BOARD OF BUILDING AND SAFETY COMMISSIONERS

CITY OF LOS ANGELES

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



ERIC GARCETTI MAYOR

VICE PRESIDENT

JOSELYN GEAGA-ROSENTHAL

GEORGE HOVAGUIMIAN

JAVIER NUNEZ

RAYMOND S. CHAN, C.E., S.E. GENERAL MANAGER

FRANK BUSH EXECUTIVE OFFICER

Council District: #8

August 28, 2014

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

JOB ADDRESS: 10715 SOUTH WESTERN AVENUE, LOS ANGELES, CA ASSESSORS PARCEL NO. (APN): 6058-024-009

On February 4, 2013, 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: 10715 South Western 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.

Pursuant to Section 98.0421, the property owner was issued an order on February 4, 2013, to pay a code violation inspection fee after violations were identified and verified upon inspection. The code violation inspection fees imposed by the Department are as follows:

Description	Amount
Code Violation Investigation fee	336.00
System Development Surcharge	20.16
System Development Surcharge late fee	50.40
Late Charge/Collection fee (250%)	840.00
Accumulated Interest (1%/month)	192.70
Title Report fee	42.00
Grand Total	\$ 1,481.26

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 \$1,481.26 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 \$1,481.26 on the referenced property. A copy of the title report which includes a full legal description of the property is attached as Exhibit A. A list of all the names and addresses of owners and all interested parties entitled to notice is included (Exhibit B). Also attached is a report which includes the current fair market value of the property including all encumbrances of record on the property as of the date of the report (Exhibit C).

DEPARTMENT OF BUILDING AND SAFETY

Steve Ongele
Chief. Resource Manage

Chief, Resource Management Bureau

Lien confirmed by
City Council on:

BY:		
-	DEPUTY	

ATTEST: HOLLY L. WOLCOTT, CITY CLERK



5711 W. SLAUSON AVE., SUITE 176 CULVER CITY, CA 90230 Phone 316-649-2020 310-649-0030 Fax

Property Title Report

Work Order No. T10201 Dated as of: 04/18/2014 Prepared for: City of Los Angeles

APN # 6058-024-009 V

SCHEDULE A

(Reported Property Information)

Property Address: 10715 S Western Ave ✓

City: Los Angeles

County: Los Angeles

VESTING INFORMATION

Type of Instrument Quitclaim Deed

Grantor: Dennis Darabie Grantee: John C. Salvary

Instrument: 96-1447678

Dated: 01/18/1996

Book/Page: N/A

Recorded: 09/03/1996

Mailing Address: John C. Salvary

Po Box 1486, Gardena, CA 90249-0486

SCHEDULE B

LEGAL DESCRIPTION

Lot 22 and 23 of tract no. 9759, as per map recorded in Book 135, Pages 81 and 82 of Maps, in the office of the County Recorder of said county.

MORTGAGES/LIENS

Type of Instrument Deed of Trust

Trustor/Mortgagor: John Salvary, (his sole and separate property)

Lender/Beneficiary: Dennis Darabir, 6717 Everhart Road, 3515 Corpus Christi, Texas

Trustee: Title Insurance and Trust Company

Instrument: 90-1143660 Amount: 100,000.00 Dated: 11/14/1984

Book/Page: N/A Open Ended: N/A Recorded: 06/27/1990

Maturity Date: 11/14/2014

No open mortgage found

John Salvary P.O. Box 1486 Gardena, CA. 90249

AND WHEN RECORDED MAIL TO

John C. Salvary P.O. Box 1486 Gardena, CA. 90249

MAIL FAX STATEMENTS TO

John C. Salvary P.O. Box 1486 Gardena, CA. 90249

96-1447678

RECORDED/FILED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA
4:01 PM SEP 03 1996

\$ / G

PACE ABOVE THIS LINE FOR RECORDER'S USE-

The undersigned grantor(s) declare(s): Documentary transfer tax is \$ None * (RRT-11911) Occumpated on full value of property conveyed, or Occumpated on full value less value of liens and encumbrances remaining at time of sale. Other of the value less value of liens and encumbrances remaining at time of sale. Other of the value less value of liens and encumbrances remaining at time of sale. Other of the value less value of liens and encumbrances remaining at time of sale. Other of the value less value of liens and encumbrances remaining at time of sale. Other of the value of th	1922 CA (1-79)	Individual Qu	and the second of the second o	NCPF Code 19	\$ 3
bernis Darabie, Does hereby REMISE(S), RELEASE(S) AND FOREVER QUITCLAIM(S) to JOHN C. SALVARY the following described real property in the City and County of LOS ANGELES State of California: Lot 22 and 23 of Tract No. 9759, as per Map recorded in Book 135, Pages 81 and 82 of Maps, in the office of the County Recorder of said County. COMMONIX KNOWN AS: 10715 South Western Avenue, Los Angeles, California 90047 I, Dennis Darabie also Quitclaim to John C. Salvary my beneficial interest in the Deed of Trust recorded as Instrument 90-1143660, which was recorded June 27, 1990, dated November 14, 1984 in the face amount of \$100,000.00. * This Conveyance establishes sole and seperate property of a spouse, of which case No. SWC 106385 Post Judgment Settlement Agreement and Order was filled April 15, 1991. ##IS I: # RECONVEYANCES OF REMAIN APPLY SATSFACTION OF A DEST PATE OF CONVEYANCES OF BEAST OF THE PROPERTY OF A DEST STATE OF CONVEYANCES OF BEAST OF THE PROPERTY OF A DEST Bated January 18, 1996 Dennis Darabie STATE OF CONVEYANCES OF BEAST OF THE WORLD SATSFACTION OF A DEST RETURN OF THE CONVEYANCES OF BEAST OF THE WORLD SATSFACTION OF A DEST NOTICE OF THE SATS OF THE WORLD SATSFACTION OF A DEST STATE OF CONVEYANCES OF BEAST OF THE WORLD SATSFACTION OF A DEST Dennis Darabie STATE OF CONVEYANCES OF BEAST OF THE WORLD SATSFACTION OF A DEST NOTICE OF THE WORLD SATSFACTION OF THE WORLD SATS	The undersigned grantor(s) dec Documentary transfer tax is \$	None * (RAT-11 roperty conveyed, or value of liens and encumber		of sale.	
the following described real property in the City and County of LOS ANGELES State of California: Lot 22 and 23 of Tract No. 9759, as per Map recorded in Book 135, Pages 81 and 82 of Maps, in the office of the County Recorder of said County. COMMONLY KNOWN AS: 10715 South Western Avenue, Los Angeles, California 90047 I, Dennis Darabie also Quitclaim to John C. Salvary my beneficial interest in the Deed of Trust recorded as Instrument 90-1143660, which was recorded June 27, 1990, dated November 14, 1984 in the face amount of \$100,000.00. * This Conveyance establishes sole and seperate property of a spouse, of which case No. SWC 106385 Post Judgment Settlement Agreement and Order was filed April 15, 1991. ##IS I: # ##IS II A LOON FYANCES OF MEANING APPRIATED	FOR A VALUABLE CONSIDER	RATION, receipt of which is	hereby acknowledged,		
the following described real property in the City and State of California: Lot 22 and 23 of Tract No. 9759, as per Map recorded in Book 135, Pages 81 and 82 of Maps, in the office of the County Recorder of said County. COMMONLY KNOWN AS: 10715 South Western Avenue, Los Angeles, California 90047 I, Dennis Darable also Quitclaim to John C. Salvary my beneficial interest in the Deed of Trust recorded as Instrument 90-1143660, which was recorded June 27, 1990, dated November 14, 1984 in the face amount of \$100,000.00. * This Conveyance establishes sole and seperate property of a spouse, of which case No. SWC 106385 Post Judgment Settlement Agreement and Order was filed April 15, 1991. THIS IS: VEYANCES OF REALTY UPON SATISFACTION OF A DEBT RECONVEYANCES OF REALTY UPON SATISFACTION OF A DEBT RECONVEYANCES OF THE SAS COUNTY OF THE		DENNIS I	DARABIE, Does		4
Lot 22 and 23 of Tract No. 9759, as per Map recorded in Book 135, Pages 81 and 82 of Maps, in the office of the County Recorder of said County. COMMONLY KNOWN AS: 10715 South Western Avenue, Los Angeles, California 90047 I, Dennis Darabie also Quitclaim to John C. Salvary my beneficial interest in the Deed of Trust recorded as Instrument 90-1143660, which was recorded June 27, 1990, dated November 14, 1984 in the face amount of \$100,000.00. * This Conveyance establishes sole and seperate property of a spouse, of which case No. SWC 106385 Post Judgment Settlement Agreement and Order was filed April 15, 1991. #### SIS F. F. G. WEYANCES OF REALTY APON SATISFACTION OF A DEBT RELIGIOUS FOR TEXAS COUNTY OF NUMBER OF TEXAS SS. On _ Signed, a Notery Public in and for said State, personally appeared Dennis Darable January 18	hereby REMISE(S), RELEASE(S	S) AND FOREVER QUITCLE	AIM(S) to JOHN C.	SALVARY	
Lot 22 and 23 of Tract No. 9759, as per Map recorded in Book 135, Pages 81 and 82 of Maps, in the office of the County Recorder of said County. COMMONLY KNOWN AS: 10715 South Western Avenue, Los Angeles, California 90047 I, Dennis Darabie also Quitclaim to John C. Salvary my beneficial interest in the Deed of Trust recorded as Instrument 90-1143660, which was recorded June 27, 1990, dated November 14, 1984 in the face amount of \$100,000.00. * This Conveyance establishes sole and seperate property of a spouse, of which case No. SWC 106385 Post Judgment Settlement Agreement and Order was filed April 15, 1991. #### SIS F. F. G. WEYANCES OF REALTY APON SATISFACTION OF A DEBT RELIGIOUS FOR TEXAS COUNTY OF NUMBER OF TEXAS SS. On _ Signed, a Notery Public in and for said State, personally appeared Dennis Darable January 18	No the disease	1841 H.,			
Lot 22 and 23 of Tract No. 9759, as per Map recorded in Book 135, Pages 81 and 82 of Maps, in the office of the County Recorder of said County. COMMONLY KNOWN AS: 10715 South Western Avenue, Los Angeles, California 90047 I, Dennis Darabie also Quitclaim to John C. Salvary my beneficial interest in the Deed of Trust recorded as Instrument 90-1143660, which was recorded June 27, 1990, dated November 14, 1984 in the face amount of \$100,000.00. * This Conveyance establishes sole and seperate property of a spouse, of which case No. SWC 106385 Post Judgment Settlement Agreement and Order was filed April 15, 1991. ##IS Is # RECONVEYANCES AND REALTY YOUN SATISFACTION OF A DEBT RET 11921 Dated January 18		perty in the City and	County of 1	OS ANGELES	
I, Dennis Darable also Quitclaim to John C. Salvary my beneficial interest in the Deed of Trust recorded as Instrument 90-1143660, which was recorded June 27, 1990, dated November 14, 1984 in the face amount of \$100,000.00. * This Conveyance establishes sole and seperate property of a spouse, of which case No. SWC 106385 Post Judgment Settlement Agreement and Order was filed April 15, 1991. ### Is Is ### RECONVEYANCES OF ### REALTY UPON SATISFACTION OF ### DEBT RETURN OF ### DEBT R	Lot 22 in Book 135, Pag County Recorder	es 81 and 82 of Mo of said County.	aps, in the off	ice of the AS:	
interest in the Deed of Trust recorded as Instrument 90-1143660, which was recorded June 27, 1990, dated November 14, 1984 in the face amount of \$100,000.00. * This Conveyance establishes sole and seperate property of a spouse, of which case No. SWC 106385 Post Judgment Settlement Agreement and Order was filed April 15, 1991. ### PRISTS A REALTY UPON SATISFACTION OF A DEBT RETURN OF A DEBT RE					
STATE OF MALE TEXAS COUNTY OF MUCCON State, personally appeared Dennis Darabie Sandra January Public in and for said State, personally appeared Sandra January Public in and some is subscribed to the within instrument and acknowledged that the executed the same. WITNESS my hand and official seal.	interest in the which was record	Deed of Trust rece ed June 27, 1990,	orded as Instru	ment 90-114366	50,
Dated January 18 1996 Dennis Darabie STATE OF TEXAS COUNTY OF The Classical State, personally appeared Dennis Darabie known to me to be the person whose name 18 subscribed to the within instrument and acknowledged that 18 executed the same. WITNESS my hand and official seal.	spouse, of whi	ch case No. SWC 10 Order was filed A	06385 Post Judg pril 15, 1991.	ment Settlemer	nt
STATE OF TEXAS COUNTY OF 102 CLO Defore me, the undersigned, a Notary Public in and for said State, personally appeared Dennis Darable known to me to be the person whose name 1s subscribed to the within instrument and acknowledged that 1s executed the same. WITNESS my hand and official seal.	RECONVEYANCE	Man Wenrid Al	8+T 11921		4
STATE OF TEXAS COUNTY OF 10.2 Cl. SS. On before me, the undersigned, a Notary Public in and for said State, personally appeared known to me known to me		A 66. * 1		0	
STATE OF TEXAS COUNTY OF 10.2 C.C. SS. On	Dated January 18	, 1996	Denn	is Darabie	
COUNTY OF 102 CLO SS. On before me, the undersigned, a Notary Public in and for said State, personally appeared Dennis Darable known to me	- 1-4-4	ras)			-
aigned, a Notary Public in and for said State, personally appeared Dennis Darabie Anown to me to be the person	COUNTY OF THE CLO) SS.			
to be the person whose name 18 subscribed to the within instrument and acknowledged that 18 executed the same. WITNESS on hand and official seal.	aigned, a Notary Public in and for	said State, personally appeared			
to be the person whose name 18 subscribed to the within instrument and acknowledged that 18 executed the same. WITNESS my hand and official seal. SANDRA J. YOUNG MY COMMISSION EXPRES Outside 7, 1898					
instrument and acknowledged that Re executed the same. WITNESS and hand and official seal.		known to me	maj Ulgree	1/	
Signature Sandia Joung	instrument and acknowledged that	he executed the same.	MIT SELLY WAS	OMMISSION EXPIRES	
	Signature Sandias	1 Joung			4-14
Table uses for should complete should			3754 00	r fer official natural small	121-76

