

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

VAN AMBATIOLOS
PRESIDENT

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VICE PRESIDENT

JOSELYN GEAGA-ROSENTHAL
GEORGE HOVAGUIMIAN
JAVIER NUNEZ

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

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

FRANK M. BUSH
GENERAL MANAGER

OSAMA YOUNAN, P.E.
EXECUTIVE OFFICER

May 18, 2017

Council District: # 6

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

JOB ADDRESS: **14635 WEST KESWICK STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2210-025-005**

On March 22, 2010, 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: **14635 West Keswick Street, Los Angeles, California**, (the "Property"). The property owner was given notice of the unpaid annual inspection fees on the property as follows:

<u>Description</u>		<u>Amount</u>
Annual Inspection Fee	\$	355.00
System Development Surcharge		21.30
Title Report Fee		42.00
Grand Total	\$	418.30

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 **\$418.30** 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 **\$418.30** on the referenced property. A copy of the title report which includes a full legal description of the property is attached as Exhibit A. A list of all the names and addresses of owners and all interested parties entitled to notice is included (Exhibit B). Also attached is a report which includes the current fair market value of the property including all encumbrances of record on the property as of the date of the report (Exhibit C).

DEPARTMENT OF BUILDING AND SAFETY


Steve Ongele
Chief, Resource Management Bureau

Lien confirmed by
City Council on:

ATTEST: HOLLY WOLCOTT, CITY CLERK

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. T13848
Dated as of: 12/19/2016

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 2210-025-005

Property Address: 14635 W KESWICK ST ✓ **City: Los Angeles** **County: Los Angeles**

VESTING INFORMATION

Type of Document: INDIVIDUAL GRANT DEED

Grantee : LAINER BROTHERS

Grantor : LAINER INVESTMENTS

Deed Date : 11/07/1985

Recorded : 12/03/1985

Instr No. : 85-1422062

MAILING ADDRESS: LAINER BROTHERS
PO BOX 1 VAN NUYS CA 91408

SCHEDULE B

LEGAL DESCRIPTION

**Lot: 6 Tract No: 1532 Abbreviated Description: LOT:6 CITY:REGION/CLUSTER:
24/24830 TR#:1532 TRACT NO 1532 E 103 FT OF S 340 FT EX OF ST OF LOT 6
City/Muni/Twp: REGION/CLUSTER: 24/24830**

MORTGAGES/LIENS

Type of Document: DEED OF TRUST WITH ASSIGNMENT OF RENTS

Recording Date: 04/26/2016

Document #: 16-0472688

Loan Amount: \$3,358,000

Lender Name: THE NORTHERN TRUST CO

Borrowers Name: LAINER BROTHERS

MAILING ADDRESS: THE NORTHERN TRUST CO
2049 CENTURY PARK EAST STE 3600 LOS ANGELES, CA 90067

RECORDING REQUESTED BY

85 1422062

AND WHEN RECORDED RELATE TO

Name M. Lainer
Street Address P.O. Box 1
City & State Van Nuys, CA 91408

RECORDED IN OFFICIAL RECORDS
OF LOS ANGELES COUNTY, CA
DEC 3 1985 AT 8 A.M.
Recorder's Office

Name same as above
Street Address
City & State

FEE \$27 G
A.F.N.F. 2

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Individual Grant Deed

THIS FORM FURNISHED BY TICOR TITLE INSURERS

TO 1923 CA (12 74)

A.P.N.

The undersigned grantor(s) declare(s):
 Documentary transfer tax is \$ 660.00
 computed on full value of property conveyed, or
 computed on full value less value of liens and encumbrances remaining at time of sale.
 Unincorporated area: City of Los Angeles and add

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
 LAINER INVESTMENTS, a partnership,
 hereby GRANT(S) to
 LAINER BROTHERS, a partnership,
 the following described real property in the City of Los Angeles
 County of Los Angeles, State of California:
 The South 501 feet of the East 215 feet of Lot 6 of Tract No. 1532, as
 per map recorded in Book 22, Pages 130 and 131 of Maps, in the office of
 the County Recorder of said County.
 EXCEPT the West 70 feet thereof.

Dated November 7, 1985

LAINER INVESTMENTS
 by Mark Lainer
Luis Lainer Mark Lainer
 Luis Lainer partners

STATE OF CALIFORNIA }
 COUNTY OF _____ }
 On _____ before me, the under-
 signed, a Notary Public in and for said State, personally appeared _____

 _____ knows to me
 to be the person whose name _____ subscribed to the within
 instrument and acknowledged that _____ executed the same.
 WITNESS my hand and official seal.

Signature _____

(This area for official notarial text)

Title Order No. _____ Escrow or Loan No. _____

MAIL TAX STATEMENTS AS DIRECTED ABOVE

CAT. NO. NN00630
TO 7-1946 CA (1-83)

 TICOR TITLE INSURANCE 2

(Partnership)

STATE OF CALIFORNIA
COUNTY OF Los Angeles } ss.

