BOARD OF **BUILDING AND SAFETY** COMMISSIONERS

> VAN AMBATIELOS PRESIDENT

E. FELICIA BRANNON VICE PRESIDENT

JOSELYN GEAGA-ROSENTHAL **GEORGE HOVAGUIMIAN** JAVIER NUNEZ

May 26, 2017

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

#### JOB ADDRESS: 5111 WEST PICO BLVD., LOS ANGELES, CA ASSESSORS PARCEL NO. (APN): 5070-007-013

On September 13, 2016, pursuant to the authority granted by Section 91.103 of the Los Angeles Municipal Code, the Department of Building and Safety (the "Department") investigated and identified code violations at: 5111 West Pico Blvd., Los Angeles, California, (the "Property"). A copy of the title report which includes a full legal description of the property is attached as Exhibit A.

Pursuant to Section 98.0421, the property owner was issued an order on September 13, 2016, to pay a code violation inspection fee after violations were identified and verified upon inspection. The code violation inspection fees imposed by the Department are as follows:

Description	Amount
Code Violation Investigation Fee	\$ 336.00
System Development Surcharge	20.16
System Development Surcharge late Fee	50,40
Late Charge/Collection Fee (250%)	840.00
Title Report Fee	42.00
Grand Total	\$ 1,288.56

Pursuant to the authority granted by Section 7.35.3 of the Los Angeles Administrative Code, it is proposed a lien for a total sum of \$1,288.56 recorded against the property. It is requested that the Honorable City Council of the City of Los Angeles (the "City Council") designate the time and place protest can be heard concerning this matter, as set forth in Sections 7.35.3 and 7.35.5 of the Los Angeles Administrative Code.

It is further requested that the City Council instruct the Department to deposit to Dept 08, Fund 48R, Balance Sheet Account 2200, any payment received against this lien in the amount of \$1,288.56 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

teve/Ongele Chief, Resource Management Bureau

ATTEST: HOLLY L. WOLCOTT, CITY CLERK

Lien confirmed by City Council on:

BY: \_\_\_\_

DEPUTY

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

> FRANK M. BUSH GENERAL MANAGER

OSAMA YOUNAN, P.E. EXECUTIVE OFFICER

Council District: #10

CITY OF LOS ANGELES CALIFORNIA



ERIC GARCETTI MAYOR

# **EXHIBIT** A



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

## **Property Title Report**

*Work Order No. T14138 Dated as of: 04/13/2017*  Prepared for: City of Los Angeles

SCHEDULE A (Reported Property Information)

APN #: 5070-007-013

Property Address: 5111 W PICO BLVD V

City: Los Angeles

County: Los Angeles

VESTING INFORMATION Type of Document: GRANT DEED Grantee : YOAV BOTACH Grantor : NYLA C CRAIN Deed Date : 08/20/1998 Instr No. : 98-1523497

Recorded: 08/26/1998

MAILING ADDRESS: YOAV BOTACH 1901 PREUSS RD LOS ANGELES CA 90034

#### SCHEDULE B

<u>LEGAL DESCRIPTION</u> Lot: 434 Tract No: 5069 Abbreviated Description: LOT:434 CITY:REGION/CLUSTER: 25/25651 TR#:5069 TRACT NO 5069 EX OF ST LOT 434 City/Muni/Twp: REGION/CLUSTER: 25/25651

MORTGAGES/LIENS

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

FIDELITY NATIONAL TITLE INS. CO.	98 1523407
<b>RECORDING REQUESTED BY:</b>	
When Recorded Mail Document and Tax Statement To:	ACCORDED/FILED IN OFFICIAL RECORDS
YOAV BOTACH	RECORDER'S OFFICE LOS ANGELES COUNTY CALIFORNIA
1901 PREUSS	
los angeles ca 90034	AUG 26 1998 AT 8 A.M.
Escrow No. 98-056	
Title Order No. 356211 JP7 APN: 5070-007-013	SPACE ABOVE THIS LINE FOR RECORDER'S USE
- Covit	GRANT DEED
The undersigned grantor(s) declare(s)	en ler
Documentary transfer tax is \$ 148. [ X ] computed on full value of particular	
[ ] computed on full value less	value of liens or encumbrances remaining at time of sale, y of
FOR A VALUABLE CONSIDERATION, r	eceipt of which is hereby acknowledged,
NYLA C. CRAIN, A WIDOW	
hereby GRANT(S) to	
YOAV BOTACH, A SINGLE MAN	a de la companya de l
the following described real property in County of Los Angeles	the City of Los Angeles
	per map recorded in Book 56, Pages 82, 83 of the County Recorder of said County.
and 84 of Maps, in the Office	
	of the County Recorder of said County.
and 84 of Maps, in the Office DATED: August 20, 1998 STATE OF CALIFORNIA	
and 84 of Maps, in the Office OATED: August 20, 1998	of the County Recorder of said County. Mulla C. Chan Mila C. CRAIN
and 84 of Meps, in the Office DATED: August 20, 1998 STATE OF CALIFORNIA COUNTY OF Up to ON August 21, 1998 Can of M. Hopland person	of the County Recorder of said County. <u>Mula C. Cran</u> Notice C. Crain
and 84 of Meps, in the Office DATED: August 20, 1998 STATE OF CALIFORNIA COUNTY OF Units ON August 21, 1998 Canol M. Hobland person Nyla C. Crain	of the County Recorder of said County. <u>Mufla C. Cran</u> Notia C. CRAIN before me, nally appeared
and 84 of Meps, in the Office DATED: August 20, 1998 STATE OF CALIFORNIA COUNTY OF Uplo ON August 21, 1998 Calor M. Hobland person Nula C. Crain personally known to me (or proved t	of the County Recorder of said County. <u>Mulla C. Cran</u> before me, nally appeared to me on the
and 84 of Meps, in the Office DATED: August 20, 1998 STATE OF CALIFORNIA COUNTY OF Uplor ON August 21, 1990 Canol M. Hollond person Nula C. Crain personally known to me (or proved to basis of satisfactory evidence) to be whose name(s) is/are subscribed to	of the County Recorder of said County. <u>Mula C. Cran</u> <u>Notia C. Cran</u> <u>Notia C. Cran</u> <u>Notia C. Cran</u>
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and 84 of Meps, in the Office DATED: August 20, 1998 STATE OF CALIFORNIA COUNTY OF Units ON August 21, 1990 Cance M. Hollord person Nulla C. Crain personally known to me (or proved to basis of satisfactory evidence) to be whose name(s) is/are subscribed to instrument and ecknowledged to me the executed the same in his/her/their si	cf the County Recorder of said County. 
and 84 of Meps, in the Office DATED: August 20, 1998 STATE OF CALIFORNIA COUNTY OF UNLO ON August 21, 1990 Canoe M. Hollord person Nulla C. Crain personally known to me (or proved to basis of satisfactory evidence) to be whose name(s) is/are subscribed to instrument and ecknowledged to me the executed the same in his/her/their si the instrument the person(s), or the	cf the County Recorder of said County. 
and 84 of Meps, in the Office DATED: August 20, 1998 STATE OF CALIFORNIA COUNTY OF Units ON August 21, 1990 Cance M. Hollord person Nulla C. Crain personally known to me (or proved to basis of satisfactory evidence) to be whose name(s) is/are subscribed to instrument and ecknowledged to me the executed the same in his/her/their si	cf the County Recorder of said County. 
and 84 of Meps, in the Office OATED: August 20, 1998 STATE OF CALIFORNIA COUNTY OF Units ON August 21 1998 Cancel M. Holland person Nulla C. Crain personally known to me (or proved to basis of satisfactory evidence) to be whose name(s) is/are subscribed to instrument and acknowledged to me the executed the same in his/her/their capacity(ies), and that by his/her/their si the instrument the person(s), or the behalf of which the person(s) acted, instrument.	cf the County Recorder of said County. 
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and 84 of Meps, in the Office OATED: August 20, 1998 STATE OF CALIFORNIA COUNTY OF Units ON August 21 1998 Cancel M. Holland person Nulla C. Crain personally known to me (or proved to basis of satisfactory evidence) to be whose name(s) is/are subscribed to instrument and acknowledged to me the executed the same in his/her/their capacity(ies), and that by his/her/their si the instrument the person(s), or the behalf of which the person(s) acted, instrument.	cof the County Recorder of said County. Mula C. Crain Mula C. Crain Note C. Crain Mula C. Crain Note C. Crain County upon entity upon executed the CANOL M. HOFLAND COURT AND COURT
and 84 of Meps, in the Office DATED: August 20, 1998 STATE OF CALIFORNIA COUNTY OF Units ON August 21 1998 Cancel M. Hobland person Nulla C. Crain personally known to me (or proved to basis of satisfactory evidence) to be whose name(s) is/are subscribed to instrument and acknowledged to me the executed the same in his/her/theil capacity(ies), and that by his/her/their si the instrument the person(s) or the behalf of which the person(s) acted, instrument. Witness my hand and officiel seal. Signature Cubil M. Wither States Signature Cubil M. Market States Signature Cubil M. Market States M. Market States M. Market States Signature Cubil M. Market States Signature Cubil M. Market States Signature State	cof the County Recorder of said County. Mula C. Crain Mula C. Crain Note C. Crain Mula C. Crain Note C. Crain County upon entity upon executed the CANOL M. HOFLAND COURT AND COURT

# **EXHIBIT B**

ASSIGNED INSPECTOR: KEITH EDGHILL JOB ADDRESS: 5111 WEST PICO BLVD., LOS ANGELES, CA ASSESSORS PARCEL NO. (APN): 5070-007-013 Date: May 26, 2017

Last Full Title: 04/13/2017

Last Update to Title:

#### LIST OF OWNERS AND INTERESTED PARTIES

.....

1). YOAV BOTACH 1901 PREUSS RD LOS ANGELES, CA 90034-1106

CAPACITY: OWNER

# EXHIBIT C

## **Property Detail Report**

# For Property Located At : 5111 W PICO BLVD, LOS ANGELES, CA 90019-4133



Owner Informatio	n							
Owner Name: Mailing Address: Vesting Codes:			H YOAV REUSS RD, LOS ANGE	LES	CA 90034-1106 C02	26		
Location Informa	tion							
Legal Description: County: Census Tract / Block: Township-Range-Sect Legal Book/Page: Legal Book: Degal Block:	ti	LOS AN 2171.00 58-45 434	NO 5069 EX OF ST LO IGELES, CA / 1	OT 434	APN: Alternate APN: Subdivision: Map Reference: Tract #: School District:		5069 43-A3 5069	-007-013 3 / ANGELES
Market Area: Neighbor Code:		C19			School District Nam Munic/Township:	IE.		
Owner Transfer II	ormation							
Recording/Sale Date: Sale Price: Document #:		1			Deed Type: 1st Mtg Document a	<b>#</b> :		
Last Market Sale	Information							
Recording/Sale Date: Sale Price: Sale Type: Document #: Deed Type: Transfer Document #: New Construction:		\$135,000 FULL 1523497 GRANT	DEED		1st Mtg Amount/Ty, 1st Mtg Int. Rate/Ty 1st Mtg Document # 2nd Mtg Amount/Ty 2nd Mtg Int. Rate/T Price Per SqFt: Multi/Split Sale:	rpe: ≄: pe:	\$100, / FIXE 15234 / / \$61.5	198
Title Company: Lender: Seller Name:			Y NAT'L TITLE INS CO. SELLER IYLA C	/NY				
Prior Sale Informa	ation							
Prior Rec/Sale Date: Prior Sale Price: Prior Doc Number: Prior Deed Type:		1			Prior Lender: Prior 1st Mtg Amt/T Prior 1st Mtg Rate/T		/ /	
Property Characte	eristics							
Year Built / Eff: Gross Area: Building Area: Tot Adj Area: Above Grade: # of Stories: Other Improvements:	1928 / 1928 2,192 2,192 2,192		Total Rooms/Offices Total Restrooms: Roof Type: Roof Material: Construction: Foundation: Exterior wall: Basement Area:			Garage Area: Garage Capacit Parking Spaces Heat Type: Air Cond: Pool: Quality: Condition:	y: :	NONE
Site Information								
Zoning: Lot Area: Land Use: Site Influence: Tax Information	LAC4 4,033 STORE BUIL	DING	Acres: Lot Width/Depth: Commercial Units: Sewer Type:	0.0 x	9	County Use: State Use: Water Type: Building Class:		STORES (1100)
Total Value: Land Value: Improvement Value: Total Taxable Value:	\$178,768 \$112,559 \$66,209 \$178,768		Assessed Year: Improved %: Tax Year:	201 37% 201	6	Property Tax: Tax Area: Tax Exemption:		\$2,406.59 401

#### Comparable Summary For Property Located At



#### 5111 W PICO BLVD, LOS ANGELES, CA 90019-4133

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

View Report Configure Display Fields
Modify Comparable Search Criteria

#### Summary Statistics For Selected Properties: 20

	Subject Property	Low	High	Average
Sale Price	\$135,000	\$240,000	\$4,250,000	\$1,193,125
Bldg/Living Area	2,192	1,925	2,480	2,213
Price/Sqft	\$61.59	\$107.72	\$1,770.83	\$530.53
Year Built	1928	1907	2007	1956
Lot Area	4,033	2,295	103,159	16,314
Bedrooms	0	0	0	0
Bathrooms/Restrooms	0	1	1	1
Stories	0.00	1.00	1.00	1.00
Total Value	\$178,768	\$37,469	\$1,400,000	\$446,395
Distance From Subject	0.00	1.60	9.42	5.96

