land conveyed to J. W. Hufford, et ux., by Deed Recorded in Book 13423, Page 241, Official Records.

Page 1 of 2 Continued....

# 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: T9103

### -Schedule B Continued-

1. A Notice of Pending Lien Recorded 05-16-2008 as Document Number 08-0876310 Filed by the City of Los Angeles Dept. of Building and Safety

2. A Notice of Pending Lien Recorded 12-03-2010 as Document Number 10-1781166 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:	2310-007-006
Described As:	LOT 13 PROPERTY OF THE LANKERSHIM RANCH LAND AND WATER CO LOT COM W ON S
" 	LINE OF
Address:	8070 WEBB AVE LOS ANGELES CA 91605
City:	LOS ANGELES CITY-44
Billing Address:	433 N SPARKS ST BURBANK CA 91506
Assessed Owner(s):	BRYCHTA,CAROL J CO TR

Tax Rate Area:	0000013	Value		Conveyance Date:	12/06/1994
		Land:	71,612.00	Conveying Instrument:	2165816
Use Code:	1100	Improvements:	53,461.00	Date Transfer Acquired:	
Store		Personal Property:		Vesting:	
Region Code:	24	Fixtures:		Year Built:	
Flood Zone:		Inventory:		Year Last Modified:	
Zoning Code:	LAM1				
Taxability Code:		Exemptions			
		Homeowner:		Square Footage	
Tax Rate:		Inventory:		Land:	
		Personal Property:		Improvements:	
		Religious:			
Bill #:		All Other:		Tax Defaulted:	· ··· · · ·
Issue Date:	10/15/2012	Net Taxable Value:	125,073.00	Total Tax:	2,176.77

Installment	Amount	Interest	Due Date	Status	Payment Date	Balance
lst	1,088.39	108.83	12/10/2012	UNPAID		1,088.39
2nd	1,088.38	118.83	04/10/2013	UNPAID		1,088.38
					Total Balance:	2,176.77

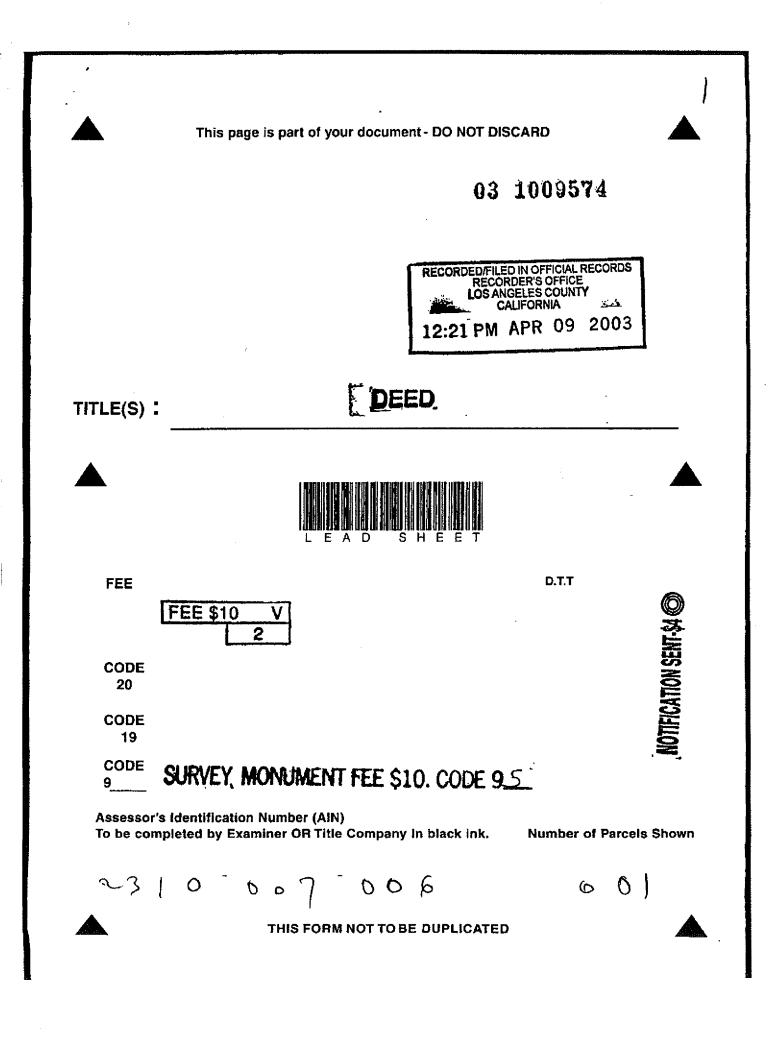
Account	Special Lien Description	Amount
30.71	L.A. COUNTY FLOOD CONTROL	182.38
36.92	LA CO PARK DISTRICTS	48.58
1.70	L.A. CITY TRAUMA/EMERGENCY SERV.	160.22
61,81	SOUTHEAST MOSQ ABATE	7.74
188.50	L.A. CITY LDSCP & LIGHT DIST 96-1	45.32
188.71	L.A. POLICE/911 BOND TAX	4.27
188.69	L.A. STORMWATER POLL ABATE	145.40

## 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 \*\*\*

Page 1 of 1

1986 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 -



RECORDING REQUESTED BY AND WHEN RECORDED MAIL TO:

PROCTOR AND PROCTOR Attorneys at Law 3320 West Victory Boulevard Burbank, California 91505-1596

MAIL TAX STATEMENTS TO: MILDRED BRYCHTA TRUST 4213 Sarah Street, #22 Burbank, CA 91505

### GRANT DEED

[Excluded from reappraisal under Proposition 13] TRANSFER INTO REVOCABLE TRUST

The undersigned grantor declares: Documentary Transfer Tax is \$NONE. "This conveyance transfers the grantor's interest into her revocable living trust, R&T 11911," and this is a Trust Transfer under Sec. 62 of the Revenue and Taxation Code to a revocable trust.

For a valuable consideration, receipt of which is hereby acknowledged,

MILDRED BRYCHTA, TRUSTEE OF THE MILDRED BRYCHTA TRUST under Declaration of Trust dated May 6, 1993, HEREBY GRANTS to

CAROL J. VOLPE and ROLAND BRYCHTA, SUCCESSOR TRUSTEES OF THE MILDRED BRYCHTA TRUST under Declaration of Trust dated May 6, 1993; the real property situated in Los Angeles County, California, described as set forth in the attachment hereto.

The purpose of this deed is to confirm that the grantor/settlor/trustee has resigned as trustee in order that the grantees shall serve as successor trustees in accordance with the terms of the Declaration of Trust.

#### ASSESSOR'S PARCEL NUMBER: 2310-007-006

Dated: March 29, 2003

### STATE OF CALIFORNIA COUNTY OF LOS ANGELES

On March 29, 2003, before me, a Notary Public in the County of Los Angeles, California, personally appeared MILDRED BRYCHTA;------

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(ies), 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.

alfrect



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03 1009574

THAT PORTION OF LOT 13 OF THE PROPERTY OF THE LANKERSHIM RANCH LAND & WATER COMPANY, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, BOOK 31 PAGE 39 ET SEQ., OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER, BOUNDED ON THE NORTH BY THE SOUTH LINE OF THE NORTH 497.40 FEET OF SAID LOT, BOUNDED ON THE EAST BY THE WEST LINE OF THE EAST 318 FEET OF SAID LOT, BOUNDED ON THE EAST BY THE WEST LINE OF THE EAST 318 FEET OF SAID LOT, BOUNDED ON THE VEST BY THE EAST LINE OF WEBB AVENUE, AS GRANTED TO THE CITY OF LOS ANGELES, BY DEED RECORDED IN BOOK 21769 PAGE 140, OFFICIAL RECORDS, BOUNDED ON THE SOUTH BY A LINE PARALLEL WITH AND DISTANT NORTHERLY 81 FEET FROM THE SOUTH LINE OF THE LAND CONVEYED TO J. W. HUFFORD, ET UX:, BY DEED RECORDED IN BOOK 13423 PAGE 241, OFFICIAL RECORDS.

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## ASSESSOR PARCEL NO.: 2310-007-006

03 1009574

3

#### RECORDING REQUESTED BY: CITY OF-LOS ANGELES

WHEN RECORDED MAIL TO:

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



2

#### SPACE ABOVE THIS LINE FOR RECORDER'S USE

#### NOTICE OF PENDING LIEN

Notice is hereby given that, pursuant to the provisions of Section 98.0402 of Division 4 of Article 8 of Chapter IX of the Los Angeles Municipal Code (LAMC), the City of Los Angeles has incurred the cost of inspections of the property described below. The City of Los Angeles intends to impose a lien against the property described below to recover the cost of such inspections, plus appropriate fees and fines, as authorized by LAMC Section 98.0402 and Section 7.35.5 of Article 4.6 of Chapter 1 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. 4424879)

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:

LANKERSHIM RANCH LAND AND WATER CO. 13 5 M R 31-39/44

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 2310-007-006 AKA 8070 N WEBB AVE LOS ANGELES

> Owner: BRYCHTA CAROL J CO TR MILDRED BRY 4213 W SARAH ST # 22 # 22 BURBANK CA,91505

DATED: This 06th Day of May, 2008

CITY OF LOS ANGELES ANDREW A. ADELMAN, P.E. General Manager, Department of Building and Safety

8γ

Karen Penera, Acting Bureau Chief Resource Management Bureau



#### RECORDING REQUESTED BY: CITY OF LOS ANGELES

WHEN RECORDED MAIL TO:

i,

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. 4917742)

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:

LANKERSHIM RANCH LAND AND WATER CO. 13 5 M R 31-39/44

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 2310-007-006 AKA 8070 N WEBB AVE LOS ANGELES

Owner: MILDRED BRYCHTA TRUST BRYCHTA, CAROL 4213 W SARAH ST #22 BURBANK CA,91505

DATED: This 01st Day of November, 2010

**CITY OF LOS ANGELES** 

. :

WV Karen Penera, Acting Bureau Chief Resource Management Bureau

### **EXHIBIT B**

ASSIGNED INSPECTOR: HENRY BAGHDASSARIAN Date: February 1, 2013 JOB ADDRESS: 8070 NORTH WEBB AVENUE, LOS ANGELES, CA ASSESSORS PARCEL NO. (APN): 2310-007-006

Last Full Title: 11/06/2012

Last Update to Title:

•

### LIST OF OWNERS AND INTERESTED PARTIES

1). CAROL J. VOLPE & ROLAND BRYCHTA C/O PROCTOR & PROCTOR ATTORNEYS AT LAW 3320 WEST VICTORY BLVD BURBANK, CA. 91505-1596

CAPACITY: OWNERS

CAROL J. BRYCHTA & MILDRED TRUST
 433 N SPARKS STREET
 BURBANK, CA. 91506-1962

CAPACITY: OWNERS

### **EXHIBIT C**

## Property Detail Report For Property Located At



CoreLogic RealQuest Professional

### 8070 WEBB AVE, NORTH HOLLYWOOD, CA 91605-1504

<b>Owner Information</b>	n:	Bidg Car	d: 000 of 002		
Owner Name: Mailing Address:	43	RYCHTA CAROL J 3 N SPARKS ST, B TE	& MILDRED /TR SURBANK CA 91	t 1506-1962 C055 (	No Mail)
Vesting Codes:					
Location Informati	on:				D WATER CO LOT
Legal Description:	LC LC	DM W ON S LINE O	F W 497.4 FT O PARALLEL WI	F LOT 13 50 FT F	ROM NW COR OF D P M 144.55 FT TH
County:		S ANGELES, CA	APN:	2	310-007-006
Census Tract / Block:		18.02 / 1	Alternate APN:		
Township-Range-Sect			Subdivision:	F	LANKERSHIM RANCH LAND & WATER CO
Legal Book/Page:	6-	32	Map Reference	: 1	l6-D1 / 532-G2
Legal Lot:	13	3	Tract #:		00 40051 50
Legal Block:			School District:		OS ANGELES
Market Area:			Munic/Townshi	p;	
Neighbor Code:					
Owner Transfer In					
Recording/Sale Date:	04	4/09/2003 / 3/29/2003	Deed Type:		GRANT DEED
Sale Price:		000574	1st Mtg Docum	10 AL	
Document #:	• •	009574			
Last Market Sale I		on:	4	trune:	i
Recording/Sale Date:	/		1st Mtg Amoun 1st Mtg Int. Ra	to/Tupe:	/ /
Sale Price:			1st Mtg Docum	io/iype. /	,
Sale Type:			2nd Mtg Amou		1
Document #:			2nd Mtg Int. Ra	ate/Type:	1
Deed Type:			Price Per SqFt		
Transfer Document #:			Multi/Split Sale		
New Construction:			,none opin ouro		
Title Company: Lender:					
Seller Name:					
Prior Sale Informa	ation:				
Prior Rec/Sale Date:	/		Prior Lender:		
Prior Sale Price:	•		Prior 1st Mtg A		1
Prior Doc Number:			Prior 1st Mtg F	Rate/Type:	1
Prior Deed Type:					
Property Charact	eristics:				
Year Built / Eff:	1939 /	Total Rooms/Office	es:	Garage Area:	
Gross Area:	3,779	Total Restrooms:		Garage Capad	
	3,779	Roof Type:		Parking Space	es:
Tot Adj Area:		Roof Material:		Heat Type:	NONE
Above Grade:		Construction:		Air Cond: Pool:	NONE
# of Stories:		Foundation:		Quality:	
Other Improvements:		Exterior wall: Basement Area:		Condition:	
Site Information:		Dasement Area.		Gonadon.	STORES
Zoning:	LAM1	Acres:	0.46	County Use:	(1100)
Lot Area:	20,157	Lot Width/Depth:	x	State Use:	
Land Use:	STORE	Commercial Units:		Water Type:	
Site Influence:		Sewer Type:		Building Class	S:
Tax Information:		••			
Total Value:	\$125,073	Assessed Year:	2012	Property Tax:	\$2,141.20
Land Value:	\$71,612	Improved %:	43%	Tax Area:	13
Improvement Value:	\$53,461	Tax Year:	2011	Tax Exemption	n:
Total Taxable Value:					

## Comparable Summary For Property Located At



### 8070 WEBB AVE, NORTH HOLLYWOOD, CA 91605-1504

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

View Report	Configure Display Fields	Modify Comparable Search Criteria
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### Summary Statistics For Selected Properties: 20

	Subject Property	Low	High	Average
Sale Price	\$0	\$247,000	\$5,000,000	\$1,243,200
Bldg/Living Area	3,779	3,232	4,243	3,712
Price/Sqft	\$0.00	\$74.13	\$1,315.79	\$329.53
Year Built	1939	1905	2009	1948
Lot Area	20,157	4,016	11,000	6,394
Bedrooms	0	1	1	1
Bathrooms/Restrooms	0	2	2	2
Stories	0.00	1.00	1.00	1.00
Total Value	\$125,073	\$127,807	\$1,615,876	\$523,688
Distance From Subject	0.00	2.92	14.32	9.22