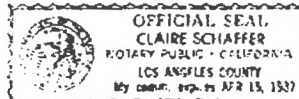
85 1422062

On November 7, 1985 before me, the undersigned, a Notary Public in and for
said State, personally appeared Mark Lainer and Luis Lainer

_____, personally known to me or
proved to me on the basis of satisfactory evidence to be
the person(s) who executed the within instrument as
two of the partners of the partnership
that executed the within instrument, and acknowledged
to me that such partnership executed the same.
WITNESS my hand and official seal

Signature

Claire Schaffer



103650 23

(This area for official notarial seal)

FIRST AMERICAN TITLE INSURANCE COMPANY

RECORDING REQUESTED BY:

The Northern Trust Company
2049 Century Park East
Suite 3600
Los Angeles, CA 90067
Attn: Matt Rechner



WHEN RECORDED MAIL TO:

Cooley LLP
4401 Eastgate Mall
San Diego, CA 92121-1909
Attn: Samantha M. LaPine, Esq.

Space Above for Recorder's Use

33/3

**DEED OF TRUST WITH ASSIGNMENT OF RENTS,
SECURITY AGREEMENT AND FIXTURE FILING**

The parties to this Deed of Trust With Assignment of Rents, Security Agreement and Fixture Filing (this "*Deed of Trust*"), made as of April 21, 2016, are LAINER BROTHERS, a California general partnership, as trustor ("*Trustor*"), FIRST AMERICAN TITLE INSURANCE COMPANY, as trustee ("*Trustee*"), and THE NORTHERN TRUST COMPANY, an Illinois banking corporation, as beneficiary and secured party ("*Beneficiary*").

Capitalized terms used in this Deed of Trust without definition have the meanings given them in the Note referred to in Section 1.2 below.

I. GRANT IN TRUST AND LIABILITIES

1.1 Grant in Trust. For the purpose of securing payment and performance of the Liabilities defined and described in Section 1.2, Trustor hereby irrevocably and unconditionally grants, conveys, transfers and assigns to Trustee, in trust for the benefit of Beneficiary, with power of sale and right of entry and possession, all estate, right, title and interest which Trustor now has or may later acquire in and to the following property (all or any part of such property, or any interest in all or any part of it, together with the Personality (as hereinafter defined) being hereinafter collectively referred to as the "*Property*"):

(a) real property located in the County of Los Angeles, State of California, as described in Exhibit A attached hereto (the "*Land*"); and

(b) all buildings, structures and improvements (including, but not limited to all storage racks, docks and piers) now located or later to be constructed on the Land (the "*Improvements*"); and

(c) all existing and future appurtenances, privileges, rights, easements, and tenements of the Land, including all minerals, oil, gas, other hydrocarbons and any other commercially valuable substances which may be in, under or produced from any part of the Land, all development rights and credits, air rights, water, water rights (whether riparian, appropriative or otherwise, and whether or not appurtenant), and any land lying in the streets, roads or avenues, open or proposed, in front of or adjoining the Land and Improvements; and

781921-23 20

(d) all rents, income, revenues, issues and profits of or from the Land or the Improvements; and

(e) all Fixtures (as that term is hereinafter defined); and

(f) all leases, subleases and other agreements or arrangements heretofore or hereafter entered into affecting the use, enjoyment or occupancy of, or the conduct of any activity upon or in, the Property and the Improvements, including any extensions, renewals, modifications, amendments or guaranties thereof and all rents, rent equivalents, moneys payable as damages or in lieu of rent or rent equivalents, royalties (including, without limitation, all oil and gas or other mineral royalties and bonuses), income, fees, receivables, receipts, revenues, deposits (including, without limitation, security, utility and other deposits), accounts, cash, issues, profits, charges for services rendered, and other payment and consideration of whatever form or nature received by or paid to or for the account of or benefit of Trustor or its agents or employees from any and all sources arising from or attributable to the Property and the Improvements, together with all proceeds from the sale or other disposition of the Leases (as defined below) and the right to receive and apply the Rents (as defined below) to the payment of the Liabilities; and

(g) all proceeds, including all claims to and demands for them, of the voluntary or involuntary conversion of any of the Land, the Improvements or the other property described above into cash or liquidated claims, including proceeds of any insurance policies, present and future, payable because of loss sustained to all or any part of any Property, whether or not such insurance policies are required by Beneficiary and all condemnation awards or payments now or later to be made by any public body or decree by any court of competent jurisdiction for any taking or in connection with any condemnation or eminent domain proceeding, and all causes of action and their proceeds for any damage or injury to the Land, the Improvements or the other property described above or any part of them, or breach of warranty in connection with the construction of the Improvements, including causes of action arising in tort, contract, fraud or concealment of a material fact; and

(h) all additions and accretions to, substitutions and replacements for, and changes in, any of the property described above.

1.2 Liabilities. Trustor makes the grant, conveyance, transfer and assignment set forth in Section 1.1, makes the irrevocable and absolute assignment set forth in Section 2 and grants the security interest set forth in Section 3, all for the purpose of securing the following obligations in any order of priority that Beneficiary may choose (collectively, the "Liabilities," individually, a "Liability"):

(a) payment and performance of all obligations of Trustor under a Master Note (the "Note") of even date herewith, between Trustor as "Borrower" and Beneficiary as "Lender", providing for extensions of credit in a principal amount not exceeding Three Million Three Hundred Fifty-Eight Thousand Dollars (\$3,358,000), and under any "Related Documents" as defined in the Note; provided that this Deed of Trust does not secure any provision in any Related Document that is expressly stated to be unsecured; and

(b) payment and performance of all obligations of Trustor under this Deed of Trust; and

IN WITNESS WHEREOF, Trustor has executed this Deed of Trust as of the date first above written.

