### **BUILDING AND SAFETY** COMMISSIONERS

BOARD OF

**VAN AMBATIELOS** PRESIDENT

E. FELICIA BRANNON VICE PRESIDENT

JOSELYN GEAGA-ROSENTHAL GEORGE HOVAGUIMIAN JAVIER NUNEZ

# CITY OF LOS ANGELES



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

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

> FRANK BUSH EXECUTIVE OFFICER

Council District: #7

May 04, 2016

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

JOB ADDRESS: 13765 WEST VAN NUYS BLVD., LOS ANGELES, CA ASSESSORS PARCEL NO. (APN): 2618-020-013

On July 24, 2006, and October 27, 2014, pursuant to Section 98.0402(e) of the Los Angeles Municipal Code ("L.A.M.C"), the Department of Building and Safety (the "Department") performed annual inspections on vehicle repair facilities located at: 13765 West Van Nuys Blvd., Los Angeles, California (the "Property"). The property owner was given notice of the unpaid annual inspection fees on the property as follows:

Description	Amount
Annual Inspection Fee	\$ 457.00
System Development Surcharge	27.42
Title Report fee	42.00
Grand Total	\$ 526.42

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 \$526.42 be recorded against the property. It is requested that the Honorable City Council of the City of Los Angeles (the "City Council") designate the time and place protest can be heard concerning this matter, as set forth in Sections 7.35.3 and 7.35.5 of the Los Angeles Administrative Code.

It is further requested that the City Council instruct the Department to deposit to Dept 08, Fund 48R, Balance Sheet Account 2200, any payment received against this lien in the amount of \$526.42 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

W Steve Ongele M Ken	
Child, Resource Management Bureau  Lien confirmed by	ATTEST: HOLLY WOLCOTT, CITY CLERK
City Council on:	BY:
	DEPUTY



5711 W. SLAUSON AVE., SUITE 170 CULVER CITY, CA 90230 Phone 310-649-2020 310-649-0030 Fax

## Property Title Report

Work Order No. T12836

Prepared for: City of Los Angeles

Dated as of: 10/28/2015

SCHEDULE A
(Reported Property Information)
APN #: 26/18-020-013

Property Address: 13765 W VAN NUYS BLVD

City: Los Angeles

County: Los Angeles

**VESTING INFORMATION** 

Type of Document: CORPORATION GRANT DEED Grantee: VANOWEN REAL ESTATE PARTNERS

**Grantor:** BA PROPERTIES INC

Deed Date: 03/17/1998

Recorded: 03/23/1998

Instr No.: 98-0472624

MAILING ADDRESS: VANOWEN REAL ESTATE PARTNERS

10475 TENNESSEE AVE LOS ANGELES CA 90064

#### SCHEDULE B

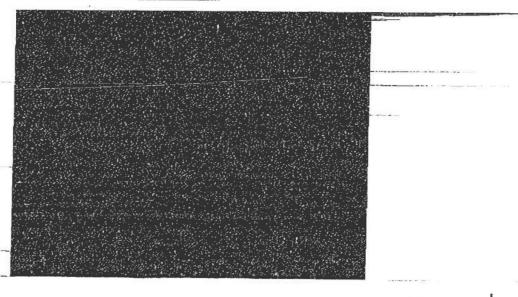
#### LEGAL DESCRIPTION

Block: 300 Abbreviated Description: BLK:300 CITY:REGION/CLUSTER: 24/24603 THE MACLAY RANCHO LOT COM N 41 30' W 140 FT AND S 48 30' W 180 FT FROM MOST E COR OF BLK 300 TH S 48 30' W 110 FT THN 41 30' City/Muni/Twp: REGION/CLUSTER: 24/24603

#### MORTGAGES/LIENS

We find no Open Mortgages/Deeds of Trust of Record.





472624 98

Old Republic

Recording Requested by and OLD REFERENCE TITLE COMPANY Order No: 807084-39 A.P.N.: 2618-020-013 \

When recorded mail to: Varowen Real Estate Partners 13412 Ventura Blvd. Suite 300 Sherman Oaks, California 91403 Attention: George Kalman

Mail Tax Statements to:

Same as above

RECORDED FIEED IN OFFICIAL HECUROS RECORDERS OFFICE LOS ANGELES COUNTY CALIFORNIA

11:21 AM MAR 23 1998

FEE \$13 3

SURVEY, MONUMENT FFF
(Above Space for Recorder's Use CODE 99

CORPORATION GRANT DEED

TRANSFOR TAX BOT A PUBLIC RECORD

In accordance with Section 11932 of the California Revenue and Taxation Code, Grantor has declared the amount of transfer tax which is due by a separate statement which is not being recorded with this Grant Deed.

FOR A VALLABLE CONSIDERATION, RECEIPT OF WHICH IS HERRBY ACKNOWLEDGED, BA Properties, Inc., a Delaware corporation, hereby grants to Vancwen Real Estate Partners, a California GeneralPartnership the real property in Los Angeles County, State of California, and described in Exhibit "A" attached hereto and made a part hereof.

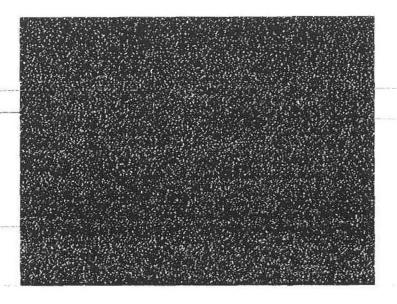
This conveyance is subject to inviridellinguent takes and assessments, until all matters of record and off-record affecting the Property, including without limitation matters which could be ascertained by an inspection or survey of the Property. Grantor disclaims any and all express or implied warranties regarding the Property other than the implied warranty stated in subparagraph. 1 of Section 1113 of California Civil Code.

Dated: March 17, 1998

W Properties, Inc.

By: 15/54 On

JAC 2 17 3 7-15"



**ACKNOWLEDGMENT** 

STATE OF CALIFORNIA COUNTY OF Los Angeles

On March 18, 1998 before me, Leticis O, Levva, personally appeared, Kent Peters and Peter Daniels, personally known to me (or proved to me on the basis of astisfactory 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(ics), 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.

Notary Public in and for add County and State

[SEAL]

## **EXHIBIT B**

ASSIGNED INSPECTOR: WILLIE ROSS Date: May 04, 2016

JOB ADDRESS: 13765 WEST VAN NUYS BLVD., LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 2618-020-013

Last Full Title: 10/28/2015 Last Update to Title:

#### LIST OF OWNERS AND INTERESTED PARTIES

1). VANOWEN REAL ESTATE PARTNERS 10475 TENNESSEE AVE LOS ANGELES, CA 90064

CAPACITY: OWNER

# **EXHIBIT C**

## **Property Detail Report**

For Property Located At :: 13765 VAN NUYS BLVD, PACOIMA, CA 91331-3621



Owner Information	on						
Owner Name: Mailing Address: Vesting Codes:			REAL ESTATE PA ESSEE AVE, LOS		A 90064-2329 C021		
Location Informa	ition						
Legal Description:							M MOST E COR OF BLK 04 FT TH N 4830' E 90 FT
County: Census Tract / Block: Township-Range-Sec Legal Book/Page: Legal Lot: Legal Block: Market Area: Neighbor Code:		LOS ANGELI 1044.03 / 2 1-605 300 PAC	ES, CA	APN: Alternate Subdivis Map Ref Tract #: School I School I Munic/Te	ion: ference: District: District Name:	2618-020 MACLAY 8-F3 / LOS ANG	
Owner Transfer I	nformation			Widi ii Co T i	ownship.		
Recording/Sale Date: Sale Price: Document #:		1		Deed Ty 1st Mtg I	pe: Document #:		
Last Market Sale	Information						
Recording/Sale Date: Sale Price: Sale Type:		03/23/1998 / 0 \$202,000	3/17/1998	1st Mtg I 1st Mtg I	Amount/Type: nt. Rate/Type: Document #:	;	
Document #: Deed Type: Transfer Document #: New Construction:		472624 CORPORATIO	ON GRANT DEED			/ / \$38.52	
Title Company: Lender: Seller Name:		OLD REPUBL BA PROPS	IC TITLE	,			
Prior Sale Informa	ation	DATROTO					
Prior Rec/Sale Date: Prior Sale Price: Prior Doc Number: Prior Deed Type:		02/14/1997 / \$200,500 241950 TRUSTEE DE	ED		der: Mtg Amt/Type: Mtg Rate/Type:	<i>!</i>	
<b>Property Characte</b>	eristics						
Year Built / Eff: Gross Area: Building Area: Tot Adj Area: Above Grade: # of Stories: Other Improvements:	1988 / 1988 5,244 5,244	Tota Roo Roo Con Fou Exte	al Rooms/Offices al Restrooms: if Type: if Material: sstruction: ndation: erior wall: ement Area:		Garage Area Garage Cap Parking Spa Heat Type: Air Cond: Pool: Quality: Condition:	acity:	
Site Information							
Zoning: Lot Area: Land Use: Site Influence:	LAC2 11,559 AUTO REPA	IR Com	es: Width/Depth: nmercial Units: er Type:	0.27 x 1	County Use: State Use: Water Type: Building Clas		TO SVC SHOP (2600)
Tax Information							
Fotal Value: .and Value: mprovement Value: Fotal Taxable Value:	\$268,361 \$148,794 \$119,567 \$268,361	Impr	essed Year: roved %: Year:	2015 45% 2015	Property Tax Tax Area: Tax Exempti	885	684.79 66

### Comparable Sales Report For Property Located At



13765 VAN NUYS BLVD, PACOIMA, CA 91331-3621

14 Comparable(s) Selected.

Report Date: 05/03/2016

**Summary Statistics:** 

	Subject	Low	High	Average
Sale Price	\$202,000	\$824,000	\$43,470,000	\$7,278,793
Bldg/Living Area	5,244	4,656	6,000	5,229
Price/Sqft	\$38.52	\$165.86	\$8,694.00	\$1,425.51
Year Built	1988	1921	1994	1945
Lot Area	11,559	4,995	29,066	11,096
Bedrooms	0	0	0	0
Bathrooms/Restrooms	0	3	3	3
Stories	0.00	1.00	1.00	1.00
Total Value	\$268,361	\$70,947	\$3,902,303	\$893,359
Distance From Subject	0.00	6.06	21.96	15.67