\*= user supplied for search only

<b>i</b>	# F	Address	Sale Price	Yr Blt E	led Baths/Restroo	ms(Full) Last Recording	Bld/Liv	Lot Area	Dist
Subj	iect	Property							
		8070 WEBB AVE		1939			3,779	20,157	0.0
	•	ables							
J	1	10215 SAN FERNANDO RD	\$450,000	1980		08/15/2012	3,232	11,000	2.92
$\overline{\mathbf{v}}$	2	7219 KESTER AVE A	\$740,000	1939		11/28/2012	3,450	4,350	4.06
V	3	4712 LANKERSHIM BLVD	\$700,000	1932		12/31/2012	4,234	5,025	4.42
¥	4	8757 PARTHENIA PL		1948		12/31/2012	4,080	8,981	4.48
7	5	1800 W OLIVE AVE	\$247,000	1946		04/18/2012	3,332	4,776	5.17
<u> </u>	6	11425 RINCON AVE	\$1,525,000	1987		10/02/2012	4,200	9,423	5.45
V	7	8932 SANTA MONICA BLVD		1935	2	12/21/2012	3,360	5,368	9.25
$\mathbf{v}$	8	8747 MELROSE AVE		1946		12/28/2012	3,600	4,016	9.44
2	9	7560 MELROSE AVE		1958		12/17/2012	3,600	4,401	9.49
<u>7</u> 1	0	624 N LA BREA AVE	\$5,000,000	1924		08/10/2012	3,800	4,409	9.69
<b>7</b> 1	1	1014 N WESTERN AVE	\$680,000	1921		09/13/2012	4,095	6,733	10.02
y 1	2	323 S LA BREA AVE	\$1,300,000	1931		04/18/2012	3,800	4,203	10.65
ৃ 1	3	246 S ROBERTSON BLVD	\$3,372,000	1950		08/23/2012	3,777	6,551	10.66
<b>7</b> 1	4	20434 SHERMAN WAY	\$940,000	1983		12/28/2012	3,915	10,097	10.89
7 1	5	659 S LA BREA AVE	\$1,029,000	1931	1	08/17/2012	4,000	4,202	10.98
2 1	6	7131 REMMET AVE	\$850,000	1957 ·		06/29/2012	3,250	7,500	12.14
<u> </u>	7	991 ARAPAHOE ST 101C	\$830,000	2009		09/17/2012	3,337		12.84
7 1	8	1884 W ADAMS BLVD	\$475,000	1905		07/25/2012	4,243	7,069	13.66
7 1	9	2002 S BURLINGTON AVE	\$510,000	1961		05/22/2012	3,390	4,652	13.82
7 2		3795 2ND AVE		1924		12/21/2012	3,550	8,730	14.32

## Comparable Sales Report For Property Located At



### RealQuest Professional

### 8070 WEBB AVE, NORTH HOLLYWOOD, CA 91605-1504

### 20 Comparable(s) Selected.

### Report Date: 01/17/2013

### Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$0	\$247,000	\$5,000,000	\$1,243,200
Bldg/Living Area	3,779	3,232	4,243	3,712
Price/Sqft	\$0.00	\$74.13	\$1,315.79	\$329.53
Year Built	1939	1905	2009	1948
Lot Area	20,157	4,016	11,000	6,394
Bedrooms	0	1	1	1
Bathrooms/Restrooms	0	2	2	2
Stories	0.00	1.00	1.00	1.00
Total Value	\$125,073	\$127,807	\$1,615,876	\$523,688
Distance From Subject	0.00	2.92	14.32	9.22

\*= user supplied for search only

4

Address: Owner Name; Seller Name: APN: County;	1			Distance From S	ubject: 2.92 (mile
Seller Name: APN:	10215 SAN FERNANDO		91331-2614		
APN:	DAVIDIAN RICHARD/S	AVARANI KARINEH			
	RODRIGUEZ OLGA C				
	2623-024-030	Map Reference:	9-B3 / 502-E4	Building Area:	3,232
•	LOS ANGELES, CA	Census Tract:	1048.10	Total Rooms/Offices:	
Subdivision:	9057	Zoning: Prior Ree Date:	LAC2	Total Restrooms:	
Rec Date: Sale Date:	08/15/2012 07/17/2012	Prior Rec Date: Prior Sale Date:	07/29/1991 04/1991	Yr Built/Eff:	1980 / 1980
Sale Date: Sale Price:		Prior Sale Date: Prior Sale Price;		Air Cond:	NONE
	\$450,000	Filor Sale Filce.	\$360,000	Pool:	BOLL
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	ROLL COMPOSITION
Document #:	1218020	Acres:	0.25		
lst Mtg Amt:		Lot Area:	11,000		
Fotal Value:	\$506,824	# of Stories:	1.00		
.and Use:	STORE BUILDING	Park Area/Cap#:	I I		
Comp #:	2			Distance From Si	ubject: 4.06 (mile
Address:	7219 KESTER AVE A, V	/AN NUYS, CA 91405	-2112		
Owner Name:	SKS SARABHA INC				
Seller Name:	SINGH JATINDER	Man Deferre	46.00 1 804 1-	Duillelin - A	
APN:	2221-021-012	Map Reference:	15-C3 / 531-J5	Building Area:	3,450
County:	LOS ANGELES, CA	Census Tract:	1272.10	Total Rooms/Offices:	
Subdivision:	1000	Zoning: Brier Rec Date:	LAC1.5 08/15/2002	Total Restrooms:	4020 / 4040
Rec Date: Sale Date:	11/28/2012 11/07/2012	Prior Rec Date: Prior Sale Date:	02/12/2002	Yr Built/Eff: Air Cond:	1939 / 1946 NONE
Sale Date: Sale Price:		Prior Sale Date: Prior Sale Price;	\$450,000	Pool:	NONE
Dale FIICe.	\$740,000				ROLL
Sale Type:	FULL	Prior Sale Type:	UNKNOWN	Roof Mat:	COMPOSITION
Document #:	1809342	Acres:	0.10		
st Mtg Amt:	\$929,000	Lot Area:	4,350		
fotal Value:	\$386,274	# of Stories:	1.00		
and Use:	STORE BUILDING	Park Area/Cap#:	I		
Comp #:	3			Distance From Si	ubject: 4.42 (mile
Address:	4712 LANKERSHIM BL	VD, NORTH HOLLYW	OOD, CA 91602-180		· ·
Owner Name: Seller Name:	ASSADOURIAN JACK COMMUNITY COMMER	CE BK			
PN:	2421-023-015	Map Reference:	23-E3 / 563-A4	Building Area;	4,234
	LOS ANGELES, CA	Census Tract:	1255.02	Total Rooms/Offices:	4,204
COUDBY	7623	Zoning:	LAC2	Total Restrooms:	
*		Prior Rec Date:	04/27/2004	Yr Built/Eff:	1932 / 1950
Subdivision:	12/31/2012				
Subdivision: Rec Date:	12/31/2012 12/06/2012	Prior Sale Date:	03/05/2004	Air Cond:	NONE
Subdivision: Rec Date: Sale Date:	12/06/2012	Prior Sale Date:			
Subdivision: Rec Date: Sale Date: Sale Price:	12/06/2012 \$700,000	Prior Sale Date: Prior Sale Price:	\$400,000	Air Cond:	NONE
Subdivision: Rec Date: Sale Date: Sale Price: Sale Type:	12/06/2012 \$700,000 FULL	Prior Sale Date: Prior Sale Price: Prior Sale Type:	\$400,000 FULL	Air Cond: Pool:	
Subdivision: Rec Date: Sale Date: Sale Price: Sale Type: Document #:	12/06/2012 \$700,000 FULL 2029124	Prior Sale Date: Prior Sale Price: Prior Sale Type: Acres:	\$400,000 FULL 0.12	Air Cond: Pool:	NONE
Subdivision: Rec Date: Sale Date: Sale Price: Sale Type: Document #: st Mtg Amt:	12/06/2012 \$700,000 FULL 2029124 \$705,200	Prior Sale Date: Prior Sale Price: Prior Sale Type: Acres: Lot Area:	\$400,000 FULL 0.12 5,025	Air Cond: Pool:	NONE
Subdivision: Rec Date: Sale Date: Sale Price: Sale Type: Socument #: st Mtg Amt: Total Value:	12/06/2012 \$700,000 FULL 2029124 \$705,200 \$490,000	Prior Sale Date: Prior Sale Price: Prior Sale Type: Acres: Lot Area: # of Stories:	\$400,000 FULL 0.12 5,025 1.00	Air Cond: Pool:	NONE
Bubdivision: Rec Date: Sale Date: Sale Price: Sale Type: Socument #: St Mtg Amt: otal Value:	12/06/2012 \$700,000 FULL 2029124 \$705,200	Prior Sale Date: Prior Sale Price: Prior Sale Type: Acres: Lot Area:	\$400,000 FULL 0.12 5,025	Air Cond: Pool:	NONE
County: Subdivision: Rec Date: Sale Date: Sale Price: Sale Type: Document #: Ist Mtg Amt: Fotal Value: Land Use: Comp #:	12/06/2012 \$700,000 FULL 2029124 \$705,200 \$490,000 STORE BUILDING	Prior Sale Date: Prior Sale Price: Prior Sale Type: Acres: Lot Area: # of Stories:	\$400,000 FULL 0.12 5,025 1.00	Air Cond: Pool: Roof Mat:	NONE TAR & GRAVEL
Subdivision: Rec Date: Sale Date: Sale Price: Sale Type: Socument #: st Mtg Amt: Total Value:	12/06/2012 \$700,000 FULL 2029124 \$705,200 \$490,000	Prior Sale Date: Prior Sale Price: Prior Sale Type: Acres: Lot Area: # of Stories: Park Area/Cap#:	\$400,000 FULL 0.12 5,025 1.00 /	Air Cond: Pool: Roof Mat:	NONE
Subdivision: Rec Date: Sale Date: Sale Price: Sale Type: Socument #: st Mtg Amt: Total Value: and Use: Comp #: Address:	12/06/2012 \$700,000 FULL 2029124 \$705,200 \$490,000 STORE BUILDING	Prior Sale Date: Prior Sale Price: Prior Sale Type: Acres: Lot Area: # of Stories: Park Area/Cap#:	\$400,000 FULL 0.12 5,025 1.00 /	Air Cond: Pool: Roof Mat:	NONE TAR & GRAVEI
Subdivision: Rec Date: Sale Date: Sale Price: Sale Type: Document #: st Mtg Amt: Total Value: and Use: Comp #:	12/06/2012 \$700,000 FULL 2029124 \$705,200 \$490,000 STORE BUILDING 4 8757 PARTHENIA PL, M	Prior Sale Date: Prior Sale Price: Prior Sale Type: Acres: Lot Area: # of Stories: Park Area/Cap#:	\$400,000 FULL 0.12 5,025 1.00 /	Air Cond: Pool: Roof Mat:	NONE TAR & GRAVEI
Subdivision: Rec Date: Sale Date: Sale Price: Sale Type: Socument #: st Mtg Amt: Total Value: and Use: Comp #: Address: Dwner Name:	12/06/2012 \$700,000 FULL 2029124 \$705,200 \$490,000 STORE BUILDING 4 8757 PARTHENIA PL, M GOLOMB EREZ & VITI	Prior Sale Date: Prior Sale Price: Prior Sale Type: Acres: Lot Area: # of Stories: Park Area/Cap#:	\$400,000 FULL 0.12 5,025 1.00 /	Air Cond: Pool: Roof Mat:	NONE TAR & GRAVEI
Subdivision: Rec Date: Sale Date: Sale Price: Sale Type: Socument #: st Mtg Amt: otal Value: and Use: Comp #: ddress: Dwner Name: Seller Name:	12/06/2012 \$700,000 FULL 2029124 \$705,200 \$490,000 STORE BUILDING 4 8757 PARTHENIA PL, M GOLOMB EREZ & VITI FOLGER FAMILY LIVIN	Prior Sale Date: Prior Sale Price: Prior Sale Type: Acres: Lot Area: # of Stories: Park Area/Cap#: NORTH HILLS, CA 913	\$400,000 FULL 0.12 5,025 1.00 / 343-5115	Air Cond: Pool: Roof Mat: Distance From St	NONE TAR & GRAVEI ubject: 4,48 (mile
aubdivision: Rec Date: Sale Date: Sale Price: Sale Type: Socument #: St Mtg Amt: otal Value: and Use: Comp #: ddress: Sowner Name: eller Name: PN: Sounty:	12/06/2012 \$700,000 FULL 2029124 \$705,200 \$490,000 STORE BUILDING 4 8757 PARTHENIA PL, N GOLOMB EREZ & VITI FOLGER FAMILY LIVIN 2654-012-012	Prior Sale Date: Prior Sale Price: Prior Sale Type: Acres: Lot Area: # of Stories: Park Area/Cap#: NORTH HILLS, CA 913 IG TRUST Map Reference:	\$400,000 FULL 0.12 5,025 1.00 / 343-5115 8-C6 / 531-H1	Air Cond: Pool: Roof Mat: Distance From St	NONE TAR & GRAVEI ubject: 4,48 (mile
aubdivision: tec Date: ale Date: ale Price: ale Type: coument #: st Mtg Amt: otal Value: and Use: comp #: ddress: wwner Name: eller Name: PN: ounty: ubdivision:	12/06/2012 \$700,000 FULL 2029124 \$705,200 \$490,000 STORE BUILDING 4 8757 PARTHENIA PL, M GOLOMB EREZ & VITI FOLGER FAMILY LIVIN 2654-012-012 LOS ANGELES, CA	Prior Sale Date: Prior Sale Price: Prior Sale Type: Acres: Lot Area: # of Stories: Park Area/Cap#: NORTH HILLS, CA 913 IG TRUST Map Reference: Census Tract:	\$400,000 FULL 0.12 5,025 1.00 / 343-5115 8-C6 / 531-H1 1175.20	Air Cond: Pool: Roof Mat: Distance From St Building Area: Total Rooms/Offices:	NONE TAR & GRAVEI ubject: 4,48 (mile
Subdivision: Rec Date: Sale Date: Sale Price: Sale Type: Socument #: st Mtg Amt: otal Value: and Use: Comp #: ddress: Dwner Name: Seller Name: PN: Sounty: Subdivision: Rec Date:	12/06/2012 \$700,000 FULL 2029124 \$705,200 \$490,000 STORE BUILDING 4 8757 PARTHENIA PL, M GOLOMB EREZ & VITI FOLGER FAMILY LIVIN 2654-012-012 LOS ANGELES, CA 2800	Prior Sale Date: Prior Sale Price: Prior Sale Type: Acres: Lot Area: # of Stories: Park Area/Cap#: ORTH HILLS, CA 913 IG TRUST Map Reference: Census Tract: Zoning:	\$400,000 FULL 0.12 5,025 1.00 / 343-5115 8-C6 / 531-H1 1175.20 LAC2	Air Cond: Pool: Roof Mat: Distance From St Building Area: Total Rooms/Offices: Total Restrooms:	NONE TAR & GRAVEI ubject: 4.48 (mile 4,080
Subdivision: Rec Date: Sale Date: Sale Price: Sale Type: Socument #: st Mtg Amt: otal Value: and Use: Comp #: ddress: Dwner Name: Seller Name: PN:	12/06/2012 \$700,000 FULL 2029124 \$705,200 \$490,000 STORE BUILDING 4 8757 PARTHENIA PL, M GOLOMB EREZ & VITI FOLGER FAMILY LIVIN 2654-012-012 LOS ANGELES, CA 2800 12/31/2012	Prior Sale Date: Prior Sale Price: Prior Sale Type: Acres: Lot Area: # of Stories: Park Area/Cap#: NORTH HILLS, CA 913 IG TRUST Map Reference: Census Tract: Zoning: Prior Rec Date:	\$400,000 FULL 0.12 5,025 1.00 / 343-5115 8-C6 / 531-H1 1175.20 LAC2	Air Cond: Pool: Roof Mat: Distance From St Distance From St Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff;	NONE TAR & GRAVEI ubject: 4.48 (mile 4,080
Aubdivision: Alec Date: ale Date: ale Date: ale Price: ale Price: ale Price: ale Type: bounder #: otal Value: and Use: Comp #: ddress: bouner Name: eller Name: PN: county: ubdivision: ale Date: ale Date: ale Date: ale Price: but the price: but the price: but the price but the price: but the price but the price b	12/06/2012 \$700,000 FULL 2029124 \$705,200 \$490,000 STORE BUILDING 4 8757 PARTHENIA PL, M GOLOMB EREZ & VITI FOLGER FAMILY LIVIN 2654-012-012 LOS ANGELES, CA 2800 12/31/2012	Prior Sale Date: Prior Sale Price: Prior Sale Type: Acres: Lot Area: # of Stories: Park Area/Cap#: NORTH HILLS, CA 913 IG TRUST Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date:	\$400,000 FULL 0.12 5,025 1.00 / 343-5115 8-C6 / 531-H1 1175.20 LAC2 01/08/1997	Air Cond: Pool: Roof Mat: Distance From St Distance From St Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond:	NONE TAR & GRAVEI ubject: 4.48 (mile 4,080
Subdivision: Rec Date: Sale Date: Sale Date: Sale Price: Sale Price: Sale Type: Document #: St Mtg Amt: Type: Solution: Solution: Solution: Rec Date: Sale	12/06/2012 \$700,000 FULL 2029124 \$705,200 \$490,000 STORE BUILDING 4 8757 PARTHENIA PL, N GOLOMB EREZ & VITI FOLGER FAMILY LIVIN 2654-012-012 LOS ANGELES, CA 2800 12/31/2012 12/20/2012	Prior Sale Date: Prior Sale Price: Prior Sale Type: Acres: Lot Area: # of Stories: Park Area/Cap#: NORTH HILLS, CA 913 IG TRUST Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price:	\$400,000 FULL 0.12 5,025 1.00 / 343-5115 8-C6 / 531-H1 1175.20 LAC2 01/08/1997 \$157,500	Air Cond: Pool: Roof Mat: Distance From St Distance From St Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool:	NONE TAR & GRAVEI ubject: 4.48 (mile 4,080
aubdivision: Rec Date: ale Date: ale Date: ale Price: ale Price: ale Type: bocument #: st Mtg Amt: otal Value: and Use: comp #: ddress: bomer Name: eller Name: eller Name: eller Name: ale Date: ale Date: ale Date: ale Price: ale Type:	12/06/2012 \$700,000 FULL 2029124 \$705,200 \$490,000 STORE BUILDING 4 8757 PARTHENIA PL, N GOLOMB EREZ & VITI FOLGER FAMILY LIVIN 2654-012-012 LOS ANGELES, CA 2800 12/31/2012 12/20/2012 N	Prior Sale Date: Prior Sale Price: Prior Sale Price: Acres: Lot Area: # of Stories: Park Area/Cap#: NORTH HILLS, CA 913 IG TRUST Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Type:	\$400,000 FULL 0.12 5,025 1.00 / 343-5115 8-C6 / 531-H1 1175.20 LAC2 01/08/1997 \$157,500 FULL	Air Cond: Pool: Roof Mat: Distance From St Distance From St Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool:	NONE TAR & GRAVEI ubject: 4.48 (mile 4,080
aubdivision: tec Date: ale Date: ale Price: ale Price: ale Type: bocument #: st Mtg Amt: otal Value: and Use: comp #: ddress: bwner Name: eller Name: eller Name: eller Name: eller Name: ale Price: ale Date: ale Price: ale Price: ale Type: locument #:	12/06/2012 \$700,000 FULL 2029124 \$705,200 \$490,000 STORE BUILDING 4 8757 PARTHENIA PL, N GOLOMB EREZ & VITI FOLGER FAMILY LIVIN 2654-012-012 LOS ANGELES, CA 2800 12/31/2012 12/20/2012 N	Prior Sale Date: Prior Sale Price: Prior Sale Price: Acres: Lot Area: # of Stories: Park Area/Cap#: NORTH HILLS, CA 913 IG TRUST Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Type: Acres:	\$400,000 FULL 0.12 5,025 1.00 / 343-5115 8-C6 / 531-H1 1175.20 LAC2 01/08/1997 \$157,500 FULL 0.21	Air Cond: Pool: Roof Mat: Distance From St Distance From St Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool:	NONE TAR & GRAVEI ubject: 4.48 (mile 4,080