RECORDING NEGLERTED BY Donnis Darabie Suite- 3515 - 6717 Everbart Read Corpus Christi, Texas 78413 AND WHEN RECURSED MAIL TO

90- 1143660

Dennie Derabie 6717 Everhart Road, 3515 Myne Christi, Tenne 98413

RECORDED IN OFFICIAL RECORDS RECORDER'S OFFICE LUS ANGELES COUNTY CALIFORNIA

MIN. Ile m JUN 27 1990

SHORT FORM DEED OF YOUST AND ASSIGNMENT OF RENTS (INDUCEDUAL)

This Deed of Trust, made this 14 th

day of November, 1984

JOHN SALVARY, (his sole and seperate property)

whose address is 10715 South Western Ave., Los Augeles, California

becein called TRUSTOR. 90047

This increases and Trust Company, a California corporation, herein culted this rise, and

DENNIS DARABIE

herein called BENEFICIARY.

Witnessoth: That Trustor irrevocably grants, transfers and assigns to trustle in thust, with power of sale, that property in County, California, described as: City of Los Angeles, Los Angeles

Lot 22 and 23 of Tract No. 9759, as per map recorded in Book 135, Pages 81 and 82 of Maps. In the office of the County Recorder of said County.

TOGETHER WITH the rents, issues and profits thereof. SUBJECT, HOVEVER, to the right, power and authority give the and conferred upon Beneficiary by paragraph (10) of the provisions incorporated herein by reference to collect and apply such rents, issues and profits.

For the Purpose of Securing: | Performance of each agreement of Trustor incorporated by reference or contained herein, 2. Payment of the indebtedness evidenced by one promissory note of even date herewith, and any extension or renewal thereof in the principal sum of \$, 190,000,000 executed by Trustor in favor of Beneficiary or order. 3. Physical for further sums as the then record owner of and property hereafter may horrow from Beneficiary, when evidenced by another note (or notes) reciting it is so secured.

To Protect the Security of This Doed of Trust, Trustor Agrees: By the execution and delivery of this Doed of Trust and the note secured hereby, that provisions (1) to (14), inclusive, of the actitions dead of trust recorded in Sectar Bathara County and Softoma County October 18, 1961, and in all other counties October 23, 1961, in the book and at the page of Official Records in the official records in the county resorder of the county where said property is located, noted below opposite the name of such county, va.

COUNTY	800K	PAGE	COUNTY	BOOK	PAGE	COUNTY	BOOK	2A-28	CUUNTY	BGOX	2.164
Alemede	435	494	OCI-man	7 2	635	Piecer	272	701	Slerrm	29	335
Alphae	3	250	Lake	342	37	Pf mes	7.54	5	St Iyou	440	3 00 1
Ansoder	704	348	Lauren	171	4/1	Phonoidly	3005	523	Selene	1105	182
The . Top	1143		Los Angeles	T2055	829	Secremento	4331	62	Seneme	1857	687
Cuigverst	248	1.2	Madera	810	170	Son Benite	271	203	Il bandstores	1715	414
Column	270	61.	Marries	1 500	327	Son Germandine	3347	48	Butter	*72	207
China -	3773	47	Mariemen	77	277	Sun francisco	AZZZ	105	To harmon	401	397
Dal Marta	7.8	414	Mandostra	5.79	530	Sun Jupquin	2476	311	Printer	93	346
RI Dorodo	540	454	Marcod	1347	334	Jan Ivin Ohlege	F181	12	Tuloro	2294	377
Freema	4426	377	Modet	184	851	Lan Materi	4078	420	Tuelumne	139	47
Slean	437	T-Shap	Mane	52	427	Squre Aerbore	IRPO	-	Venture	2041	204
(Terrelealet)	437	327	Mouterey	2194	530	Smalle Chara	3334	247	Yei-	453	243
Brognarian	1041	501	Mapa	477	84	Seate Cres	1481	45-4	Yules	334	48-8
Says	147	376	Navada	203	329	Streste	464	520			
Placem	2427	40	Orenee	5889	411	See Diego	Surios 2 Be	och 1961.	Pres 153867		

Twhich provisions, identical in all counties, see printed on the reverse licited thereby are adopted and incorporated herein and made a part berest as fully an though set forth herein at length; that he will observe and perform said provisions; and that the references to properly obligations, and parties in said provisions whall be constrained to refer to the property, obligations, and parties set furth in this Deed of Tosts.

The anderstance Truster requests that a copy of any Notice of Default and of any Notice of Sale hereunded be maded to hint at his address STATE OF CALIFORNIA.

Signature of Truster.

COUNTY OF LOR AUGULOS
On Jacobs 5, 1770
standing Negary Public in and an _ before me, the underden Notary Public in and the said State, personally appeared

Property of the Contract of

Instrument and ecknowledged that HE executed the same WITNESS my hand and officers.

Title Order No.

Secrew of Loan No. CHIETHAN PATE: NOV. M. BY



(Thre area fer uthrist securior seal)

EXHIBIT B

ASSIGNED INSPECTOR: DALE SCHWARTZ

Date: August 28, 2014

JOB ADDRESS: 10715 SOUTH WESTERN AVENUE, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 6058-024-009

Last Full Title: 04/18/2014

Last Update to Title:

LIST OF OWNERS AND INTERESTED PARTIES

1). JOHN C. SALVARY
PO BOX 1486
GARDENA, CA. 90249-0486

CAPACITY: OWNER

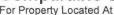
Property Detail Report

For Property Located At : 10715 S WESTERN AVE, LOS ANGELES, CA 90047-4429



Owner Informati	ion							
Owner Name: Mailing Address: Vesting Codes:			ARY JOHN C IX 1486, GARDENA CA	90249-048	6 B009			
Location Inform	ation							
Legal Description: County: Census Tract / Block Township-Range-Sei Legal Book/Page: Legal Lot: Legal Block: Market Area: Neighbor Code:			# 9759 LOTS 22 AND NGELES, CA 0 / 6	APN Alter Subo Map Tract Scho Scho	nate APN: livision: Reference:	me:	9759 57-E 9759	4 / 703-H6
Owner Transfer	Information							
Recording/Sale Date: Sale Price: Document #:		1			Type: Itg Document	#:		
Last Market Sale								
Recording/Sale Date: Sale Price: Sale Type: Document #: Deed Type: Transfer Document #: New Construction: Title Company:		09/03/19 1447678 QUIT CI		1st M 1st M 2nd M 2nd M Price	tg Amount/Ty tg Int. Rate/T tg Document ftg Amount/T ftg Int. Rate/T Per SqFt: Split Sale:	ype: #: ype:	/ / /	
Lender: Seller Name:								
Prior Sale Inform	ation							
Prior Rec/Sale Date: Prior Sale Price: Prior Doc Number: Prior Deed Type:		1		Prior	Lender: 1st Mtg Amt/1 1st Mtg Rate/		/	
Property Charact	eristics							
Year Built / Eff: Gross Area: Building Area: Tot Adj Area: Above Grade: # of Stories: Other Improvements:	1955 / 1955 8,241 8,241		Total Rooms/Offices Total Restrooms: Roof Type: Roof Material: Construction: Foundation: Exterior wall: Basement Area:			Garage Area: Garage Capacit Parking Spaces Heat Type: Air Cond: Pool: Quality: Condition:		NONE
Site Information								
Zoning: .ot Area: .and Use: Site Influence:	LAC2 14,641 STORE BUIL	DING	Acres: Lot Width/Depth: Commercial Units: Sewer Type:	0.34 x		County Use: State Use: Water Type: Building Class:		STORES (1100)
Tax Information								
Fotal Value: Land Value: mprovement Value: Fotal Taxable Value:	\$194,435 \$84,840 \$109,595 \$194,435		Assessed Year: Improved %: Tax Year:	2013 56% 2013		Property Tax: Tax Area: Tax Exemption:		\$5,587.55 296

Comparable Summary For Property Located At





10715 S WESTERN AVE, LOS ANGELES, CA 90047-4429

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

▶ View Report

▶ Configure Display Fields

Modify Comparable Search Criteria

Summary Statistics For Selected Properties: 20

	Subject Property	Low	High	Average
Sale Price	\$0	\$480,000	\$7,300,000	\$2,810,026
Bldg/Living Area	8,241	7,032	9,477	8,144
Price/Sqft	\$0.00	\$51.64	\$1,005.65	\$351.74
Year Built	1955	1911	1987	1942
Lot Area	14,641	6,255	22,972	12,198
Bedrooms	0	0	0	0
Bathrooms/Restrooms	0	3	3	3
Stories	0.00	1.00	1.00	1.00
Total Value	\$194,435	\$91,940	\$3,878,843	\$1,363,279
Distance From Subject	0.00	1.65	12.00	9.08

^{*=} user supplied for search only

V	# F	Address	Sale Price	Yr Blt Bed Baths/Restro	oms(Full) Last Recording	Bld/Liv	Lot Area	a Dist
Suk	oject	Property		100,000,000	STANDS OF STANDARD AND AND AND AND AND AND AND AND AND AN		W	CR TANAMA MINE MAN
		10715 S WESTERN AVE		1955	09/03/1996	8,241	14,641	0.0
		ables			12.500.00		Trous and	
1	1	1253 W EL SEGUNDO BLVD	\$1,480,000	1965	07/15/2014	7,842	15,460	1.65
J	2	7007 PACIFIC BLVD	\$1,450,000	1937	04/04/2014	7,600	11,409	5.45
J	3	6800 PACIFIC BLVD	\$2,330,000	1950	11/22/2013	8,550	8,778	5.53
1	4	1910 W ADAMS BLVD	\$975,000	1917	12/16/2013	7,500	7,500	6.5
J	5	4525 W ADAMS BLVD	\$480,000	1932	04/01/2014	9,295	10,052	6.72
3	6	956 S SAN PEDRO ST A-C	\$6,000,000	1922	06/11/2014	9,448	11,967	7.53
J	7	655 S HOPE ST 101200	\$6,523,500	1964	05/16/2014	7,890	11,674	8.16
1	8	15000 PARAMOUNT BLVD	\$1,400,000	1962	02/19/2014	9,477	20,029	9.02
J	9	8826 W OLYMPIC BLVD	\$3,550,000	1924	03/21/2014	7,100	7,800	9.39
J	10	556 N WESTERN AVE	\$1,325,000	1911	03/26/2014	9,176	6,255	9.85
1	11	11240 W OLYMPIC BLVD	\$3,400,000	1946	11/27/2013	7,311	10,577	10.2
J	12	5176 SANTA MONICA BLVD	\$3,440,000	1924	12/06/2013	9,000	11,127	10.5
1	13	9100 FIRESTONE BLVD	\$2,350,000	1973	05/01/2014	8,260	22,972	10.7
1	14	2300 LINCOLN BLVD	\$3,665,000	1924 3	01/10/2014	7,032	9,362	10.9
1	15	801 PICO BLVD		1987	08/06/2014	7,068	17,176	11.1
1	16	105 E ANAHEIM ST	\$822,000	1924	05/30/2014	8,260	10,015	11.2
1	17	9742 ARTESIA BLVD	\$550,000	1961	12/06/2013	8,500	20,873	11.4
1	18	1018 WESTWOOD BLVD	\$7,300,000	1929	01/03/2014	7,259	8,184	11.5
1	19	5601 SOUTH ST	\$1,450,000	1954	12/30/2013	8,047	15,220	11.9
1	20	1215 WILSHIRE BLVD	\$4,900,000	1946	05/22/2014	8,271	7,520	12