<sup>\*=</sup> user supplied for search only

C	4			D:-4 F 6	
Comp #: Address:	1 13218 BURBANK BLVI	D SHEDMAN DAKS	CA 01404 6029	Distance From S	Subject: 6.06 (mile
Owner Name:		D, SHEKIMAN CARS,	CA 91401-0030		
Seller Name:	KLEIN 1992 FAMILY TI	RUST			
APN:	2345-005-025	Map Reference:	23-A1 /	Building Area:	5,646
County:	LOS ANGELES, CA	Census Tract:	1236.01	Total Rooms/Offices:	3,040
Subdivision:	1000	Zoning:	LAC2	Total Restrooms:	
Rec Date:	08/14/2015	Prior Rec Date:		Yr Built/Eff:	1969 /
Sale Date:	01/13/2015	Prior Sale Date:		Air Cond:	10001
Sale Price:	\$1,565,100	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	999852	Acres:	0.41	1001 Wat.	
1st Mtg Amt:	\$1,294,000	Lot Area:	17,873		
Total Value: Land Use:	\$663,754 AUTO REPAIR	# of Stories: Park Area/Cap#:	1 -		
Land Osc.	AUTO REPAIR	Talk Alearoap#.			
Comp #:	2			Distance From S	ubject: 7.15 (mile
Address:	7056 RESEDA BLVD, R		208		
Owner Name:	FMI CONSTRUCTION 8				
Seller Name:	AUTO BAYS PROPERT			=	
APN:	2125-006-023	Map Reference:	14-C4 /	Building Area:	5,390
County:	LOS ANGELES, CA	Census Tract:	1323.00	Total Rooms/Offices:	
Subdivision:	5236	Zoning:	LAC2	Total Restrooms:	4000 /
Rec Date:	01/13/2016	Prior Rec Date:	01/03/1983	Yr Built/Eff:	1929 / 1950
Sale Date:	01/11/2016	Prior Sale Date:	6000 440	Air Cond:	CENTRAL
Sale Price:	\$4,000,000	Prior Sale Price:	\$200,440	Pool:	ROLL
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	COMPOSITION
Document #:	41495	Acres:	0.18		
1st Mtg Amt:	\$2,400,000	Lot Area:	8,006		
Total Value:	\$351,650	# of Stories:	1.00		
Land Use:	AUTO REPAIR	Park Area/Cap#:	1		, and the same same same same same same same sam
Comp #:	3			Distance From 5	Subject: 9.2 (mile
	, <del>-</del> ,				
Address:	149 E SANTA ANITA AN	E, BURBANK, CA 91	1502-1926		
	149 E SANTA ANITA AN		1502-1926		
Owner Name:	REDROCK HOLDINGS		1502-1926		
Owner Name: Seller Name:	REDROCK HOLDINGS KIMOTO JACK TRUST	LLC	1502-1926 17-E6 /	Building Area:	5,640
Owner Name: Seller Name: APN:	REDROCK HOLDINGS			Building Area: Total Rooms/Offices:	5,640
Owner Name: Seller Name: APN: County:	REDROCK HOLDINGS KIMOTO JACK TRUST 2453-024-009 LOS ANGELES, CA	Map Reference: Census Tract:	17-E6 / 3107.02	Total Rooms/Offices:	5,640
Owner Name: Seller Name: APN: County: Subdivision:	REDROCK HOLDINGS KIMOTO JACK TRUST 2453-024-009 LOS ANGELES, CA 2437	LLC Map Reference:	17-E6 /		5,640 1923 / 1950
Owner Name: Seller Name: APN: County: Subdivision: Rec Date:	REDROCK HOLDINGS KIMOTO JACK TRUST 2453-024-009 LOS ANGELES, CA	Map Reference: Census Tract: Zoning:	17-E6 / 3107.02 BUM2*	Total Rooms/Offices: Total Restrooms:	
Owner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Date:	REDROCK HOLDINGS KIMOTO JACK TRUST 2453-024-009 LOS ANGELES, CA 2437 03/23/2016	Map Reference: Census Tract: Zoning: Prior Rec Date:	17-E6 / 3107.02 BUM2*	Total Rooms/Offices: Total Restrooms: Yr Built/Eff:	
Owner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Date: Sale Price:	REDROCK HOLDINGS KIMOTO JACK TRUST 2453-024-009 LOS ANGELES, CA 2437 03/23/2016 12/31/2015 \$1,800,000	Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price:	17-E6 / 3107.02 BUM2* 09/27/1995	Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond:	
Owner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Date:	REDROCK HOLDINGS KIMOTO JACK TRUST 2453-024-009 LOS ANGELES, CA 2437 03/23/2016 12/31/2015	Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date:	17-E6 / 3107.02 BUM2* 09/27/1995 \$350,000	Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool:	1923 / 1950
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Owner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Date: Sale Price: Sale Type: Occument #: Ist Mtg Amt:	REDROCK HOLDINGS KIMOTO JACK TRUST 2453-024-009 LOS ANGELES, CA 2437 03/23/2016 12/31/2015 \$1,800,000 UNKNOWN 316517 \$2,235,800	Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Type: Acres: Lot Area:	17-E6 / 3107.02 BUM2* 09/27/1995 \$350,000 FULL 0.17 7,250	Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool:	1923 / 1950
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Owner Name: Selier Name: APN: County: Gubdivision: Rec Date: Sale Date: Sale Price: Sale Type: Oocument #: st Mtg Amt: Total Value: Land Use: Comp #: Address: Owner Name: APN: County: Gubdivision: Rec Date:	REDROCK HOLDINGS KIMOTO JACK TRUST 2453-024-009 LOS ANGELES, CA 2437 03/23/2016 12/31/2015 \$1,800,000 UNKNOWN 316517 \$2,235,800 \$483,778 AUTO REPAIR  4 5667 SANTA MONICA B 5601-5667 SANTA MON ST ANDREWS-SANTA M 5536-012-009 LOS ANGELES, CA LEMONA 11/05/2015	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#:  ELVD, LOS ANGELES ICA BLVD L MONICA LLC Map Reference: Census Tract: Zoning: Prior Rec Date:	17-E6 / 3107.02 BUM2* 09/27/1995 \$350,000 FULL 0.17 7,250 1.00 / CA 90038-2903 34-D4 / 1909.01 LARAS4 12/03/2004	Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool: Roof Mat:  Distance From Sut  Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff:	1923 / 1950 BUILT-UP oject: 13.47 (mile
Owner Name: Selier Name: APN: County: Gubdivision: Rec Date: Sale Date: Sale Price: Gocument #: Ist Mtg Amt: Total Value: Land Use: Comp #: Address: Owner Name: APN: County: Gubdivision: Rec Date: Sale Date: Sale Date:	REDROCK HOLDINGS KIMOTO JACK TRUST 2453-024-009 LOS ANGELES, CA 2437 03/23/2016 12/31/2015 \$1,800,000 UNKNOWN 316517 \$2,235,800 \$483,778 AUTO REPAIR  4 5667 SANTA MONICA B 5601-5667 SANTA MON ST ANDREWS-SANTA M 5536-012-009 LOS ANGELES, CA LEMONA 11/05/2015 11/03/2015	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#:  ELVD, LOS ANGELES ICA BLVD L MONICA LLC Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date:	17-E6 / 3107.02 BUM2* 09/27/1995 \$350,000 FULL 0.17 7,250 1.00 / , CA 90038-2903 34-D4 / 1909.01 LARAS4 12/03/2004 12/01/2004	Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool: Roof Mat:  Distance From Sut  Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond:	1923 / 1950 BUILT-UP  oject: 13.47 (mile
Owner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Price: Sale Price: Coument #: Ist Mtg Amt: Fotal Value: Land Use: Comp #: Address: Owner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Date: Sale Price:	REDROCK HOLDINGS KIMOTO JACK TRUST 2453-024-009 LOS ANGELES, CA 2437 03/23/2016 12/31/2015 \$1,800,000 UNKNOWN 316517 \$2,235,800 \$483,778 AUTO REPAIR  4 5667 SANTA MONICA E 5601-5667 SANTA MON ST ANDREWS-SANTA MON ST AND	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#:  ELVD, LOS ANGELES ICA BLVD L MONICA LLC Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price:	17-E6 / 3107.02 BUM2* 09/27/1995 \$350,000 FULL 0.17 7,250 1.00 / CA 90038-2903 34-D4 / 1909.01 LARAS4 12/03/2004	Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool: Roof Mat:  Distance From Sut  Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool:	1923 / 1950 BUILT-UP  oject: 13.47 (mile
Owner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Date: Sale Price: Jocument #: Jotal Value: Land Use: Comp #: Address: Owner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Date: Sale Price: Sale Price: Sale Type:	REDROCK HOLDINGS KIMOTO JACK TRUST 2453-024-009 LOS ANGELES, CA 2437 03/23/2016 12/31/2015 \$1,800,000 UNKNOWN 316517 \$2,235,800 \$483,778 AUTO REPAIR  4 5667 SANTA MONICA E 5601-5667 SANTA MON ST ANDREWS-SANTA M ST ANDREWS-SANTA M 5536-012-009 LOS ANGELES, CA LEMONA 11/05/2015 11/03/2015 \$43,470,000 FULL	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#:  ELVD, LOS ANGELES ICA BLVD L MONICA LLC Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Price: Prior Sale Type:	17-E6 / 3107.02 BUM2* 09/27/1995 \$350,000 FULL 0.17 7,250 1.00 / CA 90038-2903 34-D4 / 1909.01 LARAS4 12/03/2004 12/01/2004 \$21,000,000	Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool: Roof Mat:  Distance From Sut  Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond:	1923 / 1950 BUILT-UP  oject: 13.47 (mile
Owner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Price: Sale Price: Coument #: Ist Mtg Amt: Fotal Value: Land Use: Comp #: Address: Owner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Price: Sale Price: Sale Type: Cocument #:	REDROCK HOLDINGS KIMOTO JACK TRUST 2453-024-009 LOS ANGELES, CA 2437 03/23/2016 12/31/2015 \$1,800,000 UNKNOWN 316517 \$2,235,800 \$483,778 AUTO REPAIR  4 5667 SANTA MONICA E 5601-5667 SANTA MON ST ANDREWS-SANTA MON ST AND	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#:  ELVD, LOS ANGELES ICA BLVD L MONICA LLC Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Type: Acres:	17-E6 / 3107.02 BUM2* 09/27/1995 \$350,000 FULL 0.17 7,250 1.00 / CA 90038-2903 34-D4 / 1909.01 LARAS4 12/03/2004 12/01/2004 \$21,000,000	Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool: Roof Mat:  Distance From Sut  Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool:	1923 / 1950 BUILT-UP  oject: 13.47 (mile
Owner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Price: Sale Price: Sale Type: Occument #: Ist Mtg Amt: Fotal Value: Land Use: Comp #: Address: Owner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Price: Sale Price: Sale Type: Occument #: St Mtg Amt:	REDROCK HOLDINGS KIMOTO JACK TRUST 2453-024-009 LOS ANGELES, CA 2437 03/23/2016 12/31/2015 \$1,800,000 UNKNOWN 316517 \$2,235,800 \$483,778 AUTO REPAIR  4 5667 SANTA MONICA B 5601-5667 SANTA MON ST ANDREWS-SANTA M 5536-012-009 LOS ANGELES, CA LEMONA 11/05/2015 11/03/2015 \$43,470,000 FULL 1356107	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#:  ELVD, LOS ANGELES ICA BLVD L MONICA LLC Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Price: Prior Sale Type: Acres: Lot Area:	17-E6 / 3107.02 BUM2* 09/27/1995 \$350,000 FULL 0.17 7,250 1.00 / CA 90038-2903 34-D4 / 1909.01 LARAS4 12/03/2004 12/01/2004 \$21,000,000	Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool: Roof Mat:  Distance From Sut  Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool:	1923 / 1950 BUILT-UP  oject: 13.47 (mile
Owner Name: Seller Name: APN: County: County: Subdivision: Sec Date: Sale Price: Sale Price: Sale Type: Occument #: st Mtg Amt: Total Value: and Use: Comp #: dodress: Owner Name: Seller Name: PN: County: Subdivision: Sec Date: Sale Date: Seller Price: Seller Price: Seller Type: Seller Type: Seller Type: Seller Mtg Amt:	REDROCK HOLDINGS KIMOTO JACK TRUST 2453-024-009 LOS ANGELES, CA 2437 03/23/2016 12/31/2015 \$1,800,000 UNKNOWN 316517 \$2,235,800 \$483,778 AUTO REPAIR  4 5667 SANTA MONICA E 5601-5667 SANTA MON ST ANDREWS-SANTA M ST ANDREWS-SANTA M 5536-012-009 LOS ANGELES, CA LEMONA 11/05/2015 11/03/2015 \$43,470,000 FULL	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#:  ELVD, LOS ANGELES ICA BLVD L MONICA LLC Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Type: Acres:	17-E6 / 3107.02 BUM2* 09/27/1995 \$350,000 FULL 0.17 7,250 1.00 / CA 90038-2903 34-D4 / 1909.01 LARAS4 12/03/2004 12/01/2004 \$21,000,000	Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool: Roof Mat:  Distance From Sut  Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool:	1923 / 1950 BUILT-UP  oject: 13.47 (mile