\*= user supplied for search only

✓ # F	Address	Sale Price	Yr Blt Be	d Baths/Res	strooms(Full)	Last Recording	g Bld/Liv	Lot Area	a Dist
Subject	t Property								
	5111 W PICO BLVD	\$135,000	1928			08/26/1998	2,192	4,033	0.0
Compa									
<b>?</b> 1	1114 S LA CIENEGA BLVD	\$1,428,000	1974			12/30/2016	2,214	15,149	1.6
✓ 2	8524 VENICE BLVD	\$800,000	1948			11/04/2016	2,232	2,509	1.93
3	2622 W JEFFERSON BLVD	\$590,000	1947			03/22/2017	2,000	5,252	2.15
✓ 4	1314 W JEFFERSON BLVD	\$400,000	1927			01/27/2017	2,300	2,630	3.51
2 5	3718 W SLAUSON AVE	\$390,000	1947			09/28/2016	2,250	2,750	4.17
6	4182 S VERMONT AVE	\$370,000				10/27/2016	2,246	8,064	4.38
7 7	307 E 42ND PL	\$240,000	1907			10/18/2016	2,228	2,295	5.37
8	1922 HILLHURST AVE	\$2,500,000	1959			03/03/2017	2,480	6,752	5.37
9	1458 S SAN PEDRO ST L47	\$475,000	2007		1	10/19/2016	1,925	103,159	5.59
10	1458 S SAN PEDRO ST 304	\$500,000	2007		1	02/07/2017	1,999	103,159	5.59
11	1539 W MANCHESTER AVE	\$760,000	1951			11/01/2016	2,402	5,922	6.62
12	1915 LINCOLN BLVD	\$2,800,000	1962			02/03/2017	2,100	2,707	7.12
13	4400 TUJUNGA AVE	\$4,250,000	1978			09/15/2016	2,400	9,888	7.26
14	11007 CRENSHAW BLVD	\$570,000	1954			10/28/2016	2,385	7,139	7.9
15	3400 FLETCHER DR	\$2,220,500	1929			04/28/2017	2,112	12,973	7.93
16	10804 S WESTERN AVE	\$1,080,000	1955			10/07/2016	2,212	12,017	7.98
17	1673 9TH ST	\$2,900,000	1923			10/04/2016	2,342	9,049	8.07
18	2474 E FLORENCE AVE	\$444,000	1985			10/03/2016	2,014	5,952	8.64
19	10907 S BROADWAY	\$260,000	1957			04/26/2017	2,300	5,488	8.69
20	4300 W VICTORY BLVD	\$885,000	1960			11/16/2016	2,124	3,428	9.42
(33)									

## **Comparable Sales Report**

For Property Located At



### 5111 W PICO BLVD, LOS ANGELES, CA 90019-4133

#### 20 Comparable(s) Selected.

Report Date: 05/24/2017

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$135,000	\$240,000	\$4,250,000	\$1,193,125
Bldg/Living Area	2,192	1,925	2,480	2,213
Price/Sqft	\$61.59	\$107.72	\$1,770.83	\$530.53
Year Built	1928	1907	2007	1956
Lot Area	4,033	2,295	103,159	16,314
Bedrooms	0	0	0	0
Bathrooms/Restrooms	0	1	1	1
Stories	0.00	1.00	1.00	1.00
Total Value	\$178,768	\$37,469	\$1,400,000	\$446,395
Distance From Subject	0.00	1.60	9.42	5.96