Comparable Sales Report

For Property Located At



10715 S WESTERN AVE, LOS ANGELES, CA 90047-4429

20 Comparable(s) Selected.

Report Date: 08/20/2014

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$0	\$480,000	\$7,300,000	\$2,810,026
Bldg/Living Area	8,241	7,032	9,477	8,144
Price/Sqft	\$0.00	\$51.64	\$1,005.65	\$351.74
Year Built	1955	1911	1987	1942
Lot Area	14,641	6,255	22,972	12,198
Bedrooms	0	0	0	0
Bathrooms/Restrooms	0	3	3	3
Stories	0.00	1.00	1.00	1.00
Total Value	\$194,435	\$91,940	\$3,878,843	\$1,363,279
Distance From Subject	0.00	1.65	12.00	9.08

^{*=} user supplied for search only

Comp #:	1			Distance From S	ubject: 1.65 (mile
Address:	1253 W EL SEGUNDO	BLVD, GARDENA. CA	90247-1521	Distance FIUITS	abject. 1.00 (IIIIle
Owner Name:	WON & SUN ENT INC				
Seller Name:	CHIN KYO H				
APN:	6089-031-029	Map Reference:	57-F6 / 734-A1	Building Area:	7,842
County:	LOS ANGELES, CA	Census Tract:	6028.02	Total Rooms/Offices:	
Subdivision:	HOWARD	Zoning:	LCM1YY	Total Restrooms:	
Rec Date:	07/15/2014	Prior Rec Date:	07/15/2010	Yr Built/Eff:	1965 / 1965
Sale Date:	06/26/2014	Prior Sale Date:	06/15/2010	Air Cond:	NONE
Sale Price:	\$1,480,000	Prior Sale Price:	\$1,295,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	728107	Acres:	0.35		
1st Mtg Amt:	\$1,620,000	Lot Area:	15,460		
Total Value:	\$1,347,318	# of Stories:			
Land Use:	STORE BUILDING	Park Area/Cap#:	I		
Comp #:	2			Distance From S	ubject: 5.45 (mile
Address:	7007 PACIFIC BLVD, H	UNTINGTON PARK.	CA 90255-4717	Diotalios From O	v. to (IIII)
Owner Name:	HUMMINGBIRD STREE				
Seller Name:	JONES FAMILY TRUST				
APN:	6322-023-020	Map Reference:	52-F5 / 674-J7	Building Area:	7,600
County:	LOS ANGELES, CA	Census Tract:	5331.04	Total Rooms/Offices:	
Subdivision:	HUNTINGTON PARK	Zoning:	HPCBD*	Total Restrooms:	
Rec Date:	04/04/2014	Prior Rec Date:	10/19/1995	Yr Built/Eff:	1937 / 1943
Sale Date:	02/11/2014	Prior Sale Date:		Air Cond:	NONE
Sale Price:	\$1,450,000	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	341609	Acres:	0.26		
1st Mtg Amt:	\$950,000	Lot Area:	11,409		
Total Value:	\$114,796	# of Stories:			
Land Use:	STORE BUILDING	Park Area/Cap#:	I		
Comp #:	3			Distance From St	ubject: 5.53 (mile:
Address:	6800 PACIFIC BLVD, H	UNTINGTON PARK	CA 90255-4112	Distalle FIOIII SI	abject. 3.33 (IIIIIe:
Owner Name:	MIDDLE SANTA FE LLO				
Seller Name:	SCOTTINO P & C TRUS				
APN:	6322-017-009	Map Reference:	52-F5 / 674-J7	Building Area:	8,550
County:	LOS ANGELES, CA	Census Tract:	5331.04	Total Rooms/Offices:	,
Subdivision:	HUNTINGTON PARK	Zoning:	HPCBD*	Total Restrooms:	
Rec Date:	11/22/2013	Prior Rec Date:	01/20/1998	Yr Built/Eff:	1950 / 1955
Sale Date:	11/14/2013	Prior Sale Date:	01/14/1998	Air Cond:	NONE
Sale Price:	\$2,330,000	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	1670095	Acres:	0.20		
1st Mtg Amt:	\$1,272,000	Lot Area:	8,778		
Total Value:	\$174,042	# of Stories:			
Land Use:	STORE BUILDING	Park Area/Cap#:	1		
Comp #:	4			Distance From S	Subject: 6.5 (mile
Address:	1910 W ADAMS BLVD,	LOS ANGELES. CA 9	0018-3506	Diotalioc i folli c	anjoot. o.o (iiiiio:
Owner Name:	1909 W ADAMS BLVD L				
Seller Name:	1910 WEST ADAMS BL				
APN:	5053-019-001	Map Reference:	43-E5 / 633-H7	Building Area:	7,500
County:	LOS ANGELES, CA	Census Tract:	2222.00	Total Rooms/Offices:	
Subdivision:	152	Zoning:	LAC1	Total Restrooms:	
Rec Date:	12/16/2013	Prior Rec Date:		Yr Built/Eff:	1917 / 1917
	12/04/2013	Prior Sale Date:		Air Cond:	NONE
Sale Date:	\$975,000	Prior Sale Price:		Pool:	
	*****			Roof Mat:	
Sale Price:	FULL	Prior Sale Type:		7 40 07 14104	
Sale Price: Sale Type:		Prior Sale Type: Acres:	0.17	1100711100	
Sale Price: Sale Type: Document #:	FULL		0.17 7,500		
Sale Date: Sale Price: Sale Type: Document #: Ist Mtg Amt: Fotal Value:	FULL	Acres:		,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	

Owner Name:	5 4525 W ADAMS BLVD,	LOS ANGELES, CA	90016	Distance From S	ubject: 6.72 (mile
	SOUTH OVERLAND IN				
Seller Name:	4525-4539 W ADAMS LI				
APN:	5050-008-057	Map Reference:	43-B5 / 633-E7	Building Area:	9,295
County:	LOS ANGELES, CA	Census Tract:	2187.02	Total Rooms/Offices:	0,000
Subdivision:	2072	Zoning:	LAC2	Total Restrooms:	
Rec Date:	04/01/2014	Prior Rec Date:	04/24/1974	Yr Built/Eff:	1932 / 1932
			04/24/15/4		
Sale Date:	02/13/2014	Prior Sale Date:	***	Air Cond:	NONE
Sale Price:	\$480,000	Prior Sale Price:	\$24,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	324780	Acres:	0.23		
1st Mtg Amt:		Lot Area:	10,052		
Total Value:	\$91,940	# of Stories:	,		
Land Use:	STORE BUILDING	Park Area/Cap#:	1		
Comp #:	6			Distance From S	ubject: 7.53 (mile:
Address: Owner Name:	956 S SAN PEDRO ST A PAIK 2012 FAMILY TRU		CA 90015-1824		
Seller Name:	YH FAMILY TRUST				
APN:	5132-001-021	Map Reference:	44-D4 / 634-F6	Building Area:	9,448
County:	LOS ANGELES, CA	Census Tract:	2260.02	Total Rooms/Offices:	
Subdivision:	CLARK & BRYAN TR	Zoning:	LAM2	Total Restrooms:	
Rec Date:	06/11/2014	Prior Rec Date:	09/07/1994	Yr Built/Eff:	1922 / 1940
Sale Date:	04/24/2014	Prior Sale Date:		Air Cond:	NONE
Sale Price:	\$6,000,000	Prior Sale Price:		Pool:	
					ROLL
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	COMPOSITION
Document #:	602183	Acres:	0.27		
1st Mtg Amt:	\$3,600,000	Lot Area:	11,967		
Total Value:	\$990,993	# of Stories:	1.00		
Land Use:	STORE BUILDING	Park Area/Cap#:	1		
Land Ose.	STORE BOILDING	raik Alea/Cap#.	,		
Comp #:	7			Distance From St	ubject: 8.16 (miles
Address:	655 S HOPE ST 101200,	LOS ANGELES, CA	90017-3237		
Owner Name:	BELFORD MANOR LP				
Seller Name:	SECK GROUP LLC				
APN:	5144-006-031	Map Reference:	/ 634-E4	Building Area:	7,890
County:	LOS ANGELES, CA	Census Tract:	2077.10	Total Rooms/Offices:	,
Subdivision:	67656	Zoning:	LAC2	Total Restrooms:	
Rec Date:	05/16/2014	Prior Rec Date:	LAGE	Yr Built/Eff:	1964 / 2000
Sale Date:	05/09/2014	Prior Sale Date:		Air Cond:	NONE
					NONE
Sale Price:	\$6,523,500	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:	5725	Roof Mat:	
Document #:	508977	Acres:	0.27		
	\$3,660,000	Lot Area:	11,674		
1st Mtg Amt:	\$3,878,843	# of Stories:			
		Park Area/Cap#:	1		
Total Value:	STORE BUILDING				
Total Value: Land Use:					
Total Value: Land Use: Comp #:	8			Distance From St	ubject: 9.02 (mile
Total Value: Land Use: Comp #: Address:	8 15000 PARAMOUNT BL		A 90723-3411	Distance From St	ubject: 9.02 (mile
Total Value: Land Use: Comp #: Address: Owner Name:	8 15000 PARAMOUNT BL PARAMOUNT CROSSIN	IG LLC	A 90723-3411	Distance From Su	ubject: 9.02 (mile
Total Value: Land Use: Comp #: Address: Owner Name: Seller Name:	8 15000 PARAMOUNT BL PARAMOUNT CROSSIN MICHEL JAVIER & LETI	IG LLC CIA			
Total Value: Land Use: Comp #: Address: Owner Name: Seller Name:	8 15000 PARAMOUNT BL PARAMOUNT CROSSIN MICHEL JAVIER & LETI 6241-013-029	IG LLC CIA Map Reference:	A 90723-3411 65-F3 / 735-H4	Building Area:	ubject: 9.02 (mile 9,477
Total Value: Land Use: Comp #: Address: Dwner Name: Seller Name: APN:	8 15000 PARAMOUNT BL PARAMOUNT CROSSIN MICHEL JAVIER & LETI	IG LLC CIA			
Total Value: Land Use: Comp #: Address: Owner Name: Seller Name: APN: County:	8 15000 PARAMOUNT BL PARAMOUNT CROSSIN MICHEL JAVIER & LETI 6241-013-029	IG LLC CIA Map Reference:	65-F3 / 735-H4	Building Area:	
Total Value: Land Use: Comp #: Address: Owner Name: Seller Name: APN: County: Subdivision:	8 15000 PARAMOUNT BL PARAMOUNT CROSSIN MICHEL JAVIER & LETI 6241-013-029 LOS ANGELES, CA	IG LLC CIA Map Reference: Census Tract:	65-F3 / 735-H4 5535.02	Building Area: Total Rooms/Offices:	
Total Value: Land Use: Comp #: Address: Owner Name: Seller Name: APN: County: Subdivision: Rec Date:	8 15000 PARAMOUNT BL PARAMOUNT CROSSIN MICHEL JAVIER & LETI 6241-013-029 LOS ANGELES, CA 5790	IG LLC CIA Map Reference: Census Tract: Zoning:	65-F3 / 735-H4 5535.02 PACM* 11/04/2003	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff:	9,477
Fotal Value: Land Use: Land Use: Comp #: Address: Dwner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Date:	8 15000 PARAMOUNT BL PARAMOUNT CROSSIN MICHEL JAVIER & LETI 6241-013-029 LOS ANGELES, CA 5790 02/19/2014 12/23/2013	G LLC CIA Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date:	65-F3 / 735-H4 5535.02 PACM* 11/04/2003 08/07/2003	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond:	9,477 1962 / 1990
Fotal Value: Land Use: Land Use: Comp #: Address: Dwner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Date: Sale Price:	8 15000 PARAMOUNT BL PARAMOUNT CROSSIN MICHEL JAVIER & LETI 6241-013-029 LOS ANGELES, CA 5790 02/19/2014 12/23/2013 \$1,400,000	Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price:	65-F3 / 735-H4 5535.02 PACM* 11/04/2003 08/07/2003 \$785,000	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool:	9,477 1962 / 1990
Fotal Value: Land Use: Land Use: Comp #: Address: Downer Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Date: Sale Price: Sale Type:	8 15000 PARAMOUNT BL PARAMOUNT CROSSIN MICHEL JAVIER & LETI 6241-013-029 LOS ANGELES, CA 5790 02/19/2014 12/23/2013 \$1,400,000 UNKNOWN	Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Type:	65-F3 / 735-H4 5535.02 PACM* 11/04/2003 08/07/2003 \$785,000 UNKNOWN	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond:	9,477 1962 / 1990
Total Value: Land Use: Land Use: Comp #: Address: Owner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Date: Sale Price: Sale Type:	8 15000 PARAMOUNT BL PARAMOUNT CROSSIN MICHEL JAVIER & LETI 6241-013-029 LOS ANGELES, CA 5790 02/19/2014 12/23/2013 \$1,400,000	Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Type: Acres:	65-F3 / 735-H4 5535.02 PACM* 11/04/2003 08/07/2003 \$785,000 UNKNOWN 0.46	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool:	9,477 1962 / 1990
Comp #: Address: Downer Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Date: Sale Price: Sale Type: Document #:	8 15000 PARAMOUNT BL PARAMOUNT CROSSIN MICHEL JAVIER & LETI 6241-013-029 LOS ANGELES, CA 5790 02/19/2014 12/23/2013 \$1,400,000 UNKNOWN	Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Type:	65-F3 / 735-H4 5535.02 PACM* 11/04/2003 08/07/2003 \$785,000 UNKNOWN	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool:	9,477 1962 / 1990
Comp #: Address: Downer Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Date: Sale Price: Sale Type: Document #:	8 15000 PARAMOUNT BL PARAMOUNT CROSSIN MICHEL JAVIER & LETI 6241-013-029 LOS ANGELES, CA 5790 02/19/2014 12/23/2013 \$1,400,000 UNKNOWN	Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Type: Acres:	65-F3 / 735-H4 5535.02 PACM* 11/04/2003 08/07/2003 \$785,000 UNKNOWN 0.46	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool:	9,477 1962 / 1990
1st Mtg Amt: Total Value: Land Use: Comp #: Address: Owner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Date: Sale Price: Sale Type: Document #: 1st Mtg Amt: Total Value:	8 15000 PARAMOUNT BL PARAMOUNT CROSSIN MICHEL JAVIER & LETI 6241-013-029 LOS ANGELES, CA 5790 02/19/2014 12/23/2013 \$1,400,000 UNKNOWN 171007	Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Type: Acres: Lot Area:	65-F3 / 735-H4 5535.02 PACM* 11/04/2003 08/07/2003 \$785,000 UNKNOWN 0.46	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool:	9,477 1962 / 1990