Comp #:	5			Distance From Su	bject: 15.46 (mil
Address:	2624 W SUNSET BLVD,	LOS ANGELES, CA	90026-3906		
Owner Name:					
Seller Name:	2624 SUNSET BLVD LL				
APN:	5402-013-011	Map Reference:	35-B5 /	Building Area:	5,700
County:	LOS ANGELES, CA	Census Tract:	1958.04	Total Rooms/Offices:	
Subdivision:	ROWLAND HEIGHTS	Zoning:	LAC2	Total Restrooms:	
Rec Date:	02/04/2016	Prior Rec Date:	07/11/2014	Yr Built/Eff:	1921 / 1950
Sale Date:	02/01/2016	Prior Sale Date:	06/23/2014	Air Cond:	
Sale Price:	\$3,500,000	Prior Sale Price:	\$800,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	127295	Acres:	0.13		
1st Mtg Amt:		Lot Area:	5,498		
Total Value:	\$800,000	# of Stories:	0,.00		
Land Use:	AUTO REPAIR	Park Area/Cap#:	1		
Camp #.				Distance France Su	Linet, 45 77 (mill
Comp #:	6 4211 W PICO BLVD LO	S ANGELES CA CO	110_2162	Distance From Su	oject. 1 <b>5.77 (mil</b>
Address: Owner Name:	4211 W PICO BLVD, LO YB REAL ESTATE PRO		13-3102		
	BOTACH MANAGEMEN				
Seller Name: APN:	5082-024-017	Map Reference:	43-C3 /	Building Areas	4.968
APN: County:		Census Tract:	2128.00	Building Area: Total Rooms/Offices:	4,300
	LOS ANGELES, CA		2128.00 LAC4	Total Rooms/Offices:	
Subdivision:	BENTON TERRACE	Zoning: Prior Rec Date:			1022 / 1022
Rec Date:	02/23/2016 11/18/2015	Prior Rec Date:	11/10/1988	Yr Built/Eff:	1922 / 1922
Sale Date:		Prior Sale Date:	\$404 AAA	Air Cond:	
Sale Price:	\$824,000		\$494,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	190979	Acres:	0.13		
1st Mtg Amt:		Lot Area:	5,473		
Total Value:	\$473,164	# of Stories:			
Land Use:	AUTO REPAIR	Park Area/Cap#:	1		
Comp #:	7			Distance From Sul	oject: 15.79 (mile
Address:	2320 WILSHIRE BLVD, S		90403-5802		
Owner Name:					
Seller Name:	WILSHIRE WEST CAR V				
APN:	4276-017-032	Map Reference:	41-B5 /	Building Area:	5,206
County:	LOS ANGELES, CA	Census Tract:	7016.02	Total Rooms/Offices:	
		Zoning:	SMC6*	Total Restrooms:	
Subdivision:	CHELSEA GREEN		10/15/1999	Yr Built/Eff:	1964 /
	08/19/2015	Prior Rec Date:			
Rec Date:	08/19/2015 08/18/2015	Prior Sale Date:	10/13/1999	Air Cond:	
Rec Date: Sale Date:	08/19/2015			Air Cond: Pool:	
Rec Date: Sale Date: Sale Price:	08/19/2015 08/18/2015	Prior Sale Date:	10/13/1999		ROLL COMPOSITION
Rec Date: Sale Date: Sale Price: Sale Type:	08/19/2015 08/18/2015	Prior Sale Date: Prior Sale Price:	10/13/1999	Pool:	
Rec Date: Sale Date: Sale Price: Sale Type: Document #:	08/19/2015 08/18/2015 \$25,250,000	Prior Sale Date: Prior Sale Price: Prior Sale Type: Acres:	10/13/1999 \$4,028,040 0.67	Pool:	
Rec Date: Sale Date: Sale Price: Sale Type: Document #: 1st Mtg Amt:	08/19/2015 08/18/2015 \$25,250,000 1021814	Prior Sale Date: Prior Sale Price: Prior Sale Type: Acres: Lot Area:	10/13/1999 \$4,028,040 0.67 29,066	Pool:	
Rec Date: Sale Date: Sale Price: Sale Type: Document #: 1st Mtg Amt: Total Value:	08/19/2015 08/18/2015 \$25,250,000	Prior Sale Date: Prior Sale Price: Prior Sale Type: Acres:	10/13/1999 \$4,028,040 0.67	Pool:	
Rec Date: Sale Date: Sale Price: Sale Type: Document #: 1st Mtg Amt: Total Value: Land Use:	08/19/2015 08/18/2015 \$25,250,000 1021814 \$3,902,303 AUTO REPAIR	Prior Sale Date: Prior Sale Price: Prior Sale Type: Acres: Lot Area: # of Stories:	10/13/1999 \$4,028,040 0.67 29,066 1.00	Pool: Roof Mat:	COMPOSITION
Rec Date: Sale Date: Sale Price: Sale Type: Document #: 1st Mtg Amt: Total Value: Land Use: Comp #:	08/19/2015 08/18/2015 \$25,250,000 1021814 \$3,902,303 AUTO REPAIR	Prior Sale Date: Prior Sale Price: Prior Sale Type: Acres: Lot Area: # of Stories: Park Area/Cap#:	10/13/1999 \$4,028,040 0.67 29,066 1.00	Pool:	COMPOSITION
Rec Date: Sale Date: Sale Price: Sale Type: Document #: 1st Mtg Amt: Fotal Value: Land Use: Comp #: Address:	08/19/2015 08/18/2015 \$25,250,000 1021814 \$3,902,303 AUTO REPAIR	Prior Sale Date: Prior Sale Price: Prior Sale Type: Acres: Lot Area: # of Stories: Park Area/Cap#:	10/13/1999 \$4,028,040 0.67 29,066 1.00	Pool: Roof Mat:	COMPOSITION
Rec Date: Sale Date: Sale Price: Sale Type: Document #: 1st Mtg Amt: Fotal Value: Land Use: Comp #: Address: Dwner Name:	08/19/2015 08/18/2015 \$25,250,000 1021814 \$3,902,303 AUTO REPAIR 8 5251 YORK BLVD, LOS AYORK 5251 LLC	Prior Sale Date: Prior Sale Price: Prior Sale Type: Acres: Lot Area: # of Stories: Park Area/Cap#:	10/13/1999 \$4,028,040 0.67 29,066 1.00	Pool: Roof Mat:	COMPOSITION
Rec Date: Sale Date: Sale Price: Sale Type: Document #: 1st Mtg Amt: Fotal Value: Land Use: Comp #: Address: Dwner Name: Seller Name:	08/19/2015 08/18/2015 \$25,250,000 1021814 \$3,902,303 AUTO REPAIR 8 5251 YORK BLVD, LOS / YORK 5251 LLC MCGIBBON R C & S D T	Prior Sale Date: Prior Sale Price: Prior Sale Type: Acres: Lot Area: # of Stories: Park Area/Cap#:  ANGELES, CA 90042	10/13/1999 \$4,028,040 0.67 29,066 1.00 /	Pool: Roof Mat:  Distance From Sub	COMPOSITION
Rec Date: Sale Date: Sale Price: Sale Type: Document #: 1st Mtg Amt: Fotal Value: Land Use: Comp #: Address: Dwner Name: Seller Name: APN:	08/19/2015 08/18/2015 \$25,250,000 1021814 \$3,902,303 AUTO REPAIR 8 5251 YORK BLVD, LOS AYORK 5251 LLC MCGIBBON R C & S D TO 5478-002-026	Prior Sale Date: Prior Sale Price: Prior Sale Price: Prior Sale Type: Acres: Lot Area: # of Stories: Park Area/Cap#:  ANGELES, CA 90042 RUST Map Reference:	10/13/1999 \$4,028,040 0.67 29,066 1.00 /	Pool: Roof Mat:  Distance From Sub	COMPOSITION
Rec Date: Sale Date: Sale Price: Sale Type: Document #: 1st Mtg Amt: Fotal Value: Land Use: Comp #: Address: Dwner Name: Seller Name: APN: County:	08/19/2015 08/18/2015 \$25,250,000 1021814 \$3,902,303 AUTO REPAIR 8 5251 YORK BLVD, LOS AYORK 5251 LLC MCGIBBON R C & S D TO 5478-002-026 LOS ANGELES, CA	Prior Sale Date: Prior Sale Price: Prior Sale Price: Prior Sale Type: Acres: Lot Area: # of Stories: Park Area/Cap#:  ANGELES, CA 90042 RUST Map Reference: Census Tract:	10/13/1999 \$4,028,040 0.67 29,066 1.00 / 2-1743 36-B1 / 1833.00	Pool: Roof Mat:  Distance From Substance From Substance Area: Total Rooms/Offices:	COMPOSITION