TRUSTOR:

LAINER BROTHERS,
a California general partnership

By: *Nahum Lainer*
Name: NAHUM LAINER
Title: General Partner

[All signatures must be acknowledged.]

[Signature page to Deed of Trust]

ACKNOWLEDGEMENTS

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

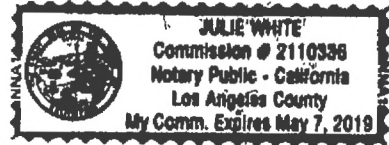
STATE OF CALIFORNIA)
COUNTY OF Los Angeles) ss.

On April 21, 2016 before me, Julie White, Notary Public, personally appeared Nanum Garner, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

Witness my hand and official seal.

Signature Julie White (Seal)



[Acknowledgment page to Deed of Trust]

3-in-1 CERTIFICATION

Pursuant to the provisions of Government Code 27361.7, I certify under penalty of perjury that the Notary Seal on the document to which this statement is attached reads as follows:

Name of Notary: Julie White
 Commission no.: 2110336
 County where bond is filed: Los Angeles
 Commission expiration date: 5/7/19
 Vendor/Manufacturer's no: NNA1

Pursuant to the provisions of Government Code 27361.7, I certify under penalty of perjury that the illegible portion of this document to which this statement is attached reads as follows:

Pursuant to the provisions of Government Code 27361.7, I certify under penalty of perjury that the illegible portion of this document to which this statement is attached reads as follows:

State of _____
 County of _____
 On _____ before me, _____ A NOTARY PUBLIC, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.
 Signature _____ (Seal)

PLACE OF EXECUTION: Brea

DATE: 4/25/16

SIGNATURE: JL
 , DPS Agent



EXHIBIT B

ASSIGNED INSPECTOR: **WILLIE ROSS**

Date: **May 18, 2017**

JOB ADDRESS: **14635 WEST KESWICK STREET, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **2210-025-005**

Last Full Title: **12/19/2016**

Last Update to Title:

.....

LIST OF OWNERS AND INTERESTED PARTIES

- 1). LAINER BROTHERS
PO BOX 1
VAN NUYS, CA 91408-0001
CAPACITY: OWNER

- 2). THE NORTHERN TRUST CO
2049 CENTURY PARK EAST STE 3600
LOS ANGELES, CA 90067
CAPACITY: INTERESTED PARTY

Property Detail Report

For Property Located At :
14635 KESWICK ST, VAN NUYS, CA 91405-1204



Owner Information

Owner Name: **LAINER BROTHERS**
 Mailing Address: **PO BOX 1, VAN NUYS CA 91408-0001 B001**
 Vesting Codes: **//**

Location Information

Legal Description: **TRACT NO 1532 E 103 FT OF S 340 FT EX OF ST OF LOT 6**
 County: **LOS ANGELES, CA** APN: **2210-025-005**
 Census Tract / Block: **1272.10 / 1** Alternate APN:
 Township-Range-Sect: Subdivision: **1532**
 Legal Book/Page: **22-130** Map Reference: **15-D2 /**
 Legal Lot: **6** Tract #: **1532**
 Legal Block: School District: **LOS ANGELES**
 Market Area: **VN** School District Name:
 Neighbor Code: Munic/Township:

Owner Transfer Information

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

Last Market Sale Information

Recording/Sale Date: **12/03/1985 / 11/1985** 1st Mtg Amount/Type: **\$800,000 / PRIVATE PARTY**
 Sale Price: **\$600,000** 1st Mtg Int. Rate/Type: **/**
 Sale Type: 1st Mtg Document #: **/**
 Document #: **1422062** 2nd Mtg Amount/Type: **/**
 Deed Type: **DEED (REG)** 2nd Mtg Int. Rate/Type: **/**
 Transfer Document #: Price Per SqFt: **\$30.57**
 New Construction: Multi/Split Sale: **MULTIPLE**
 Title Company: **CALIFORNIA COUNTIES TITLE CO.**
 Lender:
 Seller Name: **LAINER INVESTMENTS**

Prior Sale Information

Prior Rec/Sale Date: **12/15/1977 /** Prior Lender:
 Prior Sale Price: **\$322,000** Prior 1st Mtg Amt/Type: **/**
 Prior Doc Number: Prior 1st Mtg Rate/Type: **/**
 Prior Deed Type: **DEED (REG)**

Property Characteristics

Year Built / Eff:	1953 / 1953	Total Rooms/Offices		Garage Area:	
Gross Area:	19,626	Total Restrooms:		Garage Capacity:	
Building Area:	19,626	Roof Type:		Parking Spaces:	
Tot Adj Area:		Roof Material:		Heat Type:	
Above Grade:		Construction:		Air Cond:	
# of Stories:		Foundation:		Pool:	
Other Improvements:		Exterior wall:		Quality:	
		Basement Area:		Condition:	

Site Information

Zoning:	LAM2	Acres:	0.73	County Use:	LIGHT MANUFACTURING (3100)
Lot Area:	31,928	Lot Width/Depth:	x	State Use:	
Land Use:	LIGHT INDUSTRIAL	Commercial Units:		Water Type:	
Site Influence:		Sewer Type:		Building Class:	

Tax Information

Total Value:	\$1,345,806	Assessed Year:	2016	Property Tax:	\$17,586.00
Land Value:	\$672,903	Improved %:	50%	Tax Area:	13
Improvement Value:	\$672,903	Tax Year:	2016	Tax Exemption:	
Total Taxable Value:	\$1,345,806				