http://pro.realquest.com/jsp/report.jsp?type=getreport&client=&action=confirm&recordno... 1/17/2013

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Comp #;	5			Distance From S	ubject: 5.17 (miles)
Address:	1800 W OLIVE AVE, BU	JRBANK, CA 91506-2	436		, (
Owner Name:	JACOB EDWARD F	·			
Seller Name:	1800 WEST OLIVE AVE	ENUE ASSOCS			
APN:	2444-013-004	Map Reference:	24-C2 / 563-F2	Building Area:	3,332
County:	LOS ANGELES, CA	Census Tract:	3117.00	Total Rooms/Offices:	
Subdivision:	5987	Zoning:	BUC2YY	Total Restrooms:	
Rec Date:	04/18/2012	Prior Rec Date:	06/20/2003	Yr Built/Eff	1946 / 1946
Sale Date:	03/28/2012	Prior Sale Date:	05/01/2003	Air Cond:	NONE
Sale Price:	\$247,000	Prior Sale Price:	\$475,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	575782	Acres:	0.11		
1st Mtg Amt:		Lot Area:	4,776		
Total Value:	\$541,940	# of Stories:			
Land Use:	STORE BUILDING	Park Area/Cap#:	1	NTRONO / 17-07-04-01-01	
Comp #:	6		an Francisco ann a Antonio a tha Antonio Anno a An a Marcana Anno Anno an Anna Antona Anna Antona An	Distance From S	ubject: 5.45 (miles
Address:	11425 RINCON AVE, SA	AN FERNANDO. CA 9	1340	Distance From O	
Owner Name:	SKYLINE 26 HOLDING				
Seller Name:	LEIBOWITZ FAMILY PI				
APN:	2613-020-036	Map Reference:	2-D6 / 501-J1	Building Area:	4,200
County:	LOS ANGELES CA	Concus Tract	1095.00	Total Rooms/Offices:	
Subdivision:	PORTER LAND & WAT	ER <sub>Zonina</sub>	LAC1	Total Restrooms:	
	00				
Rec Date:	10/02/2012	Prior Rec Date:	07/30/1997	Yr Built/Eff:	1987 / 1987
Sale Date:	06/26/2012	Prior Sale Date:		Air Cond:	NONE
Sale Price:	\$1,525,000	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	1479400	Acres:	0.22		
	<b>* * *</b>				
•	\$1,067,500	Lot Area:	9,423		
	\$622,357	# of Stories:			
Total Value: Land Use:			9,423 /		
Total Value:	\$622,357	# of Stories:			
Total Value: Land Use:	\$622,357 STORE BUILDING	# of Stories:		Distance From S	ubject: 9.25 (miles)
Total Value: Land Use:  Comp #:	\$622,357 STORE BUILDING 7	# of Stories: Park Area/Cap#:	1		ubject: 9.25 (miles)
Total Value: Land Use: Comp #: Address:	\$622,357 STORE BUILDING	# of Stories: Park Area/Cap#:	1		ubject: 9.25 (miles)
Total Value: Land Use: Comp #: Address: Owner Name:	\$622,357 STORE BUILDING 7 8932 SANTA MONICA I	# of Stories: Park Area/Cap#: BLVD, WEST HOLLYV	1		ubject: 9.25 (miles)
Total Value: Land Use: Comp #: Address: Owner Name: Seller Name:	\$622,357 STORE BUILDING 7 8932 SANTA MONICA I MILIANA	# of Stories: Park Area/Cap#: BLVD, WEST HOLLYV	1		ubject: 9.25 (miles) 3,360
Total Value: Land Use: Comp #: Address: Owner Name: Seller Name: APN:	\$622,357 STORE BUILDING 7 8932 SANTA MONICA I MILIANA GOODWIN FAMILY TRI	# of Stories: Park Area/Cap#: BLVD, WEST HOLLYV UST VL-1029	/ NOOD, CA 90069-49	02	
Total Value: Land Use: Comp #: Address: Owner Name: Seller Name: APN: County: Subdivision:	\$622,357 STORE BUILDING 7 8932 SANTA MONICA I MILIANA GOODWIN FAMILY TRI 4336-008-022 LOS ANGELES, CA 3616	# of Stories: Park Area/Cap#: BLVD, WEST HOLLYV UST VL-1029 Map Reference: Census Tract; Zoning:	/ NOOD, CA 90069-49 33-D5 / 592-H7	02 Building Area: Total Rooms/Offices: Total Restrooms:	3,360 2.00
Total Value: Land Use: Comp #: Address: Owner Name: Seller Name: APN: County: Subdivision: Rec Date:	\$622,357 STORE BUILDING 7 8932 SANTA MONICA I MILIANA GOODWIN FAMILY TRI 4336-008-022 LOS ANGELES, CA 3616 12/21/2012	# of Stories: Park Area/Cap#: BLVD, WEST HOLLYV UST VL-1029 Map Reference: Census Tract: Zoning: Prior Rec Date:	/ NOOD, CA 90069-49 33-D5 / 592-H7 7004.00	02 Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff:	3,360 2.00 1935 / 1940
Total Value: Land Use: Comp #: Address: Owner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Date:	\$622,357 STORE BUILDING 7 8932 SANTA MONICA I MILIANA GOODWIN FAMILY TRI 4336-008-022 LOS ANGELES, CA 3616	# of Stories: Park Area/Cap#: BLVD, WEST HOLLYW UST VL-1029 Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date:	/ NOOD, CA 90069-49 33-D5 / 592-H7 7004.00	02 Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond:	3,360 2.00
Total Value: Land Use: Comp #: Address: Owner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Date: Sale Price:	\$622,357 STORE BUILDING 7 8932 SANTA MONICA I MILIANA GOODWIN FAMILY TRI 4336-008-022 LOS ANGELES, CA 3616 12/21/2012 12/12/2012	# of Stories: Park Area/Cap#: BLVD, WEST HOLLYW UST VL-1029 Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price:	/ NOOD, CA 90069-49 33-D5 / 592-H7 7004.00	02 Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool:	3,360 2.00 1935 / 1940
Total Value: Land Use: Comp #: Address: Owner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Date: Sale Date: Sale Price: Sale Type:	\$622,357 STORE BUILDING 7 8932 SANTA MONICA I MILIANA GOODWIN FAMILY TRI 4336-008-022 LOS ANGELES, CA 3616 12/21/2012 12/12/2012 N	# of Stories: Park Area/Cap#: BLVD, WEST HOLLYW UST VL-1029 Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Type:	/ NOOD, CA 90069-49 33-D5 / 592-H7 7004.00 WDC2A*	02 Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond:	3,360 2.00 1935 / 1940
Total Value: Land Use: Comp #: Address: Owner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Date: Sale Date: Sale Price: Sale Type:	\$622,357 STORE BUILDING 7 8932 SANTA MONICA I MILIANA GOODWIN FAMILY TRI 4336-008-022 LOS ANGELES, CA 3616 12/21/2012 12/12/2012	# of Stories: Park Area/Cap#: BLVD, WEST HOLLYW UST VL-1029 Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price:	/ NOOD, CA 90069-49 33-D5 / 592-H7 7004.00 WDC2A* 0.12	02 Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool:	3,360 2.00 1935 / 1940
Total Value: Land Use: Comp #: Address: Owner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Date: Sale Date: Sale Price: Sale Type: Document #:	\$622,357 STORE BUILDING 7 8932 SANTA MONICA I MILIANA GOODWIN FAMILY TRI 4336-008-022 LOS ANGELES, CA 3616 12/21/2012 12/12/2012 N	# of Stories: Park Area/Cap#: BLVD, WEST HOLLYW UST VL-1029 Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Type:	/ NOOD, CA 90069-49 33-D5 / 592-H7 7004.00 WDC2A*	02 Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool:	3,360 2.00 1935 / 1940
Total Value: 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:	\$622,357 STORE BUILDING 7 8932 SANTA MONICA I MILIANA GOODWIN FAMILY TRI 4336-008-022 LOS ANGELES, CA 3616 12/21/2012 12/12/2012 N	# of Stories: Park Area/Cap#: BLVD, WEST HOLLYW UST VL-1029 Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Type: Acres:	/ NOOD, CA 90069-49 33-D5 / 592-H7 7004.00 WDC2A* 0.12	02 Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool:	3,360 2.00 1935 / 1940
Total Value: Land Use: 	\$622,357 STORE BUILDING 7 8932 SANTA MONICA I MILIANA GOODWIN FAMILY TRI 4336-008-022 LOS ANGELES, CA 3616 12/21/2012 12/12/2012 N 1989881	# of Stories: Park Area/Cap#: BLVD, WEST HOLLYW UST VL-1029 Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Type: Acres: Lot Area:	/ NOOD, CA 90069-49 33-D5 / 592-H7 7004.00 WDC2A* 0.12	02 Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool:	3,360 2.00 1935 / 1940
Total Value: Land Use: 	\$622,357 STORE BUILDING 7 8932 SANTA MONICA I MILIANA GOODWIN FAMILY TRI 4336-008-022 LOS ANGELES, CA 3616 12/21/2012 12/12/2012 N 1989881 \$200,877 STORE BUILDING	# of Stories: Park Area/Cap#: BLVD, WEST HOLLYV UST VL-1029 Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Date: Prior Sale Price: Prior Sale Type: Acres: Lot Area: # of Stories:	/ NOOD, CA 90069-49 33-D5 / 592-H7 7004.00 WDC2A* 0.12 5,368	02 Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool: Roof Mat:	3,360 2.00 1935 / 1940 NONE
Total Value: Land Use: 	\$622,357 STORE BUILDING 7 8932 SANTA MONICA I MILIANA GOODWIN FAMILY TRI 4336-008-022 LOS ANGELES, CA 3616 12/21/2012 12/12/2012 N 1989881 \$200,877 STORE BUILDING 8	# of Stories: Park Area/Cap#: BLVD, WEST HOLLYV UST VL-1029 Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Price: Prior Sale Price: Prior Sale Type: Acres: Lot Area: # of Stories: Park Area/Cap#:	/ NOOD, CA 90069-49 33-D5 / 592-H7 7004.00 WDC2A* 0.12 5,368 /	02 Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool: Roof Mat:	3,360 2.00 1935 / 1940 NONE
Total Value: 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: Comp #: Address:	\$622,357 STORE BUILDING 7 8932 SANTA MONICA I MILIANA GOODWIN FAMILY TRI 4336-008-022 LOS ANGELES, CA 3616 12/21/2012 12/12/2012 N 1989881 \$200,877 STORE BUILDING 8 8747 MELROSE AVE, V	# of Stories: Park Area/Cap#: BLVD, WEST HOLLYV UST VL-1029 Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Price: Prior Sale Type: Acres: Lot Area: # of Stories: Park Area/Cap#: VEST HOLLYWOOD,	/ NOOD, CA 90069-49 33-D5 / 592-H7 7004.00 WDC2A* 0.12 5,368 /	02 Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool: Roof Mat:	3,360 2.00 1935 / 1940 NONE
Total Value: Land Use: Comp #: Address: Owner Name: Seller Name: Seller Name: Seller Name: County: Subdivision: Rec Date: Sale Date: Sale Date: Sale Date: Sale Price: Sale Type: Document #: 1st Mtg Amt: Total Value: Land Use: Comp #: Address: Owner Name:	\$622,357 STORE BUILDING 7 8932 SANTA MONICA I MILIANA GOODWIN FAMILY TRI 4336-008-022 LOS ANGELES, CA 3616 12/21/2012 12/12/2012 N 1989881 \$200,877 STORE BUILDING 8 8747 MELROSE AVE, W CORZINE MELROSE LI	# of Stories: Park Area/Cap#: BLVD, WEST HOLLYV UST VL-1029 Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Price: Prior Sale Type: Acres: Lot Area: # of Stories: Park Area/Cap#: VEST HOLLYWOOD,	/ NOOD, CA 90069-49 33-D5 / 592-H7 7004.00 WDC2A* 0.12 5,368 /	02 Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool: Roof Mat:	3,360 2.00 1935 / 1940 NONE