Rec Date: Sale Date: Sale Price: Sale Price: Sale Type: Document #: 1st Mtg Amt: Total Value: Land Use: Comp #: Address: Owner Name: Seller Name: APN: County: Subdivision:	08/19/2015 08/18/2015 \$25,250,000 1021814 \$3,902,303 AUTO REPAIR 8 5251 YORK BLVD, LOS // YORK 5251 LLC MCGIBBON R C & S D TO 5478-002-026 LOS ANGELES, CA 342	Prior Sale Date: Prior Sale Price: Prior Sale Price: Prior Sale Type: Acres: Lot Area: # of Stories: Park Area/Cap#:  ANGELES, CA 90042  RUST Map Reference: Census Tract: Zoning:	10/13/1999 \$4,028,040 0.67 29,066 1.00 / 2-1743 36-B1 / 1833.00 LAC4	Pool: Roof Mat:  Distance From Substance From From From From From From From From	oject: 16.36 (mile
Rec Date: Sale Date: Sale Price: Sale Price: Sale Type: Document #: 1st Mtg Amt: Total Value: Land Use: Comp #: Address: Owner Name: Seller Name: APN: County: Subdivision: Rec Date:	08/19/2015 08/18/2015 \$25,250,000 1021814 \$3,902,303 AUTO REPAIR 8 5251 YORK BLVD, LOS AYORK 5251 LLC MCGIBBON R C & S D TO 5478-002-026 LOS ANGELES, CA 342 12/24/2015	Prior Sale Date: Prior Sale Price: Prior Sale Price: Prior Sale Type: Acres: Lot Area: # of Stories: Park Area/Cap#:  ANGELES, CA 90042  RUST Map Reference: Census Tract: Zoning: Prior Rec Date:	10/13/1999 \$4,028,040 0.67 29,066 1.00 / 2-1743 36-B1 / 1833.00	Pool: Roof Mat:  Distance From Substance From From From From From From From From	COMPOSITION
Rec Date: Sale Date: Sale Price: Sale Price: Sale Type: Document #: 1st Mtg Amt: Total Value: Land Use: Comp #: Address: Dwner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Date:	08/19/2015 08/18/2015 \$25,250,000 1021814 \$3,902,303 AUTO REPAIR 8 5251 YORK BLVD, LOS AYORK 5251 LLC MCGIBBON R C & S D TO 5478-002-026 LOS ANGELES, CA 342 12/24/2015 06/04/2015	Prior Sale Date: Prior Sale Price: Prior Sale Price: Prior Sale Type: Acres: Lot Area: # of Stories: Park Area/Cap#:  ANGELES, CA 90042  RUST Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date:	10/13/1999 \$4,028,040 0.67 29,066 1.00 / 2-1743 36-B1 / 1833.00 LAC4 04/14/1965	Pool: Roof Mat:  Distance From Sub  Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond:	oject: 16.36 (mile
Rec Date: Sale Date: Sale Price: Sale Price: Sale Type: Document #: 1st Mtg Amt: Total Value: Land Use: Comp #: Address: Dwner Name: Seller Name: County: Gubdivision: Rec Date: Sale Price:	08/19/2015 08/18/2015 \$25,250,000 1021814 \$3,902,303 AUTO REPAIR 8 5251 YORK BLVD, LOS AYORK 5251 LLC MCGIBBON R C & S D TO 5478-002-026 LOS ANGELES, CA 342 12/24/2015 06/04/2015 \$1,450,000	Prior Sale Date: Prior Sale Price: Prior Sale Price: Prior Sale Type: Acres: Lot Area: # of Stories: Park Area/Cap#:  ANGELES, CA 90042  RUST Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price:	10/13/1999 \$4,028,040 0.67 29,066 1.00 / 2-1743 36-B1 / 1833.00 LAC4 04/14/1965 \$35,000	Pool: Roof Mat:  Distance From Sub  Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool:	oject: 16.36 (mile
Rec Date: Sale Date: Sale Price: Sale Price: Sale Type: Document #: 1st Mtg Amt: Total Value: Land Use: Comp #: Address: Dwner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Date: Sale Price: Sale Type:	08/19/2015 08/18/2015 \$25,250,000 1021814 \$3,902,303 AUTO REPAIR 8 5251 YORK BLVD, LOS AYORK 5251 LLC MCGIBBON R C & S D TO 5478-002-026 LOS ANGELES, CA 342 12/24/2015 06/04/2015 \$1,450,000 FULL	Prior Sale Date: Prior Sale Price: Prior Sale Price: Prior Sale Type: Acres: Lot Area: # of Stories: Park Area/Cap#:  ANGELES, CA 90042  RUST Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Type:	10/13/1999 \$4,028,040 0.67 29,066 1.00 / 2-1743 36-B1 / 1833.00 LAC4 04/14/1965 \$35,000 FULL	Pool: Roof Mat:  Distance From Sub  Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond:	oject: 16.36 (mile
Rec Date: Sale Date: Sale Price: Sale Price: Sale Type: Document #: 1st Mtg Amt: Total Value: Land Use: Comp #: Address: Dwner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Date: Sale Price: Sale Type: Document #:	08/19/2015 08/18/2015 \$25,250,000 1021814 \$3,902,303 AUTO REPAIR 8 5251 YORK BLVD, LOS AYORK 5251 LLC MCGIBBON R C & S D TO 5478-002-026 LOS ANGELES, CA 342 12/24/2015 06/04/2015 \$1,450,000 FULL 1620930	Prior Sale Date: Prior Sale Price: Prior Sale Price: Prior Sale Type: Acres: Lot Area: # of Stories: Park Area/Cap#:  ANGELES, CA 90042  RUST Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Type: Acres:	10/13/1999 \$4,028,040 0.67 29,066 1.00 / 2-1743 36-B1 / 1833.00 LAC4 04/14/1965 \$35,000 FULL 0.11	Pool: Roof Mat:  Distance From Sub  Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool:	oject: 16.36 (mile
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 #: 1st Mtg Amt:	08/19/2015 08/18/2015 \$25,250,000 1021814 \$3,902,303 AUTO REPAIR 8 5251 YORK BLVD, LOS // YORK 5251 LLC MCGIBBON R C & S D TI 5478-002-026 LOS ANGELES, CA 342 12/24/2015 06/04/2015 \$1,450,000 FULL 1620930 \$1,000,000	Prior Sale Date: Prior Sale Price: Prior Sale Price: Prior Sale Type: Acres: Lot Area: # of Stories: Park Area/Cap#:  ANGELES, CA 90042  RUST Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Type: Acres: Lot Area:	10/13/1999 \$4,028,040 0.67 29,066 1.00 / 2-1743 36-B1 / 1833.00 LAC4 04/14/1965 \$35,000 FULL	Pool: Roof Mat:  Distance From Sub  Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool:	oject: 16.36 (mile
Rec Date: Sale Date: Sale Price: Sale Price: Sale Type: Document #: 1st Mtg Amt: Total Value: Land Use: Comp #: Address: Owner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Date: Sale Price: Sale Type: Document #:	08/19/2015 08/18/2015 \$25,250,000 1021814 \$3,902,303 AUTO REPAIR 8 5251 YORK BLVD, LOS AYORK 5251 LLC MCGIBBON R C & S D TO 5478-002-026 LOS ANGELES, CA 342 12/24/2015 06/04/2015 \$1,450,000 FULL 1620930	Prior Sale Date: Prior Sale Price: Prior Sale Price: Prior Sale Type: Acres: Lot Area: # of Stories: Park Area/Cap#:  ANGELES, CA 90042  RUST Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Type: Acres:	10/13/1999 \$4,028,040 0.67 29,066 1.00 / 2-1743 36-B1 / 1833.00 LAC4 04/14/1965 \$35,000 FULL 0.11	Pool: Roof Mat:  Distance From Sub  Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool:	oject: 16.36 (mile