Comparable Summary

For Property Located At



14635 KESWICK ST, VAN NUYS, CA 91405-1204

19 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: 19

	Subject Property	Low	High	Average
Sale Price	\$600,000	\$1,725,000	\$14,500,000	\$5,241,921
Bldg/Living Area	19,626	16,898	21,666	19,147
Price/Sqft	\$30.57	\$90.31	\$836.27	\$276.56
Year Built	1953	1924	1992	1955
Lot Area	31,928	12,878	106,441	36,986
Bedrooms	0	0	0	0
Bathrooms/Restrooms	0	0	0	0
Stories	0.00	1.00	2.00	1.33
Total Value	\$1,345,806	\$206,633	\$3,417,264	\$1,346,470
Distance From Subject	0.00	0.48	24.76	16.39

*= user supplied for search only

<input checked="" type="checkbox"/>	# F	Address	Sale Price	Yr Blt	Bed	Baths/Restrooms(Full)	Last Recording	Bld/Liv	Lot Area	Dist
Subject Property										
		14635 KESWICK ST	\$600,000	1953			12/03/1985	19,626	31,928	0.0
Comparables										
<input checked="" type="checkbox"/>	1	15030 KESWICK ST	\$3,992,000	1972			01/12/2017	20,016	46,560	0.48
<input checked="" type="checkbox"/>	2	13834 DEL SUR ST	\$3,350,000	1988			12/30/2016	19,172	30,892	4.61
<input checked="" type="checkbox"/>	3	651 ARROYO ST	\$2,250,000	1947			04/27/2017	18,562	34,227	5.28
<input checked="" type="checkbox"/>	4	9825 MASON AVE	\$13,500,000	1960			04/03/2017	20,045	106,441	7.79
<input checked="" type="checkbox"/>	5	6363 SANTA MONICA BLVD	\$14,500,000	1925			10/13/2016	17,339	12,878	10.9
<input checked="" type="checkbox"/>	6	8520 WARNER DR	\$10,315,500	1953			04/04/2017	17,938	22,986	13.58
<input checked="" type="checkbox"/>	7	222 E 16TH ST	\$6,040,000	1935			02/10/2017	17,566	15,114	16.48
<input checked="" type="checkbox"/>	8	27510 AVENUE MENTRY	\$3,000,000	1992			05/01/2017	19,822	40,207	16.71
<input checked="" type="checkbox"/>	9	1202 MATEO ST	\$6,765,000	1924			04/28/2017	20,540	20,719	17.77
<input checked="" type="checkbox"/>	10	2949 W VALLEY BLVD	\$2,800,000	1949			05/03/2017	16,898	29,841	19.23
<input checked="" type="checkbox"/>	11	2313 E 51ST ST	\$4,600,000	1930			04/12/2017	21,666	39,084	19.37
<input checked="" type="checkbox"/>	12	11121 HINDRY AVE	\$3,960,000	1954			04/27/2017	19,800	44,007	19.68
<input checked="" type="checkbox"/>	13	2646 S DOWNEY RD	\$2,000,000	1952			09/29/2016	20,853	43,432	19.77
<input checked="" type="checkbox"/>	14	2860 E WALNUT ST	\$3,250,000	1975			12/29/2016	16,918	34,303	21.08
<input checked="" type="checkbox"/>	15	8811 MINER ST	\$1,725,000	1959			04/27/2017	19,100	43,762	21.52
<input checked="" type="checkbox"/>	16	150 E MONTECITO AVE	\$2,500,000	1965			01/06/2017	17,520	16,138	23.25
<input checked="" type="checkbox"/>	17	3446 FLETCHER AVE	\$3,499,000	1968			11/30/2016	19,932	42,569	24.45
<input checked="" type="checkbox"/>	18	17303 S WESTERN AVE	\$9,000,000	1954			09/30/2016	20,100	48,005	24.65
<input checked="" type="checkbox"/>	19	340 E ALONDRA BLVD	\$2,550,000	1961			10/21/2016	20,000	31,560	24.76

Comparable Sales Report

For Property Located At



CoreLogic

RealQuest Professional

14635 KESWICK ST, VAN NUYS, CA 91405-1204**19 Comparable(s) Selected.**

Report Date: 05/16/2017

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$600,000	\$1,725,000	\$14,500,000	\$5,241,921
Bldg/Living Area	19,626	16,898	21,666	19,147
Price/Sqft	\$30.57	\$90.31	\$836.27	\$276.56
Year Built	1953	1924	1992	1955
Lot Area	31,928	12,878	106,441	36,986
Bedrooms	0	0	0	0
Bathrooms/Restrooms	0	0	0	0
Stories	0.00	1.00	2.00	1.33
Total Value	\$1,345,806	\$206,633	\$3,417,264	\$1,346,470
Distance From Subject	0.00	0.48	24.76	16.39