Total Value: Land Use: Comp #: Address: Owner Name: Seller Name: Seller Name: Subdivision: Rec Date: Sale Date: Sale Date: Sale Price: Sale Type: Document #: 1st Mtg Amt: Total Value: Land Use: Comp #: Address: Owner Name:	\$622,357 STORE BUILDING 7 8932 SANTA MONICA I MILIANA GOODWIN FAMILY TRI 4336-008-022 LOS ANGELES, CA 3616 12/21/2012 12/12/2012 N 1989881 \$200,877 STORE BUILDING 8 8747 MELROSE AVE, V CORZINE MELROSE LI SCHENCK FAMILY LP	# of Stories: Park Area/Cap#: BLVD, WEST HOLLYW UST VL-1029 Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Price: Prior Sale Type: Acres: Lot Area: # of Stories: Park Area/Cap#: WEST HOLLYWOOD, LC	/ NOOD, CA 90069-49 33-D5 / 592-H7 7004.00 WDC2A* 0.12 5,368 / CA 90069-5014	02 Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool: Roof Mat: Distance From Si	3,360 2.00 1935 / 1940 NONE NONE
Total Value: Land Use: Comp #: Address: Owner Name: Seller Name: Seller Name: Subdivision: Rec Date: Sale Date: Sale Date: Sale Price: Sale Price: Sale Price: Sale Type: Document #: 1st Mtg Amt: Total Value: Land Use: Comp #: Address: Owner Name: Seller Name: APN:	\$622,357 STORE BUILDING 7 8932 SANTA MONICA I MILIANA GOODWIN FAMILY TRI 4336-008-022 LOS ANGELES, CA 3616 12/21/2012 12/12/2012 N 1989881 \$200,877 STORE BUILDING 8 8747 MELROSE AVE, V CORZINE MELROSE LI SCHENCK FAMILY LP 4336-007-025	# of Stories: Park Area/Cap#: BLVD, WEST HOLLYV UST VL-1029 Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Date: Prior Sale Price: Prior Sale Type: Acres: Lot Area: # of Stories: Park Area/Cap#: WEST HOLLYWOOD, LC Map Reference:	/ NOOD, CA 90069-49 33-D5 / 592-H7 7004.00 WDC2A* 0.12 5,368 / CA 90069-5014 33-D5 / 592-H7	02 Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool: Roof Mat: Distance From Si Building Area:	3,360 2.00 1935 / 1940 NONE
Total Value: Land Use: Comp #: Address: Owner Name: Seller Name: Seller Name: Subdivision: Rec Date: Sale Date: Sale 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:	\$622,357 STORE BUILDING 7 8932 SANTA MONICA I MILIANA GOODWIN FAMILY TRI 4336-008-022 LOS ANGELES, CA 3616 12/21/2012 12/12/2012 N 1989881 \$200,877 STORE BUILDING 8 8 8747 MELROSE AVE, W CORZINE MELROSE LU SCHENCK FAMILY LP 4336-007-025 LOS ANGELES, CA	# of Stories: Park Area/Cap#: BLVD, WEST HOLLYV UST VL-1029 Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Date: Prior Sale Price: Prior Sale Type: Acres: Lot Area: # of Stories: Park Area/Cap#: VEST HOLLYWOOD, LC Map Reference: Census Tract:	/ WOOD, CA 90069-49 33-D5 / 592-H7 7004.00 WDC2A* 0.12 5,368 / CA 90069-5014 33-D5 / 592-H7 7004.00	02 Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool: Roof Mat: Distance From Si	3,360 2.00 1935 / 1940 NONE NONE
Total Value: Land Use: Comp #: Address: Owner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Date: Sale Date: Sale Price: Sale Price: Sale Price: Sale Price: Sale Type: Document #: 1st Mtg Amt: Total Value: Land Use: Comp #: Address: Owner Name: Seller Name: APN: County: Subdivision:	\$622,357 STORE BUILDING 7 8932 SANTA MONICA I MILIANA GOODWIN FAMILY TRI 4336-008-022 LOS ANGELES, CA 3616 12/21/2012 12/12/2012 N 1989881 \$200,877 STORE BUILDING 8 8747 MELROSE AVE, V CORZINE MELROSE LI SCHENCK FAMILY LP 4336-007-025 LOS ANGELES, CA 5939	# of Stories: Park Area/Cap#: BLVD, WEST HOLLYV UST VL-1029 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: # of Stories: Park Area/Cap#: VEST HOLLYWOOD, LC Map Reference: Census Tract: Zoning:	/ NOOD, CA 90069-49 33-D5 / 592-H7 7004.00 WDC2A* 0.12 5,368 / CA 90069-5014 33-D5 / 592-H7	02 Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool: Roof Mat: Distance From Si Building Area: Total Rooms/Offices:	3,360 2.00 1935 / 1940 NONE NONE
Total Value: Land Use: Comp #: Address: Owner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Date: Sale Date: Sale Price: Sale Price: Sale Price: 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:	\$622,357 STORE BUILDING 7 8932 SANTA MONICA I MILIANA GOODWIN FAMILY TRI 4336-008-022 LOS ANGELES, CA 3616 12/21/2012 12/12/2012 N 1989881 \$200,877 STORE BUILDING 8 8 8747 MELROSE AVE, W CORZINE MELROSE LU SCHENCK FAMILY LP 4336-007-025 LOS ANGELES, CA	# of Stories: Park Area/Cap#: BLVD, WEST HOLLYV UST VL-1029 Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Date: Prior Sale Price: Prior Sale Type: Acres: Lot Area: # of Stories: Park Area/Cap#: VEST HOLLYWOOD, LC Map Reference: Census Tract:	/ WOOD, CA 90069-49 33-D5 / 592-H7 7004.00 WDC2A* 0.12 5,368 / CA 90069-5014 33-D5 / 592-H7 7004.00	02 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:	3,360 2.00 1935 / 1940 NONE ubject: 9.44 (miles) 3,600
Total Value: Land Use: 	\$622,357 STORE BUILDING 7 8932 SANTA MONICA I MILIANA GOODWIN FAMILY TRI 4336-008-022 LOS ANGELES, CA 3616 12/21/2012 12/12/2012 N 1989881 \$200,877 STORE BUILDING 8 8747 MELROSE AVE, W CORZINE MELROSE LI SCHENCK FAMILY LP 4336-007-025 LOS ANGELES, CA 5939 12/28/2012	# of Stories: Park Area/Cap#: BLVD, WEST HOLLYV UST VL-1029 Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Price: Prior Sale Type: Acres: Lot Area: # of Stories: Park Area/Cap#: VEST HOLLYWOOD, LC Map Reference: Census Tract: Zoning: Prior Rec Date:	/ WOOD, CA 90069-49 33-D5 / 592-H7 7004.00 WDC2A* 0.12 5,368 / CA 90069-5014 33-D5 / 592-H7 7004.00	02 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:	3,360 2.00 1935 / 1940 NONE ubject: 9.44 (miles 3,600 1946 / 1946
Total Value: Land Use: 	\$622,357 STORE BUILDING 7 8932 SANTA MONICA I MILIANA GOODWIN FAMILY TRI 4336-008-022 LOS ANGELES, CA 3616 12/21/2012 12/12/2012 N 1989881 \$200,877 STORE BUILDING 8 8747 MELROSE AVE, V CORZINE MELROSE LI SCHENCK FAMILY LP 4336-007-025 LOS ANGELES, CA 5939 12/28/2012 12/18/2012	# of Stories: Park Area/Cap#: BLVD, WEST HOLLYV UST VL-1029 Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Price: Prior Sale Type: Acres: Lot Area: # of Stories: Park Area/Cap#: VEST HOLLYWOOD, LC Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price:	/ WOOD, CA 90069-49 33-D5 / 592-H7 7004.00 WDC2A* 0.12 5,368 / CA 90069-5014 33-D5 / 592-H7 7004.00	02 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:	3,360 2.00 1935 / 1940 NONE ubject: 9.44 (miles) 3,600 1946 / 1946
Total Value: Land Use: 	\$622,357 STORE BUILDING 7 8932 SANTA MONICA I MILIANA GOODWIN FAMILY TRI 4336-008-022 LOS ANGELES, CA 3616 12/21/2012 12/12/2012 N 1989881 \$200,877 STORE BUILDING 8 8747 MELROSE AVE, W CORZINE MELROSE LI SCHENCK FAMILY LP 4336-007-025 LOS ANGELES, CA 5939 12/28/2012	# of Stories: Park Area/Cap#: BLVD, WEST HOLLYV UST VL-1029 Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Price: Prior Sale Price: Prior Sale Type: Acres: Lot Area: # of Stories: Park Area/Cap#: VEST HOLLYWOOD, LC Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date:	/ WOOD, CA 90069-49 33-D5 / 592-H7 7004.00 WDC2A* 0.12 5,368 / CA 90069-5014 33-D5 / 592-H7 7004.00	02 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: Pool;	3,360 2.00 1935 / 1940 NONE ubject: 9.44 (miles 3,600 1946 / 1946
Total Value: Land Use: 	\$622,357 STORE BUILDING 7 8932 SANTA MONICA I MILIANA GOODWIN FAMILY TRI 4336-008-022 LOS ANGELES, CA 3616 12/21/2012 12/12/2012 N 1989881 \$200,877 STORE BUILDING 8 8747 MELROSE AVE, V CORZINE MELROSE LI SCHENCK FAMILY LP 4336-007-025 LOS ANGELES, CA 5939 12/28/2012 12/18/2012 N 2018408	# of Stories: Park Area/Cap#: BLVD, WEST HOLLYV UST VL-1029 Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Price: Prior Sale Type: Acres: Lot Area: # of Stories: Park Area/Cap#: VEST HOLLYWOOD, LC Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Price: Prior Sale Price: Prior Sale Type: Acres:	/ NOOD, CA 90069-49 33-D5 / 592-H7 7004.00 WDC2A* 0.12 5,368 / CA 90069-5014 33-D5 / 592-H7 7004.00 WDC1A* 0.09	02 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: Pool;	3,360 2.00 1935 / 1940 NONE ubject: 9.44 (miles) 3,600 1946 / 1946
Total Value: Land Use: 	\$622,357 STORE BUILDING 7 8932 SANTA MONICA I MILIANA GOODWIN FAMILY TRI 4336-008-022 LOS ANGELES, CA 3616 12/21/2012 12/12/2012 N 1989881 \$200,877 STORE BUILDING 8 8747 MELROSE AVE, V CORZINE MELROSE LI SCHENCK FAMILY LP 4336-007-025 LOS ANGELES, CA 5939 12/28/2012 12/18/2012 N 2018408 \$3,000,000	# of Stories: Park Area/Cap#: BLVD, WEST HOLLYV UST VL-1029 Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Price: Prior Sale Type: Acres: Lot Area: # of Stories: Park Area/Cap#: VEST HOLLYWOOD, LC Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Price: Prior Sale Price: Prior Sale Type: Acres: Lot Area:	/ NOOD, CA 90069-49 33-D5 / 592-H7 7004.00 WDC2A* 0.12 5,368 / CA 90069-5014 33-D5 / 592-H7 7004.00 WDC1A*	02 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: Pool;	3,360 2.00 1935 / 1940 NONE ubject: 9.44 (miles) 3,600 1946 / 1946
Total Value: Land Use:	\$622,357 STORE BUILDING 7 8932 SANTA MONICA I MILIANA GOODWIN FAMILY TRI 4336-008-022 LOS ANGELES, CA 3616 12/21/2012 12/12/2012 N 1989881 \$200,877 STORE BUILDING 8 8747 MELROSE AVE, V CORZINE MELROSE LI SCHENCK FAMILY LP 4336-007-025 LOS ANGELES, CA 5939 12/28/2012 12/18/2012 N 2018408	# of Stories: Park Area/Cap#: BLVD, WEST HOLLYV UST VL-1029 Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Price: Prior Sale Type: Acres: Lot Area: # of Stories: Park Area/Cap#: VEST HOLLYWOOD, LC Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Price: Prior Sale Price: Prior Sale Type: Acres:	/ NOOD, CA 90069-49 33-D5 / 592-H7 7004.00 WDC2A* 0.12 5,368 / CA 90069-5014 33-D5 / 592-H7 7004.00 WDC1A* 0.09	02 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: Pool;	3,360 2.00 1935 / 1940 NONE ubject: 9.44 (miles) 3,600 1946 / 1946