Comp #:	9 1212 COLIVE ST. LOS AL	NGELES CA 0004	£ 2010	Distance From Su	ibject: 18.12 (mile
Address: Owner Name:	1312 S OLIVE ST, LOS A	AND THE PERSON NAMED AND ADDRESS OF THE PERSON AND	0-3019		
Seller Name:	BOTACH SHLOMO	LIVITEOTEL			
APN:	5134-025-004	Map Reference:	44-C4 /	Building Area:	6,000
County:	LOS ANGELES, CA	Census Tract:	2240.10	Total Rooms/Offices:	0,000
Subdivision:	MORRIS VINEYARD SUB		LAC2	Total Restrooms:	
Rec Date:	02/23/2016	Prior Rec Date:		Yr Built/Eff:	1921 / 1921
Sale Date:	12/07/2015	Prior Sale Date:		Air Cond:	
Sale Price:	\$3,254,000	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	192967	Acres:	0.14		
1st Mtg Amt:		Lot Area:	6,031		
Total Value:	\$561,686	# of Stories:	• • • • • • • • • • • • • • • • • • • •		
Land Use:	AUTO REPAIR	Park Area/Cap#:	1		
Comp #:	10	-		Distance From Su	biect: 19.53 (mile
Address:	2025 SACRAMENTO ST,	LOS ANGELES. CA	A 90021	S.S.Carloo I Tolli Ou	-, (111110
Owner Name:	Annual rate and an artist and a second a second and a second and a second and a second and a second a second and a second a second and a second and a second and	Carlos and the manufacture and the contract of the			
Seller Name:	THOMPSON FULLER C T				
APN:	5166-011-012	Map Reference:	44-E5 /	Building Area:	4,800
County:	LOS ANGELES, CA	Census Tract:	2060.31	Total Rooms/Offices:	
Subdivision:	HISCOCK & SMITHS 1ST	Zoning:	LAM3	Total Restrooms:	
Rec Date:	ADD 02/08/2016	Prior Rec Date:		Yr Built/Eff:	/ 1948
Rec Date: Sale Date:	01/05/2016	Prior Rec Date:		Air Cond:	1 1340
Sale Price:	\$10,000,000	Prior Sale Price:		Pool:	
Sale Type:		Prior Sale Type:		Roof Mat:	
Document #:	140712	Acres:	0.25	Nooi Wat.	
1st Mtg Amt:	\$6,500,000	Lot Area:	10,781		
	Manager and the second		10,701		
Total Value:	\$662,987	# of Stories:			
Land Lice:	ALITO DEDAID	Dark Aroa/Cant.	1		
Land Use:	AUTO REPAIR	Park Area/Cap#:	<i>I</i>		
Land Use:  Comp #:	AUTO REPAIR  11	Park Area/Cap#:	1	Distance From Sul	pject: <b>19.65 (mile</b>
Comp #: Address:	11 5110 S NORMANDIE AVE,			Distance From Sul	oject: 19.65 (mile
Comp #: Address: Owner Name:	11 5110 S NORMANDIE AVE, JHO JUSTIN	, LOS ANGELES, C		Distance From Sul	oject: 19.65 (mile
Comp #: Address: Owner Name: Seller Name:	11 5110 S NORMANDIE AVE, JHO JUSTIN SN PROPERTY MANAGEI	, LOS ANGELES, C	CA 90037-3431		
Comp #: Address: Owner Name: Seller Name: APN:	11 5110 S NORMANDIE AVE, JHO JUSTIN SN PROPERTY MANAGEI 5017-008-033	, LOS ANGELES, C	CA 90037-3431 51-E3 /	Building Area:	oject: <b>19.65 (mile</b>
Comp #: Address: Owner Name: Seller Name: APN: County:	11 5110 S NORMANDIE AVE, JHO JUSTIN SN PROPERTY MANAGEI 5017-008-033 LOS ANGELES, CA	, LOS ANGELES, C MENT LLC Map Reference: Census Tract:	51-E3 / 2323.00	Building Area: Total Rooms/Offices:	
Comp #: Address: Owner Name: Seller Name: APN: County: Subdivision:	11 5110 S NORMANDIE AVE, JHO JUSTIN SN PROPERTY MANAGEI 5017-008-033 LOS ANGELES, CA VERMONT AVE SQUARE	, LOS ANGELES, OMENT LLC Map Reference: Census Tract: Zoning:	51-E3 / 2323.00 LAC2	Building Area: Total Rooms/Offices: Total Restrooms:	4,960
Comp #: Address: Owner Name: Seller Name: APN: County: Subdivision: Rec Date:	11 5110 S NORMANDIE AVE, JHO JUSTIN SN PROPERTY MANAGEI 5017-008-033 LOS ANGELES, CA VERMONT AVE SQUARE 02/23/2016	, LOS ANGELES, OMENT LLC Map Reference: Census Tract: Zoning: Prior Rec Date:	51-E3 / 2323.00 LAC2 06/15/2007	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff:	
Comp #: Address: Owner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Date:	11 5110 S NORMANDIE AVE, JHO JUSTIN SN PROPERTY MANAGEI 5017-008-033 LOS ANGELES, CA VERMONT AVE SQUARE 02/23/2016 10/30/2015	, LOS ANGELES, O MENT LLC Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date:	51-E3 / 2323.00 LAC2 06/15/2007 06/13/2007	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond:	4,960
Comp #: Address: Owner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Date: Sale Price:	11 5110 S NORMANDIE AVE, JHO JUSTIN SN PROPERTY MANAGEI 5017-008-033 LOS ANGELES, CA VERMONT AVE SQUARE 02/23/2016 10/30/2015 \$850,000	MENT LLC Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price:	51-E3 / 2323.00 LAC2 06/15/2007 06/13/2007 \$610,000	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool:	4,960
Comp #: Address: Owner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Date: Sale Price: Sale Type:	11 5110 S NORMANDIE AVE, JHO JUSTIN SN PROPERTY MANAGEI 5017-008-033 LOS ANGELES, CA VERMONT AVE SQUARE 02/23/2016 10/30/2015 \$850,000 FULL	MENT LLC Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Type:	51-E3 / 2323.00 LAC2 06/15/2007 06/13/2007 \$610,000 FULL	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond:	4,960
Comp #: Address: Owner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Date: Sale Price: Sale Type: Document #:	11 5110 S NORMANDIE AVE, JHO JUSTIN SN PROPERTY MANAGEI 5017-008-033 LOS ANGELES, CA VERMONT AVE SQUARE 02/23/2016 10/30/2015 \$850,000 FULL 194688	MENT LLC Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Type: Acres:	51-E3 / 2323.00 LAC2 06/15/2007 06/13/2007 \$610,000 FULL 0.22	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool:	4,960
Comp #: Address: Owner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Date: Sale Price: Sale Type: Document #: 1st Mtg Amt:	11 5110 S NORMANDIE AVE, JHO JUSTIN SN PROPERTY MANAGEI 5017-008-033 LOS ANGELES, CA VERMONT AVE SQUARE 02/23/2016 10/30/2015 \$850,000 FULL 194688 \$560,000	MENT LLC Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Type: Acres: Lot Area:	51-E3 / 2323.00 LAC2 06/15/2007 06/13/2007 \$610,000 FULL	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool:	4,960
Comp #: Address: Owner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Date: Sale Price: Sale Type: Document #: 1st Mtg Amt: Total Value:	11 5110 S NORMANDIE AVE, JHO JUSTIN SN PROPERTY MANAGEI 5017-008-033 LOS ANGELES, CA VERMONT AVE SQUARE 02/23/2016 10/30/2015 \$850,000 FULL 194688 \$560,000 \$680,005	MENT LLC Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Type: Acres:	51-E3 / 2323.00 LAC2 06/15/2007 06/13/2007 \$610,000 FULL 0.22	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool:	4,960
Comp #: Address: Owner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Date: Sale Price: Sale Type: Document #: 1st Mtg Amt: Total Value: Land Use:	11 5110 S NORMANDIE AVE, JHO JUSTIN SN PROPERTY MANAGEI 5017-008-033 LOS ANGELES, CA VERMONT AVE SQUARE 02/23/2016 10/30/2015 \$850,000 FULL 194688 \$560,000 \$680,005 AUTO REPAIR	MENT LLC Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Type: Acres: Lot Area: # of Stories:	51-E3 / 2323.00 LAC2 06/15/2007 06/13/2007 \$610,000 FULL 0.22 9,678	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool: Roof Mat:	4,960 1961 /
Comp #: Address: Owner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Date: Sale Price: Sale Prype: Document #: 1st Mtg Amt: Total Value: Land Use: Comp #:	11 5110 S NORMANDIE AVE, JHO JUSTIN SN PROPERTY MANAGEI 5017-008-033 LOS ANGELES, CA VERMONT AVE SQUARE 02/23/2016 10/30/2015 \$850,000 FULL 194688 \$560,000 \$680,005 AUTO REPAIR	MENT LLC 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#:	51-E3 / 2323.00 LAC2 06/15/2007 06/13/2007 \$610,000 FULL 0.22 9,678	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool:	4,960 1961 /
Comp #: Address: Owner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Date: Sale Price: Document #: 1st Mtg Amt: Total Value: Land Use: Comp #: Address:	11 5110 S NORMANDIE AVE, JHO JUSTIN SN PROPERTY MANAGEI 5017-008-033 LOS ANGELES, CA VERMONT AVE SQUARE 02/23/2016 10/30/2015 \$850,000 FULL 194688 \$560,000 \$680,005 AUTO REPAIR	MENT LLC 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#:	51-E3 / 2323.00 LAC2 06/15/2007 06/13/2007 \$610,000 FULL 0.22 9,678	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool: Roof Mat:	4,960 1961 /
Comp #: Address: Owner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Date: Sale Price: Sale Type: Document #: 1st Mtg Amt: Total Value: Land Use: Comp #: Address: Owner Name:	11 5110 S NORMANDIE AVE, JHO JUSTIN SN PROPERTY MANAGEI 5017-008-033 LOS ANGELES, CA VERMONT AVE SQUARE 02/23/2016 10/30/2015 \$850,000 FULL 194688 \$560,000 \$680,005 AUTO REPAIR  12 1880 E COLORADO BLVD SGL MANAGEMENT LLC	MENT LLC 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#:	51-E3 / 2323.00 LAC2 06/15/2007 06/13/2007 \$610,000 FULL 0.22 9,678	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool: Roof Mat:	4,960 1961 /
Comp #: Address: Owner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Date: Sale Price: Sale Type: Document #: 1st Mtg Amt: Total Value: Land Use: Comp #: Address: Owner Name: Seller Name:	11 5110 S NORMANDIE AVE, JHO JUSTIN SN PROPERTY MANAGEI 5017-008-033 LOS ANGELES, CA VERMONT AVE SQUARE 02/23/2016 10/30/2015 \$850,000 FULL 194688 \$560,000 \$680,005 AUTO REPAIR  12 1880 E COLORADO BLVD SGL MANAGEMENT LLC KENDIG FAMILY LIVING T	MENT LLC 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#:	51-E3 / 2323.00 LAC2 06/15/2007 06/13/2007 \$610,000 FULL 0.22 9,678 /	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool: Roof Mat:  Distance From Sub	4,960 1961 / Dject: 19.98 (mile