Comp #:	9			Distance From S	ubject: 9.39 (miles
Address:	8826 W OLYMPIC BLV	D, BEVERLY HILLS, (CA 90211-3614		The state of the s
Owner Name:	AMGED LLC				
Seller Name:	ALLSURE INVESTMEN	IT INC			
APN:	4332-013-030	Map Reference:	42-D2 / 632-H3	Building Area:	7,100
County:	LOS ANGELES, CA	Census Tract:	7009.01	Total Rooms/Offices:	
Subdivision:	6380	Zoning:	BHC3YY	Total Restrooms:	
Rec Date:	03/21/2014	Prior Rec Date:	01/02/2004	Yr Built/Eff:	1924 / 1955
Sale Date:	01/30/2014	Prior Sale Date:	12/09/2003	Air Cond:	NONE
Sale Price:	\$3,550,000	Prior Sale Price:	\$1,118,010	Pool:	BOLL
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	ROLL COMPOSITION
Document #:	285403	Acres:	0.18		
1st Mtg Amt:	\$3,017,000	Lot Area:	7,800		
Total Value:	\$3,060,000	# of Stories:	1.00		
Land Use:	STORE BUILDING	Park Area/Cap#:	1		
Comp #:	10			Distance From S	ubject: 9.85 (miles
Address:	556 N WESTERN AVE,	LOS ANGELES, CA 9	0004		,
Owner Name:	CONROY FAMILY TRU				
Seller Name:	STEINBERG LIVING TE				
APN:	5521-014-007	Map Reference:	34-E5 / 593-H7	Building Area:	9,176
County:	LOS ANGELES, CA	Census Tract:	1925.10	Total Rooms/Offices:	
Subdivision:	LA PALOMA ADD	Zoning:	LAC2	Total Restrooms:	4044 / 4044
Rec Date: Sale Date:	03/26/2014 02/27/2014	Prior Rec Date: Prior Sale Date:		Yr Built/Eff: Air Cond:	1911 / 1911 YES
Sale Date.		Prior Sale Date:		Pool:	169
Sale Type:	\$1,325,000 FULL	Prior Sale Type:		Roof Mat:	
Document #:	306005	Acres:	0.14	ROUI Wat.	
1st Mtg Amt:	\$795,000	Lot Area:	6,255		
Total Value:	\$166,999	# of Stories:	0,233		
Land Use:	STORE BUILDING	Park Area/Cap#:	1		
Comp #: Address:	11 11240 W OLYMPIC BLY		A 90064-1713	Distance From Si	ubject: 10.2 (miles
Owner Name: Seller Name:	PARK SHIL & MINAH L SWITZER NORMAN & I				
APN:	4260-020-016	Map Reference:	41-E4 / 632-B6	Building Area:	7,311
County:	LOS ANGELES, CA	Census Tract:	2677.00	Total Rooms/Offices:	1,011
Subdivision:	PACIFIC FARMS	Zoning:	LAM2	Total Restrooms:	
Rec Date:	11/27/2013	Prior Rec Date:	08/29/1978	Yr Built/Eff:	1946 / 1955
Sale Date:	11/25/2013	Prior Sale Date:		Air Cond:	
Sale Price:	\$3,400,000	Prior Sale Price:	\$364,600	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	1687047	Acres:	0.24		
st Mtg Amt:	\$2,380,000	Lot Area:	10,577		
Total Value:	\$456,233	# of Stories:			
Land Use:	STORE BUILDING	Park Area/Cap#:	1		
Comp #:	12			Distance From Sub	oject: 10.51 (mile:
Address:	5176 SANTA MONICA I		6, CA 90029-2428		
Owner Name:	CHAPLIN STUDIOS LL	C			
Seller Name:	GRAHM ROBERT	Man Deference	24 54 / 502 15	Duilding A	0.000
APN: County:	5537-019-006 LOS ANGELES, CA	Map Reference: Census Tract:	34-E4 / 593-J5 1916.20	Building Area: Total Rooms/Offices:	9,000
Subdivision:	NEUMANN	Zoning:	LAC2	Total Restrooms:	
Rec Date:	12/06/2013	Prior Rec Date:	05/26/1982	Yr Built/Eff:	1924 / 1950
Sale Date:	12/05/2013	Prior Sale Date:		Air Cond:	YES
Sale Price:	\$3,440,000	Prior Sale Price:		Pool:	
	FULL	Prior Sale Type:		Roof Mat:	
Sale Type:	1729645	Acres:	0.26		
	1723070				
Sale Type: Document #: 1st Mtg Amt:	\$3,096,000	Lot Area:	11,127		
Document #:		Lot Area: # of Stories:	11,127		