* = user supplied for search only

Comp #: **1** Distance From Subject: **0.48 (miles)**
 Address: **15030 KESWICK ST, VAN NUYS, CA 91405-1132**
 Owner Name: **15030 KESWICK LLC**
 Seller Name: **B F S INVESTMENT CO**
 APN: **2209-035-023** Map Reference: **15-C2 /** Building Area: **20,016**
 County: **LOS ANGELES, CA** Census Tract: **1272.10** Total Rooms/Offices:
 Subdivision: **29526** Zoning: **LAP** Total Restrooms:
 Rec Date: **01/12/2017** Prior Rec Date: Yr Built/Eff: **1972 / 1972**
 Sale Date: **12/16/2016** Prior Sale Date: Air Cond:
 Sale Price: **\$3,992,000** Prior Sale Price: Pool:
 Sale Type: **FULL** Prior Sale Type: Roof Mat:
 Document #: **50121** Acres: **1.07**
 1st Mtg Amt: **\$1,227,000** Lot Area: **46,560**
 Total Value: **\$898,838** # of Stories:
 Land Use: **LIGHT INDUSTRIAL** Park Area/Cap#: **/**

Comp #: **2** Distance From Subject: **4.61 (miles)**
 Address: **13834 DEL SUR ST, SAN FERNANDO, CA 91340-3440**
 Owner Name: **DUS PROPERTIES LLC**
 Seller Name: **DEL SUR STREET LLC**
 APN: **2616-019-041** Map Reference: **8-F1 /** Building Area: **19,172**
 County: **LOS ANGELES, CA** Census Tract: **1043.10** Total Rooms/Offices:
 Subdivision: **25772** Zoning: **LAM1** Total Restrooms:
 Rec Date: **12/30/2016** Prior Rec Date: **06/23/1998** Yr Built/Eff: **1988 / 1988**
 Sale Date: **12/19/2016** Prior Sale Date: **06/11/1998** Air Cond:
 Sale Price: **\$3,350,000** Prior Sale Price: **\$1,150,000** Pool:
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:
 Document #: **1668293** Acres: **0.71**
 1st Mtg Amt: **\$3,091,000** Lot Area: **30,892**
 Total Value: **\$2,651,538** # of Stories:
 Land Use: **LIGHT INDUSTRIAL** Park Area/Cap#: **/**

Comp #: **3** Distance From Subject: **5.28 (miles)**
 Address: **651 ARROYO ST, SAN FERNANDO, CA 91340-2219**
 Owner Name: **BOWMAN LIVING TRUST**
 Seller Name: **CIFLIGU MUHAMET**
 APN: **2515-007-002** Map Reference: **2-F6 /** Building Area: **18,562**
 County: **LOS ANGELES, CA** Census Tract: **3202.02** Total Rooms/Offices:
 Subdivision: **MACLAY** Zoning: **SFM2*** Total Restrooms:
 Rec Date: **04/27/2017** Prior Rec Date: **11/14/2014** Yr Built/Eff: **1947 /**
 Sale Date: **04/21/2017** Prior Sale Date: **10/17/2014** Air Cond:
 Sale Price: **\$2,250,000** Prior Sale Price: **\$900,000** Pool:
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:
 Document #: **469155** Acres: **0.79**
 1st Mtg Amt: Lot Area: **34,227**
 Total Value: **\$1,827,450** # of Stories:
 Land Use: **LIGHT INDUSTRIAL** Park Area/Cap#: **/**

Comp #: **4** Distance From Subject: **7.79 (miles)**
 Address: **9825 MASON AVE, CHATSWORTH, CA 91311-5215**
 Owner Name: **HI CHATSWORTH LLC/EXCEL AUSTIN 183 LP**
 Seller Name: **PROODOS PROPERTIES INC**
 APN: **2748-005-021** Map Reference: **6-E4 /** Building Area: **20,045**
 County: **LOS ANGELES, CA** Census Tract: **1133.03** Total Rooms/Offices:
 Subdivision: **21899** Zoning: **LAMR1** Total Restrooms:
 Rec Date: **04/03/2017** Prior Rec Date: **07/20/1970** Yr Built/Eff: **1960 / 1960**
 Sale Date: **03/13/2017** Prior Sale Date: Air Cond:
 Sale Price: **\$13,500,000** Prior Sale Price: **\$125,000** Pool:
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:
 Document #: **361965** Acres: **2.44**
 1st Mtg Amt: **\$8,100,000** Lot Area: **106,441**
 Total Value: **\$394,298** # of Stories:
 Land Use: **LIGHT INDUSTRIAL** Park Area/Cap#: **/**

Comp #: **5** Distance From Subject: **10.9 (miles)**
 Address: **6363 SANTA MONICA BLVD, LOS ANGELES, CA 90038-1698**
 Owner Name: **EPISCOPAL SCHOOL OF LOS ANGELES**
 Seller Name: **Q-TECH PROPERTIES LP**
 APN: **5533-008-011** Map Reference: **34-C4 /** Building Area: **17,339**
 County: **LOS ANGELES, CA** Census Tract: **1908.02** Total Rooms/Offices:
 Subdivision: **COLEGROVE** Zoning: **LAC2** Total Restrooms:
 Rec Date: **10/13/2016** Prior Rec Date: **09/10/1997** Yr Built/Eff: **1925 / 1926**
 Sale Date: **10/12/2016** Prior Sale Date:
 Sale Price: **\$14,500,000** Prior Sale Price: **\$900,000** Air Cond:
 Sale Type: **FULL** Prior Sale Type: **FULL** Pool:
 Document #: **1255178** Acres: **0.30** Roof Mat: **CONCRETE**
 1st Mtg Amt: **\$16,100,000** Lot Area: **12,878**
 Total Value: **\$1,213,957** # of Stories: **2.00**
 Land Use: **LIGHT INDUSTRIAL** Park Area/Cap#: **/**