Comp #: Address: Owner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Date: Sale Price: Sale Type: Document #: 1st Mtg Amt: Total Value: Land Use: Comp #: Address: Dwner Name: Seller Name: APN:	11 5110 S NORMANDIE AVE, JHO JUSTIN SN PROPERTY MANAGEI 5017-008-033 LOS ANGELES, CA VERMONT AVE SQUARE 02/23/2016 10/30/2015 \$850,000 FULL 194688 \$560,000 \$680,005 AUTO REPAIR  12 1880 E COLORADO BLVD SGL MANAGEMENT LLC KENDIG FAMILY LIVING T 5747-021-001	MENT LLC 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#:	51-E3 / 2323.00 LAC2 06/15/2007 06/13/2007 \$610,000 FULL 0.22 9,678	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool: Roof Mat:	4,960 1961 /
Comp #: Address: Owner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Date: Sale Price: Sale Type: Document #: 1st Mtg Amt: Fotal Value: Land Use: Comp #; Address: Dwner Name: Seller Name: APN: County:	11 5110 S NORMANDIE AVE, JHO JUSTIN SN PROPERTY MANAGEI 5017-008-033 LOS ANGELES, CA VERMONT AVE SQUARE 02/23/2016 10/30/2015 \$850,000 FULL 194688 \$560,000 \$680,005 AUTO REPAIR  12 1880 E COLORADO BLVD SGL MANAGEMENT LLC KENDIG FAMILY LIVING T 5747-021-001	MENT LLC Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Type: Acres: # of Stories: Park Area/Cap#:  PASADENA, CA STRUST Map Reference: Census Tract:	51-E3 / 2323.00 LAC2 06/15/2007 06/13/2007 \$610,000 FULL 0.22 9,678 /	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool: Roof Mat:  Distance From Sut	4,960 1961 / Dject: 19.98 (mile
Comp #: Address: Owner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Date: Sale Price: Sale Type: Document #: 1st Mtg Amt: Total Value: Land Use: Comp #: Address: Owner Name: APN: County: Subdivision:	11 5110 S NORMANDIE AVE, JHO JUSTIN SN PROPERTY MANAGEI 5017-008-033 LOS ANGELES, CA VERMONT AVE SQUARE 02/23/2016 10/30/2015 \$850,000 FULL 194688 \$560,000 \$680,005 AUTO REPAIR  12 1880 E COLORADO BLVD SGL MANAGEMENT LLC KENDIG FAMILY LIVING T 5747-021-001 LOS ANGELES, CA COLORADO KEYSTONE	MENT LLC Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Type: Acres: # of Stories: Park Area/Cap#:  PASADENA, CA STRUST Map Reference: Census Tract:	51-E3 / 2323.00 LAC2 06/15/2007 06/13/2007 \$610,000 FULL 0.22 9,678 /	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool: Roof Mat:  Distance From Sut Building Area: Total Rooms/Offices:	4,960 1961 / pject: 19.98 (mile
Comp #: Address: Owner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Price: Sale Price: Document #: 1st Mtg Amt: Fotal Value: Land Use: Comp #: Address: Dwner Name: APN: County: Subdivision: Rec Date:	11 5110 S NORMANDIE AVE, JHO JUSTIN SN PROPERTY MANAGEI 5017-008-033 LOS ANGELES, CA VERMONT AVE SQUARE 02/23/2016 10/30/2015 \$850,000 FULL 194688 \$560,000 \$680,005 AUTO REPAIR  12 1880 E COLORADO BLVD SGL MANAGEMENT LLC KENDIG FAMILY LIVING T 5747-021-001 LOS ANGELES, CA COLORADO KEYSTONE 11/17/2015	MENT LLC 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#:  PASADENA, CA STRUST Map Reference: Census Tract: Zoning:	51-E3 / 2323.00 LAC2 06/15/2007 06/13/2007 \$610,000 FULL 0.22 9,678 /	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool: Roof Mat:  Distance From Substance From Sub	4,960 1961 / Oject: 19.98 (mile
Comp #: Address: Owner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Price: Sale Price: Document #: 1st Mtg Amt: Fotal Value: Land Use: Comp #: Address: Dwner Name: Seller Name: Seller Name: County: Subdivision: Rec Date: Sale Date:	11 5110 S NORMANDIE AVE, JHO JUSTIN SN PROPERTY MANAGEI 5017-008-033 LOS ANGELES, CA VERMONT AVE SQUARE 02/23/2016 10/30/2015 \$850,000 FULL 194688 \$560,000 \$680,005 AUTO REPAIR  12 1880 E COLORADO BLVD SGL MANAGEMENT LLC KENDIG FAMILY LIVING T 5747-021-001 LOS ANGELES, CA COLORADO KEYSTONE 11/17/2015 10/09/2015	MENT LLC Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Type: Acres: Lot Area: # of Stories: Park Area/Cap#:  Map Reference: Census Tract: Zoning: Prior Sale Type: Acres: Lot Area: # of Stories: Park Area/Cap#:  Map Reference: Census Tract: Zoning: Prior Rec Date:	51-E3 / 2323.00 LAC2 06/15/2007 06/13/2007 \$610,000 FULL 0.22 9,678 / 91107-3563 27-D4 / 4634.00 PSC* 12/31/2002	Building Area: Total Rooms/Offices: Total Restrooms; Yr Built/Eff: Air Cond: Pool: Roof Mat:  Distance From Sut  Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff:	4,960 1961 / Oject: 19.98 (mile
Comp #: Address: Owner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Price: Sale Prype: Document #: 1st Mtg Amt: Total Value: Land Use: Comp #: Address: Dwner Name: Seller Name: County: Subdivision: Rec Date: Sale Date: Sale Price:	11 5110 S NORMANDIE AVE, JHO JUSTIN SN PROPERTY MANAGEI 5017-008-033 LOS ANGELES, CA VERMONT AVE SQUARE 02/23/2016 10/30/2015 \$850,000 FULL 194688 \$560,000 \$680,005 AUTO REPAIR  12 1880 E COLORADO BLVD SGL MANAGEMENT LLC KENDIG FAMILY LIVING T 5747-021-001 LOS ANGELES, CA COLORADO KEYSTONE 11/17/2015 10/09/2015 \$2,550,000	MENT LLC Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Price: Prior Sale Type: Acres: Lot Area: # of Stories: Park Area/Cap#:  Map Reference: Census Tract: Zoning: Prior Sale Type: Acres: Lot Area: # of Stories: Park Area/Cap#:  Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date:	51-E3 / 2323.00 LAC2 06/15/2007 06/13/2007 \$610,000 FULL 0.22 9,678 / 91107-3563 27-D4 / 4634.00 PSC* 12/31/2002 12/27/2002	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool: Roof Mat:  Distance From Sut  Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond:	4,960 1961 / Oject: 19.98 (mile
Comp #: Address: Owner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Price: Sale Prype: Document #: 1st Mtg Amt: Total Value: Land Use: Comp #: Address: Dwner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Date: Sale Price: Sale Date: Sale Price: Sale Type:	11 5110 S NORMANDIE AVE, JHO JUSTIN SN PROPERTY MANAGEI 5017-008-033 LOS ANGELES, CA VERMONT AVE SQUARE 02/23/2016 10/30/2015 \$850,000 FULL 194688 \$560,000 \$680,005 AUTO REPAIR  12 1880 E COLORADO BLVD SGL MANAGEMENT LLC KENDIG FAMILY LIVING T 5747-021-001 LOS ANGELES, CA COLORADO KEYSTONE 11/17/2015 10/09/2015 \$2,550,000 FULL	MENT LLC Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Type: Acres: Lot Area: # of Stories: Park Area/Cap#:  PRUST Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Type:	51-E3 / 2323.00 LAC2 06/15/2007 06/13/2007 \$610,000 FULL 0.22 9,678 / 91107-3563 27-D4 / 4634.00 PSC* 12/31/2002 12/27/2002 \$1,219,000	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool: Roof Mat:  Distance From Sub  Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool:	4,960 1961 / Oject: 19.98 (mile
Comp #:	11 5110 S NORMANDIE AVE, JHO JUSTIN SN PROPERTY MANAGEI 5017-008-033 LOS ANGELES, CA VERMONT AVE SQUARE 02/23/2016 10/30/2015 \$850,000 FULL 194688 \$560,000 \$680,005 AUTO REPAIR  12 1880 E COLORADO BLVD SGL MANAGEMENT LLC KENDIG FAMILY LIVING T 5747-021-001 LOS ANGELES, CA COLORADO KEYSTONE 11/17/2015 10/09/2015 \$2,550,000 FULL 1433434	MENT LLC Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Type: Acres: Lot Area: # of Stories: Park Area/Cap#:  PRUST Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Type:	51-E3 / 2323.00 LAC2 06/15/2007 06/13/2007 \$610,000 FULL 0.22 9,678 / 91107-3563 27-D4 / 4634.00 PSC* 12/31/2002 12/27/2002 \$1,219,000 FULL	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool: Roof Mat:  Distance From Sub  Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool:	4,960 1961 / Oject: 19.98 (mile:
Comp #: Address: Owner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Price: Sale Price: Document #: 1st Mtg Amt: Total Value: Land Use: Comp #: Address: Owner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Price: Sale Price: Sale Type: Occument #:	11 5110 S NORMANDIE AVE, JHO JUSTIN SN PROPERTY MANAGEI 5017-008-033 LOS ANGELES, CA VERMONT AVE SQUARE 02/23/2016 10/30/2015 \$850,000 FULL 194688 \$560,000 \$680,005 AUTO REPAIR  12 1880 E COLORADO BLVD SGL MANAGEMENT LLC KENDIG FAMILY LIVING T 5747-021-001 LOS ANGELES, CA COLORADO KEYSTONE 11/17/2015 10/09/2015 \$2,550,000 FULL 1433434	MENT LLC Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Price: Prior Sale Type: Acres: Lot Area: # of Stories: Park Area/Cap#:  PRUST Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Type: Acres: Application of the price: Prior Sale Type: Acres: Prior Sale Type: Acres: Prior Sale Type: Acres:	51-E3 / 2323.00 LAC2 06/15/2007 06/13/2007 \$610,000 FULL 0.22 9,678 / 91107-3563 27-D4 / 4634.00 PSC* 12/31/2002 12/27/2002 \$1,219,000 FULL 0.38	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool: Roof Mat:  Distance From Sub  Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool:	4,960 1961 / Oject: 19.98 (mile:

Comp #:	13			Distance From Su	bject: 20.83 (miles)
Address:	4525 STAUNTON AVE,	<b>VERNON, CA 90058-</b>	1936		
Owner Name:	PICO PLACE LLC/DIST	<b>TRICT ON HIGHLAND</b>	VILLAGE L		
Seller Name:	HERRERA D G LIVING	TRUST			
APN:	5106-007-010	Map Reference:	52-D2 /	Building Area:	4,656
County:	LOS ANGELES, CA	Census Tract:	2288.00	Total Rooms/Offices:	
Subdivision:	<b>KELLAR TR RESUB</b>	Zoning:	LAM2	Total Restrooms:	
Rec Date:	04/14/2016	Prior Rec Date:	05/24/1990	Yr Built/Eff:	1980 /
Sale Date:	01/27/2016	Prior Sale Date:	03/1990	Air Cond:	
Sale Price:	\$1,600,000	Prior Sale Price:	\$21,360	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	416583	Acres:	0.15		
1st Mtg Amt:	\$1,040,000	Lot Area:	6,598		
Total Value:	\$365,077	# of Stories:			
Land Use:	AUTO REPAIR	Park Area/Cap#:	1		

Comp #:	14			Distance From Su	bject: 21.96 (miles)
Address:	7826 S BROADWAY, LC	S ANGELES, CA 90	003-2436		
Owner Name:	BAYSHORE ENT OF MA	NATEE COUNTY LL	_		
Seller Name:	CHOI BRANDON B				
APN:	6031-020-004	Map Reference:	52-A6 /	Building Area:	5,520
County:	LOS ANGELES, CA	Census Tract:	2396.02	Total Rooms/Offices:	
Subdivision:	PECKHAMS MONETA	Zoning:	LAC2	Total Restrooms:	3.00
Dee Deter	AVE SQUARE 01	Prior Rec Date:	10/23/2012	Yr Built/Eff:	1994 / 1994
Rec Date:	03/07/2016	the state of the s			
Sale Date:	12/17/2015	Prior Sale Date:	10/17/2012	Air Cond:	YES
Sale Price:	\$1,790,000	Prior Sale Price:	\$940,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	246012	Acres:	0.30		
1st Mtg Amt:	\$2,680,000	Lot Area:	13,000		
Total Value:	\$540,992	# of Stories:			
Land Use:	AUTO REPAIR	Park Area/Cap#:	İ		