\*= user supplied for search only

4

Comp #: Address: Owner Name: Seller Name:	1 1114 S LA CIENEGA BL' GREEN JEFFRIE A & MA GREEN TRUST		, CA 90035	Distance From	Subject: 1.6 (miles)
APN:	5087-002-019	Map Reference:	42-E2 /	Building Area:	2,214
County:	LOS ANGELES, CA	Census Tract:	2168.00	Total Rooms/Offices:	-j= / · ·
Subdivision:	7171	Zoning:	LAC2	Total Restrooms:	
Rec Date:	12/30/2016	Prior Rec Date:	02/09/1976	Yr Built/Eff:	1974 / 1974
Sale Date:	12/27/2016	Prior Sale Date:		Air Cond:	NONE
Sale Price:	\$1,428,000	Prior Sale Price:	\$125,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	1666907	Acres:	0.35		
1st Mtg Amt:	\$1,328,000	Lot Area:	15,149		
Total Value:	\$253,773	# of Stories:			
Land Use:	STORE BUILDING	Park Area/Cap#:	1		
Comp #: Address:	2 8524 VENICE BLVD, LOS	ANGELES, CA 900	)34	Distance From S	ubject: 1.93 (miles)
Owner Name:	BBD26 LIVING TRUST				
Seller Name: APN:	8524 VENICE LLC 5065-007-032	Map Reference:	42-D5 /	Building Area:	2,232
County:	LOS ANGELES, CA	Census Tract:	2702.00	Total Rooms/Offices:	2,202
Subdivision:	6447	Zoning:	LAC2	Total Restrooms:	
Rec Date:	11/04/2016	Prior Rec Date:		Yr Built/Eff:	1948 / 1950
Sale Date:	06/08/2016	Prior Sale Date:		Air Cond:	NONE
Sale Price:	\$800,000	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	1378370	Acres:	0.06		
1st Mtg Amt:	\$600,000	Lot Area:	2,509		
-		# of Stories:			
Total Value:	221,001				
	\$57,881 STORE BUILDING	Park Area/Cap#:	1		
Total Value: Land Use:	Contract Contract Contract Contract Contract Contract Contract		1		
Land Use: Comp #: Address: Owner Name:	STORE BUILDING 3 2622 W JEFFERSON BLV ABRAMSON NEIL	Park Area/Cap#: /D, LOS ANGELES,		Distance From St	ubject: 2.15 (miles)
Land Use: Comp #: Address: Owner Name: Seller Name:	STORE BUILDING 3 2622 W JEFFERSON BLV ABRAMSON NEIL BUSTAMANTE MIGUEL A	Park Area/Cap#: /D, LOS ANGELES, A & ROSA M	CA 90018		
Land Use: Comp #: Address: Owner Name: Seller Name: APN:	STORE BUILDING 3 2622 W JEFFERSON BLV ABRAMSON NEIL BUSTAMANTE MIGUEL A 5044-025-002	Park Area/Cap#: /D, LOS ANGELES,		Distance From St Building Area: Total Rooms/Offices:	ubject: 2.15 (miles) 2,000
Land Use: Comp #: Address: Owner Name: Seller Name: APN: County:	STORE BUILDING 3 2622 W JEFFERSON BLV ABRAMSON NEIL BUSTAMANTE MIGUEL A	Park Area/Cap#: /D, LOS ANGELES, A & ROSA M Map Reference: Census Tract:	CA 90018 43-C6 / 2190.20	Building Area: Total Rooms/Offices:	
Land Use: Comp #: Address: Owner Name: Seller Name: APN: County:	STORE BUILDING 3 2622 W JEFFERSON BLV ABRAMSON NEIL BUSTAMANTE MIGUEL A 5044-025-002 LOS ANGELES, CA	Park Area/Cap#: <b>/D, LOS ANGELES,</b> <b>A &amp; ROSA M</b> Map Reference: Census Tract: Zoning:	CA 90018 43-C6 / 2190.20 LAC2	Building Area: Total Rooms/Offices: Total Restrooms:	
Land Use: Comp #: Address: Owner Name: Seller Name: APN: County: Subdivision: Rec Date:	STORE BUILDING 3 2622 W JEFFERSON BLV ABRAMSON NEIL BUSTAMANTE MIGUEL A 5044-025-002 LOS ANGELES, CA JEFFERSON & 04 AVE TR 03/22/2017	Park Area/Cap#: /D, LOS ANGELES, A & ROSA M Map Reference: Census Tract: Zoning: Prior Rec Date:	CA 90018 43-C6 / 2190.20	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff:	2,000 1947 / 1947
Land Use: Comp #: Address: Owner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Date:	STORE BUILDING 3 2622 W JEFFERSON BLV ABRAMSON NEIL BUSTAMANTE MIGUEL A 5044-025-002 LOS ANGELES, CA JEFFERSON & 04 AVE TR 03/22/2017 02/08/2017	Park Area/Cap#: /D, LOS ANGELES, A & ROSA M Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date:	CA 90018 43-C6 / 2190.20 LAC2 10/16/1995	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond:	2,000
Land Use: Comp #: Address: Owner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Date:	STORE BUILDING 3 2622 W JEFFERSON BLV ABRAMSON NEIL BUSTAMANTE MIGUEL A 5044-025-002 LOS ANGELES, CA JEFFERSON & 04 AVE TR 03/22/2017	Park Area/Cap#: /D, LOS ANGELES, A & ROSA M Map Reference: Census Tract: Zoning: Prior Rec Date:	CA 90018 43-C6 / 2190.20 LAC2	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff:	2,000 1947 / 1947 NONE
Land Use: Comp #: Address: Owner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Date: Sale Price:	STORE BUILDING 3 2622 W JEFFERSON BLV ABRAMSON NEIL BUSTAMANTE MIGUEL A 5044-025-002 LOS ANGELES, CA JEFFERSON & 04 AVE TR 03/22/2017 02/08/2017	Park Area/Cap#: /D, LOS ANGELES, A & ROSA M Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date:	CA 90018 43-C6 / 2190.20 LAC2 10/16/1995	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond:	2,000 1947 / 1947 NONE ROLL
Land Use: Comp #: Address: Owner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Date: Sale Price: Sale Type:	STORE BUILDING 3 2622 W JEFFERSON BLV ABRAMSON NEIL BUSTAMANTE MIGUEL A 5044-025-002 LOS ANGELES, CA JEFFERSON & 04 AVE TR 03/22/2017 02/08/2017 \$590,000 FULL	Park Area/Cap#: <b>/D, LOS ANGELES,</b> <b>A &amp; ROSA M</b> Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Type:	CA 90018 43-C6 / 2190.20 LAC2 10/16/1995 \$220,000 FULL	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool:	2,000 1947 / 1947 NONE
Land Use: Comp #: Address: Owner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Date: Sale Date: Sale Price: Sale Type: Document #:	STORE BUILDING 3 2622 W JEFFERSON BLV ABRAMSON NEIL BUSTAMANTE MIGUEL A 5044-025-002 LOS ANGELES, CA JEFFERSON & 04 AVE TR 03/22/2017 02/08/2017 \$590,000	Park Area/Cap#: <b>/D, LOS ANGELES,</b> <b>A &amp; ROSA M</b> Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Type: Acres:	CA 90018 43-C6 / 2190.20 LAC2 10/16/1995 \$220,000 FULL 0.12	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool:	2,000 1947 / 1947 NONE ROLL
Land Use: Comp #: Address: Dwner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Date: Sale Date: Sale Price: Sale Type: Document #: Ist Mtg Amt:	STORE BUILDING 3 2622 W JEFFERSON BLV ABRAMSON NEIL BUSTAMANTE MIGUEL A 5044-025-002 LOS ANGELES, CA JEFFERSON & 04 AVE TR 03/22/2017 02/08/2017 \$590,000 FULL 322553	Park Area/Cap#: /D, LOS ANGELES, A & ROSA M Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Type: Acres: Lot Area:	CA 90018 43-C6 / 2190.20 LAC2 10/16/1995 \$220,000 FULL 0.12 5,252	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool:	2,000 1947 / 1947 NONE ROLL
Land Use: Comp #: Address; Dwner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Date: Sale Date: Sale Price: Sale Type: Document #: Ist Mtg Amt: Fotal Value:	STORE BUILDING 3 2622 W JEFFERSON BLV ABRAMSON NEIL BUSTAMANTE MIGUEL A 5044-025-002 LOS ANGELES, CA JEFFERSON & 04 AVE TR 03/22/2017 02/08/2017 \$590,000 FULL 322553 \$308,719	Park Area/Cap#: /D, LOS ANGELES, A & ROSA M Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Type: Acres: Lot Area: # of Stories:	CA 90018 43-C6 / 2190.20 LAC2 10/16/1995 \$220,000 FULL 0.12 5,252 1.00	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool:	2,000 1947 / 1947 NONE ROLL
Land Use: Comp #: Address; Dwner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Date: Sale Date: Sale Price: Sale Type: Document #: Ist Mtg Amt: Fotal Value:	STORE BUILDING 3 2622 W JEFFERSON BLV ABRAMSON NEIL BUSTAMANTE MIGUEL A 5044-025-002 LOS ANGELES, CA JEFFERSON & 04 AVE TR 03/22/2017 02/08/2017 \$590,000 FULL 322553	Park Area/Cap#: /D, LOS ANGELES, A & ROSA M Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Type: Acres: Lot Area:	CA 90018 43-C6 / 2190.20 LAC2 10/16/1995 \$220,000 FULL 0.12 5,252	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool:	2,000 1947 / 1947 NONE ROLL
Land Use: Comp #: Address: Owner Name: Seller Name: Seller Name: County: Subdivision: Rec Date: Sale Date: Sale Date: Sale Price: Sale Type: Document #: Ist Mtg Amt: Fotal Value: Land Use:	STORE BUILDING 3 2622 W JEFFERSON BLV ABRAMSON NEIL BUSTAMANTE MIGUEL A 5044-025-002 LOS ANGELES, CA JEFFERSON & 04 AVE TR 03/22/2017 02/08/2017 \$590,000 FULL 322553 \$308,719 STORE BUILDING	Park Area/Cap#: /D, LOS ANGELES, A & ROSA M Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Type: Acres: Lot Area: # of Stories:	CA 90018 43-C6 / 2190.20 LAC2 10/16/1995 \$220,000 FULL 0.12 5,252 1.00	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool: Roof Mat:	2,000 1947 / 1947 NONE ROLL COMPOSITION
Land Use: Comp #: Address; Owner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Date: Sale Date: Sale Price: Sale Type: Document #: Ist Mtg Amt: Fotal Value:	STORE BUILDING 3 2622 W JEFFERSON BLV ABRAMSON NEIL BUSTAMANTE MIGUEL A 5044-025-002 LOS ANGELES, CA JEFFERSON & 04 AVE TR 03/22/2017 02/08/2017 \$590,000 FULL 322553 \$308,719	Park Area/Cap#: <b>/D, LOS ANGELES,</b> <b>A &amp; ROSA M</b> 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#:	CA 90018 43-C6 / 2190.20 LAC2 10/16/1995 \$220,000 FULL 0.12 5,252 1.00 /	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool: Roof Mat:	2,000 1947 / 1947 NONE ROLL
Land Use: Comp #: Address: Dwner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Date: Sale Date: Sale Date: Sale Price: Sale Price: Sale Type: Document #: Ist Mtg Amt: Fotal Value: Land Use: Comp #: Address:	STORE BUILDING 3 2622 W JEFFERSON BLV ABRAMSON NEIL BUSTAMANTE MIGUEL / 5044-025-002 LOS ANGELES, CA JEFFERSON & 04 AVE TR 03/22/2017 02/08/2017 \$590,000 FULL 322553 \$308,719 STORE BUILDING	Park Area/Cap#: /D, LOS ANGELES, A & ROSA M 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#: /D, LOS ANGELES,	CA 90018 43-C6 / 2190.20 LAC2 10/16/1995 \$220,000 FULL 0.12 5,252 1.00 /	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool: Roof Mat:	2,000 1947 / 1947 NONE ROLL COMPOSITION
Land Use: Comp #: Address: Dwner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Date: Sale Date: Sale Price: Sale Type: Document #: st Mtg Amt: Total Value: Land Use: Comp #: Address: Dwner Name: Seller Name:	STORE BUILDING 3 2622 W JEFFERSON BLV ABRAMSON NEIL BUSTAMANTE MIGUEL A 5044-025-002 LOS ANGELES, CA JEFFERSON & 04 AVE TR 03/22/2017 02/08/2017 \$590,000 FULL 322553 \$308,719 STORE BUILDING 4 1314 W JEFFERSON BLV	Park Area/Cap#: /D, LOS ANGELES, A & ROSA M Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Price: Prior Sale Type: Acres: Lot Area: # of Stories: Park Area/Cap#: /D, LOS ANGELES, TRUST	CA 90018 43-C6 / 2190.20 LAC2 10/16/1995 \$220,000 FULL 0.12 5,252 1.00 / CA 90007-3435	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool: Roof Mat: Distance From Su	2,000 1947 / 1947 NONE ROLL COMPOSITION
and Use: Comp #: Address: Dwner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Date: Sale Date: Sale Price: Sale Type: Document #: st Mtg Amt: Total Value: and Use: Comp #: Address: Dwner Name: Seller Seller	STORE BUILDING 3 2622 W JEFFERSON BLV ABRAMSON NEIL BUSTAMANTE MIGUEL A 5044-025-002 LOS ANGELES, CA JEFFERSON & 04 AVE TR 03/22/2017 02/08/2017 \$590,000 FULL 322553 \$308,719 STORE BUILDING 4 1314 W JEFFERSON BLV 1320 W JEFFERSON BLV 1320 W JEFFERSON LLC SMITH WILLIAM Q & N M 5040-019-006	Park Area/Cap#: /D, LOS ANGELES, A & ROSA M Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Price: Prior Sale Type: Acres: Lot Area: # of Stories: Park Area/Cap#: /D, LOS ANGELES, TRUST Map Reference:	CA 90018 43-C6 / 2190.20 LAC2 10/16/1995 \$220,000 FULL 0.12 5,252 1.00 / CA 90007-3435 43-F6 /	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool: Roof Mat: Distance From Su	2,000 1947 / 1947 NONE ROLL COMPOSITION