Comp #:	9			Distance From S	ubject: 9.49 (miles)
Address:	7560 MELROSE AVE, L	OS ANGELES, CA 90	046-7443		
Owner Name:	SIDON INC	_			
Seller Name:	COHN NANCY M TRUS		34 AE / 500 00	Duilding Arrest	
APN:	5526-016-002	Map Reference: Census Tract:	34-A5 / 593-C6	Building Area:	3,600
County:	LOS ANGELES, CA	Zensus Tract: Zoning:	1920.02 LAC4	Total Rooms/Offices: Total Restrooms:	
Subdivision: Rec Date:	6143 12/17/2012	Prior Rec Date:	LAU4	Yr Built/Eff:	1958 / 1959
Sale Date:	12/05/2012	Prior Sale Date:		Air Cond:	NONE
Sale Price:	TEIGGIEGTE	Prior Sale Price:		Pool:	NONE
Sale Type:	N	Prior Sale Type:		Roof Mat:	
Document #:	1945538	Acres:	0.10	noon mat.	
st Mtg Amt:		Lot Area:	4,401		
Fotal Value:	\$127,807	# of Stories:	-1		
and Use:	STORE BUILDING	Park Area/Cap#:	I		
Comp #;	10			Distance From S	ubject: 9.69 (miles)
ddress:	624 N LA BREA AVE, L	OS ANGELES. CA 90	036-2014	Cistanos i folli o	aojoot. vida (miles)
Owner Name:	YESHIVATH TORATH E				
Seller Name:	KUSHNER JACK TRUS				
APN:	5525-017-003	Map Reference:	34-B5 / 593-D7	Building Area:	3,800
County:	LOS ANGELES, CA	Census Tract:	1919.02	Total Rooms/Offices:	
Subdivision:	6740	Zoning:		Total Restrooms:	4004 14000
Rec Date:	08/10/2012	Prior Rec Date: Prior Sale Date:	08/10/1984	Yr Built/Eff: Air Cond:	1924 / 1939 NONE
Sale Date:	07/09/2012 \$5,000,000	Prior Sale Date: Prior Sale Price:		Air Cond: Pool:	NONE
Sale Price: Sale Type:	\$5,000,000 FULL	Prior Sale Price: Prior Sale Type:		Roof Mat:	
Sale Type: Document #:	1190760	Acres:	0.10	INDUI INICIL.	
st Mtg Amt:	1100100	Lot Area:	4,409		
otal Value:	\$129,924	# of Stories:	7,700		
	Ψ 1 40 U 1 U 40 T				
	STORE BUILDING	Park Area/Can#	I		
Land Use:	STORE BUILDING	Park Area/Cap#:	<i>I</i>		
Land Use: Comp #: Address: Dwner Name:	11 1014 N WESTERN AVE BTB LLC			Distance From Su	bject: 10.02 (miles)
and Use: Comp #: Address: Dwner Name: Seller Name:	11 1014 N WESTERN AVE BTB LLC ZUCKERMAN DANIEL	, LOS ANGELES, CA	90029-2310		
and Use: Comp #: Address: Dwner Name: Seller Name: APN:	11 1014 N WESTERN AVE BTB LLC ZUCKERMAN DANIEL 5536-022-012	, LOS ANGELES, CA Map Reference:	90029-2310 34-E4 / 593-H6	Building Area:	bject: 10.02 (miles) 4,095
and Use: Comp #: Address: Dwner Name: Seller Name: APN: County:	11 1014 N WESTERN AVE BTB LLC ZUCKERMAN DANIEL 5536-022-012 LOS ANGELES, CA	, <b>LOS ANGELES, CA</b> Map Reference: Census Tract:	90029-2310 34-E4 / 593-H6 1916.10	Building Area: Total Rooms/Offices:	· · ·
and Use: Comp #: Address: Dwner Name: Seller Name: APN: County: Subdivision:	11 1014 N WESTERN AVE BTB LLC ZUCKERMAN DANIEL 5536-022-012 LOS ANGELES, CA 1921	, <b>LOS ANGELES, CA</b> Map Reference: Census Tract: Zoning:	90029-2310 34-E4 / 593-H6 1916.10 LAC4	Building Area: Total Rooms/Offices: Total Restrooms:	4,095
and Use: Comp #: Address: Dwner Name: Seller Name: APN: County: Subdivision: Rec Date:	11 1014 N WESTERN AVE BTB LLC ZUCKERMAN DANIEL 5536-022-012 LOS ANGELES, CA 1921 09/13/2012	, <b>LOS ANGELES, CA</b> Map Reference: Census Tract:	90029-2310 34-E4 / 593-H6 1916.10	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff:	· · ·
and Use: Comp #: Address: Dwner Name: Seller Name: NPN: County: Subdivision: Rec Date: Sale Date:	11 1014 N WESTERN AVE BTB LLC ZUCKERMAN DANIEL 5536-022-012 LOS ANGELES, CA 1921 09/13/2012 09/07/2012	, <b>LOS ANGELES, CA</b> Map Reference: Census Tract: Zoning: Prior Rec Date:	90029-2310 34-E4 / 593-H6 1916.10 LAC4 04/13/1970	Building Area: Total Rooms/Offices: Total Restrooms:	4,095 1921 / 1921
and Use: Comp #: ddress: Dwner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Date: Sale Price:	11 1014 N WESTERN AVE BTB LLC ZUCKERMAN DANIEL 5536-022-012 LOS ANGELES, CA 1921 09/13/2012 09/07/2012 \$680,000	Ap Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price:	90029-2310 34-E4 / 593-H6 1916.10 LAC4	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool:	4,095 1921 / 1921
and Use: Comp #: Address: Dwner Name: Seller Name: Seller Name: County: Subdivision: Rec Date: Sale Date: Sale Date: Sale Price: Sale Type:	11 1014 N WESTERN AVE BTB LLC ZUCKERMAN DANIEL 5536-022-012 LOS ANGELES, CA 1921 09/13/2012 09/07/2012	, <b>LOS ANGELES, CA</b> Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date:	90029-2310 34-E4 / 593-H6 1916.10 LAC4 04/13/1970 \$35,100	Building Area: Total Rooms/Offices: Total Restrooms: Yr Buil/Eff: Air Cond:	4,095 1921 / 1921
and Use: Comp #: Address: Dwner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Date: Sale Date: Sale Price: Sale Type: Document #:	11 1014 N WESTERN AVE BTB LLC ZUCKERMAN DANIEL 5536-022-012 LOS ANGELES, CA 1921 09/13/2012 09/07/2012 \$680,000 FULL	Acres: Aug Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Type: Acres:	90029-2310 34-E4 / 593-H6 1916.10 LAC4 04/13/1970 \$35,100 FULL 0.15	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool:	4,095 1921 / 1921
and Use: Comp #: Vddress: Dwner Name: Seller Name: Seller Name: VeN: County: Subdivision: Rec Date: Sale Date: Sale Date: Sale Price: Sale Type: Occument #: st Mtg Amt:	11 1014 N WESTERN AVE BTB LLC ZUCKERMAN DANIEL 5536-022-012 LOS ANGELES, CA 1921 09/13/2012 09/07/2012 \$680,000 FULL	Ap Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Type:	90029-2310 34-E4 / 593-H6 1916.10 LAC4 04/13/1970 \$35,100 FULL	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool:	4,095 1921 / 1921
and Use: Comp #: ddress: Dwner Name: Seller Name: NPN: County: Subdivision: Rec Date: Sale Date: Sale Date: Sale Price: Sale Type: Socument #: st Mtg Amt: Total Value:	11 1014 N WESTERN AVE BTB LLC ZUCKERMAN DANIEL 5536-022-012 LOS ANGELES, CA 1921 09/13/2012 09/07/2012 \$680,000 FULL 1376848	Arrier Sale Prices Arrier Sale Prices Arrier Sale Prices Acress Lot Areas	90029-2310 34-E4 / 593-H6 1916.10 LAC4 04/13/1970 \$35,100 FULL 0.15	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool:	4,095 1921 / 1921
and Use: comp #: ddress: owner Name: eller Name: PN: county: ubdivision: dec Date: cale Date: cale Price: cale Price: cale Type: coument #: st Mtg Amt: otal Value:	11 1014 N WESTERN AVE BTB LLC ZUCKERMAN DANIEL 5536-022-012 LOS ANGELES, CA 1921 09/13/2012 09/07/2012 \$680,000 FULL 1376848 \$698,820	Arrie Stories: Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Type: Acres: Lot Area: # of Stories:	90029-2310 34-E4 / 593-H6 1916.10 LAC4 04/13/1970 \$35,100 FULL 0.15	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool:	4,095 1921 / 1921
and Use: Comp #: Address: Dwner Name: Soller Name: APN: County: Subdivision: Rec Date: Sale Date: Sale Date: Sale Price: Sale Price: Sale Type: Document #: st Mtg Amt: Total Value: and Use: Comp #:	11 1014 N WESTERN AVE BTB LLC ZUCKERMAN DANIEL 5536-022-012 LOS ANGELES, CA 1921 09/13/2012 09/07/2012 \$680,000 FULL 1376848 \$698,820 STORE BUILDING	Acres: Acres: Acres: Acres: Brior Sale Date: Prior Sale Price: Prior Sale Price: Prior Sale Price: Acres: Lot Area: # of Stories: Park Area/Cap#:	90029-2310 34-E4 / 593-H6 1916.10 LAC4 04/13/1970 \$35,100 FULL 0.15 6,733 /	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool: Roof Mat:	4,095 1921 / 1921 NONE
and Use: Comp #: ddress: Dwner Name: Seller Name: PN: County: Subdivision: Rec Date: Sale Date: Sale Date: Sale Price: Sale Price: Sale Type: Socument #: st Mtg Amt: Total Value: and Use: Comp #: ddress: Dwner Name:	11 1014 N WESTERN AVE BTB LLC ZUCKERMAN DANIEL 5536-022-012 LOS ANGELES, CA 1921 09/13/2012 09/07/2012 \$680,000 FULL 1376848 \$698,820 STORE BUILDING	Acres: Hof Stories: Prior Sale Date: Prior Sale Date: Prior Sale Price: Prior Sale Price: Prior Sale Type: Acres: Lot Area: # of Stories: Park Area/Cap#: OS ANGELES, CA 90 UP LLC	90029-2310 34-E4 / 593-H6 1916.10 LAC4 04/13/1970 \$35,100 FULL 0.15 6,733 /	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool: Roof Mat:	4,095 1921 / 1921 NONE
and Use: comp #: ddress: owner Name: PN: oounty: ubdivision: tec Date: ale Date: ale Price: ale Price: ale Price: ale Type: ocument #: st Mtg Amt: otal Value: and Use: comp #: ddress: owner Name: eller Name:	11 1014 N WESTERN AVE BTB LLC ZUCKERMAN DANIEL 5536-022-012 LOS ANGELES, CA 1921 09/13/2012 09/07/2012 \$680,000 FULL 1376848 \$698,820 STORE BUILDING 12 323 S LA BREA AVE, L HANCOCK PARK GRO	Acres: Hof Stories: Prior Sale Date: Prior Sale Date: Prior Sale Price: Prior Sale Price: Prior Sale Type: Acres: Lot Area: # of Stories: Park Area/Cap#: OS ANGELES, CA 90 UP LLC	90029-2310 34-E4 / 593-H6 1916.10 LAC4 04/13/1970 \$35,100 FULL 0.15 6,733 /	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool: Roof Mat:	4,095 1921 / 1921 NONE
and Use: Comp #: ddress: Dwner Name: eller Name: PN: County: Subdivision: tec Date: Sale Date: Sale Date: Sale Price: Sale Price: Sale Type: Socument #: st Mtg Amt: otal Value: and Use: Comp #: ddress: Dwner Name: eller Name: PN: Sounty: So	11 1014 N WESTERN AVE BTB LLC ZUCKERMAN DANIEL 5536-022-012 LOS ANGELES, CA 1921 09/13/2012 09/07/2012 \$680,000 FULL 1376848 \$698,820 STORE BUILDING 12 323 S LA BREA AVE, L HANCOCK PARK GRO IIZUKA FAMILY 2007 T	Acres: Area: Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Price: Prior Sale Type: Acres: Lot Area: # of Stories: Park Area/Cap#: OS ANGELES, CA 90 UP LLC RUST Map Reference: Census Tract:	90029-2310 34-E4 / 593-H6 1916.10 LAC4 04/13/1970 \$35,100 FULL 0.15 6,733 / 036-3525 43-B1 / 633-D2 2151.02	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool: Roof Mat: Distance From Su Building Area: Total Rooms/Offices:	4,095 1921 / 1921 NONE bject: 10.65 (miles)
and Use: Comp #: ddress: Dwner Name: Seller Name: PN: County: Subdivision: Sec Date: Sale Price: Sale Price: Sale Price: Sale Price: Sale Type: Occument #: st Mtg Amt: otal Value: and Use: Comp #: ddress: Dwner Name: Seller Name: Seller Name: Seller Name: Seller Sale Sale Sale Sale Sale Sale Sale Sale	11 1014 N WESTERN AVE BTB LLC ZUCKERMAN DANIEL 5536-022-012 LOS ANGELES, CA 1921 09/07/2012 \$680,000 FULL 1376848 \$698,820 STORE BUILDING 12 323 S LA BREA AVE, L HANCOCK PARK GRO IIZUKA FAMILY 2007 T 5508-001-007 LOS ANGELES, CA 5273	Area: Ang Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Price: Prior Sale Type: Acres: Lot Area: # of Stories: Park Area/Cap#: OS ANGELES, CA 90 UP LLC RUST Map Reference: Census Tract: Zoning:	90029-2310 34-E4 / 593-H6 1916.10 LAC4 04/13/1970 \$35,100 FULL 0.15 6,733 / 036-3525 43-B1 / 633-D2 2151.02 LAC2	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool: Roof Mat: Distance From Su Building Area: Total Rooms/Offices: Total Restrooms:	4,095 1921 / 1921 NONE bject: 10.65 (miles) 3,800
and Use: Comp #: ddress: Dwner Name: PN: County: Subdivision: Rec Date: Sale Date: Sale Date: Sale Price: Sale Price: Sale Price: Sale Type: Document #: st Mtg Amt: Total Value: and Use: Comp #: ddress: Dwner Name: Seller Name: Seller Name: Seller Name: Seller Name: Seller Name: Seller Name: Seller Name: Seller Sale Sale Sale Sale Sale Sale Sale Sale	11 1014 N WESTERN AVE BTB LLC ZUCKERMAN DANIEL 5536-022-012 LOS ANGELES, CA 1921 09/13/2012 09/07/2012 \$680,000 FULL 1376848 \$698,820 STORE BUILDING 12 323 S LA BREA AVE, L HANCOCK PARK GRO IIZUKA FAMILY 2007 T 5508-001-007 LOS ANGELES, CA 5273 04/18/2012	Ap Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Type: Acres: Lot Area: # of Stories: Park Area/Cap#: OS ANGELES, CA 90 UP LLC RUST Map Reference: Census Tract: Zoning: Prior Rec Date:	90029-2310 34-E4 / 593-H6 1916.10 LAC4 04/13/1970 \$35,100 FULL 0.15 6,733 / 036-3525 43-B1 / 633-D2 2151.02 LAC2 02/18/1988	Building Area: Total Rooms/Offices: Total Restrooms Yr Built/Eff: Air Cond: Pool: Roof Mat: Distance From Su Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff:	4,095 1921 / 1921 NONE bject: 10.65 (miles) 3,800 1931 / 1931
and Use: Comp #: Address: Dwner Name: Seller Name: NPN: County: Subdivision: Rec Date: Sale Date: Sale Date: Sale Price: Sale Price: Sale Price: Sale Type: Oocument #: st Mtg Amt: Total Value: and Use: Comp #: Address: Dwner Name: Seller Name: Seller Name: Seller Name: Seller Name: Seller Sale Date: Sale Date: Sale Date:	11 1014 N WESTERN AVE BTB LLC ZUCKERMAN DANIEL 5536-022-012 LOS ANGELES, CA 1921 09/13/2012 09/07/2012 \$680,000 FULL 1376848 \$698,820 STORE BUILDING 12 323 S LA BREA AVE, L HANCOCK PARK GRO IIZUKA FAMILY 2007 T 5508-001-007 LOS ANGELES, CA 5273 04/18/2012 04/02/2012	Acres: Acres:	90029-2310 34-E4 / 593-H6 1916.10 LAC4 04/13/1970 \$35,100 FULL 0.15 6,733 / 036-3525 43-B1 / 633-D2 2151.02 LAC2 02/18/1988 02/1988	Building Area: Total Rooms/Offices: Total Restrooms Yr Built/Eff: Air Cond: Pool: Roof Mat: Distance From Su Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond:	4,095 1921 / 1921 NONE bject: 10.65 (miles) 3,800
and Use: Comp #: Address: Dwner Name: Seller Name: Seller Name: Subdivision: Rec Date: Sale Date: Sale Date: Sale Price: Socument #: st Mtg Amt: Total Value: and Use: Comp #; Address: Dwner Name: Seller Name: Seller Name: Seller Name: Seller Name: Seller State: Sale Date: Sale Date: Sale Date: Sale Price:	11 1014 N WESTERN AVE BTB LLC ZUCKERMAN DANIEL 5536-022-012 LOS ANGELES, CA 1921 09/13/2012 09/07/2012 \$680,000 FULL 1376848 \$698,820 STORE BUILDING 12 323 S LA BREA AVE, L HANCOCK PARK GRO IIZUKA FAMILY 2007 TI 5508-001-007 LOS ANGELES, CA 5273 04/18/2012 04/02/2012 \$1,300,000	Acres: Area: A	90029-2310 34-E4 / 593-H6 1916.10 LAC4 04/13/1970 \$35,100 FULL 0.15 6,733 / 036-3525 43-B1 / 633-D2 2151.02 LAC2 02/18/1988 02/1988 \$720,000	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool: Roof Mat: Distance From Su Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool:	4,095 1921 / 1921 NONE bject: 10.65 (miles) 3,800 1931 / 1931 NONE
and Use: Comp #: Address: Dwner Name: Seller Name: Seller Name: Subdivision: Rec Date: Sale Date: Sale Date: Sale Price: Socument #: st Mtg Amt: Total Value: and Use: Comp #; Address: Dwner Name: Seller Name: Seller Name: Seller Name: Seller Name: Seller State: Sale Date: Sale Date: Sale Date: Sale Price:	11 1014 N WESTERN AVE BTB LLC ZUCKERMAN DANIEL 5536-022-012 LOS ANGELES, CA 1921 09/13/2012 09/07/2012 \$680,000 FULL 1376848 \$698,820 STORE BUILDING 12 323 S LA BREA AVE, L HANCOCK PARK GRO IIZUKA FAMILY 2007 T 5508-001-007 LOS ANGELES, CA 5273 04/18/2012 04/02/2012	Acres: Acres:	90029-2310 34-E4 / 593-H6 1916.10 LAC4 04/13/1970 \$35,100 FULL 0.15 6,733 / 036-3525 43-B1 / 633-D2 2151.02 LAC2 02/18/1988 \$720,000 FULL	Building Area: Total Rooms/Offices: Total Restrooms Yr Built/Eff: Air Cond: Pool: Roof Mat: Distance From Su Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond:	4,095 1921 / 1921 NONE bject: 10.65 (miles) 3,800 1931 / 1931
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and Use: Comp #: Address: Dwner Name: Seller Name: Seller Name: County: Subdivision: Rec Date: Sale Date: Sale Date: Sale Price: Sale Type:	11 1014 N WESTERN AVE BTB LLC ZUCKERMAN DANIEL 5536-022-012 LOS ANGELES, CA 1921 09/13/2012 09/07/2012 \$680,000 FULL 1376848 \$698,820 STORE BUILDING 12 323 S LA BREA AVE, L HANCOCK PARK GRO IIZUKA FAMILY 2007 TI 5508-001-007 LOS ANGELES, CA 5273 04/18/2012 04/02/2012 \$1,300,000 FULL	Acres: Acres: Consus Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Price: Prior Sale Type: Acres: Lot Area: # of Stories: Park Area/Cap#: OS ANGELES, CA 90 UP LLC RUST Map Reference: Census Tract: Zoning: Prior Sale Date: Prior Sale Date: Prior Sale Price: Prior Sale Type:	90029-2310 34-E4 / 593-H6 1916.10 LAC4 04/13/1970 \$35,100 FULL 0.15 6,733 / 036-3525 43-B1 / 633-D2 2151.02 LAC2 02/18/1988 \$720,000 FULL	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool: Roof Mat: Distance From Su Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool:	4,095 1921 / 1921 NONE bject: 10.65 (miles) 3,800 1931 / 1931 NONE ROLL
and Use: Comp #: Address: Dwner Name: APN: County: Sale Date: Sale Date: Sale Price: Sale Type: Document #: Source Name: Address: Dwner Name: Seller Name: Address: Dwner Name: Seller Name: Seller Name: Sale Date: Sale Date: Sale Date: Sale Type: Document #: Document #:	11 1014 N WESTERN AVE BTB LLC ZUCKERMAN DANIEL 5536-022-012 LOS ANGELES, CA 1921 09/13/2012 09/07/2012 \$680,000 FULL 1376848 \$698,820 STORE BUILDING 12 323 S LA BREA AVE, L HANCOCK PARK GRO IIZUKA FAMILY 2007 TI 5508-001-007 LOS ANGELES, CA 5273 04/18/2012 04/02/2012 \$1,300,000 FULL 673883	Acres: App Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Price: Prior Sale Type: Acres: Lot Area: # of Stories: Park Area/Cap#: OS ANGELES, CA 90 UP LLC RUST Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Price: Prior Sale Type: Acres:	90029-2310 34-E4 / 593-H6 1916.10 LAC4 04/13/1970 \$35,100 FULL 0.15 6,733 / 036-3525 43-B1 / 633-D2 2151.02 LAC2 02/18/1988 \$720,000 FULL 0.10	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool: Roof Mat: Distance From Su Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool:	4,095 1921 / 1921 NONE bject: 10.65 (miles) 3,800 1931 / 1931 NONE ROLL