Comp #: **6** Distance From Subject: **13.58 (miles)**
 Address: **8520 WARNER DR, CULVER CITY, CA 90232-2431**
 Owner Name: **WILLOWS COMMUNITY SCHOOL**
 Seller Name: **8520 WARNER PARTNERS LP**
 APN: **4205-024-002** Map Reference: **42-D6 /** Building Area: **17,938**
 County: **LOS ANGELES, CA** Census Tract: **7024.00** Total Rooms/Offices:
 Subdivision: **13503** Zoning: **CCM1YY** Total Restrooms:
 Rec Date: **04/04/2017** Prior Rec Date: **01/05/1979** Yr Built/Eff: **1953 / 1953**
 Sale Date: **04/03/2017** Prior Sale Date:
 Sale Price: **\$10,315,500** Prior Sale Price: **\$174,000** Air Cond:
 Sale Type: **FULL** Prior Sale Type: **FULL** Pool:
 Document #: **367774** Acres: **0.53** Roof Mat:
 1st Mtg Amt: Lot Area: **22,986**
 Total Value: **\$511,520** # of Stories:
 Land Use: **LIGHT INDUSTRIAL** Park Area/Cap#: **/**

Comp #: **7** Distance From Subject: **16.48 (miles)**
 Address: **222 E 16TH ST, LOS ANGELES, CA 90015-3616**
 Owner Name: **AMBER INDUSTRIAL INVESTMENTS/J & M INDUSTRIAL INVESTMENTS L**
 Seller Name: **CSC BUSINESS ACQUISITIONS INC**
 APN: **5133-015-010** Map Reference: **44-C5 /** Building Area: **17,566**
 County: **LOS ANGELES, CA** Census Tract: **2240.10** Total Rooms/Offices:
 Subdivision: **LORDS SUB** Zoning: **LAM2** Total Restrooms:
 Rec Date: **02/10/2017** Prior Rec Date: **03/05/1997** Yr Built/Eff: **1935 /**
 Sale Date: **02/08/2017** Prior Sale Date:
 Sale Price: **\$6,040,000** Prior Sale Price: **\$2,400,020** Air Cond:
 Sale Type: **FULL** Prior Sale Type: Pool:
 Document #: **173070** Acres: **0.35** Roof Mat:
 1st Mtg Amt: **\$1,200,000** Lot Area: **15,114**
 Total Value: **\$1,727,285** # of Stories:
 Land Use: **LIGHT INDUSTRIAL** Park Area/Cap#: **/**

Comp #: **8** Distance From Subject: **16.71 (miles)**
 Address: **27510 AVENUE MENTRY, SANTA CLARITA, CA 91355-1270**
 Owner Name: **CRENSHAW 3840 PARTNERS LLC**
 Seller Name: **ACKER AVENUE STANFORD LLC**
 APN: **2811-001-072** Map Reference: **124-A7 /** Building Area: **19,822**
 County: **LOS ANGELES, CA** Census Tract: **9201.07** Total Rooms/Offices:
 Subdivision: **PARCEL MAP 19711** Zoning: **SCBP** Total Restrooms:
 Rec Date: **05/01/2017** Prior Rec Date: **05/25/2012** Yr Built/Eff: **1992 / 1992**
 Sale Date: **04/28/2017** Prior Sale Date: **05/18/2012** Air Cond:
 Sale Price: **\$3,000,000** Prior Sale Price: **\$1,983,000** Pool:
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:
 Document #: **481565** Acres: **0.92**
 1st Mtg Amt: Lot Area: **40,207**
 Total Value: **\$2,103,722** # of Stories:
 Land Use: **LIGHT INDUSTRIAL** Park Area/Cap#: **/**

Comp #: **9** Distance From Subject: **17.77 (miles)**
 Address: **1202 MATEO ST, LOS ANGELES, CA 90021-1738**
 Owner Name: **1202 SOUTH MATEO STREET LLC**
 Seller Name: **VAG CORP**
 APN: **5166-009-001** Map Reference: **44-E5 /** Building Area: **20,540**
 County: **LOS ANGELES, CA** Census Tract: **2060.31** Total Rooms/Offices:
 Subdivision: **HISCOCK & SMITHS 1ST ADD** Zoning: **LAM3** Total Restrooms:
 Rec Date: **04/28/2017** Prior Rec Date: **12/19/1972** Yr Built/Eff: **1924 / 1924**
 Sale Date: **04/25/2017** Prior Sale Date:
 Sale Price: **\$6,765,000** Prior Sale Price: **\$99,000** Pool:
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:
 Document #: **475227** Acres: **0.48**
 1st Mtg Amt: Lot Area: **20,719**
 Total Value: **\$236,268** # of Stories:
 Land Use: **LIGHT INDUSTRIAL** Park Area/Cap#: **/**

Comp #: **10** Distance From Subject: **19.23 (miles)**
 Address: **2949 W VALLEY BLVD, ALHAMBRA, CA 91803-1820**
 Owner Name: **GRANDASKY LLC**
 Seller Name: **ARMSTRONG R W & J C TRUST 19**
 APN: **5351-005-030** Map Reference: **36-F6 /** Building Area: **16,898**
 County: **LOS ANGELES, CA** Census Tract: **4808.02** Total Rooms/Offices:
 Subdivision: **5906** Zoning: **ALCPD*** Total Restrooms:
 Rec Date: **05/03/2017** Prior Rec Date: Yr Built/Eff: **1949 /**
 Sale Date: **04/24/2017** Prior Sale Date:
 Sale Price: **\$2,800,000** Prior Sale Price:
 Sale Type: **FULL** Prior Sale Type:
 Document #: **490571** Acres: **0.69** Pool:
 1st Mtg Amt: Lot Area: **29,841** Roof Mat:
 Total Value: **\$399,690** # of Stories:
 Land Use: **LIGHT INDUSTRIAL** Park Area/Cap#: **/**