Land Use: Comp #: Address: Dwner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Date: Sale Date: Sale Date: Sale Price: Sale Type: Document #: st Mtg Amt: Total Value: Land Use: Comp #: Address: Dwner Name: Seller Name: Seller Name:	STORE BUILDING 3 2622 W JEFFERSON BLV ABRAMSON NEIL BUSTAMANTE MIGUEL A 5044-025-002 LOS ANGELES, CA JEFFERSON & 04 AVE TR 03/22/2017 02/08/2017 \$590,000 FULL 322553 \$308,719 STORE BUILDING 4 1314 W JEFFERSON BLV 1320 W JEFFERSON LLC SMITH WILLIAM Q & N M 5040-019-006 LOS ANGELES, CA	Park Area/Cap#: /D, LOS ANGELES, A & ROSA M Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Price: Prior Sale Type: Acres: Lot Area: # of Stories: Park Area/Cap#: /D, LOS ANGELES, TRUST Map Reference: Census Tract:	CA 90018 43-C6 / 2190.20 LAC2 10/16/1995 \$220,000 FULL 0.12 5,252 1.00 / CA 90007-3435	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool: Roof Mat: Distance From Su	2,000 1947 / 1947 NONE ROLL COMPOSITION
Land Use: Comp #: Address: Dwner Name: Seller Name: Seller Name: County: Subdivision: Rec Date: Sale Date: Sale Date: Sale Date: Sale Price: Sale Price: Sale Type: Document #: Sale Type: Sale Type: Sal	STORE BUILDING 3 2622 W JEFFERSON BLV ABRAMSON NEIL BUSTAMANTE MIGUEL A 5044-025-002 LOS ANGELES, CA JEFFERSON & 04 AVE TR 03/22/2017 02/08/2017 \$590,000 FULL 322553 \$308,719 STORE BUILDING 4 1314 W JEFFERSON BLV 1320 W JEFFERSON BLV 1320 W JEFFERSON BLV 1320 W JEFFERSON BLV 1320 W JEFFERSON LLC SMITH WILLIAM Q & N M 5040-019-006 LOS ANGELES, CA STRONG & DICKINSONS	Park Area/Cap#: /D, LOS ANGELES, A & ROSA M Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Price: Prior Sale Type: Acres: Lot Area: # of Stories: Park Area/Cap#: /D, LOS ANGELES, TRUST Map Reference: Census Tract:	CA 90018 43-C6 / 2190.20 LAC2 10/16/1995 \$220,000 FULL 0.12 5,252 1.00 / CA 90007-3435 43-F6 /	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool: Roof Mat: Distance From Su	2,000 1947 / 1947 NONE ROLL COMPOSITION
and Use: Comp #: Address: Dwner Name: Seller Name: Seller Name: County: Subdivision: Rec Date: Sale Date: Sale Date: Sale Price: Sale Type: Document #: st Mtg Amt: Total Value: and Use: Comp #: Address: Dwner Name: Seller Name: Selle	STORE BUILDING 3 2622 W JEFFERSON BLV ABRAMSON NEIL BUSTAMANTE MIGUEL A 5044-025-002 LOS ANGELES, CA JEFFERSON & 04 AVE TR 03/22/2017 02/08/2017 \$590,000 FULL 322553 \$308,719 STORE BUILDING 4 1314 W JEFFERSON BLV 1320 W JEFFERSON S STRONG & DICKINSONS JEFFERSON	Park Area/Cap#: /D, LOS ANGELES, A & ROSA M 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#: /D, LOS ANGELES, TRUST Map Reference: Census Tract: Zoning:	CA 90018 43-C6 / 2190.20 LAC2 10/16/1995 \$220,000 FULL 0.12 5,252 1.00 / CA 90007-3435 43-F6 / 2226.00 LAC2	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool: Roof Mat: Distance From Su Building Area: Total Rooms/Offices: Total Restrooms:	2,000 1947 / 1947 NONE ROLL COMPOSITION
Land Use: Comp #: Address: Dwner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Date: Sale Date: Sale Date: Sale Price: Sale Price: Sale Type: Document #: Ist Mtg Amt: Total Value: Land Use: Comp #: Address: Dwner Name: Seller Name:	STORE BUILDING 3 2622 W JEFFERSON BLV ABRAMSON NEIL BUSTAMANTE MIGUEL / 5044-025-002 LOS ANGELES, CA JEFFERSON & 04 AVE TR 03/22/2017 02/08/2017 \$590,000 FULL 322553 \$308,719 STORE BUILDING 4 1314 W JEFFERSON BLV 1320 W JEFFERSON BLV 1320 W JEFFERSON LLC SMITH WILLIAM Q & N M 5040-019-006 LOS ANGELES, CA STRONG & DICKINSONS JEFFERSON 01/27/2017	Park Area/Cap#: /D, LOS ANGELES, A & ROSA M 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#: /D, LOS ANGELES, TRUST Map Reference: Census Tract: Zoning: Prior Rec Date:	CA 90018 43-C6 / 2190.20 LAC2 10/16/1995 \$220,000 FULL 0.12 5,252 1.00 / CA 90007-3435 43-F6 / 2226.00	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool: Roof Mat: Distance From Su Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff:	2,000 1947 / 1947 NONE ROLL COMPOSITION bject: 3.51 (miles) 2,300 1927 / 1927
Land Use: Comp #: Address: Dwner Name: Seller Name: Seller Name: County: Subdivision: Rec Date: Sale Date: Sale Date: Sale Price: Sale Price: Sale Type: Document #: Sale Type: Document #: Sale Type: Document #: Sale Type: Document #: Sale Type: Document #: Sale Price: Sale Price: Sale Price: Sale Price: Sale Name: Comp #: Address: Dwner Name: Seller Name: Seller Name: Seller Name: Sale Date: Sale Dat	STORE BUILDING 3 2622 W JEFFERSON BLV ABRAMSON NEIL BUSTAMANTE MIGUEL / 5044-025-002 LOS ANGELES, CA JEFFERSON & 04 AVE TR 03/22/2017 02/08/2017 \$590,000 FULL 322553 \$308,719 STORE BUILDING 4 1314 W JEFFERSON BLV 1320 W JEFFERSON LLC SMITH WILLIAM Q & N M 5040-019-006 LOS ANGELES, CA STRONG & DICKINSONS JEFFERSON 01/27/2017 01/11/2017	Park Area/Cap#: /D, LOS ANGELES, A & ROSA M 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#: /D, LOS ANGELES, TRUST Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Rec Date: Prior Sale Date: Prior Sal	CA 90018 43-C6 / 2190.20 LAC2 10/16/1995 \$220,000 FULL 0.12 5,252 1.00 / CA 90007-3435 43-F6 / 2226.00 LAC2 09/13/1979	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool: Roof Mat: Distance From Su Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond:	2,000 1947 / 1947 NONE ROLL COMPOSITION
and Use: Comp #: Address: Dwner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Date: Sale Date: Sale Type: Document #: st Mtg Amt: Total Value: and Use: Comp #: ddress: Dwner Name: Seller Name:	STORE BUILDING 3 2622 W JEFFERSON BLV ABRAMSON NEIL BUSTAMANTE MIGUEL A 5044-025-002 LOS ANGELES, CA JEFFERSON & 04 AVE TR 03/22/2017 02/08/2017 \$590,000 FULL 322553 \$308,719 STORE BUILDING 4 1314 W JEFFERSON BLV 1320 W JEFF	Park Area/Cap#: /D, LOS ANGELES, A & ROSA M 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#: /D, LOS ANGELES, TRUST Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Price:	CA 90018 43-C6 / 2190.20 LAC2 10/16/1995 \$220,000 FULL 0.12 5,252 1.00 / CA 90007-3435 43-F6 / 2226.00 LAC2 09/13/1979 \$20,000	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool: Roof Mat: Distance From Su Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool:	2,000 1947 / 1947 NONE ROLL COMPOSITION bject: 3.51 (miles) 2,300 1927 / 1927
and Use: Comp #: Address: Dwner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Date: Sale Date: Sale Type: Document #: st Mtg Amt: Total Value: and Use: Comp #: ddress: Dwner Name: Seller Name:	STORE BUILDING 3 2622 W JEFFERSON BLV ABRAMSON NEIL BUSTAMANTE MIGUEL A 5044-025-002 LOS ANGELES, CA JEFFERSON & 04 AVE TR 03/22/2017 02/08/2017 \$590,000 FULL 322553 \$308,719 STORE BUILDING 4 1314 W JEFFERSON BLV 1320 W JEFF	Park Area/Cap#: /D, LOS ANGELES, A & ROSA M Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Price: Acres: Lot Area: # of Stories: Park Area/Cap#: /D, LOS ANGELES, TRUST Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Date: Prior Sale Date: Prior Sale Date: Prior Sale Price: Prior Sale Price: Prior Sale Price: Prior Sale Type:	CA 90018 43-C6 / 2190.20 LAC2 10/16/1995 \$220,000 FULL 0.12 5,252 1.00 / CA 90007-3435 43-F6 / 2226.00 LAC2 09/13/1979 \$20,000 FULL	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool: Roof Mat: Distance From Su Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond:	2,000 1947 / 1947 NONE ROLL COMPOSITION bject: 3.51 (miles) 2,300 1927 / 1927
and Use: Comp #: Address: Dwner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Date: Sale Date: Sale Type: Document #: st Mtg Amt: Total Value: and Use: Comp #: ddress: Dwner Name: Seller Name:	STORE BUILDING 3 2622 W JEFFERSON BLV ABRAMSON NEIL BUSTAMANTE MIGUEL A 5044-025-002 LOS ANGELES, CA JEFFERSON & 04 AVE TR 03/22/2017 02/08/2017 \$590,000 FULL 322553 \$308,719 STORE BUILDING 4 1314 W JEFFERSON BLV 1320 W JEFF	Park Area/Cap#: /D, LOS ANGELES, A & ROSA M Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Price: Acres: Lot Area: # of Stories: Park Area/Cap#: /D, LOS ANGELES, TRUST Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Date: Prior Sale Price: Prior Sale Price: Prior Sale Price: Prior Sale Type: Acres:	CA 90018 43-C6 / 2190.20 LAC2 10/16/1995 \$220,000 FULL 0.12 5,252 1.00 / CA 90007-3435 43-F6 / 2226.00 LAC2 09/13/1979 \$20,000 FULL 0.06	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool: Roof Mat: Distance From Su Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool:	2,000 1947 / 1947 NONE ROLL COMPOSITION bject: 3.51 (miles) 2,300 1927 / 1927
Land Use: Comp #: Address; Dwner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Date: Sale Price: Sale Type: Document #: Ist Mtg Amt: Total Value: Land Use: Comp #: Address: Dwner Name: Seller N	STORE BUILDING 3 2622 W JEFFERSON BLV ABRAMSON NEIL BUSTAMANTE MIGUEL / 5044-025-002 LOS ANGELES, CA JEFFERSON & 04 AVE TR 03/22/2017 02/08/2017 \$590,000 FULL 322553 \$308,719 STORE BUILDING 4 1314 W JEFFERSON BLV 1320 W JEFFERSON BLV 14112017 5400,000 FULL 114161	Park Area/Cap#: /D, LOS ANGELES, A & ROSA M Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Price: Acres: Lot Area: # of Stories: Park Area/Cap#: /D, LOS ANGELES, TRUST Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Date: Prior Sale Date: Prior Sale Date: Prior Sale Price: Prior Sale Price: Prior Sale Type: Acres: Lot Area:	CA 90018 43-C6 / 2190.20 LAC2 10/16/1995 \$220,000 FULL 0.12 5,252 1.00 / CA 90007-3435 43-F6 / 2226.00 LAC2 09/13/1979 \$20,000 FULL	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool: Roof Mat: Distance From Su Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool:	2,000 1947 / 1947 NONE ROLL COMPOSITION bject: 3.51 (miles) 2,300 1927 / 1927
Land Use: Comp #: Address: Owner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Date: Sale Date: Sale Date: Sale Price: Sale Type: Document #: Ist Mtg Amt: Fotal Value: Land Use: Comp #:	STORE BUILDING 3 2622 W JEFFERSON BLV ABRAMSON NEIL BUSTAMANTE MIGUEL A 5044-025-002 LOS ANGELES, CA JEFFERSON & 04 AVE TR 03/22/2017 02/08/2017 \$590,000 FULL 322553 \$308,719 STORE BUILDING 4 1314 W JEFFERSON BLV 1320 W JEFF	Park Area/Cap#: /D, LOS ANGELES, A & ROSA M Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Price: Acres: Lot Area: # of Stories: Park Area/Cap#: /D, LOS ANGELES, TRUST Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Date: Prior Sale Price: Prior Sale Price: Prior Sale Price: Prior Sale Type: Acres:	CA 90018 43-C6 / 2190.20 LAC2 10/16/1995 \$220,000 FULL 0.12 5,252 1.00 / CA 90007-3435 43-F6 / 2226.00 LAC2 09/13/1979 \$20,000 FULL 0.06	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool: Roof Mat: Distance From Su Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool:	2,000 1947 / 1947 NONE ROLL COMPOSITION bject: 3.51 (miles) 2,300 1927 / 1927