	www				
Comp #: Address:	13 246 S ROBERTSON BL		CA 90211-2811	Distance From Su	bject: 10.66 (miles
Owner Name:	250 ROBERTSON BLVD		, 04 30211-2011		
Seller Name:	WESTFIELD EQUITY LL	.C			
APN:	4333-016-052	Map Reference:	42-D1 / 632-J2	Building Area:	3,777
County:	LOS ANGELES, CA	Census Tract:	7009.01	Total Rooms/Offices:	
Subdivision: Rec Date:	4988 08/23/2012	Zoning: Prior Rec Date:	BHC3YY 04/26/1995	Total Restrooms: Yr Built/Eff:	1050 / 2000
Rec Date: Sale Date:	08/23/2012	Prior Sale Date:	04/20/1995	Air Cond:	1950 / 2000 NONE
Sale Price:	\$3,372,000	Prior Sale Price:		Pool:	NOME
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	1262375	Acres:	0.15		
1st Mtg Amt:	-	Lot Area:	6,551		
Total Value:	\$891,075	# of Stories:	-		
Land Use:	STORE BUILDING	Park Area/Cap#:	1		
Comp #:	14			Distance From Su	bject: 10.89 (miles
Address:	20434 SHERMAN WAY,	WINNETKA, CA 913	06-3110	Distance Front du	
Owner Name:	-				
Seller Name:	GONZALEZ J MANUEL				
APN;	2136-002-026	Map Reference:	/ 530-D5	Building Area:	3,915
County:	LOS ANGELES, CA	Census Tract:	1348.00	Total Rooms/Offices:	
Subdivision: Rec Date:	12/28/2012	Zoning: Prior Rec Date:	LAC4 05/04/2000	Total Restrooms: Vr Built/Eff	1002 / 1003
Rec Date: Sale Date:	12/28/2012 12/20/2012	Prior Rec Date: Prior Sale Date:	05/04/2000 03/31/2000	Yr Built/Eff: Air Cond;	1983 / 1983 NONE
Sale Date: Sale Price:	\$940,000	Prior Sale Price:	\$550,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	2019573	Acres:	0.23		
1st Mtg Amt:		Lot Area:	10,097		
_ · · · · · ·					
Total Value:	\$673,003	# of Stories:			
	\$673,003 STORE BUILDING	# of Stories: Park Area/Cap#:	1		
Total Value: Land Use: Comp #:	STORE BUILDING	Park Area/Cap#:		Distance From Su	bject: 10.98 (miles
Land Use: Comp #: Address: Owner Name:	STORE BUILDING 15 659 S LA BREA AVE, LI RIF INVESTMENTS-2 LI	Park Area/Cap#:		Distance From Su	bject: 10.98 (miles
Land Use: Comp #: Address: Owner Name: Seller Name:	STORE BUILDING 15 659 S LA BREA AVE, LI RIF INVESTMENTS-2 LI WELLS FARGO BK NA	Park Area/Cap#: OS ANGELES, CA 90 -C	036-3521		
Land Use: Comp #: Address: Owner Name: Seller Name: APN:	STORE BUILDING 15 659 S LA BREA AVE, LI RIF INVESTMENTS-2 LI WELLS FARGO BK NA 5508-007-023	Park Area/Cap#: OS ANGELES, CA 90 LC Map Reference:	036-3521 43-B2 / 633-D2	Building Area:	bject: 10.98 (miles 4,000
Land Use: Comp #: Address: Owner Name: Seller Name: APN: County:	STORE BUILDING 15 659 S LA BREA AVE, LI RIF INVESTMENTS-2 LI WELLS FARGO BK NA	Park Area/Cap#: OS ANGELES, CA 90 -C	036-3521		
Land Use: Comp #: Address: Owner Name: Seller Name: APN: County: Subdivision:	STORE BUILDING 15 659 S LA BREA AVE, L RIF INVESTMENTS-2 LI WELLS FARGO BK NA 5508-007-023 LOS ANGELES, CA	Park Area/Cap#: DS ANGELES, CA 90 C Map Reference: Census Tract:	036-3521 43-B2 / 633-D2 2151.02	Building Area: Total Rooms/Offices:	
Land Use: Comp #: Address: Owner Name: Seller Name: APN: County: Subdivision: Rec Date:	STORE BUILDING 15 659 S LA BREA AVE, LG RIF INVESTMENTS-2 LI WELLS FARGO BK NA 5508-007-023 LOS ANGELES, CA 5273	Park Area/Cap#: DS ANGELES, CA 90 C Map Reference: Census Tract: Zoning:	036-3521 43-B2 / 633-D2 2151.02 LAC2	Building Area: Total Rooms/Offices: Total Restrooms:	4,000
Land Use: Comp #: Address: Owner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Date: Sale Date:	STORE BUILDING 15 659 S LA BREA AVE, LO RIF INVESTMENTS-2 LO WELLS FARGO BK NA 5508-007-023 LOS ANGELES, CA 5273 08/17/2012	Park Area/Cap#: DS ANGELES, CA 90 C Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price:	036-3521 43-B2 / 633-D2 2151.02 LAC2 10/04/2006 06/20/2006 \$1,600,000	Building Area: Total Rooms/Offices: Total Restrooms: Yr Buil/Eff: Air Cond: Pool:	4,000
Land Use: Comp #: Address: Owner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Date: Sale Date: Sale Price: Sale Type:	STORE BUILDING 15 659 S LA BREA AVE, LO RIF INVESTMENTS-2 LO WELLS FARGO BK NA 5508-007-023 LOS ANGELES, CA 5273 08/17/2012 08/03/2012 \$1,029,000 FULL	Park Area/Cap#: DS ANGELES, CA 90 C Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date:	036-3521 43-B2 / 633-D2 2151.02 LAC2 10/04/2006 06/20/2006 \$1,600,000 FULL	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond:	4,000
Land Use: Comp #: Address: Owner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Date: Sale Date: Sale Price: Sale Type: Document #:	STORE BUILDING 15 659 S LA BREA AVE, LC RIF INVESTMENTS-2 LC WELLS FARGO BK NA 5508-007-023 LOS ANGELES, CA 5273 08/17/2012 08/03/2012 \$1,029,000	Park Area/Cap#: DS ANGELES, CA 90 C Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Type: Acres:	43-B2 / 633-D2 2151.02 LAC2 10/04/2006 06/20/2006 \$1,600,000 FULL 0.10	Building Area: Total Rooms/Offices: Total Restrooms: Yr Buil/Eff: Air Cond: Pool:	4,000
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:	STORE BUILDING 15 659 S LA BREA AVE, LC RIF INVESTMENTS-2 LC WELLS FARGO BK NA 5508-007-023 LOS ANGELES, CA 5273 08/17/2012 08/03/2012 \$1,029,000 FULL 1230125	Park Area/Cap#: DS ANGELES, CA 90 C Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Type: Acres: Lot Area:	036-3521 43-B2 / 633-D2 2151.02 LAC2 10/04/2006 06/20/2006 \$1,600,000 FULL	Building Area: Total Rooms/Offices: Total Restrooms: Yr Buil/Eff: Air Cond: Pool:	4,000
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:	STORE BUILDING 15 659 S LA BREA AVE, LO RIF INVESTMENTS-2 LO WELLS FARGO BK NA 5508-007-023 LOS ANGELES, CA 5273 08/17/2012 08/03/2012 \$1,029,000 FULL 1230125 \$1,615,876	Park Area/Cap#: DS ANGELES, CA 90 C Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Type: Acres: Lot Area: # of Stories:	43-B2 / 633-D2 2151.02 LAC2 10/04/2006 06/20/2006 \$1,600,000 FULL 0.10 4,202	Building Area: Total Rooms/Offices: Total Restrooms: Yr Buil/Eff: Air Cond: Pool:	4,000
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:	STORE BUILDING 15 659 S LA BREA AVE, LC RIF INVESTMENTS-2 LC WELLS FARGO BK NA 5508-007-023 LOS ANGELES, CA 5273 08/17/2012 08/03/2012 \$1,029,000 FULL 1230125	Park Area/Cap#: DS ANGELES, CA 90 C Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Type: Acres: Lot Area:	43-B2 / 633-D2 2151.02 LAC2 10/04/2006 06/20/2006 \$1,600,000 FULL 0.10	Building Area: Total Rooms/Offices: Total Restrooms: Yr Buil/Eff: Air Cond: Pool:	4,000
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: Comp #:	STORE BUILDING 15 659 S LA BREA AVE, LG RIF INVESTMENTS-2 LG WELLS FARGO BK NA 5508-007-023 LOS ANGELES, CA 5273 08/17/2012 08/03/2012 \$1,029,000 FULL 1230125 \$1,615,876 STORE BUILDING 16	Park Area/Cap#: DS ANGELES, CA 90 C 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#:	036-3521 43-B2 / 633-D2 2151.02 LAC2 10/04/2006 06/20/2006 \$1,600,000 FULL 0.10 4,202 /	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool: Roof Mat:	4,000
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: Comp #: Address:	STORE BUILDING 15 659 S LA BREA AVE, L1 RIF INVESTMENTS-2 L1 WELLS FARGO BK NA 5508-007-023 LOS ANGELES, CA 5273 08/17/2012 08/03/2012 \$1,029,000 FULL 1230125 \$1,615,876 STORE BUILDING	Park Area/Cap#: DS ANGELES, CA 90 C 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#:	036-3521 43-B2 / 633-D2 2151.02 LAC2 10/04/2006 06/20/2006 \$1,600,000 FULL 0.10 4,202 /	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool: Roof Mat:	4,000 1931 / 1936
Land Use: Comp #: Address: Owner Name: Selier 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:	STORE BUILDING 15 659 S LA BREA AVE, LG RIF INVESTMENTS-2 LG WELLS FARGO BK NA 5508-007-023 LOS ANGELES, CA 5273 08/17/2012 08/03/2012 \$1,029,000 FULL 1230125 \$1,615,876 STORE BUILDING 16 7131 REMMET AVE, CA SAKAT LLC SANTORO MICHAEL A	Park Area/Cap#: DS ANGELES, CA 90 C 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#: NOGA PARK, CA 91: & SUSAN	43-B2 / 633-D2 2151.02 LAC2 10/04/2006 06/20/2006 \$1,600,000 FULL 0.10 4,202 <i>i</i>	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool: Roof Mat: Distance From Su	4,000 1931 / 1936 bject: <b>12.14 (miles</b>
Land Use: Comp #: Address: Owner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Date: Sale Date: Sale Date: Sale Price: Sale Type: Document #: 1st Mtg Amt: Total Value: Land Use: Comp #: Address: Owner Name: Seller Name: APN;	STORE BUILDING           15           659 S LA BREA AVE, LO           RIF INVESTMENTS-2 LO           WELLS FARGO BK NA           5508-007-023           LOS ANGELES, CA           5273           08/17/2012           08/03/2012           \$1,029,000           FULL           1230125           \$1,615,876           STORE BUILDING           16           7131 REMMET AVE, CA           SAKAT LLC           SANTORO MICHAEL A           2111-026-010	Park Area/Cap#: DS ANGELES, CA 90 C 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#: NOGA PARK, CA 91: & SUSAN Map Reference:	43-B2 / 633-D2 2151.02 LAC2 10/04/2006 06/20/2006 \$1,600,000 FULL 0.10 4,202 / 303 12-C3 / 530-A5	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool: Roof Mat: Distance From Sul	4,000 1931 / 1936
Land Use: Comp #: Address: Owner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Date: Sale Date: Sale Price: Sale Price: Sale Type: Document #: 1st Mtg Amt: Total Value: _and Use: Comp #: Address: Dwner Name: Seller Name: ApN: County:	STORE BUILDING 15 659 S LA BREA AVE, L4 RIF INVESTMENTS-2 L4 WELLS FARGO BK NA 5508-007-023 LOS ANGELES, CA 5273 08/17/2012 08/03/2012 \$1,029,000 FULL 1230125 \$1,615,876 STORE BUILDING 16 7131 REMMET AVE, CA SAKAT LLC SANTORO MICHAEL A 2111-026-010 LOS ANGELES, CA	Park Area/Cap#: OS ANGELES, CA 90 C Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Price: Prior Sale Type: Acres: Lot Area: # of Stories: Park Area/Cap#: NOGA PARK, CA 91 & SUSAN Map Reference: Census Tract:	036-3521 43-B2 / 633-D2 2151.02 LAC2 10/04/2006 06/20/2006 \$1,600,000 FULL 0.10 4,202 / 303 12-C3 / 530-A5 1345.20	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool: Roof Mat: Distance From Sul Building Area: Total Rooms/Offices;	4,000 1931 / 1936 bject: <b>12.14 (miles</b>