Comp #: Address:	13 9100 FIRESTONE BLVI	D DOWNEY CA 9024	1-5319	Distance From Su	bject: 10.74 (mile:
Address: Owner Name:	FVDD LLC	D, DOWNET, CA 3024	1-0010		
Seller Name:	ARMBRUSTER G E 198	88 TRUST			
APN:	6284-005-021	Map Reference:	60-C4 / 706-C6	Building Area:	8,260
County:	LOS ANGELES, CA	Census Tract:	5511.02	Total Rooms/Offices:	-,
	RANCHO SANTA	7-ning:		Total Destrooms	
Subdivision:	GERTRUDES SUB	Zoning:	DOM1-P*	Total Restrooms:	
Rec Date:	05/01/2014	Prior Rec Date:	01/13/1989	Yr Built/Eff:	1973 / 1973
Sale Date:	02/27/2014	Prior Sale Date:	12/1988	Air Cond:	NONE
Sale Price:	\$2,350,000	Prior Sale Price:	\$500,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	453189	Acres:	0.53		9.
1st Mtg Amt:	\$4,000,000	Lot Area:	22,972		
Total Value:	\$1,407,017	# of Stories:			
Land Use:	STORE BUILDING	Park Area/Cap#:	I		
Comp #:	14			Distance From Su	hight: 10 92 (mile
Comp #: Address:	2300 LINCOLN BLVD, S	SANTA MONICA. CA	90405-2530	Distance From Su	DJOOL TOTOL (TIME:
Owner Name:	2300 LINCOLN BLVD L				
Seiler Name:	ALBEK ELI				
APN:	4289-001-006	Map Reference:	49-B2 / 671-G3	Building Area:	7,032
County:	LOS ANGELES, CA	Census Tract:	7020.02	Total Rooms/Offices:	
Subdivision:	ARCADIA	Zoning:	SMC4*	Total Restrooms:	3.00
Rec Date:	01/10/2014	Prior Rec Date:	06/07/2004	Yr Built/Eff:	1924 / 1943
Sale Date:	11/20/2013	Prior Sale Date:	04/20/2004	Air Cond:	NONE
Sale Price:	\$3,665,000	Prior Sale Price:	\$1,840,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	30960	Acres:	0.21		
1st Mtg Amt:		Lot Area:	9,362		
Total Value:	\$2,124,442	# of Stories:			
Land Use:	STORE BUILDING	Park Area/Cap#:	I		
Address:	15 801 PICO BLVD, SANTA			Distance From Su	bject: 11.19 (mile
Address: Owner Name:	801 PICO BLVD, SANTA MAX 801 PICO BLVD L	LC		Distance From Su	bject: 11.19 (mile
Address: Owner Name: Seller Name:	801 PICO BLVD, SANTA MAX 801 PICO BLVD L OLDFIELD A M FAMILY	LC TRUST			
Address: Owner Name: Seller Name: APN:	801 PICO BLVD, SANT, MAX 801 PICO BLVD L OLDFIELD A M FAMILY 4283-020-038	C TRUST Map Reference:	49-B1 / 671-F3	Building Area:	bject: 11.19 (mile
Address: Owner Name: Seller Name: APN: County:	801 PICO BLVD, SANTA MAX 801 PICO BLVD L OLDFIELD A M FAMILY 4283-020-038 LOS ANGELES, CA	C TRUST Map Reference: Census Tract:	49-B1 / 671-F3 7018.02	Building Area: Total Rooms/Offices:	
Address: Owner Name: Seller Name: APN: County: Subdivision:	801 PICO BLVD, SANTA MAX 801 PICO BLVD L OLDFIELD A M FAMILY 4283-020-038 LOS ANGELES, CA AUSTIN HEIGHTS	C TRUST Map Reference: Census Tract: Zoning:	49-B1 / 671-F3 7018.02 SMC4*	Building Area: Total Rooms/Offices: Total Restrooms:	7,068
Address: Owner Name: Seller Name: APN: County: Subdivision: Rec Date:	801 PICO BLVD, SANTA MAX 801 PICO BLVD L OLDFIELD A M FAMILY 4283-020-038 LOS ANGELES, CA AUSTIN HEIGHTS 08/06/2014	C TRUST Map Reference: Census Tract: Zoning: Prior Rec Date:	49-B1 / 671-F3 7018.02	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff:	7,068 1987 / 1987
Address: Owner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Date:	801 PICO BLVD, SANTA MAX 801 PICO BLVD L OLDFIELD A M FAMILY 4283-020-038 LOS ANGELES, CA AUSTIN HEIGHTS	C TRUST Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date:	49-B1 / 671-F3 7018.02 SMC4* 04/01/1985	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond:	7,068
Address: Owner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Date: Sale Price:	801 PICO BLVD, SANTA MAX 801 PICO BLVD L OLDFIELD A M FAMILY 4283-020-038 LOS ANGELES, CA AUSTIN HEIGHTS 08/06/2014 07/22/2014	TRUST Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price:	49-B1 / 671-F3 7018.02 SMC4* 04/01/1985 \$12,500	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool:	7,068 1987 / 1987
Comp #: Address: Owner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Date: Sale Price: Sale Type: Document #:	801 PICO BLVD, SANTA MAX 801 PICO BLVD L OLDFIELD A M FAMILY 4283-020-038 LOS ANGELES, CA AUSTIN HEIGHTS 08/06/2014 07/22/2014	Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Type:	49-B1 / 671-F3 7018.02 SMC4* 04/01/1985 \$12,500 FULL	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond:	7,068 1987 / 1987
Address: Owner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Date: Sale Price: Sale Type: Document #:	801 PICO BLVD, SANTA MAX 801 PICO BLVD L OLDFIELD A M FAMILY 4283-020-038 LOS ANGELES, CA AUSTIN HEIGHTS 08/06/2014 07/22/2014	Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Type: Acres:	49-B1 / 671-F3 7018.02 SMC4* 04/01/1985 \$12,500 FULL 0.39	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool:	7,068 1987 / 1987
Address: Owner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Date: Sale Price: Sale Type: Document #: 1st Mtg Amt:	801 PICO BLVD, SANTA MAX 801 PICO BLVD L OLDFIELD A M FAMILY 4283-020-038 LOS ANGELES, CA AUSTIN HEIGHTS 08/06/2014 07/22/2014 N 817860	C / TRUST Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Type: Acres: Lot Area:	49-B1 / 671-F3 7018.02 SMC4* 04/01/1985 \$12,500 FULL	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool:	7,068 1987 / 1987
Address: Owner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Date: Sale Price: Sale Type: Document #: 1st Mtg Amt: Total Value:	801 PICO BLVD, SANTA MAX 801 PICO BLVD L OLDFIELD A M FAMILY 4283-020-038 LOS ANGELES, CA AUSTIN HEIGHTS 08/06/2014 07/22/2014	Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Type: Acres:	49-B1 / 671-F3 7018.02 SMC4* 04/01/1985 \$12,500 FULL 0.39	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool:	7,068 1987 / 1987
Address: Owner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Price: Sale Price: Sale Type: Document #: 1st Mtg Amt: Total Value: Land Use:	801 PICO BLVD, SANTA MAX 801 PICO BLVD L OLDFIELD A M FAMILY 4283-020-038 LOS ANGELES, CA AUSTIN HEIGHTS 08/06/2014 07/22/2014 N 817860 \$2,897,273 STORE BUILDING	Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Price: Prior Sale Type: Acres: Lot Area: # of Stories:	49-B1 / 671-F3 7018.02 SMC4* 04/01/1985 \$12,500 FULL 0.39 17,176	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool: Roof Mat:	7,068 1987 / 1987 YES
Address: Owner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Date: Sale Price: Sale Type: Document #:	801 PICO BLVD, SANTA MAX 801 PICO BLVD L OLDFIELD A M FAMILY 4283-020-038 LOS ANGELES, CA AUSTIN HEIGHTS 08/06/2014 07/22/2014 N 817860 \$2,897,273	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#:	49-B1 / 671-F3 7018.02 SMC4* 04/01/1985 \$12,500 FULL 0.39 17,176	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool:	7,068 1987 / 1987 YES
Address: Owner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Date: Sale Price: Sale Type: Document #: 1st Mtg Amt: Total Value: Land Use: Comp #: Address: Owner Name:	801 PICO BLVD, SANTA MAX 801 PICO BLVD L OLDFIELD A M FAMILY 4283-020-038 LOS ANGELES, CA AUSTIN HEIGHTS 08/06/2014 07/22/2014 N 817860 \$2,897,273 STORE BUILDING	TRUST Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Type: Acres: Lot Area: # of Stories: Park Area/Cap#:	49-B1 / 671-F3 7018.02 SMC4* 04/01/1985 \$12,500 FULL 0.39 17,176	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool: Roof Mat:	7,068 1987 / 1987 YES
Address: Owner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Date: Sale Price: Sale Type: Document #: 1st Mtg Amt: Total Value: Land Use: Comp #: Address: Owner Name: Seller Name:	801 PICO BLVD, SANTA MAX 801 PICO BLVD L OLDFIELD A M FAMILY 4283-020-038 LOS ANGELES, CA AUSTIN HEIGHTS 08/06/2014 07/22/2014 N 817860 \$2,897,273 STORE BUILDING	Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Price: Prior Sale Type: Acres: Lot Area: # of Stories: Park Area/Cap#:	49-B1 / 671-F3 7018.02 SMC4* 04/01/1985 \$12,500 FULL 0.39 17,176	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool: Roof Mat: Distance From Su	7,068 1987 / 1987 YES bject: 11.27 (mile
Address: Owner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Date: Sale Price: Sale Type: Document #: 1st Mtg Amt: Total Value: Land Use: Comp #: Address: Owner Name: Seller Name: APN:	801 PICO BLVD, SANTA MAX 801 PICO BLVD L OLDFIELD A M FAMILY 4283-020-038 LOS ANGELES, CA AUSTIN HEIGHTS 08/06/2014 07/22/2014 N 817860 \$2,897,273 STORE BUILDING	LC / TRUST Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Type: Acres: Lot Area: # of Stories: Park Area/Cap#: ILMINGTON, CA 9074 BIC LLC Map Reference:	49-B1 / 671-F3 7018.02 SMC4* 04/01/1985 \$12,500 FULL 0.39 17,176 /	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool: Roof Mat: Distance From Su Building Area:	7,068 1987 / 1987 YES
Address: Owner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Price: Sale Price: Sale Type: Document #: 1st Mtg Amt: Total Value: Land Use: Comp #: Address: Owner Name: Seller Name: APN: County:	801 PICO BLVD, SANTA MAX 801 PICO BLVD L OLDFIELD A M FAMILY 4283-020-038 LOS ANGELES, CA AUSTIN HEIGHTS 08/06/2014 07/22/2014 N 817860 \$2,897,273 STORE BUILDING 16 105 E ANAHEIM ST, WI BEACH FRONT CLASS VFC PROPERTIES 26 L 7423-003-022 LOS ANGELES, CA	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#: ILMINGTON, CA 9074 ICL LLC Map Reference: Census Tract:	49-B1 / 671-F3 7018.02 SMC4* 04/01/1985 \$12,500 FULL 0.39 17,176 / 4-4513 74-C4 / 794-E6 2947.01	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool: Roof Mat: Distance From Su Building Area: Total Rooms/Offices:	7,068 1987 / 1987 YES bject: 11.27 (mile
Address: Owner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Price: Sale Price: Sale Type: Document #: 1st Mtg Amt: Total Value: Land Use: Comp #: Address: Owner Name: Seller Name: APN: County: Subdivision:	801 PICO BLVD, SANTA MAX 801 PICO BLVD L OLDFIELD A M FAMILY 4283-020-038 LOS ANGELES, CA AUSTIN HEIGHTS 08/06/2014 07/22/2014 N 817860 \$2,897,273 STORE BUILDING 16 105 E ANAHEIM ST, WI BEACH FRONT CLASS VFC PROPERTIES 26 L 7423-003-022 LOS ANGELES, CA CANAL ST TR	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#: ILMINGTON, CA 9074 ICL LC Map Reference: Census Tract: Zoning:	49-B1 / 671-F3 7018.02 SMC4* 04/01/1985 \$12,500 FULL 0.39 17,176 / 4-4513 74-C4 / 794-E6 2947.01 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:	7,068 1987 / 1987 YES bject: 11.27 (mile
Address: Owner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Price: Sale Type: Document #: 1st Mtg Amt: Total Value: Land Use: Comp #: Address: Owner Name: Seller Name: APN: County: Subdivision: Rec Date:	801 PICO BLVD, SANTA MAX 801 PICO BLVD L OLDFIELD A M FAMILY 4283-020-038 LOS ANGELES, CA AUSTIN HEIGHTS 08/06/2014 07/22/2014 N 817860 \$2,897,273 STORE BUILDING 16 105 E ANAHEIM ST, WI BEACH FRONT CLASS VFC PROPERTIES 26 L 7423-003-022 LOS ANGELES, CA CANAL ST TR 05/30/2014	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#: ILMINGTON, CA 9074 SIC LLC Map Reference: Census Tract: Zoning: Prior Rec Date:	49-B1 / 671-F3 7018.02 SMC4* 04/01/1985 \$12,500 FULL 0.39 17,176 / 4-4513 74-C4 / 794-E6 2947.01 LAC2 03/29/1990	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:	7,068 1987 / 1987 YES bject: 11.27 (mile 8,260
Address: Owner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Price: Sale Price: Sale Type: Document #: 1st Mtg Amt: Total Value: Land Use: Comp #: Address: Owner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Date:	801 PICO BLVD, SANTA MAX 801 PICO BLVD L OLDFIELD A M FAMILY 4283-020-038 LOS ANGELES, CA AUSTIN HEIGHTS 08/06/2014 07/22/2014 N 817860 \$2,897,273 STORE BUILDING 16 105 E ANAHEIM ST, WI BEACH FRONT CLASS VFC PROPERTIES 26 L 7423-003-022 LOS ANGELES, CA CANAL ST TR 05/30/2014 05/24/2014	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#: ILMINGTON, CA 9074 SIC LLC Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date:	49-B1 / 671-F3 7018.02 SMC4* 04/01/1985 \$12,500 FULL 0.39 17,176 / 4-4513 74-C4 / 794-E6 2947.01 LAC2 03/29/1990 01/1990	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:	7,068 1987 / 1987 YES bject: 11.27 (mile
Address: Owner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Date: Sale Price: Sale Type: Document #: 1st Mtg Amt: Total Value: Land Use: Comp #: Address: Owner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Date: Sale Price:	801 PICO BLVD, SANTA MAX 801 PICO BLVD L OLDFIELD A M FAMILY 4283-020-038 LOS ANGELES, CA AUSTIN HEIGHTS 08/06/2014 07/22/2014 N 817860 \$2,897,273 STORE BUILDING 16 105 E ANAHEIM ST, WI BEACH FRONT CLASS VFC PROPERTIES 26 L 7423-003-022 LOS ANGELES, CA CANAL ST TR 05/30/2014 05/24/2014 \$822,000	Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Type: Acres: Lot Area: # of Stories: Park Area/Cap#: ILMINGTON, CA 9074 SIC LLC Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price:	49-B1 / 671-F3 7018.02 SMC4* 04/01/1985 \$12,500 FULL 0.39 17,176 / 4-4513 74-C4 / 794-E6 2947.01 LAC2 03/29/1990 01/1990 \$600,000	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:	7,068 1987 / 1987 YES bject: 11.27 (mile 8,260 1924 / 1935 YES
Address: Owner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Date: Sale Price: Sale Type: Oocument #: 1st Mtg Amt: Total Value: Land Use: Comp #: Address: Owner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Date: Sale Price: Sale Price: Sale Type:	801 PICO BLVD, SANTA MAX 801 PICO BLVD L OLDFIELD A M FAMILY 4283-020-038 LOS ANGELES, CA AUSTIN HEIGHTS 08/06/2014 07/22/2014 N 817860 \$2,897,273 STORE BUILDING 16 105 E ANAHEIM ST, WI BEACH FRONT CLASS VFC PROPERTIES 26 L 7423-003-022 LOS ANGELES, CA CANAL ST TR 05/30/2014 05/24/2014 \$822,000 FULL	Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Type: Acres: Lot Area: # of Stories: Park Area/Cap#: ILMINGTON, CA 9074 IC LLC Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Type:	49-B1 / 671-F3 7018.02 SMC4* 04/01/1985 \$12,500 FULL 0.39 17,176 / 4-4513 74-C4 / 794-E6 2947.01 LAC2 03/29/1990 01/1990 \$600,000 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:	7,068 1987 / 1987 YES bject: 11.27 (mile 8,260 1924 / 1935 YES
Address: Owner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Date: Sale Price: Sale Type: Document #: 1st Mtg Amt: Total Value: Land Use: Comp #: Address: Owner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Date: Sale Price: Sale Type: Document #:	801 PICO BLVD, SANTA MAX 801 PICO BLVD L OLDFIELD A M FAMILY 4283-020-038 LOS ANGELES, CA AUSTIN HEIGHTS 08/06/2014 07/22/2014 N 817860 \$2,897,273 STORE BUILDING 16 105 E ANAHEIM ST, WI BEACH FRONT CLASS VFC PROPERTIES 26 L 7423-003-022 LOS ANGELES, CA CANAL ST TR 05/30/2014 05/24/2014 \$822,000	Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Price: Prior Sale Type: Acres: Lot Area: # of Stories: Park Area/Cap#: LMINGTON, CA 9074 SIC LLC Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Price: Prior Sale Price: Prior Sale Price: Prior Sale Type: Acres:	49-B1 / 671-F3 7018.02 SMC4* 04/01/1985 \$12,500 FULL 0.39 17,176 / 4-4513 74-C4 / 794-E6 2947.01 LAC2 03/29/1990 01/1990 \$600,000 FULL 0.23	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:	7,068 1987 / 1987 YES bject: 11.27 (mile 8,260
Address: Owner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Price: Sale Price: Sale Type: Document #: 1st Mtg Amt: Total Value: Land Use: Comp #: Address: Owner Name: Seller Name: APN: County:	801 PICO BLVD, SANTA MAX 801 PICO BLVD L OLDFIELD A M FAMILY 4283-020-038 LOS ANGELES, CA AUSTIN HEIGHTS 08/06/2014 07/22/2014 N 817860 \$2,897,273 STORE BUILDING 16 105 E ANAHEIM ST, WI BEACH FRONT CLASS VFC PROPERTIES 26 L 7423-003-022 LOS ANGELES, CA CANAL ST TR 05/30/2014 05/24/2014 \$822,000 FULL	Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Type: Acres: Lot Area: # of Stories: Park Area/Cap#: ILMINGTON, CA 9074 IC LLC Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Type:	49-B1 / 671-F3 7018.02 SMC4* 04/01/1985 \$12,500 FULL 0.39 17,176 / 4-4513 74-C4 / 794-E6 2947.01 LAC2 03/29/1990 01/1990 \$600,000 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:	7,068 1987 / 1987 YES bject: 11.27 (mile 8,260 1924 / 1935 YES