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Comp #: Address: Owner Name:	5 3718 W SLAUSON AVI		90043-2933	Distance From S	Subject: 4.17 (miles
Seller Name:	RUSSELL LINDA J TR ESSAH ETIM	USI			
APN:	4004-003-003	Map Reference:	51-B4 /	Building Area:	2,250
County:	LOS ANGELES, CA	Census Tract:	7032.00	Total Rooms/Offices:	2,200
Subdivision:	5279	Zoning:	LCC2YY	Total Restrooms:	
Rec Date:	09/28/2016	Prior Rec Date:	01/08/2007	Yr Built/Eff:	1947 / 1947
Sale Date:	09/14/2016	Prior Sale Date:	11/13/2006	Air Cond:	NONE
Sale Price:	\$390,000	Prior Sale Price:	\$315,000	Pool:	HOHE
oale i noe.		Thoreade Thee.			ROLL
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	COMPOSITION
Document #:	1178505	Acres:	0.06		
st Mtg Amt:		Lot Area:	2,750		
Total Value:	\$356,502	# of Stories:	1.00		
Land Use:	STORE BUILDING	Park Area/Cap#:	/		
Lanu USE.	STORE BUILDING	Faik AlearCap#.	,		
Comp #:	6			Distance From S	ubject: 4.38 (miles
Address:	4182 S VERMONT AVE	, LOS ANGELES, CA	90037-1935		
Owner Name:	KIM YOUNG N/PARK A				
Seller Name:	COLLIER NANCY F TR	UST			
APN:	5020-033-032	Map Reference:	51-F2 /	Building Area:	2,246
County:	LOS ANGELES, CA	Census Tract:	2317.10	Total Rooms/Offices:	
Subdivision:	2628	Zoning:	LAC2	Total Restrooms:	
Rec Date:	10/27/2016	Prior Rec Date:	04/12/1990	Yr Built/Eff:	1
Sale Date:	10/12/2016	Prior Sale Date:	04/1990	Air Cond:	NONE
ale Price:	\$370,000	Prior Sale Price:		Pool:	
ale Type:	FULL	Prior Sale Type:		Roof Mat:	
ocument #:	1324548	Acres:	0.19		
st Mtg Amt:	\$230,000	Lot Area:	8,064		
otal Value:	\$505,551	# of Stories:			
and Use:	STORE BUILDING	Park Area/Cap#:	1		
		. untra da dapir.			
Comp #: Address: Owner Name: Seller Name:	7 307 E 42ND PL, LOS A ROSHANI ARASB/MAL MASRI AHMAD & ROS	MAD SHAHRAM	063	Distance From St	ubject: 5.37 (miles
APN: County:	5113-021-012 LOS ANGELES, CA	Map Reference: Census Tract:	52-B2 / 2283.20	Building Area: Total Rooms/Offices:	2,228
	DAVENPORTS SAN	Zoning:	LAC2	Total Restrooms:	
ubdivision:					
	PEDRO ST TR	-	0 5 10 0 10 0 0 0	M. D. HUTCH	
ec Date:	10/18/2016	Prior Rec Date:	05/08/2008	Yr Built/Eff:	1907 / 1930
Rec Date: ale Date:	10/18/2016 10/04/2016	Prior Rec Date: Prior Sale Date:	03/04/2008	Air Cond:	1907 / 1930 NONE
Rec Date: ale Date: ale Price:	10/18/2016	Prior Rec Date: Prior Sale Date: Prior Sale Price:			NONE
ec Date: ale Date: ale Price:	10/18/2016 10/04/2016	Prior Rec Date: Prior Sale Date:	03/04/2008	Air Cond:	
Rec Date: tale Date: tale Price: tale Type:	10/18/2016 10/04/2016 \$240,000	Prior Rec Date: Prior Sale Date: Prior Sale Price:	03/04/2008 \$385,000	Air Cond: Pool:	NONE
tec Date: ale Date: ale Price: ale Type: locument #:	10/18/2016 10/04/2016 \$240,000 FULL 1275052	Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Type:	03/04/2008 \$385,000 FULL 0.05	Air Cond: Pool:	NONE
Rec Date: ale Date: ale Price: ale Type: Pocument #: st Mtg Amt:	10/18/2016 10/04/2016 \$240,000 FULL 1275052 \$140,000	Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Type: Acres:	03/04/2008 \$385,000 FULL 0.05 2,295	Air Cond: Pool:	NONE
tec Date: iale Date: iale Price: iale Type: locument #: st Mtg Amt: iotal Value:	10/18/2016 10/04/2016 \$240,000 FULL 1275052	Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Type: Acres: Lot Area:	03/04/2008 \$385,000 FULL 0.05	Air Cond: Pool:	NONE
Subdivision: Rec Date: Sale Date: Sale Price: Sale Type: Document #: st Mtg Amt: Total Value: and Use:	10/18/2016 10/04/2016 \$240,000 FULL 1275052 \$140,000 \$406,099	Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Type: Acres: Lot Area: # of Stories:	03/04/2008 \$385,000 FULL 0.05 2,295 1.00	Air Cond: Pool:	NONE
Rec Date: iale Date: iale Price: iale Type: ocument #: st Mtg Amt: iotal Value:	10/18/2016 10/04/2016 \$240,000 FULL 1275052 \$140,000 \$406,099 STORE BUILDING 8 1922 HILLHURST AVE, CEDARS-SINAI MEDIC/	Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Type: Acres: Lot Area: # of Stories: Park Area/Cap#: LOS ANGELES, CA 9	03/04/2008 \$385,000 FULL 0.05 2,295 1.00 /	Air Cond: Pool: Roof Mat:	NONE ROLL COMPOSITION
Rec Date: iale Date: iale Price: iale Price: iale Type: occument #: st Mtg Amt: otal Value: and Use: comp #: ddress: wwner Name:	10/18/2016 10/04/2016 \$240,000 FULL 1275052 \$140,000 \$406,099 STORE BUILDING 8 1922 HILLHURST AVE,	Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Type: Acres: Lot Area: # of Stories: Park Area/Cap#: LOS ANGELES, CA 9	03/04/2008 \$385,000 FULL 0.05 2,295 1.00 /	Air Cond: Pool: Roof Mat: Distance From Su	NONE ROLL COMPOSITION
tec Date: ale Date: ale Price: ale Type: locument #: st Mtg Amt: otal Value: and Use: omp #: ddress: wner Name: eller Name: PN:	10/18/2016 10/04/2016 \$240,000 FULL 1275052 \$140,000 \$406,099 STORE BUILDING 8 1922 HILLHURST AVE, CEDARS-SINAI MEDIC/ KIM FAMILY TRUST 200	Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Price: Acres: Lot Area: # of Stories: Park Area/Cap#: LOS ANGELES, CA 9 AL CTR	03/04/2008 \$385,000 FULL 0.05 2,295 1.00 /	Air Cond: Pool: Roof Mat:	NONE ROLL COMPOSITION
ec Date: ale Date: ale Price: ale Type: locument #: st Mtg Amt: otal Value: and Use: omp #: ddress: wner Name: eller Name:	10/18/2016 10/04/2016 \$240,000 FULL 1275052 \$140,000 \$406,099 STORE BUILDING 8 1922 HILLHURST AVE, CEDARS-SINAI MEDIC/ KIM FAMILY TRUST 200 5590-011-006	Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Type: Acres: Lot Area: # of Stories: Park Area/Cap#: LOS ANGELES, CA SAL CTR 06 Map Reference:	03/04/2008 \$385,000 FULL 0.05 2,295 1.00 / 00027-2712 34-F2 /	Air Cond: Pool: Roof Mat: Distance From Su Building Area:	NONE ROLL COMPOSITION
tec Date: ale Date: ale Price: ale Type: locument #: st Mtg Amt: otal Value: and Use: omp #: ddress: wwner Name: eller Name: PN: ounty:	10/18/2016 10/04/2016 \$240,000 FULL 1275052 \$140,000 \$406,099 STORE BUILDING 8 1922 HILLHURST AVE, CEDARS-SINAI MEDIC/ KIM FAMILY TRUST 200 5590-011-006 LOS ANGELES, CA	Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Type: Acres: Lot Area: # of Stories: Park Area/Cap#: LOS ANGELES, CA S AL CTR D6 Map Reference: Census Tract:	03/04/2008 \$385,000 FULL 0.05 2,295 1.00 / 00027-2712 34-F2 / 1891.01	Air Cond: Pool: Roof Mat: Distance From Su Building Area: Total Rooms/Offices:	NONE ROLL COMPOSITION
tec Date: ale Date: ale Price: ale Type: bocument #: st Mtg Amt: otal Value: and Use: omp #: ddress: wher Name: eller Name: PN: ounty: ubdivision:	10/18/2016 10/04/2016 \$240,000 FULL 1275052 \$140,000 \$406,099 STORE BUILDING 8 1922 HILLHURST AVE, CEDARS-SINAI MEDIC/ KIM FAMILY TRUST 200 5590-011-006 LOS ANGELES, CA 4614	Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Type: Acres: Lot Area: # of Stories: Park Area/Cap#: LOS ANGELES, CA 9 AL CTR 06 Map Reference: Census Tract: Zoning:	03/04/2008 \$385,000 FULL 0.05 2,295 1.00 / 00027-2712 34-F2 / 1891.01 LAC4	Air Cond: Pool: Roof Mat: Distance From Su Building Area: Total Rooms/Offices: Total Restrooms:	NONE ROLL COMPOSITION
tec Date: ale Date: ale Price: ale Price: ale Type: bocument #: st Mtg Amt: otal Value: and Use: omp #: ddress: wner Name: eller Name: PN: ounty: ubdivision: ec Date: ale Date:	10/18/2016 10/04/2016 \$240,000 FULL 1275052 \$140,000 \$406,099 STORE BUILDING 8 1922 HILLHURST AVE, CEDARS-SINAI MEDIC/ KIM FAMILY TRUST 200 5590-011-006 LOS ANGELES, CA 4614 03/03/2017	Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Type: Acres: Lot Area: # of Stories: Park Area/Cap#: LOS ANGELES, CA S AL CTR 06 Map Reference: Census Tract: Zoning: Prior Rec Date:	03/04/2008 \$385,000 FULL 0.05 2,295 1.00 / 00027-2712 34-F2 / 1891.01 LAC4	Air Cond: Pool: Roof Mat: Distance From Su Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff:	NONE ROLL COMPOSITION bject: 5.37 (miles) 2,480 1959 / 1959
ec Date: ale Date: ale Price: ale Price: ocument #: st Mtg Amt: otal Value: and Use: omp #: ddress: wner Name: eller Name: PN: ounty: ubdivision: ec Date: ale Date: ale Price:	10/18/2016 10/04/2016 \$240,000 FULL 1275052 \$140,000 \$406,099 STORE BUILDING 8 1922 HILLHURST AVE, CEDARS-SINAI MEDIC/ KIM FAMILY TRUST 200 5590-011-006 LOS ANGELES, CA 4614 03/03/2017 02/19/2017 \$2,500,000	Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Type: Acres: Lot Area: # of Stories: Park Area/Cap#: Capartic Sale Date: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price:	03/04/2008 \$385,000 FULL 0.05 2,295 1.00 / 00027-2712 34-F2 / 1891.01 LAC4 06/27/1975 \$67,000	Air Cond: Pool: Roof Mat: Distance From Su Distance From Su Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool:	NONE ROLL COMPOSITION bject: 5.37 (miles) 2,480 1959 / 1959
ec Date: ale Date: ale Price: ale Price: ocument #: st Mtg Amt: otal Value: and Use: omp #: ddress: wner Name: eller Name: PN: ounty: ubdivision: ec Date: ale Date: ale Price: ale Price: ale Type:	10/18/2016 10/04/2016 \$240,000 FULL 1275052 \$140,000 \$406,099 STORE BUILDING 8 1922 HILLHURST AVE, CEDARS-SINAI MEDIC/ KIM FAMILY TRUST 200 5590-011-006 LOS ANGELES, CA 4614 03/03/2017 02/19/2017 \$2,500,000 FULL	Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Type: Acres: Lot Area: # of Stories: Park Area/Cap#: Capara Area/Cap#: Capara Area/Cap#: Capara Area/Cap#: Capara Area/Cap#: Capara Area/Cap#: Capara Area/Cap#: Park Area/Cap#: Capara Area/Capara Area/C	03/04/2008 \$385,000 FULL 0.05 2,295 1.00 / 00027-2712 34-F2 / 1891.01 LAC4 06/27/1975 \$67,000 FULL	Air Cond: Pool: Roof Mat: Distance From Su Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond:	NONE ROLL COMPOSITION bject: 5.37 (miles) 2,480 1959 / 1959
ec Date: ale Date: ale Price: ale Price: ale Type: ocument #: st Mtg Amt: otal Value; and Use: and Use: omp #: ddress: wner Name: eller Name: PN: ounty: ubdivision: ec Date: ale Date: ale Date: ale Price: ale Type: ocument #:	10/18/2016 10/04/2016 \$240,000 FULL 1275052 \$140,000 \$406,099 STORE BUILDING 8 1922 HILLHURST AVE, CEDARS-SINAI MEDIC/ KIM FAMILY TRUST 200 5590-011-006 LOS ANGELES, CA 4614 03/03/2017 02/19/2017 \$2,500,000	Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Type: Acres: Lot Area: # of Stories: Park Area/Cap#: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Type: Acres:	03/04/2008 \$385,000 FULL 0.05 2,295 1.00 / 00027-2712 34-F2 / 1891.01 LAC4 06/27/1975 \$67,000 FULL 0.15	Air Cond: Pool: Roof Mat: Distance From Su Distance From Su Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool:	NONE ROLL COMPOSITION bject: 5.37 (miles) 2,480 1959 / 1959
tec Date: ale Date: ale Price: ale Price: ale Type: bocument #: st Mtg Amt: otal Value; and Use: omp #: ddress: wher Name: eller Name: PN: ounty: ubdivision: ec Date: ale Date: ale Date: ale Price: ale Price: ale Type: ocument #: st Mtg Amt:	10/18/2016 10/04/2016 \$240,000 FULL 1275052 \$140,000 \$406,099 STORE BUILDING 8 1922 HILLHURST AVE, CEDARS-SINAI MEDIC/ KIM FAMILY TRUST 200 5590-011-006 LOS ANGELES, CA 4614 03/03/2017 02/19/2017 \$2,500,000 FULL 250500	Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Type: Acres: Lot Area: # of Stories: Park Area/Cap#: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Type: Acres: Lot Area:	03/04/2008 \$385,000 FULL 0.05 2,295 1.00 / 00027-2712 34-F2 / 1891.01 LAC4 06/27/1975 \$67,000 FULL	Air Cond: Pool: Roof Mat: Distance From Su Distance From Su Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool:	NONE ROLL COMPOSITION bject: 5.37 (miles) 2,480 1959 / 1959
tec Date: ale Date: ale Price: ale Price: ale Type: bocument #: st Mtg Amt: otal Value: and Use: omp #: ddress: wner Name: eller Name: PN: ounty: ubdivision: ec Date:	10/18/2016 10/04/2016 \$240,000 FULL 1275052 \$140,000 \$406,099 STORE BUILDING 8 1922 HILLHURST AVE, CEDARS-SINAI MEDIC/ KIM FAMILY TRUST 200 5590-011-006 LOS ANGELES, CA 4614 03/03/2017 02/19/2017 \$2,500,000 FULL	Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Type: Acres: Lot Area: # of Stories: Park Area/Cap#: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Type: Acres:	03/04/2008 \$385,000 FULL 0.05 2,295 1.00 / 00027-2712 34-F2 / 1891.01 LAC4 06/27/1975 \$67,000 FULL 0.15	Air Cond: Pool: Roof Mat: Distance From Su Distance From Su Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool:	NONE ROLL COMPOSITION bject: 5.37 (miles) 2,480 1959 / 1959