Comp #: **11** Distance From Subject: **19.37 (miles)**
 Address: **2313 E 51ST ST, VERNON, CA 90058-2812**
 Owner Name: **JPA VERNON PROPERTY LLC**
 Seller Name: **PEACE PEOPLE LLC**
 APN: **6308-015-015** Map Reference: **52-E3 /** Building Area: **21,666**
 County: **LOS ANGELES, CA** Census Tract: **5324.00** Total Rooms/Offices:
 Subdivision: **2493** Zoning: **VEM*** Total Restrooms:
 Rec Date: **04/12/2017** Prior Rec Date: **12/17/2009** Yr Built/Eff: **1930 / 1942**
 Sale Date: **04/11/2017** Prior Sale Date: **09/28/2009** Air Cond:
 Sale Price: **\$4,600,000** Prior Sale Price: **\$2,040,000** Pool:
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:
 Document #: **402453** Acres: **0.90**
 1st Mtg Amt: Lot Area: **39,084**
 Total Value: **\$2,224,433** # of Stories: **1.00**
 Land Use: **LIGHT INDUSTRIAL** Park Area/Cap#: **/**

Comp #: **12** Distance From Subject: **19.68 (miles)**
 Address: **11121 HINDRY AVE, LOS ANGELES, CA 90045-6223**
 Owner Name: **KMK CONSORTIUM LLC**
 Seller Name: **DOUCETTE P J & T E TRUST**
 APN: **4129-037-011** Map Reference: **56-E4 /** Building Area: **19,800**
 County: **LOS ANGELES, CA** Census Tract: **9800.28** Total Rooms/Offices:
 Subdivision: **18519** Zoning: **LAM2** Total Restrooms:
 Rec Date: **04/27/2017** Prior Rec Date: **07/14/1999** Yr Built/Eff: **1954 / 1954**
 Sale Date: **11/07/2016** Prior Sale Date:
 Sale Price: **\$3,960,000** Prior Sale Price: **\$1,500,000** Pool:
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:
 Document #: **467256** Acres: **1.01**
 1st Mtg Amt: Lot Area: **44,007**
 Total Value: **\$1,947,522** # of Stories:
 Land Use: **LIGHT INDUSTRIAL** Park Area/Cap#: **/**

Comp #: **13** Distance From Subject: **19.77 (miles)**
 Address: **2646 S DOWNEY RD, VERNON, CA 90058-4128**
 Owner Name: **DOWNEY STORAGE LLC**
 Seller Name: **KIMS MACHINERY & CONSULTING**
 APN: **5192-025-013** Map Reference: **53-B1 /** Building Area: **20,853**
 County: **LOS ANGELES, CA** Census Tract: **5324.00** Total Rooms/Offices:
 Subdivision: **SAN ANTONIO RHO** Zoning: **VEM*** Total Restrooms:
 Rec Date: **09/29/2016** Prior Rec Date: **10/24/2012** Yr Built/Eff: **1952 /**
 Sale Date: **09/09/2016** Prior Sale Date: **10/19/2012** Air Cond:
 Sale Price: **\$2,000,000** Prior Sale Price: **\$1,310,000** Pool:
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:
 Document #: **1186154** Acres: **1.00**
 1st Mtg Amt: **\$1,700,000** Lot Area: **43,432**
 Total Value: **\$1,360,684** # of Stories:
 Land Use: **LIGHT INDUSTRIAL** Park Area/Cap#: **/**

Comp #: **14** Distance From Subject: **21.08 (miles)**
 Address: **2860 E WALNUT ST, PASADENA, CA 91107**
 Owner Name: **ADVANCED TECHNOLOGY CO LLC**
 Seller Name: **DESILVESTRI R G & J L TRUST**
 APN: **5748-006-036** Map Reference: **27-F4 /** Building Area: **16,918**
 County: **LOS ANGELES, CA** Census Tract: **4629.00** Total Rooms/Offices:
 Subdivision: **LAMANDA PARK** Zoning: **PSM*** Total Restrooms:
 Rec Date: **12/29/2016** Prior Rec Date: **03/18/1993** Yr Built/Eff: **1975 /**
 Sale Date: **12/28/2016** Prior Sale Date:
 Sale Price: **\$3,250,000** Prior Sale Price:
 Sale Type: **FULL** Prior Sale Type:
 Document #: **1654479** Acres: **0.79**
 1st Mtg Amt: **\$2,600,000** Lot Area: **34,303**
 Total Value: **\$3,417,264** # of Stories:
 Land Use: **LIGHT INDUSTRIAL** Park Area/Cap#: **/**