Owner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Price: Sale Type: Document #: 1st Mtg Amt: Total Value: Land Use: Seller Name: APN: County: Subdivision: Rec Date: Sale Type: FU Document #: 10 Subdivision: Rec Date: Sale Price: Sale Type: FU County: Subdivision: Rec Date: Sale Price: Sale Price: Sale Type: Document #: 1st Mtg Amt: Total Value: Land Use: Seller Name: APN: County: Subdivision: Rec Date: Sale Price: Sale Type: FU Comp #: 1st Mtg Amt: Total Value: Land Use: Stiller Name: Seller	742 ARTESIA BLVD, BE AL-PRO INVESTMENTS UNG G W TRUST 161-009-002 OS ANGELES, CA ELL FLOWER ACRES 2/06/2013 3/06/2013 550,000 ULL 724811 190,100 TORE BUILDING 1018-1024 WESTWOOD BLVD, 1018-1024 WESTWOOD BLVD, 1018-1024 WESTWOOD BLVD, 1019-1010 10	Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Price: Prior Sale Price: Prior Sale Type: Acres: Lot Area: # of Stories: Park Area/Cap#: Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Type: Acres: Lot Area: # of Stories: Park Area/Cap#:	66-C5 / 736-C7 5544.04 BFCG* 0.48 20,873 / A 90024-2903 41-E2 / 632-A3 2652.02 LAC4 10/03/2000 09/27/2000 \$2,850,020 0.19 8,184 /	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: Roof Mat:	8,500 1961 / NONE bject: 11.54 (mile 7,259 1929 / 1941 YES
Owner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Price: Sale Type: Document #: 1st Mtg Amt: Total Value: Land Use: Seller Name: APN: County: Subdivision: Rec Date: Sale Type: FU Document #: 10 Seller Name: APN: County: Subdivision: Rec Date: 12 Sale Price: Sale Price: Sale Type: Document #: 15t Mtg Amt: Total Value: LC Comp #: APN: County: Subdivision: Rec Date: 1st Mtg Amt: Total Value: Sale Price: Sale Type: Comp #: 1st Mtg Amt: Total Value: Land Use: Stiller Name: Seller Nam	AL-PRO INVESTMENTS UNG G W TRUST 161-009-002 OS ANGELES, CA ELL FLOWER ACRES 2/06/2013 3/06/2013 550,000 ULL 724811 190,100 TORE BUILDING 1018-1024 WESTWOOD BLVD 1018-1024 WESTWOOD BLVD 1010/251 INC 163-020-007 OS ANGELES, CA 100/103/2014 2/06/2013 7,300,000 ULL 530 3,487,434 TORE BUILDING	Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Price: Prior Sale Price: Prior Sale Type: Acres: Lot Area: # of Stories: Park Area/Cap#: Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Type: Acres: Lot Area: # of Stories: Park Area/Cap#:	66-C5 / 736-C7 5544.04 BFCG* 0.48 20,873 / A 90024-2903 41-E2 / 632-A3 2652.02 LAC4 10/03/2000 09/27/2000 \$2,850,020 0.19 8,184 /	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: Roof Mat:	1961 / NONE bject: 11.54 (mile 7,259 1929 / 1941 YES
Seller Name: APN: County: Subdivision: Rec Date: Sale Price: Sale Type: Document #: 10 Subdivision: Rec Date: Sale Type: Document #: 10 Subdivision: Rec Date: Sale Type: Document #: 10 Subdivision: Rec Date: Sale Price: Sale Type: Document #: 10 Sale Date: Sale Price: Sale Type: Document #: 12 Sale Price: Sale Type: Document #: 15 Sale Type: Document #: 15 Sale Type: Document #: 16 Sale Type:	UNG G W TRUST 161-009-002 OS ANGELES, CA ELL FLOWER ACRES 2/06/2013 3/06/2013 5550,000 ULL 724811 190,100 TORE BUILDING 3 1018 WESTWOOD BLVD 1018-1024 WESTWOOD BLVD 101VEST INC 363-020-007 OS ANGELES, CA 1000 101/03/2014 2/06/2013 7,300,000 ULL 530 3,487,434 TORE BUILDING	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#: Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Type: Acres: Lot Area: # of Stories: Prior Sale Type: Acres: Lot Area: # of Stories: Park Area/Cap#:	0.48 20,873 / A 90024-2903 41-E2 / 632-A3 2652.02 LAC4 10/03/2000 09/27/2000 \$2,850,020 0.19 8,184	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: Roof Mat:	1961 / NONE bject: 11.54 (mile 7,259 1929 / 1941 YES
County: Subdivision: Rec Date: Sale Date: Sale Price: Sale Type: Document #: 17th Mtg Amt: Total Value: Land Use: ST Comp #: Address: Owner Name: Sale Price: Sale Type: County: Lond Use: ST County: Sale Date: Sale Type: Cocument #: Sale Date: Sale Type: Comp #: Address: Document #: Sale Date: Sale Price: Sale Type: Comp #: Sale Date: Sale Type: Cocument #: Sale Type: Sale Date: Sale Type: Sa	OS ANGELES, CA ELL FLOWER ACRES 2/06/2013 3/06/2013 550,000 ULL 7/24811 190,100 TORE BUILDING 18 WESTWOOD BLVD 18-1024 WESTWOOD B 1018-1024 WESTWOOD B 1018-1024 WESTWOOD B 1003/2014 2/06/2013 7,300,000 ULL 530 3,487,434 TORE BUILDING	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#: 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#:	0.48 20,873 / A 90024-2903 41-E2 / 632-A3 2652.02 LAC4 10/03/2000 09/27/2000 \$2,850,020 0.19 8,184	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: Roof Mat:	1961 / NONE bject: 11.54 (mile 7,259 1929 / 1941 YES
Subdivision: Rec Date: 98. Sale Price: \$5. Sale Type: 55. Sale Type: 17. Sale Date: 98. Sale Type: 99. Sale Date: 99. Sale Dat	ELL FLOWER ACRES 2/06/2013 3/06/2013 550,000 ULL 724811 190,100 TORE BUILDING 3/018 WESTWOOD BLVD 1018-1024 WESTWOOD B 101VEST INC 163-020-007 025 ANGELES, CA 1600 1/03/2014 2/06/2013 7,300,000 ULL 530 3,487,434 TORE BUILDING	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#: 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#:	0.48 20,873 / A 90024-2903 41-E2 / 632-A3 2652.02 LAC4 10/03/2000 09/27/2000 \$2,850,020 0.19 8,184	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: Roof Mat:	NONE bject: 11.54 (mile 7,259 1929 / 1941 YES
Rec Date: 12 Sale Date: 08 Sale Price: \$5 Sale Type: FU Document #: 17 Ist Mtg Amt: Total Value: \$1 Land Use: \$1 Comp #: 18 Address: 10 Dwner Name: INI APN: 43 County: LO Subdivision: 10 Sale Date: 52 Sale Price: \$7 Sale Type: FU Document #: 55 Sale Type: FU Document #: 56 Sale Price: \$1 Sale Date: 12 Sale Date: 12 Sale Date: 12 Sale Price: \$1 Sale Type: FU Document #: 18 Sale Mtg Amt: \$1,	2/06/2013 3/06/2013 550,000 ULL 7/24811 190,100 TORE BUILDING 3/218 WESTWOOD BLVD 1/218 WESTWOOD BLVD 1/2	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#: 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#:	0.48 20,873 / A 90024-2903 41-E2 / 632-A3 2652.02 LAC4 10/03/2000 09/27/2000 \$2,850,020 0.19 8,184	Yr Built/Eff: Air Cond: Pool: Roof Mat: Distance From Sul Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff; Air Cond: Pool: Roof Mat:	NONE bject: 11.54 (mile 7,259 1929 / 1941 YES
Sale Date: 08. Sale Price: \$5. Sale Type: FU Document #: 17. 1st Mtg Amt: Total Value: \$1. Land Use: \$1. Comp #: 18. Address: 10. Downer Name: Seller Name: INI Sale Date: 12. Sale Price: \$7. Sale Type: FU Document #: 15. Ist Mtg Amt: Total Value: 12. Sale Price: \$7. Sale Type: FU Document #: 15. Ist Mtg Amt: Total Value: \$3. Land Use: \$7. Comp #: 19. Address: 56. Dwner Name: E8. APN: County: Subdivision: 13. Sale Date: 12. Sale Price: \$1. Sale Type: FU Document #: 15. Sale Type: FU Document #: 15. Sale Date: 12. Sale Price: \$1. Sale Date: 12. Sale Price: \$1. Sale Type: FU Document #: 18.	8/06/2013 550,000 ULL 724811 190,100 TORE BUILDING 18 WESTWOOD BLVD 18-1024 WESTWOOD B 1018-1024 WESTW	Prior Sale Date: Prior Sale Price: Prior Sale Price: Prior Sale Type: Acres: Lot Area: # of Stories: Park Area/Cap#: 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#:	20,873 / A 90024-2903 41-E2 / 632-A3 2652.02 LAC4 10/03/2000 09/27/2000 \$2,850,020 0.19 8,184 /	Air Cond: Pool: Roof Mat: Distance From Sul Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool: Roof Mat:	NONE bject: 11.54 (mile 7,259 1929 / 1941 YES
Sale Price: \$5 Sale Type: FU Document #: 17 Ist Mtg Amt: Fotal Value: \$1: Land Use: \$1 Comp #: 18 Address: 10 Dwner Name: 10 Seller Name: 11 Sale Date: 12 Sale Price: \$7 Sale Type: FU Document #: 55 Ust Mtg Amt: Fotal Value: \$3 Land Use: \$7 Sale Price: \$7 Sale Type: FU Document #: 55 Dwner Name: S5 Dwner Name: \$3 Land Use: \$7 Land Use: \$7 Land Use: \$7 Land Use: \$7 Land Use: \$1 La	550,000 ULL 724811 190,100 TORE BUILDING 3 18 WESTWOOD BLVD 18-1024 WESTWOOD BLVD 18-1024 WESTWOOD BLVD 1803-020-007 DS ANGELES, CA 1003/2014 1/03/2014 1/06/2013 1/300,000 ULL 1/300 1/	Prior Sale Price: Prior Sale Type: Acres: Lot Area: # of Stories: Park Area/Cap#: , LOS ANGELES, C. BOULEVARD L Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Type: Acres: Lot Area: # of Stories: Park Area/Cap#:	20,873 / A 90024-2903 41-E2 / 632-A3 2652.02 LAC4 10/03/2000 09/27/2000 \$2,850,020 0.19 8,184 /	Pool: Roof Mat: Distance From Sulf Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool: Roof Mat:	bject: 11.54 (mile 7,259 1929 / 1941 YES
Sale Type: Document #: 17. Ist Mtg Amt: Fotal Value: Land Use: ST Comp #: Address: Downer Name: Seller Name: Sale Date: Sale Price: Sale Type: Document #: St Comp #: St Sale Type: Solution: Seller Name: Solution: Sale Date: Sale Type: Solution: Sale Type: Solution: Sale Price: Sale Type: Solution: Sale Type: Sale Type: Solution: Sale Type: Sale Type: Solution: Sale Type:	ULL 724811 190,100 TORE BUILDING 3 118 WESTWOOD BLVD 1018-1024 WESTWOOD BLVD 101VEST INC 163-020-007 DS ANGELES, CA 10600 1103/2014 12/06/2013 7,300,000 ULL 530 8,487,434 TORE BUILDING 101 SOUTH ST, LAKEW RIHAN LLC & H GROUP INC	Prior Sale Type: Acres: Lot Area: # of Stories: Park Area/Cap#: , LOS ANGELES, C. BOULEVARD L Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Type: Acres: Lot Area: # of Stories: Park Area/Cap#:	20,873 / A 90024-2903 41-E2 / 632-A3 2652.02 LAC4 10/03/2000 09/27/2000 \$2,850,020 0.19 8,184 /	Distance From Sulface From Sulf	7,259 1929 / 1941 YES
17	724811 190,100 TORE BUILDING B 118 WESTWOOD BLVD 1018-1024 WESTWOOD B 101VEST INC 363-020-007 DS ANGELES, CA 10600 1003/2014 12/06/2013 7,300,000 JUL 530 8,487,434 TORE BUILDING 601 SOUTH ST, LAKEW RIHAN LLC & H GROUP INC	Acres: Lot Area: # of Stories: Park Area/Cap#: , LOS ANGELES, C. BOULEVARD L 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#:	20,873 / A 90024-2903 41-E2 / 632-A3 2652.02 LAC4 10/03/2000 09/27/2000 \$2,850,020 0.19 8,184 /	Distance From Sulf Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff; Air Cond: Pool: Roof Mat:	7,259 1929 / 1941 YES
1st Mtg Amt: Total Value: \$1: Land Use: \$1 Land Use: \$1 Comp #: 18 Address: 10 Owner Name: Interpretation of the properties of the propert	190,100 TORE BUILDING 3 1018 WESTWOOD BLVD, 1018-1024 WESTWOOD BLVD, 1018-1024 WESTWOOD BLVD, 10363-020-007 DS ANGELES, CA 1003/2014 10	Lot Area: # of Stories: Park Area/Cap#: , LOS ANGELES, C. BOULEVARD L 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#:	20,873 / A 90024-2903 41-E2 / 632-A3 2652.02 LAC4 10/03/2000 09/27/2000 \$2,850,020 0.19 8,184 /	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool: Roof Mat:	7,259 1929 / 1941 YES
Total Value: \$1: and Use: \$1 a	TORE BUILDING 18 WESTWOOD BLVD, 18-1024 WESTWOOD BLVD, 18-1024 WESTWOOD B 1018-1024 WESTWOOD B 1003-201-007 DS ANGELES, CA 1003/2014 1	# of Stories: Park Area/Cap#: , LOS ANGELES, C. BOULEVARD L 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#:	/ A 90024-2903 41-E2 / 632-A3 2652.02 LAC4 10/03/2000 09/27/2000 \$2,850,020 0.19 8,184 /	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool: Roof Mat:	7,259 1929 / 1941 YES