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Comp #: Address: Owner Name: Seller Name:	9 1458 S SAN PEDRO S KIM CHARLES H & DI/ ELAD INVESTMENTS	ANA K N	S, CA 90015-3144	Distance From S	Subject: 5.59 (miles
APN:			1	Puilding Aroos	1 0 2 5
	5132-027-076	Map Reference:		Building Area:	1,925
County:	LOS ANGELES, CA	Census Tract:	2260.02	Total Rooms/Offices:	
Subdivision:	60346	Zoning:	LAM2	Total Restrooms:	1.00
Rec Date:	10/19/2016	Prior Rec Date:	01/27/2009	Yr Built/Eff:	2007 / 2008
Sale Date:	10/13/2016	Prior Sale Date:	11/18/2008	Air Cond:	NONE
Sale Price:	\$475,000	Prior Sale Price:	\$702,500	Pool:	
			•		
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	1284151	Acres:	2.37		
1st Mtg Amt:	\$150,000	Lot Area:	103,159		
Total Value:	\$540,000	# of Stories:			
Land Use:	STORE BUILDING	Park Area/Cap#:	1		
Comp #: Address:	10 1458 S SAN PEDRO ST	۲ 304, LOS ANGELES	i, CA 90015-3149	Distance From S	ubject: 5.59 (miles)
Owner Name: Seller Name:	CHO WONYONG KIM MIS				
APN:	5132-027-208	Map Reference:	1	Building Area:	1,999
County:	LOS ANGELES, CA	Census Tract:	2260.02	Total Rooms/Offices:	.,
			LAM2	Total Restrooms:	1.00
Subdivision:	60346	Zoning:		Activities of the second second residence of	
Rec Date:	02/07/2017	Prior Rec Date:	07/18/2014	Yr Built/Eff:	2007 / 2008
Sale Date:	01/31/2017	Prior Sale Date:	05/22/2014	Air Cond:	NONE
Sale Price:	\$500,000	Prior Sale Price:	\$360,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	154258	Acres:	2.37		
	154250				
1st Mtg Amt:		Lot Area:	103,159		
Total Value:	\$365,490	# of Stories:			
Land Use:	STORE BUILDING				
	STORE DUILDING	Park Area/Cap#:	1		
	STORE BOILDING	Park Area/Cap#:	1		
Comp #: Address: Owner Name:	11 1539 W MANCHESTER POINTVIEW PROPERT	AVE, LOS ANGELES		Distance From S	ubject: 6.62 (miles)
Address: Owner Name: Seller Name:	11 1539 W MANCHESTER POINTVIEW PROPERT CHUNG NAK J & SOOP	AVE, LOS ANGELES IES LLC	5, CA 90047-5425		
Address: Owner Name: Seller Name:	11 1539 W MANCHESTER POINTVIEW PROPERT CHUNG NAK J & SOOP 6034-029-039	AVE, LOS ANGELES IES LLC Map Reference:	5, CA 90047-5425 57-E1 /	Building Area:	ubject: 6.62 (miles) 2,402
Address: Owner Name: Seller Name: APN:	11 1539 W MANCHESTER POINTVIEW PROPERT CHUNG NAK J & SOOP	AVE, LOS ANGELES IES LLC	5, CA 90047-5425		
Address: Owner Name: Seller Name: APN: County:	11 1539 W MANCHESTER POINTVIEW PROPERT CHUNG NAK J & SOOP 6034-029-039	AVE, LOS ANGELES IES LLC Map Reference: Census Tract:	5, CA 90047-5425 57-E1 / 2382.00	Building Area:	
Address: Owner Name: Seller Name: APN: County: Subdivision:	11 1539 W MANCHESTER POINTVIEW PROPERT CHUNG NAK J & SOOF 6034-029-039 LOS ANGELES, CA 4511	AVE, LOS ANGELES IES LLC Map Reference: Census Tract: Zoning:	5, CA 90047-5425 57-E1 /	Building Area: Total Rooms/Offices: Total Restrooms:	2,402
Address: Dwner Name: Seller Name: APN: County: Subdivision: Rec Date:	11 1539 W MANCHESTER POINTVIEW PROPERT CHUNG NAK J & SOOM 6034-029-039 LOS ANGELES, CA 4511 11/01/2016	AVE, LOS ANGELES IES LLC Map Reference: Census Tract: Zoning: Prior Rec Date:	5, CA 90047-5425 57-E1 / 2382.00	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff:	2,402 1951 /
Address: Dwner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Date:	11 1539 W MANCHESTER POINTVIEW PROPERT CHUNG NAK J & SOOF 6034-029-039 LOS ANGELES, CA 4511 11/01/2016 06/21/2016	AVE, LOS ANGELES IES LLC Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date:	5, CA 90047-5425 57-E1 / 2382.00	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond:	2,402
Address: Dwner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Date: Sale Date:	11 1539 W MANCHESTER POINTVIEW PROPERT CHUNG NAK J & SOOF 6034-029-039 LOS ANGELES, CA 4511 11/01/2016 06/21/2016 \$760,000	AVE, LOS ANGELES IES LLC Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price:	5, CA 90047-5425 57-E1 / 2382.00	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool:	2,402 1951 /
Address: Dwner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Date: Sale Date:	11 1539 W MANCHESTER POINTVIEW PROPERT CHUNG NAK J & SOOF 6034-029-039 LOS ANGELES, CA 4511 11/01/2016 06/21/2016	AVE, LOS ANGELES IES LLC Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date:	5, CA 90047-5425 57-E1 / 2382.00	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond:	2,402 1951 /
Address: Dwner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Date: Sale Date: Sale Price: Sale Type:	11 1539 W MANCHESTER POINTVIEW PROPERT CHUNG NAK J & SOOF 6034-029-039 LOS ANGELES, CA 4511 11/01/2016 06/21/2016 \$760,000	AVE, LOS ANGELES IES LLC Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price:	5, CA 90047-5425 57-E1 / 2382.00	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool:	2,402 1951 /
Address: Dwner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Date: Sale Date: Sale Price: Sale Type: Document #:	11 1539 W MANCHESTER POINTVIEW PROPERT CHUNG NAK J & SOOF 6034-029-039 LOS ANGELES, CA 4511 11/01/2016 06/21/2016 \$760,000 FULL 1350063	AVE, LOS ANGELES IES LLC Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Type: Acres:	5, CA 90047-5425 57-E1 / 2382.00 LAC2 0.14	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool:	2,402 1951 /
Address: Dwner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Date: Sale Date: Sale Price: Sale Type: Document #: Ist Mtg Amt:	11 1539 W MANCHESTER POINTVIEW PROPERT CHUNG NAK J & SOOF 6034-029-039 LOS ANGELES, CA 4511 11/01/2016 06/21/2016 \$760,000 FULL 1350063 \$698,000	AVE, LOS ANGELES IES LLC ( Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Type: Acres: Lot Area:	5, CA 90047-5425 57-E1 / 2382.00 LAC2	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool:	2,402 1951 /
Address: Dwner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Date: Sale Date: Sale Price: Sale Type: Document #: Ist Mtg Amt: Fotal Value:	11 1539 W MANCHESTER POINTVIEW PROPERT CHUNG NAK J & SOOF 6034-029-039 LOS ANGELES, CA 4511 11/01/2016 06/21/2016 \$760,000 FULL 1350063 \$698,000 \$97,276	AVE, LOS ANGELES IES LLC ( Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Price: Prior Sale Type: Acres: Lot Area: # of Stories:	5, CA 90047-5425 57-E1 / 2382.00 LAC2 0.14 5,922	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool:	2,402 1951 /
Address: Dwner Name: Seller Name: APN: County: Soubdivision: Rec Date: Sale Date: Sale Date: Sale Price: Sale Type: Document #: Ist Mtg Amt: Fotal Value:	11 1539 W MANCHESTER POINTVIEW PROPERT CHUNG NAK J & SOOF 6034-029-039 LOS ANGELES, CA 4511 11/01/2016 06/21/2016 \$760,000 FULL 1350063 \$698,000	AVE, LOS ANGELES IES LLC ( Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Type: Acres: Lot Area:	5, CA 90047-5425 57-E1 / 2382.00 LAC2 0.14	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool:	2,402 1951 /
Address: Owner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Date: Sale Date: Sale Price: Sale Type: Document #: 1st Mtg Amt: Total Value: Land Use:	11 1539 W MANCHESTER POINTVIEW PROPERT CHUNG NAK J & SOOF 6034-029-039 LOS ANGELES, CA 4511 11/01/2016 06/21/2016 \$760,000 FULL 1350063 \$698,000 \$97,276 STORE BUILDING	AVE, LOS ANGELES IES LLC ( Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Price: Prior Sale Type: Acres: Lot Area: # of Stories:	5, CA 90047-5425 57-E1 / 2382.00 LAC2 0.14 5,922	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool: Roof Mat:	2,402 1951 / NONE
Address: Owner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Date: Sale Date: Sale Price: Sale Type: Document #: Ist Mtg Amt: Fotal Value: Land Use: Comp #:	11 1539 W MANCHESTER POINTVIEW PROPERT CHUNG NAK J & SOOF 6034-029-039 LOS ANGELES, CA 4511 11/01/2016 06/21/2016 \$760,000 FULL 1350063 \$698,000 \$97,276 STORE BUILDING	AVE, LOS ANGELES IES LLC Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Price: Prior Sale Type: Acres: Lot Area: # of Stories: Park Area/Cap#:	6, CA 90047-5425 57-E1 / 2382.00 LAC2 0.14 5,922 /	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool: Roof Mat:	2,402 1951 / NONE
Address: Owner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Date: Sale Price: Sale Price: Sale Type: Document #: Ist Mtg Amt: Fotal Value: Land Use: Comp #: Address:	11 1539 W MANCHESTER POINTVIEW PROPERT CHUNG NAK J & SOOF 6034-029-039 LOS ANGELES, CA 4511 11/01/2016 06/21/2016 \$760,000 FULL 1350063 \$698,000 \$97,276 STORE BUILDING 12 1915 LINCOLN BLVD, V	AVE, LOS ANGELES IES LLC Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Price: Prior Sale Type: Acres: Lot Area: # of Stories: Park Area/Cap#:	6, CA 90047-5425 57-E1 / 2382.00 LAC2 0.14 5,922 /	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool: Roof Mat:	2,402 1951 / NONE
Address: Dwner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Date: Sale Date: Sale Price: Sale Type: Document #: st Mtg Amt: Total Value: .and Use: Comp #: Address: Dwner Name:	11 1539 W MANCHESTER POINTVIEW PROPERT CHUNG NAK J & SOOF 6034-029-039 LOS ANGELES, CA 4511 11/01/2016 06/21/2016 \$760,000 FULL 1350063 \$698,000 \$97,276 STORE BUILDING 12 1915 LINCOLN BLVD, V BRIKLEN CHRISTINA C	AVE, LOS ANGELES IES LLC Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Price: Prior Sale Type: Acres: Lot Area: # of Stories: Park Area/Cap#:	6, CA 90047-5425 57-E1 / 2382.00 LAC2 0.14 5,922 /	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool: Roof Mat:	2,402 1951 / NONE
Address: Dwner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Date: Sale Date: Sale Price: Sale Type: Document #: Ist Mtg Amt: Total Value: Land Use: Comp #: Address: Dwner Name: Seller Name:	11 1539 W MANCHESTER POINTVIEW PROPERT CHUNG NAK J & SOOP 6034-029-039 LOS ANGELES, CA 4511 11/01/2016 06/21/2016 \$760,000 FULL 1350063 \$698,000 \$97,276 STORE BUILDING 12 1915 LINCOLN BLVD, V BRIKLEN CHRISTINA O FREEJAM MUSIC LLC	AVE, LOS ANGELES IES LLC ( Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Price: Prior Sale Type: Acres: Lot Area: # of Stories: Park Area/Cap#: (ENICE, CA 90291-39) CHICE, CA 90291-39	5, CA 90047-5425 57-E1 / 2382.00 LAC2 0.14 5,922 /	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool: Roof Mat: Distance From St	2,402 1951 / NONE
Address: Dwner Name: Seller Name: Seller Name: Subdivision: Rec Date: Sale Date: Sale Drice: Sale Price: Sale Price: Sale Type: Document #: st Mtg Amt: Total Value: and Use: Comp #: ddress: Dwner Name: Seller Name: PN:	11 1539 W MANCHESTER POINTVIEW PROPERT CHUNG NAK J & SOOP 6034-029-039 LOS ANGELES, CA 4511 11/01/2016 06/21/2016 \$760,000 FULL 1350063 \$698,000 \$97,276 STORE BUILDING 12 1915 LINCOLN BLVD, V BRIKLEN CHRISTINA C FREEJAM MUSIC LLC 4241-024-028	AVE, LOS ANGELES IES 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#: /ENICE, CA 90291-39 : 1995 TRUST Map Reference:	5, CA 90047-5425 57-E1 / 2382.00 LAC2 0.14 5,922 / 09 49-D3 /	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool: Roof Mat: Distance From Su	2,402 1951 / NONE
Address: Dwner Name: Seller Name: NPN: County: Subdivision: Rec Date: Sale Date: Sale Date: Sale Price: Sale Price: Sale Price: Sale Type: Document #: st Mtg Amt: Total Value: and Use: Comp #: Address: Dwner Name: Seller Name: Seller Name: Sounty:	11 1539 W MANCHESTER POINTVIEW PROPERT CHUNG NAK J & SOOF 6034-029-039 LOS ANGELES, CA 4511 11/01/2016 06/21/2016 \$760,000 FULL 1350063 \$698,000 \$97,276 STORE BUILDING 12 1915 LINCOLN BLVD, V BRIKLEN CHRISTINA C FREEJAM MUSIC LLC 4241-024-028 LOS ANGELES, CA	AVE, LOS ANGELES IES 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#: /ENICE, CA 90291-39 : 1995 TRUST Map Reference: Census Tract:	5, CA 90047-5425 57-E1 / 2382.00 LAC2 0.14 5,922 / 09 49-D3 / 2736.00	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool: Roof Mat: Distance From Su Building Area: Total Rooms/Offices:	2,402 1951 / NONE
Address: Dwner Name: Seller Name: NPN: County: Subdivision: Rec Date: Sale Date: Sale Date: Sale Price: Sale Price: Sale Price: Sale Type: Document #: st Mtg Amt: Total Value: and Use: Comp #: Address: Dwner Name: Seller Name: Seller Name: Sounty:	11 1539 W MANCHESTER POINTVIEW PROPERT CHUNG NAK J & SOOP 6034-029-039 LOS ANGELES, CA 4511 11/01/2016 06/21/2016 \$760,000 FULL 1350063 \$698,000 \$97,276 STORE BUILDING 12 1915 LINCOLN BLVD, V BRIKLEN CHRISTINA C FREEJAM MUSIC LLC 4241-024-028	AVE, LOS ANGELES IES 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#: /ENICE, CA 90291-39 : 1995 TRUST	5, CA 90047-5425 57-E1 / 2382.00 LAC2 0.14 5,922 / 09 49-D3 /	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool: Roof Mat: Distance From Su	2,402 1951 / NONE
Address: Dwner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Date: Sale Date: Sale Date: Sale Price: Sale Type: Document #: st Mtg Amt: Total Value: and Use: Comp #: Address: Dwner Name: Seller Name: Address: Dwner Name: Seller Name: Seller Name: Seller Sale Sale Sale Sale Sale Sale Sale Sale	11 1539 W MANCHESTER POINTVIEW PROPERT CHUNG NAK J & SOOF 6034-029-039 LOS ANGELES, CA 4511 11/01/2016 06/21/2016 \$760,000 FULL 1350063 \$698,000 \$97,276 STORE BUILDING 12 1915 LINCOLN BLVD, V BRIKLEN CHRISTINA C FREEJAM MUSIC LLC 4241-024-028 LOS ANGELES, CA	AVE, LOS ANGELES IES 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#: /ENICE, CA 90291-39 : 1995 TRUST Map Reference: Census Tract:	5, CA 90047-5425 57-E1 / 2382.00 LAC2 0.14 5,922 / 09 49-D3 / 2736.00	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool: Roof Mat: Distance From Su Building Area: Total Rooms/Offices:	2,402 1951 / NONE
Address: Dwner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Date: Sale Date: Sale Price: Sale Type: Document #: St Mtg Amt: Total Value: and Use: Comp #: Address: Dwner Name: Seller Name: PN: County: Subdivision: Rec Date:	11 1539 W MANCHESTER POINTVIEW PROPERT CHUNG NAK J & SOOF 6034-029-039 LOS ANGELES, CA 4511 11/01/2016 06/21/2016 \$760,000 FULL 1350063 \$698,000 \$97,276 STORE BUILDING 12 1915 LINCOLN BLVD, W BRIKLEN CHRISTINA C FREEJAM MUSIC LLC 4241-024-028 LOS ANGELES, CA VENICE ANNEX 02/03/2017	AVE, LOS ANGELES IES LLC Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Price: Prior Sale Type: Acres: Lot Area: # of Stories: Park Area/Cap#: VENICE, CA 90291-39 : 1995 TRUST Map Reference: Census Tract: Zoning: Prior Rec Date:	5, CA 90047-5425 57-E1 / 2382.00 LAC2 0.14 5,922 / 09 49-D3 / 2736.00 LAC2	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool: Roof Mat: Distance From Su Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff:	2,402 1951 / NONE Ibject: 7.12 (miles) 2,100 1962 / 1962
Address: Dwner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Date: Sale Date: Sale Price: Cocument #: St Mtg Amt: Total Value: and Use: Comp #: Address: Dwner Name: Seller Name: PN: County: Subdivision: Rec Date: Sale Date:	11 1539 W MANCHESTER POINTVIEW PROPERT CHUNG NAK J & SOOF 6034-029-039 LOS ANGELES, CA 4511 11/01/2016 06/21/2016 \$760,000 FULL 1350063 \$698,000 \$97,276 STORE BUILDING 12 1915 LINCOLN BLVD, V BRIKLEN CHRISTINA C FREEJAM MUSIC LLC 4241-024-028 LOS ANGELES, CA VENICE ANNEX 02/03/2017 01/11/2017	AVE, LOS ANGELES IES LLC Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Price: Prior Sale Type: Acres: Lot Area: # of Stories: Park Area/Cap#: VENICE, CA 90291-39 : 1995 TRUST Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date:	5, CA 90047-5425 57-E1 / 2382.00 LAC2 0.14 5,922 / 09 49-D3 / 2736.00 LAC2 04/08/2016 04/05/2016	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool: Roof Mat: Distance From Su Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond:	2,402 1951 / NONE Ibject: 7.12 (miles) 2,100
Address: Dwner Name: Seller Name: VPN: County: Subdivision: Rec Date: Sale Date: Sale Date: Sale Date: Sale Type: Document #: st Mtg Amt: Total Value: and Use: Comp #: Address: Dwner Name: Seller Name: Seller Name: Seller Name: Seller Name: Seller Name: Seller Name: Seller State: Sale Date: Sale	11 1539 W MANCHESTER POINTVIEW PROPERT CHUNG NAK J & SOOF 6034-029-039 LOS ANGELES, CA 4511 11/01/2016 06/21/2016 \$760,000 FULL 1350063 \$698,000 \$97,276 STORE BUILDING 12 1915 LINCOLN BLVD, V BRIKLEN CHRISTINA C FREEJAM MUSIC LLC 4241-024-028 LOS ANGELES, CA VENICE ANNEX 02/03/2017 01/11/2017 \$2,800,000	AVE, LOS ANGELES IES 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#: /ENICE, CA 90291-39 : 1995 TRUST Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price:	5, CA 90047-5425 57-E1 / 2382.00 LAC2 0.14 5,922 / 09 49-D3 / 2736.00 LAC2 04/08/2016 04/05/2016 \$2,500,000	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool: Roof Mat: Distance From Su Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool:	2,402 1951 / NONE Ibject: 7.12 (miles) 2,100 1962 / 1962
Address: Dwner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Date: Sale Date: Sale Type: Document #: st Mtg Amt: Total Value: .and Use: Comp #: Address: Dwner Name: Seller Name: Seller Name: Seller Name: Seller Name: Seller State: Sale Date: Sale Date: Sale Date: Sale Date:	11 1539 W MANCHESTER POINTVIEW PROPERT CHUNG NAK J & SOOF 6034-029-039 LOS ANGELES, CA 4511 11/01/2016 06/21/2016 \$760,000 FULL 1350063 \$698,000 \$97,276 STORE BUILDING 12 1915 LINCOLN BLVD, V BRIKLEN CHRISTINA C FREEJAM MUSIC LLC 4241-024-028 LOS ANGELES, CA VENICE ANNEX 02/03/2017 01/11/2017	AVE, LOS ANGELES IES LLC Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Price: Prior Sale Type: Acres: Lot Area: # of Stories: Park Area/Cap#: VENICE, CA 90291-39 : 1995 TRUST Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date:	5, CA 90047-5425 57-E1 / 2382.00 LAC2 0.14 5,922 / 09 49-D3 / 2736.00 LAC2 04/08/2016 04/05/2016	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool: Roof Mat: Distance From Su Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond:	2,402 1951 / NONE Ibject: 7.12 (miles) 2,100 1962 / 1962
Address: Dwner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Date: Sale Date: Sale Type: Document #: Address: Dwner Name: Seller Name: Seller Name: Seller Name: Seller Name: Sale Date: Sale Date:	11 1539 W MANCHESTER POINTVIEW PROPERT CHUNG NAK J & SOOF 6034-029-039 LOS ANGELES, CA 4511 11/01/2016 06/21/2016 \$760,000 FULL 1350063 \$698,000 \$97,276 STORE BUILDING 12 1915 LINCOLN BLVD, V BRIKLEN CHRISTINA C FREEJAM MUSIC LLC 4241-024-028 LOS ANGELES, CA VENICE ANNEX 02/03/2017 01/11/2017 \$2,800,000	AVE, LOS ANGELES IES 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#: /ENICE, CA 90291-39 : 1995 TRUST Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price:	5, CA 90047-5425 57-E1 / 2382.00 LAC2 0.14 5,922 / 09 49-D3 / 2736.00 LAC2 04/08/2016 04/05/2016 \$2,500,000	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool: Roof Mat: Distance From Su Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool:	2,402 1951 / NONE Ibject: 7.12 (miles) 2,100 1962 / 1962
Address: Dwner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Date: Sale Date: Sale Type: Document #: St Mtg Amt: Total Value: and Use: Comp #: Address: Dwner Name: Seller Name: Seller Name: Seller Name: Seller Name: Seller Name: Seller Sale Date: Sale Date: Sal	11 1539 W MANCHESTER POINTVIEW PROPERT CHUNG NAK J & SOOF 6034-029-039 LOS ANGELES, CA 4511 11/01/2016 06/21/2016 \$760,000 FULL 1350063 \$698,000 \$97,276 STORE BUILDING 12 1915 LINCOLN BLVD, V BRIKLEN CHRISTINA C FREEJAM MUSIC LLC 4241-024-028 LOS ANGELES, CA VENICE ANNEX 02/03/2017 01/11/2017 \$2,800,000 FULL	AVE, LOS ANGELES IES 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#: VENICE, CA 90291-39 : 1995 TRUST Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Price: Prior Sale Type: Acres:	5, CA 90047-5425 57-E1 / 2382.00 LAC2 0.14 5,922 / 09 49-D3 / 2736.00 LAC2 04/08/2016 04/05/2016 \$2,500,000 FULL 0.06	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool: Roof Mat: Distance From Su Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool:	2,402 1951 / NONE Ibject: 7.12 (miles) 2,100 1962 / 1962
Address: Dwner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Date: Sale Date: Sale Type: Document #: St Mtg Amt: Total Value: .and Use: Comp #: Address: Dwner Name: Seller Name: Seller Name: Seller Name: Seller Name: Seller Name: Seller Sale Date: Sale Date: Sa	11 1539 W MANCHESTER POINTVIEW PROPERT CHUNG NAK J & SOOF 6034-029-039 LOS ANGELES, CA 4511 11/01/2016 06/21/2016 \$760,000 FULL 1350063 \$698,000 \$97,276 STORE BUILDING 12 1915 LINCOLN BLVD, V BRIKLEN CHRISTINA C FREEJAM MUSIC LLC 4241-024-028 LOS ANGELES, CA VENICE ANNEX 02/03/2017 01/11/2017 \$2,800,000 FULL 146878	AVE, LOS ANGELES IES 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#: /ENICE, CA 90291-39 : 1995 TRUST Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Price: Prior Sale Type: Acres: Lot Area:	5, CA 90047-5425 57-E1 / 2382.00 LAC2 0.14 5,922 / 09 49-D3 / 2736.00 LAC2 04/08/2016 04/05/2016 \$2,500,000 FULL	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool: Roof Mat: Distance From Su Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool:	2,402 1951 / NONE Ibject: 7.12 (miles) 2,100 1962 / 1962
Address: Owner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Date: Sale Date: Sale Price: Sale Type: Document #: Ist Mtg Amt: Fotal Value: Land Use: Comp #:	11 1539 W MANCHESTER POINTVIEW PROPERT CHUNG NAK J & SOOF 6034-029-039 LOS ANGELES, CA 4511 11/01/2016 06/21/2016 \$760,000 FULL 1350063 \$698,000 \$97,276 STORE BUILDING 12 1915 LINCOLN BLVD, V BRIKLEN CHRISTINA C FREEJAM MUSIC LLC 4241-024-028 LOS ANGELES, CA VENICE ANNEX 02/03/2017 01/11/2017 \$2,800,000 FULL	AVE, LOS ANGELES IES 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#: VENICE, CA 90291-39 : 1995 TRUST Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Price: Prior Sale Type: Acres:	5, CA 90047-5425 57-E1 / 2382.00 LAC2 0.14 5,922 / 09 49-D3 / 2736.00 LAC2 04/08/2016 04/05/2016 \$2,500,000 FULL 0.06	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool: Roof Mat: Distance From Su Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool:	2,402 1951 / NONE Ibject: 7.12 (miles) 2,100 1962 / 1962