Comp #: **15** Distance From Subject: **21.52 (miles)**
 Address: **8811 MINER ST, LOS ANGELES, CA 90002-1835**
 Owner Name: **1997 ADAMS INVESTORS LLC**
 Seller Name: **CLEVELAND RICHARD L TRUST**
 APN: **6045-017-016** Map Reference: **58-E2 /** Building Area: **19,100**
 County: **LOS ANGELES, CA** Census Tract: **5354.00** Total Rooms/Offices:
 Subdivision: **FLOWERS SUB** Zoning: **LCM1*** Total Restrooms:
 Rec Date: **04/27/2017** Prior Rec Date: **06/28/1985** Yr Built/Eff: **1959 /**
 Sale Date: **03/28/2017** Prior Sale Date:
 Sale Price: **\$1,725,000** Prior Sale Price:
 Sale Type: **FULL** Prior Sale Type:
 Document #: **469134** Acres: **1.00**
 1st Mtg Amt: Lot Area: **43,762**
 Total Value: **\$290,301** # of Stories:
 Land Use: **LIGHT INDUSTRIAL** Park Area/Cap#: **/**

Comp #: **16** Distance From Subject: **23.25 (miles)**
 Address: **150 E MONTECITO AVE, SIERRA MADRE, CA 91024-1934**
 Owner Name: **JPM5 LLC**
 Seller Name: **STANSBURY FAMILY TRUST A**
 APN: **5767-015-029** Map Reference: **28-C2 /** Building Area: **17,520**
 County: **LOS ANGELES, CA** Census Tract: **4305.02** Total Rooms/Offices:
 Subdivision: **HAWKS ADD/SIERRA MADRE** Zoning: **SRM1CC*** Total Restrooms:
 Rec Date: **01/06/2017** Prior Rec Date: Yr Built/Eff: **1965 /**
 Sale Date: **12/23/2016** Prior Sale Date:
 Sale Price: **\$2,500,000** Prior Sale Price:
 Sale Type: **FULL** Prior Sale Type:
 Document #: **21080** Acres: **0.37**
 1st Mtg Amt: Lot Area: **16,138**
 Total Value: **\$206,633** # of Stories:
 Land Use: **LIGHT INDUSTRIAL** Park Area/Cap#: **/**

Comp #: **17** Distance From Subject: **24.45 (miles)**
 Address: **3446 FLETCHER AVE, EL MONTE, CA 91731-3002**
 Owner Name: **LEE JIM & ANNA**
 Seller Name: **FORMERICA HOMES LLC**
 APN: **8581-001-086** Map Reference: **38-B6 /** Building Area: **19,932**
 County: **LOS ANGELES, CA** Census Tract: **4331.01** Total Rooms/Offices:
 Subdivision: **PARCEL MAP 211** Zoning: **EMM2*** Total Restrooms:
 Rec Date: **11/30/2016** Prior Rec Date: **02/10/2004** Yr Built/Eff: **1968 / 1968**
 Sale Date: **10/18/2016** Prior Sale Date: **11/14/2003** Air Cond: **CENTRAL**
 Sale Price: **\$3,499,000** Prior Sale Price: **\$1,350,000** Pool:
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat: **ROLL COMPOSITION**
 Document #: **1505496** Acres: **0.98**
 1st Mtg Amt: **\$3,080,000** Lot Area: **42,569**
 Total Value: **\$1,621,405** # of Stories: **1.00**
 Land Use: **LIGHT INDUSTRIAL** Park Area/Cap#: **/**

Comp #: **18** Distance From Subject: **24.65 (miles)**
 Address: **17303 S WESTERN AVE, GARDENA, CA 90247-5227**
 Owner Name: **BT-OH LLC**
 Seller Name: **GOLD WATER INDUSTRIES INC**
 APN: **4094-007-018** Map Reference: **63-E5 /** Building Area: **20,100**
 County: **LOS ANGELES, CA** Census Tract: **6033.02** Total Rooms/Offices:
 Subdivision: **MCDONALD TR** Zoning: **GAC3** Total Restrooms:
 Rec Date: **09/30/2016** Prior Rec Date: **10/24/2000** Yr Built/Eff: **1954 /**
 Sale Date: **09/26/2016** Prior Sale Date: **09/29/2000** Air Cond:
 Sale Price: **\$9,000,000** Prior Sale Price: **\$1,240,000** Pool:
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:
 Document #: **1198885** Acres: **1.10**
 1st Mtg Amt: Lot Area: **48,005**
 Total Value: **\$1,050,128** # of Stories:
 Land Use: **LIGHT INDUSTRIAL** Park Area/Cap#: **/**

Comp #: **19** Distance From Subject: **24.76 (miles)**
 Address: **340 E ALONDRA BLVD, GARDENA, CA 90248-2831**
 Owner Name: **PUGH NICHOLAS S J/GRANT-PUGH STEFFANI E**
 Seller Name: **YOUNG & Y PROPERTIES LLC**
 APN: **6125-014-011** Map Reference: **64-B4 /** Building Area: **20,000**
 County: **LOS ANGELES, CA** Census Tract: **5410.02** Total Rooms/Offices:
 Subdivision: **25746** Zoning: **CAML*** Total Restrooms:
 Rec Date: **10/21/2016** Prior Rec Date: **12/11/2015** Yr Built/Eff: **1961 / 1961**
 Sale Date: **10/17/2016** Prior Sale Date: **12/03/2015** Air Cond:
 Sale Price: **\$2,550,000** Prior Sale Price: **\$1,500,000** Pool:
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:
 Document #: **1297282** Acres: **0.72**
 1st Mtg Amt: **\$2,699,000** Lot Area: **31,560**
 Total Value: **\$1,500,000** # of Stories:
 Land Use: **LIGHT INDUSTRIAL** Park Area/Cap#: **/**