Land Use: ST Comp #: 18 Address: 10 Downer Name: Interpretation of the process o	TORE BUILDING 18 WESTWOOD BLVD, 18-1024 WESTWOOD BLVD, 18-1024 WESTWOOD B 1018-1024 WESTWOOD B 1003-201-007 DS ANGELES, CA 1003/2014 1	Park Area/Cap#: , LOS ANGELES, C. BOULEVARD L 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#:	A 90024-2903 41-E2 / 632-A3 2652.02 LAC4 10/03/2000 09/27/2000 \$2,850,020 0.19 8,184	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool: Roof Mat:	7,259 1929 / 1941 YES
Comp #: 18 Address: 10 Owner Name: Interpretation of the procument #: 12 County: Sale Date: 55: Sale Price: \$7; Sale Type: FU Document #: 15 County: State Mtg Amt: 56: Sale Type: 56: Sal	3 018 WESTWOOD BLVD, 018-1024 WESTWOOD B 1018-1024 WESTWOOD B 1018-1024 WESTWOOD B 103-201-007 05 ANGELES, CA 0600 103/2014 206/2013 7,300,000 ULL 530 3,487,434 TORE BUILDING	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#:	A 90024-2903 41-E2 / 632-A3 2652.02 LAC4 10/03/2000 09/27/2000 \$2,850,020 0.19 8,184	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool: Roof Mat:	7,259 1929 / 1941 YES
Address: 10 Dwner Name: 10 Seller Name: 11 APN: 43 APN: 43 County: 10 Sale Date: 12 Sale Price: \$7 Sale Type: FU Document #: 55 Ist Mtg Amt: Fotal Value: \$3 Address: 56 Dwner Name: E 8 Address: 56 Dwner Name: E 8 APN: 71 County: 12 Sale Date: 12 Sale Date: 12 Sale Price: \$7 Seller Name: E 8 APN: 71 County: 13 Sale Date: 12 Sale Date: 12 Sale Date: 12 Sale Price: \$1 Sale Type: FU Document #: 18 Sale Type: FU Document #: 18 Sale Type: FU Document #: 18 Sale Mtg Amt: \$1,	218 WESTWOOD BLVD, 218-1024 WESTWOOD B 218-1024 WESTWOOD B 263-020-007 25 ANGELES, CA 25 20-2013 27,300,000 21LL 2530 26,487,434 26 TORE BUILDING 2611 SOUTH ST, LAKEW 2611 SOUTH ST, LAKEW 2614 RIHAN LLC 26 H GROUP INC	Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Type: Acres: Lot Area: # of Stories: Park Area/Cap#:	41-E2 / 632-A3 2652.02 LAC4 10/03/2000 09/27/2000 \$2,850,020 0.19 8,184	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool: Roof Mat:	7,259 1929 / 1941 YES
Address: 10 Dwner Name: 10 Dwner Name: 10 Deller Name: 11 Deller Name: 11 Deller Name: 11 Deller Name: 12 Deller Name: 13 Deller Name: 14 Deller Name: 15 Dell	218 WESTWOOD BLVD, 218-1024 WESTWOOD B 218-1024 WESTWOOD B 263-020-007 25 ANGELES, CA 25 20-2013 27,300,000 21LL 2530 26,487,434 26 TORE BUILDING 2611 SOUTH ST, LAKEW 2611 SOUTH ST, LAKEW 2614 RIHAN LLC 26 H GROUP INC	Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Type: Acres: Lot Area: # of Stories: Park Area/Cap#:	41-E2 / 632-A3 2652.02 LAC4 10/03/2000 09/27/2000 \$2,850,020 0.19 8,184	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool: Roof Mat:	7,259 1929 / 1941 YES
Downer Name: Downer Name: Deller Name: Deller Name: Deller Name: Doubtivision: Deller Name: Dell	018-1024 WESTWOOD B IDIVEST INC 163-020-007 OS ANGELES, CA 0600 1/03/2014 2/06/2013 7,300,000 ULL 530 8,487,434 TORE BUILDING 601 SOUTH ST, LAKEW RIHAN LLC & H GROUP INC	Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Type: Acres: Lot Area: # of Stories: Park Area/Cap#:	41-E2 / 632-A3 2652.02 LAC4 10/03/2000 09/27/2000 \$2,850,020 0.19 8,184	Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool: Roof Mat:	1929 / 1941 YES
Seller Name: APN: APN: County: County: County: County: County: County: County: Coller Name: Comp #: County: Co	IDIVEST INC 363-020-007 DS ANGELES, CA 1600 1/03/2014 2/06/2013 7,300,000 JLL 530 8,487,434 TORE BUILDING 101 SOUTH ST, LAKEW RIHAN LLC & H GROUP INC	Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Type: Acres: Lot Area: # of Stories: Park Area/Cap#:	2652.02 LAC4 10/03/2000 09/27/2000 \$2,850,020 0.19 8,184	Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool: Roof Mat:	1929 / 1941 YES
County: County: County: County: County: County: Collection County: Cou	OS ANGELES, CA 0600 1/03/2014 2/06/2013 7,300,000 JLL 630 3,487,434 FORE BUILDING 601 SOUTH ST, LAKEW RIHAN LLC & H GROUP INC	Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Type: Acres: Lot Area: # of Stories: Park Area/Cap#:	2652.02 LAC4 10/03/2000 09/27/2000 \$2,850,020 0.19 8,184	Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool: Roof Mat:	1929 / 1941 YES
Subdivision: Rec Date: Oale Date: Sale Price: Sale Price: Sale Type: FU Document #: St Mtg Amt: Total Value: Sand Use: ST Comp #: Soler Name: Seller Name: Selle	0600 1/03/2014 2/06/2013 7,300,000 JLL 530 3,487,434 FORE BUILDING 601 SOUTH ST, LAKEW RIHAN LLC & H GROUP INC	Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Type: Acres: Lot Area: # of Stories: Park Area/Cap#:	LAC4 10/03/2000 09/27/2000 \$2,850,020 0.19 8,184	Total Restrooms: Yr Built/Eff: Air Cond: Pool: Roof Mat:	YES
Rec Date: Sale Date: Sale Price: Sale Price: Sale Type: FU Document #: Sale Type: Sale Date: Sale Date: Sale Price: Sale Type: Sale Type: Sale Type: Sale Type: Sale Type: Sale Mtg Amt: Sale Type: Sale Type: Sale Type: Sale Type: Sale Mtg Amt: Sale Mtg Amt: Sale Date: Sale Type: Sale Type: Sale Type: Sale Type: Sale Type: Sale Mtg Amt: Sale Type: Sale Mtg Amt: Sale Type: S	1/03/2014 2/06/2013 7,300,000 JLL 530 8,487,434 TORE BUILDING 501 SOUTH ST, LAKEW RIHAN LLC & H GROUP INC	Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Type: Acres: Lot Area: # of Stories: Park Area/Cap#:	10/03/2000 09/27/2000 \$2,850,020 0.19 8,184	Yr Built/Eff: Air Cond: Pool: Roof Mat:	YES
Sale Date: Sale Price: Sale Price: Sale Price: Sale Type: Cocument #: Sale Type: Sale Type: Sale Type: Sale Type: Sale Mtg Amt: Fotal Value: Sale Address: Sowner Name: Seller Name: Seller Name: Seller Name: Seller Name: Seller Name: Seller Name: Sale Date: Sale Date: Sale Price: Sale Type: Socument #: Salet Mtg Amt: Salet Mtg Amt: Salet Name: Salet Nam	2/06/2013 7,300,000 JLL 530 8,487,434 TORE BUILDING 501 SOUTH ST, LAKEW RIHAN LLC & H GROUP INC	Prior Sale Date: Prior Sale Price: Prior Sale Type: Acres: Lot Area: # of Stories: Park Area/Cap#:	09/27/2000 \$2,850,020 0.19 8,184	Air Cond: Pool: Roof Mat:	YES
Sale Price: \$7, Sale Type: FU Document #: 55: Ist Mtg Amt: Fotal Value: \$3, and Use: \$T Comp #: 19 Address: 56: Dwner Name: UR Seller Name: E 8 APN: 71: County: LO Subdivision: 13: Rec Date: 12; Sale Price: \$1, Sale Type: FU Document #: 18: Ist Mtg Amt: \$1,	7,300,000 JLL 530 8,487,434 TORE BUILDING 601 SOUTH ST, LAKEW RIHAN LLC & H GROUP INC	Prior Sale Price: Prior Sale Type: Acres: Lot Area: # of Stories: Park Area/Cap#:	\$2,850,020 0.19 8,184	Pool: Roof Mat:	
Sale Type: FU Document #: 55: st Mtg Amt: Total Value: st and Use: ST Comp #: 49 Address: Downer Name: ExpPN: County:	JLL 530 8,487,434 TORE BUILDING 501 SO1 SOUTH ST, LAKEW RIHAN LLC & H GROUP INC	Prior Sale Type: Acres: Lot Area: # of Stories: Park Area/Cap#:	0.19 8,184	Roof Mat:	bject: 11.95 (mil
Document #: 55: Ist Mtg Amt: Fotal Value: \$3; And Use: \$T Comp #: 19 Address: 56: Owner Name: UR Seller Name: LO Subdivision: 13: Rec Date: 12: Sale Date: \$1; Sale Price: \$1; Sale Type: FU Document #: 18: St Mtg Amt: \$1;	3,487,434 TORE BUILDING 501 SOUTH ST, LAKEW RIHAN LLC & H GROUP INC	Acres: Lot Area: # of Stories: Park Area/Cap#:	8,184		bject: 11.95 (mila
st Mtg Amt: Fotal Value: \$3, and Use: \$1 Comp #: 19 Address: 56 Dwner Name: UR Seller Name: LO Subdivision: 13 Rec Date: 12 Sale Price: \$1, Sale Type: FU Document #: 18 St Mtg Amt: \$1,	8,487,434 TORE BUILDING 601 SOUTH ST, LAKEW RIHAN LLC & H GROUP INC	Lot Area: # of Stories: Park Area/Cap#:	8,184	Distance From Sub	bject: 11.95 (mila
Fotal Value: \$3, and Use: \$1, a	TORE BUILDING 0 001 SOUTH ST, LAKEW RIHAN LLC & H GROUP INC	# of Stories: Park Area/Cap#:	I	Distance From Sub	biect: 11.95 (mile
Comp #: 19 Address: 56 Owner Name: UR Seller Name: LO Subdivision: 13: Rec Date: 12/ Sale Date: \$1, Sale Type: FU Document #: 18: St Mtg Amt: \$1,	TORE BUILDING 0 001 SOUTH ST, LAKEW RIHAN LLC & H GROUP INC	Park Area/Cap#:		Distance From Sut	bject: 11.95 (mile
Comp #: 19 Address: 566 Dwner Name: UR Geller Name: E & APN: 710 County: LO Subdivision: 13: Rec Date: 12/ Sale Date: \$1, Sale Price: \$1, Sale Type: FU Document #: 18: Ist Mtg Amt: \$1,) 601 SOUTH ST, LAKEW RIHAN LLC & H GROUP INC			Distance From Sub	biect: 11.95 (mile
Address: 560 Dwner Name: UR Seller Name: E & 710 County: LO Subdivision: 120 Sale Date: 120 Sale Price: \$1, Sale Type: PU Document #: 181	501 SOUTH ST, LAKEW RIHAN LLC & H GROUP INC	OOD, CA 90713-130		Distance From Sub	biect: 11.95 (mile
Owner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Date: Sale Price: Sale Type: Document #: 18t Mtg Amt: Seller Name: E & E & E & E & E & E & E & E & E & E &	RIHAN LLC & H GROUP INC	OOD, CA 90713-130	0.0		,
APN: 710 County: LO Subdivision: 13: Rec Date: 12/ Sale Date: \$1, Sale Price: \$1, Sale Type: FU Document #: 18: Ist Mtg Amt: \$1,			03		
County: LO Subdivision: 13: Rec Date: 12: Sale Date: \$1, Sale Price: \$1, Sale Type: FU Document #: 18: st Mtg Amt: \$1,	A = 044 A = -				
Subdivision: 13: Rec Date: 12: Sale Date: \$1, Sale Price: \$1, Sale Type: FU Document #: 18: st Mtg Amt: \$1,	65-014-001	Map Reference:	71-C1 / 766-C2	Building Area:	8,047
Rec Date: 12/8ale Date: 12/8ale Price: \$1,8ale Type: FU Document #: 18** 12/8ale Type: FU Document #: 18** 12/8ale Type: FU Typ	OS ANGELES, CA	Census Tract:	5700.01	Total Rooms/Offices:	
Sale Date: 12/ Sale Price: \$1, Sale Type: FU Document #: 18 Ist Mtg Amt: \$1,	149	Zoning:	LKC1*	Total Restrooms:	
Sale Price: \$1, Sale Type: FU Document #: 18* Ist Mtg Amt: \$1,	2/30/2013	Prior Rec Date:	05/31/2005	Yr Built/Eff:	1954 / 1954
Sale Type: FU Document #: 18' st Mtg Amt: \$1,	2/12/2013	Prior Sale Date:	05/17/2005	Air Cond:	NONE
Document #: 18' st Mtg Amt: \$1,	,450,000	Prior Sale Price:	\$899,000	Pool:	
st Mtg Amt: \$1,	JLL	Prior Sale Type:	FULL	Roof Mat:	
	18598	Acres:	0.35		
	,305,000	Lot Area:	15,220		
	,546,659	# of Stories:	9		
and Use: ST	FORE BUILDING	Park Area/Cap#:	I		
Comp #: 20				Distance From	Subject: 12 (mile
	15 WILSHIRE BLVD, SA	ANTA MONICA, CA	90403-5487		
	RENCH SAILOR LLC				
	KHOVAT FARAMARZ &			D 11 P	0.074
	281-019-024	Map Reference:	41-A6 / 671-E1	Building Area:	8,271
	OS ANGELES, CA	Census Tract:	7015.01	Total Rooms/Offices:	
	ANTA MONICA 5/22/2014	Zoning: Prior Rec Date:	SMC6-R2* 06/03/1999	Total Restrooms: Yr Built/Eff:	1946 / 1949
	5/19/2014	Prior Sale Date:	05/04/1999	Air Cond:	1946 / 1948 NONE
	,900,000	Prior Sale Price:	\$1,300,000	Pool:	HORE
	JLL	Prior Sale Type:	FULL	Roof Mat:	
	1764	Acres:	0.17	Noor wat.	
	11.07	Lot Area:	3.17		
	500 000		7 520		
and Use: ST	,500,000 ,655,021	# of Stories:	7,520		