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Comp #: Address: Owner Name:	13 4400 TUJUNGA AVE, ONISS INVESTMENT I		), CA 91602	Distance From S	ubject: 7.26 (miles
Seller Name: APN:	MEGDAL TUJUNGA L 2366-004-023	LC Map Reference:	23-D3 /	Building Area:	2,400
County:	LOS ANGELES, CA	Census Tract:	1432.00	Total Rooms/Offices:	
Subdivision:	9853	Zoning:	LAC2	Total Restrooms:	
Rec Date:	09/15/2016	Prior Rec Date:	06/16/2016	Yr Built/Eff:	1978 / 1978
Sale Date:	08/18/2016	Prior Sale Date:	05/13/2016	Air Cond:	NONE
Sale Price:	\$4,250,000	Prior Sale Price:	\$2,500,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	1111898	Acres:	0.23		
1st Mtg Amt:		Lot Area:	9,888		
Total Value:	\$350,783	# of Stories:			
Land Use:	STORE BUILDING	Park Area/Cap#:	1		
Comp #: Address:	14 11007 CRENSHAW BL	VD. INGLEWOOD. CA	90303-2303	Distance From :	Subject: 7.9 (miles
Owner Name: Seller Name:	SHIN KWAN H JU TAE K & SUNG K	,			
APN:	4031-012-012	Map Reference:	57-C4 /	Building Area:	2,385
County:	LOS ANGELES, CA	Census Tract:	6020.04	Total Rooms/Offices:	
Subdivision:	1631	Zoning:	INC2YY	Total Restrooms:	
Rec Date:	10/28/2016	Prior Rec Date:	05/10/1990	Yr Built/Eff:	1954 / 1954
Sale Date:	08/04/2016	Prior Sale Date:	04/1990	Air Cond:	NONE
Sale Price:	\$570,000	Prior Sale Price:	\$180,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	ROLL COMPOSITION
Document #:	1335774	Acres:	0.16		
1st Mtg Amt:	\$633,000	Lot Area:	7,139		
Total Value:	\$279,724	# of Stories:	1.00		
			1.00		
Land Use:	STORE BUILDING	Park Area/Cap#:	1		
Comp #: Address:	15 3400 FLETCHER DR, L	OR ANOTI DE CA M	045 2475	Distance From St	ubject: 7.93 (miles
Owner Name: Seller Name:	SC GROUP 3400 FLET 3400 FLETCHER LLC		005-2175		
APN:	5458-023-001	Map Reference:	35-E1 /	Building Area:	2,112
County:	LOS ANGELES, CA	Census Tract:	1864.01	Total Rooms/Offices:	_,
Subdivision:	1983	Zoning:	LARD1.5	Total Restrooms:	
Rec Date:	04/28/2017	Prior Rec Date:	11/09/1978	Yr Built/Eff:	1929 / 1937
Sale Date:	03/08/2017	Prior Sale Date:		Air Cond:	NONE
Sale Price:	\$2,220,500	Prior Sale Price:	\$102,500	Pool:	
		Prior Sale Type:	FULL	Roof Mat:	
Sale Lyne.					
••	FULL 474171		0.30	Root Mat.	
Document #:	474171	Acres:	0.30	Noor Mat.	
Document #: 1st Mtg Amt:	474171 \$2,175,000	Acres: Lot Area:	0.30 12,973	Noor Mat.	
Document #: Ist Mtg Amt: Fotal Value:	474171 \$2,175,000 \$979,614	Acres: Lot Area: # of Stories:	12,973		
Document #: Ist Mtg Amt: Fotal Value:	474171 \$2,175,000	Acres: Lot Area:		Koonnial.	
Sale Type: Document #: 1st Mtg Amt: Total Value: Land Use: Comp #:	474171 \$2,175,000 \$979,614 STORE BUILDING	Acres: Lot Area: # of Stories: Park Area/Cap#:	12,973 /		ıbject: <b>7.98 (miles</b>
Document #: 1st Mtg Amt: Fotal Value: _and Use: Comp #: Address:	474171 \$2,175,000 \$979,614 STORE BUILDING 16 10804 S WESTERN AV	Acres: Lot Area: # of Stories: Park Area/Cap#: E, LOS ANGELES, CA	12,973 /		ıbject: 7.98 (miles
Document #: Ist Mtg Amt: Total Value: .and Use: Comp #: Address: Dwner Name:	474171 \$2,175,000 \$979,614 STORE BUILDING 16 10804 S WESTERN AV SHANE INVESTMENT O	Acres: Lot Area: # of Stories: Park Area/Cap#: E, LOS ANGELES, CA	12,973 /		ıbject: 7.98 (miles
Document #: Ist Mtg Amt: Total Value: .and Use: Comp #: Address: Dwner Name: Seller Name:	474171 \$2,175,000 \$979,614 STORE BUILDING 16 10804 S WESTERN AV SHANE INVESTMENT O T & T FAMILY TRUST	Acres: Lot Area: # of Stories: Park Area/Cap#: E, LOS ANGELES, CA GROUP LLC	12,973 / 90047-4629	Distance From Su	
Document #: Ist Mtg Amt: Fotal Value: Land Use: Comp #: Address: Dwner Name: Seller Name: APN:	474171 \$2,175,000 \$979,614 STORE BUILDING 16 10804 S WESTERN AV SHANE INVESTMENT O T & T FAMILY TRUST 6077-003-001	Acres: Lot Area: # of Stories: Park Area/Cap#: E, LOS ANGELES, CA GROUP LLC Map Reference:	12,973 / 90047-4629 57-E4 /	Distance From Su Building Area:	ubject: 7.98 (miles 2,212
Document #: Ist Mtg Amt: Fotal Value: Land Use: Comp #: Address: Dwner Name: Seller Name: APN: County:	474171 \$2,175,000 \$979,614 STORE BUILDING 16 10804 S WESTERN AV SHANE INVESTMENT OF T & T FAMILY TRUST 6077-003-001 LOS ANGELES, CA	Acres: Lot Area: # of Stories: Park Area/Cap#: E, LOS ANGELES, CA GROUP LLC Map Reference: Census Tract:	12,973 / 90047-4629 57-E4 / 6003.02	Distance From Su Building Area: Total Rooms/Offices:	
Document #: Ist Mtg Amt: Fotal Value: Land Use: Comp #: Address: Dwner Name: Seller Name: APN: County: Subdivision:	474171 \$2,175,000 \$979,614 STORE BUILDING 16 10804 S WESTERN AV SHANE INVESTMENT O T & T FAMILY TRUST 6077-003-001 LOS ANGELES, CA 13361	Acres: Lot Area: # of Stories: Park Area/Cap#: E, LOS ANGELES, CA GROUP LLC Map Reference: Census Tract: Zoning:	12,973 / 90047-4629 57-E4 / 6003.02 LCC2*	Distance From Su Building Area: Total Rooms/Offices: Total Restrooms:	2,212
Document #: Ist Mtg Amt: Fotal Value: Land Use: Comp #: Address: Dwner Name: Seller Name: APN: County: Subdivision: Rec Date:	474171 \$2,175,000 \$979,614 STORE BUILDING 16 10804 S WESTERN AV SHANE INVESTMENT O T & T FAMILY TRUST 6077-003-001 LOS ANGELES, CA 13361 10/07/2016	Acres: Lot Area: # of Stories: Park Area/Cap#: E, LOS ANGELES, CA GROUP LLC Map Reference: Census Tract: Zoning: Prior Rec Date:	12,973 / 90047-4629 57-E4 / 6003.02 LCC2* 08/13/1992	Distance From Su Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff:	2,212 1955 / 1964
Document #: Ist Mtg Amt: Fotal Value: Land Use: Comp #: Address: Dwner Name: Seller Name: APN: County: Subdivision: Rec Date:	474171 \$2,175,000 \$979,614 STORE BUILDING 16 10804 S WESTERN AV SHANE INVESTMENT OF T & T FAMILY TRUST 6077-003-001 LOS ANGELES, CA 13361	Acres: Lot Area: # of Stories: Park Area/Cap#: E, LOS ANGELES, CA GROUP LLC Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date:	12,973 / 90047-4629 57-E4 / 6003.02 LCC2* 08/13/1992 08/1992	Distance From Su Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond:	2,212 1955 / 1964 NONE
Document #: Ist Mtg Amt: Fotal Value: Land Use: Comp #: Address: Dwner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Date:	474171 \$2,175,000 \$979,614 STORE BUILDING 16 10804 S WESTERN AV SHANE INVESTMENT O T & T FAMILY TRUST 6077-003-001 LOS ANGELES, CA 13361 10/07/2016	Acres: Lot Area: # of Stories: Park Area/Cap#: E, LOS ANGELES, CA GROUP LLC Map Reference: Census Tract: Zoning: Prior Rec Date:	12,973 / 90047-4629 57-E4 / 6003.02 LCC2* 08/13/1992	Distance From Su Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff:	2,212 1955 / 1964
Document #: Ist Mtg Amt: Total Value: and Use: Comp #: Address: Dwner Name: Seller Name: Seller Name: Seller Name: Sounty: Subdivision: Rec Date: Sale Date: Sale Drice:	474171 \$2,175,000 \$979,614 STORE BUILDING 16 10804 S WESTERN AV SHANE INVESTMENT O T & T FAMILY TRUST 6077-003-001 LOS ANGELES, CA 13361 10/07/2016 08/23/2016	Acres: Lot Area: # of Stories: Park Area/Cap#: E, LOS ANGELES, CA GROUP LLC Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date:	12,973 / 90047-4629 57-E4 / 6003.02 LCC2* 08/13/1992 08/1992	Distance From Su Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond:	2,212 1955 / 1964 NONE
Document #: Ist Mtg Amt: Total Value: and Use: Comp #: Address: Dwner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Date: Sale Price: Sale Type:	474171 \$2,175,000 \$979,614 STORE BUILDING 16 10804 S WESTERN AV SHANE INVESTMENT O T & T FAMILY TRUST 6077-003-001 LOS ANGELES, CA 13361 10/07/2016 08/23/2016 \$1,080,000	Acres: Lot Area: # of Stories: Park Area/Cap#: E, LOS ANGELES, CA GROUP LLC Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price:	12,973 / 90047-4629 57-E4 / 6003.02 LCC2* 08/13/1992 08/1992 \$130,000	Distance From Su Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool:	2,212 1955 / 1964 NONE
Document #: Ist Mtg Amt: Total Value: and Use: Comp #: Address: Dwner Name: Seller Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Date: Sale Price: Sale Type: Document #:	474171 \$2,175,000 \$979,614 STORE BUILDING 16 10804 S WESTERN AV SHANE INVESTMENT O T & T FAMILY TRUST 6077-003-001 LOS ANGELES, CA 13361 10/07/2016 08/23/2016 \$1,080,000 FULL 1233094	Acres: Lot Area: # of Stories: Park Area/Cap#: E, LOS ANGELES, CA GROUP LLC Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Type:	12,973 / 90047-4629 57-E4 / 6003.02 LCC2* 08/13/1992 08/1992 \$130,000 FULL	Distance From Su Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool:	2,212 1955 / 1964 NONE
Document #: Ist Mtg Amt: Total Value: and Use: Comp #: Address: Dwner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Date: Sale Date: Sale Price: Sale Type: Document #: st Mtg Amt:	474171 \$2,175,000 \$979,614 STORE BUILDING 16 10804 S WESTERN AV SHANE INVESTMENT O T & T FAMILY TRUST 6077-003-001 LOS ANGELES, CA 13361 10/07/2016 08/23/2016 \$1,080,000 FULL 1233094 \$651,000	Acres: Lot Area: # of Stories: Park Area/Cap#: E, LOS ANGELES, CA GROUP LLC Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Date: Prior Sale Price: Prior Sale Type: Acres: Lot Area:	12,973 / 90047-4629 57-E4 / 6003.02 LCC2* 08/13/1992 08/1992 \$130,000 FULL 0.28	Distance From Su Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool:	2,212 1955 / 1964 NONE
Document #: 1st Mtg Amt: Total Value: Land Use:	474171 \$2,175,000 \$979,614 STORE BUILDING 16 10804 S WESTERN AV SHANE INVESTMENT O T & T FAMILY TRUST 6077-003-001 LOS ANGELES, CA 13361 10/07/2016 08/23/2016 \$1,080,000 FULL 1233094	Acres: Lot Area: # of Stories: Park Area/Cap#: E, LOS ANGELES, CA GROUP LLC Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Type: Acres:	12,973 / 90047-4629 57-E4 / 6003.02 LCC2* 08/13/1992 08/1992 \$130,000 FULL 0.28	Distance From Su Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool:	1955 / 1964 NONE