Land Use: Comp #: Address: Owner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Date: Sale Date: Sale Price: Sale Price: Sale Type: Document #: 1st Mtg Amt: Total Value: and Use: Comp #: Address: Dwner Name: Seller Name: Seller Name: APN: County: Subdivision:	STORE BUILDING 15 659 S LA BREA AVE, LI RIF INVESTMENTS-2 LI WELLS FARGO BK NA 5508-007-023 LOS ANGELES, CA 5273 08/17/2012 08/03/2012 \$1,029,000 FULL 1230125 \$1,615,876 STORE BUILDING 16 7131 REMMET AVE, CA SAKAT LLC SANTORO MICHAEL A 2111-026-010 LOS ANGELES, CA OWENSMOUTH	Park Area/Cap#: OS ANGELES, CA 90 C Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Type: Acres: Lot Area: # of Stories: Park Area/Cap#: NOGA PARK, CA 91 & SUSAN Map Reference: Census Tract: Zoning:	036-3521 43-B2 / 633-D2 2151.02 LAC2 10/04/2006 06/20/2006 \$1,600,000 FULL 0.10 4,202 / 303 12-C3 / 530-A5 1345.20 LAC2	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool: Roof Mat: Distance From Sui Building Area: Total Rooms/Offices; Total Restrooms:	4,000 1931 / 1936 bject: <b>12.14 (miles</b> 3,250
Land Use: Comp #: Address: Owner Name: Seller Name: APN: County: Subdivision: Rec Date: 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:	STORE BUILDING 15 659 S LA BREA AVE, LG RIF INVESTMENTS-2 LG WELLS FARGO BK NA 5508-007-023 LOS ANGELES, CA 5273 08/17/2012 08/03/2012 \$1,029,000 FULL 1230125 \$1,615,876 STORE BUILDING 16 7131 REMMET AVE, CA SAKAT LLC SANTORO MICHAEL A 2111-026-010 LOS ANGELES, CA OWENSMOUTH 06/29/2012	Park Area/Cap#: DS ANGELES, CA 90 C Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Price: Prior Sale Type: Acres: Lot Area: # of Stories: Park Area/Cap#: NOGA PARK, CA 91 & SUSAN Map Reference: Census Tract: Zoning: Prior Rec Date:	036-3521 43-B2 / 633-D2 2151.02 LAC2 10/04/2006 06/20/2006 \$1,600,000 FULL 0.10 4,202 / 303 12-C3 / 530-A5 1345.20	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool: Roof Mat: Distance From Sul Building Area: Total Rooms/Offices; Total Restrooms: Yr Built/Eff:	4,000 1931 / 1936 bject: <b>12.14 (miles</b> 3,250 1957 / 1957
Land Use: Comp #: Address: Owner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Date: Sale Price: Sale Price: Sale Price: Sale Price: Sale Type: Document #: 1st Mtg Amt: Total Value: Land Use: Comp #: Address: Owner Name: Seller Name: Seller Name: Seller Name: Seller Name: Seller Name: Seller Name: Seller Sale Date: Sale Sale Sale Sale Sale Sale Sale Sale	STORE BUILDING           15           659 S LA BREA AVE, LG           RIF INVESTMENTS-2 LG           WELLS FARGO BK NA           5508-007-023           LOS ANGELES, CA           5273           08/17/2012           08/03/2012           \$1,615,876           STORE BUILDING           16           7131 REMMET AVE, CA           SANTORO MICHAEL A           2111-026-010           LOS ANGELES, CA           OWENSMOUTH           06/29/2012           05/15/2012	Park Area/Cap#: OS ANGELES, CA 90 C 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#: NOGA PARK, CA 91 & SUSAN Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date:	43-B2 / 633-D2 2151.02 LAC2 10/04/2006 06/20/2006 \$1,600,000 FULL 0.10 4,202 / 303 12-C3 / 530-A5 1345.20 LAC2 03/11/1981	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool: Roof Mat: Distance From Sul Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond:	4,000 1931 / 1936 bject: 12.14 (miles 3,250
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: Comp #; Address: Owner Name: Seller Name: Seller Name: Seller Name: Seller Name: Seller Date: Sale Date: Sale Date: Sale Price:	STORE BUILDING 15 659 S LA BREA AVE, LG RIF INVESTMENTS-2 LG WELLS FARGO BK NA 5508-007-023 LOS ANGELES, CA 5273 08/17/2012 08/03/2012 \$1,029,000 FULL 1230125 \$1,615,876 STORE BUILDING 16 7131 REMMET AVE, CA SAKAT LLC SANTORO MICHAEL A 2111-026-010 LOS ANGELES, CA OWENSMOUTH 06/29/2012	Park Area/Cap#: DS ANGELES, CA 90 C Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Price: Prior Sale Type: Acres: Lot Area: # of Stories: Park Area/Cap#: NOGA PARK, CA 91 & SUSAN Map Reference: Census Tract: Zoning: Prior Rec Date:	036-3521 43-B2 / 633-D2 2151.02 LAC2 10/04/2006 06/20/2006 \$1,600,000 FULL 0.10 4,202 / 303 12-C3 / 530-A5 1345.20 LAC2	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool: Roof Mat: Distance From Sul Building Area: Total Rooms/Offices; Total Restrooms: Yr Built/Eff:	4,000 1931 / 1936 bject: 12.14 (miles 3,250 1957 / 1957 NONE ROLL
Land Use: Comp #: Address: Owner Name: Seller Name: Seller Name: Subdivision: Rec Date: Sale Date: Sale Date: Sale Type: Document #: 1st Mtg Amt: Total Value: Land Use: Comp #: Address: Owner Name: Seller Name: Seller Name: Seller Name: Seller Name: Seller Name: Sale Date: Sale Date: Sale Date: Sale Type:	STORE BUILDING           15           659 S LA BREA AVE, LG           RIF INVESTMENTS-2 LG           WELLS FARGO BK NA           5508-007-023           LOS ANGELES, CA           5273           08/17/2012           08/03/2012           \$1,029,000           FULL           1230125           \$1,615,876           STORE BUILDING           16           7131 REMMET AVE, CA           SAKAT LLC           SANTORO MICHAEL A           2111-026-010           LOS ANGELES, CA           OWENSMOUTH           06/29/2012           05/15/2012           \$850,000           FULL	Park Area/Cap#: DS ANGELES, CA 90 C Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Type: Acres: Lot Area: # of Stories: Park Area/Cap#: NOGA PARK, CA 91 & SUSAN Map Reference: Census Tract: Zoning: Prior Sale Date: Prior Sale Date: Prior Sale Price: Prior Sale Price: Prior Sale Type:	43-B2 / 633-D2 2151.02 LAC2 10/04/2006 06/20/2006 \$1,600,000 FULL 0.10 4,202 / 303 12-C3 / 530-A5 1345.20 LAC2 03/11/1981 \$185,000 FULL	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool: Roof Mat: Distance From Sul Building Area: Total Rooms/Offices; Total Restrooms: Yr Built/Eff: Air Cond: Pool:	4,000 1931 / 1936 bject: 12.14 (miles 3,250 1957 / 1957 NONE
Land Use: Comp #: Address: Owner Name: Seller Name: Seller Name: County: Subdivision: Rec Date: Sale Date: Sale Type: Document #: 1st Mtg Amt: Total Value: Land Use: Comp #: Address: Owner Name: Seller Name: Seller Name: Seller Name: Seller Name: Seller Name: Seller Name: Seller Name: Seller Name: Seller Name: Sale Date: Sale Date: Sale Type: Document #;	STORE BUILDING           15           659 S LA BREA AVE, LG           RIF INVESTMENTS-2 LG           WELLS FARGO BK NA           5508-007-023           LOS ANGELES, CA           5273           08/17/2012           08/03/2012           \$1,029,000           FULL           1230125           \$1,615,876           STORE BUILDING           16           7131 REMMET AVE, CA           SAKAT LLC           SANTORO MICHAEL A           2111-026-010           LOS ANGELES, CA           OWENSMOUTH           06/29/2012           05/15/2012           \$850,000           FULL           964798	Park Area/Cap#: DS ANGELES, CA 90 C Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Type: Acres: Lot Area: # of Stories: Park Area/Cap#: NOGA PARK, CA 91 & SUSAN Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Price: Prior Sale Type: Acres:	43-B2 / 633-D2 2151.02 LAC2 10/04/2006 06/20/2006 \$1,600,000 FULL 0.10 4,202 / 303 12-C3 / 530-A5 1345.20 LAC2 03/11/1981 \$185,000 FULL 0.17	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool: Roof Mat: Distance From Sul Building Area: Total Rooms/Offices; Total Restrooms: Yr Built/Eff: Air Cond: Pool:	4,000 1931 / 1936 bject: 12.14 (miles) 3,250 1957 / 1957 NONE ROLL
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: Comp #: Address: Owner Name: Seller Name: Address: Owner Name: Seller Name: Address: Owner Name: Seller Name: Seller Name: Sale Date: Sale Date: Sale Price: Sale Type: Document #: 1st Mtg Amt:	STORE BUILDING           15           659 S LA BREA AVE, LG           RIF INVESTMENTS-2 LG           WELLS FARGO BK NA           5508-007-023           LOS ANGELES, CA           5273           08/17/2012           08/03/2012           \$1,029,000           FULL           1230125           \$1,615,876           STORE BUILDING           16           7131 REMMET AVE, CA           SAKAT LLC           SANTORO MICHAEL A           2111-026-010           LOS ANGELES, CA           OWENSMOUTH           06/29/2012           05/15/2012           \$850,000           FULL           964798           \$500,000	Park Area/Cap#: DS ANGELES, CA 90 C 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#: NOGA PARK, CA 91 & SUSAN Map Reference: Census Tract: Zoning: Prior Sale Date: Prior Sale Date: Prior Sale Price: Prior Sale Type: Acres: Lot Area:	43-B2 / 633-D2 2151.02 LAC2 10/04/2006 06/20/2006 \$1,600,000 FULL 0.10 4,202 / 303 12-C3 / 530-A5 1345.20 LAC2 03/11/1981 \$185,000 FULL 0.17 7,500	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool: Roof Mat: Distance From Sul Building Area: Total Rooms/Offices; Total Restrooms: Yr Built/Eff: Air Cond: Pool:	4,000 1931 / 1936 bject: 12.14 (miles) 3,250 1957 / 1957 NONE ROLL
Land Use: Comp #: Address: Owner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Date: Sale Date: Sale Price: Sale Price: Sale Type: Document #: 1st Mtg Amt: Total Value: Land Use:	STORE BUILDING           15           659 S LA BREA AVE, LG           RIF INVESTMENTS-2 LG           WELLS FARGO BK NA           5508-007-023           LOS ANGELES, CA           5273           08/17/2012           08/03/2012           \$1,029,000           FULL           1230125           \$1,615,876           STORE BUILDING           16           7131 REMMET AVE, CA           SAKAT LLC           SANTORO MICHAEL A           2111-026-010           LOS ANGELES, CA           OWENSMOUTH           06/29/2012           05/15/2012           \$850,000           FULL           964798	Park Area/Cap#: DS ANGELES, CA 90 C Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Type: Acres: Lot Area: # of Stories: Park Area/Cap#: NOGA PARK, CA 91 & SUSAN Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Price: Prior Sale Type: Acres:	43-B2 / 633-D2 2151.02 LAC2 10/04/2006 06/20/2006 \$1,600,000 FULL 0.10 4,202 / 303 12-C3 / 530-A5 1345.20 LAC2 03/11/1981 \$185,000 FULL 0.17	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool: Roof Mat: Distance From Sul Building Area: Total Rooms/Offices; Total Restrooms: Yr Built/Eff: Air Cond: Pool:	4,000 1931 / 1936 bject: 12.14 (miles) 3,250 1957 / 1957 NONE ROLL