EXHIBIT D

ASSIGNED INSPECTOR: DALE SCHWARTZ

Date: August 28, 2014

JOB ADDRESS: 10715 SOUTH WESTERN AVENUE, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 6058-024-009

CASE#: 489931 ORDER NO: A-3192249

EFFECTIVE DATE OF ORDER TO COMPLY: February 4, 2013

COMPLIANCE EXPECTED DATE: March 6, 2013

DATE COMPLIANCE OBTAINED: No Compliance to Date

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-3192249

(1)

13

1,17

1,17

BOARD OF BUILDING AND SAFETY COMMISSIONERS

HELENA JUBANY PRESIDENT VAN AMBATIELOS VICE-PRESIDENT E. FELICIA BRANNON VICTOR H. CUEVAS

SEPAND SAMZADEH

CITY OF LOS ANGELES

CALIFORNIA



ANTONIO R. VILLARAIGOSA MAYOR DEPARTMENT OF
BUILDING AND SAFETY
201 NORTH FIGUEROA STREET
LOS ANGELES, CA 90012

ROBERT R. "Bud" OVROM GENERAL MANAGER

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

ORDER TO COMPLY AND NOTICE OF FEE

JOHN SALVARY P O BOX 1486 GARDENA, CA 90249 CASE #: 489931

ORDER #: A-3192249

EFFECTIVE DATE: February 04, 2013

OWNER OF

SITE ADDRESS: 10715 S WESTERN AVE ASSESSORS PARCEL NO.: 6058-024-009

ZONE: C2; Commercial Zone

COMPLIANCE DATE: March 86, 2013

An inspection has revealed that the property (Site Address) listed above is in violation of the Los Angeles Municipal Code (L.A.M.C.) sections listed below. You are hereby ordered to correct the violation(s) and contact the inspector listed in the signature block at the end of this document for a compliance inspection by the compliance date listed above.

FURTHER, THE CODE VIOLATION INSPECTION FEE (C.V.I.F) OF \$ 356.16 (\$336 fee plus a six percent Systems Development Surcharge of \$20.16) WILL BE BILLED TO THE PROPERTY OWNER as it appears on the last equalized assessment roll. Section 98.0421 L.A.M.C

NOTE: FAILURE TO PAY THE C.V.I.F. WITHIN 30 DAYS OF THE INVOICE DATE OF THE BILL NOTED ABOVE WILL RESULT IN A LATE CHARGE OF TWO (2) TIMES THE C.V.I.F. PLUS A 50 PERCENT COLLECTION FEE FOR A TOTAL OF \$1,176.00. Any person who fails to pay the fee, late charge and collection fee, shall also pay interest. Interest shall be calculated at the rate of one percent per month.

The inspection has revealed that the property is in violation of the LosAngeles Municipal Code as follows:

VIOLATION(S):

1. Rubbish, garbage, trash and debris on the premises.

You are therefore ordered to: 1) Remove the rubbish

1) Remove the rubbish, garbage, trash and debris from the premises.

2) Maintain the premises in a clean and sanitary condition.

Code Section(s) in Violation: 91.8104, 91.8104.2, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

Location: Rear lot

2. The construction of a storage room to the building was/is constructed without the required permits and approvals.

You are therefore ordered to: 1) Demolish and remove all construction work performed without the required permit(s). 2)

Restore the existing structure(s) to its originally approved condition, OR 3) Submit plans,

obtain the required permits and expose the work for proper inspections.

Code Section(s) in Violation: 91.8105, 91.106.1.1, 91.106.1.2, 91.108.4, 91.106.3.2, 91.103.1, 93.0104, 94.103.1.1, 95.112.1,

91.5R106.1.1, 91.5R106.1.2, 91.5R108.4, 91.5R106.3.2, 91.5R103.1, 12.21A.1.(a) of the

L.A.M.C.

Location: North of 10715 in setback and rear parking lot.



NON-COMPLIANCE FEE WARNING:

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

In addition to the C.V.I.F. noted above, a proposed noncompliance fee in the amount of \$550.00 may be imposed for failure to comply with the order within 15 days after the compliance date specified in the order or unless an appeal or request for slight modification is filed within 15 days of the compliance date.

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

NOTE: FAILURE TO PAY THE NON-COMPLIANCE FEE WITHIN 30 DAYS AFTER THE DATE OF MAILING THE INVOICE, MAY RESULT IN A LATE CHARGE OF TWO (2) TIMES THE NON-COMPLIANCE FEE PLUS A 50 PERCENT COLLECTION FEE FOR A TOTAL OF **\$1,925.00**.

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

PENALTY WARNING:

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

INVESTIGATION FEE REQUIRED:

Whenever any work has been commenced without authorization by a permit or application for inspection, and which violates provisions of Articles 1 through 8 of Chapter IX of the Los Angeles Municipal Code (L.A.M.C.), and if no order has been issued by the department or a court of law requiring said work to proceed, a special investigation fee which shall be double the amount chaged for an application for inspection, license or permit fee, but not less than \$400.00, shall be collected on each permit, license or application for inspection. Section 98.0402 (a) L.A.M.C.

APPEAL PROCEDURES:

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.

If you have any questions or require any additional information please feel free to contact me at (323)789-1490. Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector:	Shalt Jack	Date: January 29, 2013	
impector.		January 29, 2013	

EDMOND DECKERT 8475 S. VERMONT AVE. LOS ANGELES, CA 90044 (323)789-1490

Edmond.Deckert@lacity.org

REVIEWED BY