http://pro.realquest.com/jsp/report.jsp?type=getreport&client=&action=confirm&recordno... 1/17/2013

Comp #: Address: Owner Name:	17 991 ARAPAHOE ST 1010 LEE HELEN H	C, LOS ANGELES, C	CA 90006-5837	Distance From Su	bject: 12.84 (miles)
Seller Name:	YK ARAPAHOE LLC		/	<b></b>	
APN:	5076-005-029	Map Reference:	/ 634-B4	Building Area:	3,337
County:	LOS ANGELES, CA	Census Tract:	2134.01	Total Rooms/Offices:	
Subdivision:	00/47/2042	Zoning: Brian Bao Data:	LAR4	Total Restrooms:	0000 / 0000
Rec Date:	09/17/2012	Prior Rec Date:	04/16/2010	Yr Built/Eff:	2009 / 2009
Sale Date:	08/13/2012	Prior Sale Date:	12/09/2009	Air Cond:	NONE
Sale Price:	\$830,000	Prior Sale Price:	\$400,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	1393174	Acres:			
1st Mtg Amt:	6040 00C	Lot Area:			
Total Value:	\$816,000	# of Stories:			
Land Use:	STORE BUILDING	Park Area/Cap#:			
Comp #; Address: Owner Name;	18 1884 W ADAMS BLVD, L GOMEZ MIGUEL & MARI		90018-2712	Distance From Su	bject: 13.66 (miles)
Seller Name:	KIM ANNIE				
APN:	5053-019-013	Map Reference:	43-E5 / 633-H7	Building Area:	4,243
County:	LOS ANGELES, CA	Census Tract:	2222.00	Total Rooms/Offices:	
Subdivision:	HALL CHAS VICTOR TR	Zoning: Prior Rec Date:	LAC1	Total Restrooms:	1005 1 40 17
Rec Date: Sale Date:	07/25/2012 07/05/2012	Prior Rec Date: Prior Sale Date:	01/19/2005 10/29/2004	Yr Built/Eff: Air Cond:	1905 / 1947 NONE
Sale Date. Sale Price:	\$475,000	Prior Sale Price:	\$392,500	Pool:	NUNE
	\$475,000 FULL		\$392,500 FULL	Pool: Roof Mat:	ROLL
Sale Type:		Prior Sale Type:		RUUI MIAL	COMPOSITION
Document #:	1098849	Acres:	0.16		
1st Mtg Amt:	\$266,000	Lot Area:	7,069		
Total Value:	\$435,576	# of Stories:	1.00		
Land Use:	STORE BUILDING	HOLK NLOON JONK			
		Park Area/Cap#:	1		NY NEL Y LA
Comp #: Address:	19 2002 S BURLINGTON AV			Distance From Su	bject: 13.82 (miles)
Comp #: Address: Owner Name:	19 2002 S BURLINGTON AV HAKHAMIAN ARASH			Distance From Su	bject: 13.82 (miles)
Comp #: Address: Owner Name: Seller Name:	19 2002 S BURLINGTON AV HAKHAMIAN ARASH GOZZARELLI ENRIQUE	E, LOS ANGELES,	CA 90007		
Comp #: Address: Owner Name: Seller Name: APN:	19 2002 S BURLINGTON AV HAKHAMIAN ARASH GOZZARELLI ENRIQUE 5135-014-019	E, LOS ANGELES,	CA 90007 44-A4 / 634-B6	Building Area:	bject: <b>13.82 (miles</b> 3,390
Comp #: Address: Owner Name: Seller Name: APN: County:	19 2002 S BURLINGTON AV HAKHAMIAN ARASH GOZZARELLI ENRIQUE 5135-014-019 LOS ANGELES, CA	<b>E, LOS ANGELES,</b> Map Reference: Census Tract:	CA 90007 44-A4 / 634-B6 2243.20	Building Area: Total Rooms/Offices:	
Comp #: Address: Owner Name: Seller Name: APN: County: Subdivision:	19 2002 S BURLINGTON AV HAKHAMIAN ARASH GOZZARELLI ENRIQUE 5135-014-019 LOS ANGELES, CA L & BOWEN'S	E, LOS ANGELES, Map Reference: Census Tract: Zoning:	CA 90007 44-A4 / 634-B6 2243.20 LAC2	Building Area: Total Rooms/Offices: Total Restrooms:	3,390
Comp #: Address: Owner Name: Seller Name: APN: County: Subdivision: Rec Date:	19 2002 S BURLINGTON AV HAKHAMIAN ARASH GOZZARELLI ENRIQUE 5135-014-019 LOS ANGELES, CA L L BOWEN'S 05/22/2012	E, LOS ANGELES, Map Reference: Census Tract: Zoning: Prior Rec Date:	CA 90007 44-A4 / 634-B6 2243.20	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff:	3,390 1961 / 1961
Comp #: Address: Owner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Date:	19 2002 S BURLINGTON AV HAKHAMIAN ARASH GOZZARELLI ENRIQUE 5135-014-019 LOS ANGELES, CA L L BOWEN'S 05/22/2012 02/13/2012	E, LOS ANGELES, Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date:	CA 90007 44-A4 / 634-B6 2243.20 LAC2 01/09/1996	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond:	3,390
Comp #: Address: Owner Name: Seller Name: APN: County: Subdivision: Rec Date: Sate Date: Sate Date: Sate Price:	19 2002 S BURLINGTON AV HAKHAMIAN ARASH GOZZARELLI ENRIQUE 5135-014-019 LOS ANGELES, CA L L BOWEN'S 05/22/2012 02/13/2012 \$510,000	E, LOS ANGELES, Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price:	CA 90007 44-A4 / 634-B6 2243.20 LAC2 01/09/1996 \$140,000	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool:	3,390 1961 / 1961
Comp #: Address: Owner Name: Seller Name: APN: County: Subdivision: Rec Date: Sate Date: Sate Date: Sale Price: Sale Type:	19 2002 S BURLINGTON AV HAKHAMIAN ARASH GOZZARELLI ENRIQUE 5135-014-019 LOS ANGELES, CA L L BOWEN'S 05/22/2012 02/13/2012 \$510,000 FULL	E, LOS ANGELES, Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Type:	CA 90007 44-A4 / 634-B6 2243.20 LAC2 01/09/1996 \$140,000 FULL	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond:	3,390 1961 / 1961
Comp #: Address: Owner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Date: Sale Date: Sale Price: Sale Type: Document #:	19 2002 S BURLINGTON AV HAKHAMIAN ARASH GOZZARELLI ENRIQUE 5135-014-019 LOS ANGELES, CA L L BOWEN'S 05/22/2012 02/13/2012 \$510,000	E, LOS ANGELES, Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Type: Acres:	CA 90007 44-A4 / 634-B6 2243.20 LAC2 01/09/1996 \$140,000 FULL 0.11	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool:	3,390 1961 / 1961
Comp #: Address: Owner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Date: Sale Date: Sale Price: Sale Type: Document #: 1st Mtg Amt:	19 2002 S BURLINGTON AV HAKHAMIAN ARASH GOZZARELLI ENRIQUE 5135-014-019 LOS ANGELES, CA L L BOWEN'S 05/22/2012 02/13/2012 \$510,000 FULL 758106	E, LOS ANGELES, Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Type: Acres: Lot Area:	CA 90007 44-A4 / 634-B6 2243.20 LAC2 01/09/1996 \$140,000 FULL	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool:	3,390 1961 / 1961
Comp #: Address: Owner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Date: Sale Date: Sale Price: Sale Type: Document #: 1st Mtg Amt: Fotal Value:	19 2002 S BURLINGTON AV HAKHAMIAN ARASH GOZZARELLI ENRIQUE 5135-014-019 LOS ANGELES, CA L L BOWEN'S 05/22/2012 02/13/2012 \$510,000 FULL	E, LOS ANGELES, Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Type: Acres:	CA 90007 44-A4 / 634-B6 2243.20 LAC2 01/09/1996 \$140,000 FULL 0.11	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool:	3,390 1961 / 1961
Comp #: Address: Owner Name: APN: County: Subdivision: Rec Date: Sale Date: Sale Price: Sale Price: Sale Type: Document #: 1st Mtg Amt: Total Value: Land Use:	19 2002 S BURLINGTON AV HAKHAMIAN ARASH GOZZARELLI ENRIQUE 5135-014-019 LOS ANGELES, CA L L BOWEN'S 05/22/2012 02/13/2012 \$510,000 FULL 758106 \$184,373 STORE BUILDING	E, LOS ANGELES, Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Price: Prior Sale Type: Acres: Lot Area: # of Stories:	CA 90007 44-A4 / 634-B6 2243.20 LAC2 01/09/1996 \$140,000 FULL 0.11 4,652	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool: Roof Mat:	1961 / 1961 NONE
Comp #: Address: Owner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Date: Sale Date: Sale Price: Sale Price: Sale Type: Document #: 1st Mtg Amt: Total Value: Land Use: Comp #:	19 2002 S BURLINGTON AV HAKHAMIAN ARASH GOZZARELLI ENRIQUE 5135-014-019 LOS ANGELES, CA L L BOWEN'S 05/22/2012 02/13/2012 \$510,000 FULL 758106 \$184,373 STORE BUILDING	Fe, LOS ANGELES, Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Price: Prior Sale Type: Acres: Lot Area: # of Stories: Park Area/Cap#:	CA 90007 44-A4 / 634-B6 2243.20 LAC2 01/09/1996 \$140,000 FULL 0.11 4,652	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool: Roof Mat:	3,390 1961 / 1961 NONE
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### **EXHIBIT D**

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### ASSIGNED INSPECTOR: HENRY BAGHDASSARIAN Date: February 1, 2013 JOB ADDRESS: 8070 NORTH WEBB AVENUE, LOS ANGELES, CA ASSESSORS PARCEL NO. (APN): 2310-007-006

CASE#: 77805 ORDER NO: A-2546812

EFFECTIVE DATE OF ORDER TO COMPLY: June 18, 2010 COMPLIANCE EXPECTED DATE: June 23, 2010 DATE COMPLIANCE OBTAINED: July 12, 2010

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### LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

### **VIOLATIONS:**

SEE ATTACHED ORDER # A-2546812

(Page 5 of 7)

BOARD OF BUILDING AND SAFETY COMMISSIONERS

> MARSHA L. BROWN PRESIDENT VAN AMBATIELOS

VICE-PRESIDENT VICTOR H. CUEVAS HELENA JUBANY ELENORE A. WILLIAMS CITY OF LOS ANGELES



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

ROBERT R. "Bud" OVROM GENERAL MANAGER

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

ANTONIO R. VILLARAIGOSA MAYOR

**ORDER TO COMPLY** 

BRYCHTA, CAROL J CO TR MILDRED BRYCHTA TRUST 4213 W SARAH ST #22 BURBANK, CA 91505 CASE #: 77805 ORDER #: A-2546812 EFFECTIVE DATE: June 18, 2010 COMPLIANCE DATE: June 23, 2010

PROPERTY OWNER OF

SITE ADDRESS: 8070 N WEBB AVE

ASSESSORS PARCEL NO.: 2310-007-006

(III) ZONE: M1; Limited Industrial Zone

NAME OF BUSINESS IN VIOLATION: TIRE PLEX

Review of records has revealed that the property at the above listed address is part of the Annual Inspection Maitanence 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):

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### Failure to pay Annual Inspection Fee.

You are therefore ordered to:

Pay the annual inspection fee and any and all surcharges, penalties, or fines imposed, for an inspection conducted on April 06, 2010 and billed on invoice # 486854.

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 1 5, 12.26 1 11, 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

### **PENALTY WARNING:**

Any person who violates or causes or permits another person to violate any provision of the Los Angeles 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.

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 satifactory evidence to the Superintendent that unusual difficulties prevent substantial compliance without such extension.

17.12.10



CODE ENFORCEMENT BUREAU For routine City business and non-emergency services: Call 3-1-1 www.ladbs.org

### **REPEAT VIOLATIONS:**

If an Order to Comply is issued pursuant to Sections 12.26 F. or 12.26 I. 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 occuring 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 cargo 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. 18 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. 17 of this subsection. Sections 12.26 F. 7, 12.26 I. 11, 98.0402(f)2A L.A.M.C.

### **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. 16.

### 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. 8(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.

#### NON-COMPLIANCE FEE WARNING:

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 98.0411 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 charge and collection fee shall also pay interest. Interest shall be calculated at the rate of one percent per month.



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If you have any questions or require any additional information please feel free to contact me at (818)374-9838. Office hours are 7:00 a.m. to 4:30 p.m. Monday through Friday.

Inspector:

HENRY BAGHDASSARIAN

VAN NUYS, CA 91401

(818)374-9838

REVIEWED BY

14410 SYLVAN STREET SUITE 105

Date: June 14, 2010

6-14-10 undersigned to loc this notice by regular main, costage prepaid, to the addressee as shown on the last equalized assessment roll. Sionature