Comp #: Address: Owner Name:	17 1673 9TH ST, SANTA M BRENLOR REAL ESTA	and the second second		Distance From S	Subject: 8.07 (miles)
Seller Name: APN: County: Subdivision: Rec Date: Sale Date: Sale Price: Sale Type: Document #: 1st Mtg Amt: Total Value: Land Use:	AJA MANAGEMENT LI 4283-004-017 LOS ANGELES, CA TOWNER TERRACE 10/04/2016 09/13/2016 \$2,900,000 FULL 1212964 \$2,320,000 \$170,216 STORE BUILDING		49-A1 / 7018.02 SMM1* 05/25/1965 \$40,000 FULL 0.21 9,049 /	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool: Roof Mat:	2,342 1923 / 1946 NONE
	, i				
Comp #: Address: Owner Name: Seller Name:	18 2474 E FLORENCE AV L & R INS SERV INC REYES ROBERTO G	E, HUNTINGTON PAF	RK, CA 90255-5727	Distance From S	ubject: 8.64 (miles)
APN: County: Subdivision: Rec Date: Sale Date: Sale Price:	6201-005-011 LOS ANGELES, CA 2263 10/03/2016 08/30/2016 \$444,000	Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price:	52-F5 / 5348.03 LCC3* 06/06/2006 05/04/2006 \$700,000	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool:	2,014 1985 / 1985 YES
Sale Type:	UNKNOWN	Prior Sale Type:	UNKNOWN	Roof Mat:	ROLL COMPOSITION
Document #: 1st Mtg Amt: Total Value: Land Use:	1203691 \$343,535 \$443,000 STORE BUILDING	Acres: Lot Area: # of Stories: Park Area/Cap#:	0.14 5,952 1.00 /		
Address: Owner Name:	19 10907 S BROADWAY, L YAO ANDREW CAEA HOMES INC	OS ANGELES, CA 9	0061-2021	Distance From S	ubject: 8.69 (miles)
Address: Dwner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Date:	10907 S BROADWAY, L YAO ANDREW CAFA HOMES INC 6074-013-002 LOS ANGELES, CA 4741 04/26/2017 04/13/2017	.OS ANGELES, CA 90 Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price:	58-A4 / 2411.20 LARD2 05/04/2015 04/09/2015	Distance From Si Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool:	ubject: 8.69 (miles) 2,300 1957 / 1957 NONE
Comp #: Address: Owner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Date: Sale Price: Sale Type:	10907 S BROADWAY, L YAO ANDREW CAFA HOMES INC 6074-013-002 LOS ANGELES, CA 4741 04/26/2017	Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date:	58-A4 / 2411.20 LARD2 05/04/2015	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond:	2,300 1957 / 1957 NONE ROLL
Address: Dwner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Date: Sale Price:	10907 S BROADWAY, L YAO ANDREW CAFA HOMES INC 6074-013-002 LOS ANGELES, CA 4741 04/26/2017 04/13/2017 \$260,000	Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price:	58-A4 / 2411.20 LARD2 05/04/2015 04/09/2015 \$200,000	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool:	1957 / 1957 NONE
Address: Dwner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Date: Sale Price: Sale Price: Sale Type: Document #: Ast Mtg Amt: Total Value: .and Use: Comp #:	10907 S BROADWAY, L YAO ANDREW CAFA HOMES INC 6074-013-002 LOS ANGELES, CA 4741 04/26/2017 04/13/2017 \$260,000 FULL 459557 \$203,049 STORE BUILDING	Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Type: Acres: Lot Area: # of Stories: Park Area/Cap#:	58-A4 / 2411.20 LARD2 05/04/2015 04/09/2015 \$200,000 FULL 0.13 5,488 1.00 /	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool: Roof Mat:	2,300 1957 / 1957 NONE ROLL
Address: Dwner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Date: Sale Date: Sale Price: Sale Type: Document #: Ist Mtg Amt: Total Value: .and Use: Comp #: Address: Dwner Name: Seller Name:	10907 S BROADWAY, L YAO ANDREW CAFA HOMES INC 6074-013-002 LOS ANGELES, CA 4741 04/26/2017 04/13/2017 \$260,000 FULL 459557 \$203,049 STORE BUILDING 20 4300 W VICTORY BLVD MILLS RICHARD N BEDAUX PROPERTIES	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#:	58-A4 / 2411.20 LARD2 05/04/2015 04/09/2015 \$200,000 FULL 0.13 5,488 1.00 /	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool: Roof Mat: Distance From St	2,300 1957 / 1957 NONE ROLL COMPOSITION
Address: Dwner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Date: Sale Price: Sale Type: Document #: Ist Mtg Amt: Fotal Value: Land Use: Comp #: Address: Dwner Name: Seller Name: Address: Dwner Name: Seller Name: Address: Dwner Name: Seller Name: Address: Dwner Name: Seller Name: Address: Dwner Name: Dwner Name: Dwner Name: Dwner Name: Dwner Name: D	10907 S BROADWAY, L YAO ANDREW CAFA HOMES INC 6074-013-002 LOS ANGELES, CA 4741 04/26/2017 04/13/2017 \$260,000 FULL 459557 \$203,049 STORE BUILDING 20 4300 W VICTORY BLVD MILLS RICHARD N BEDAUX PROPERTIES 2435-003-001 LOS ANGELES, CA 9597 11/16/2016	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#: BURBANK, CA 915 LLC Map Reference: Census Tract: Zoning: Prior Rec Date:	58-A4 / 2411.20 LARD2 05/04/2015 04/09/2015 \$200,000 FULL 0.13 5,488 1.00 /	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool: Roof Mat: Distance From St Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff:	2,300 1957 / 1957 NONE ROLL COMPOSITION Ibject: 9.42 (miles) 2,124 1960 / 1960
Address: Dwner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Date: Sale Date: Sale Price: Sale Type: Document #: Sale Type: Document #: Sale Type: County: Seller Name: Seller Name: Seller Name: Seller Name: Seller Name: Seller Name: Seller Sale Date: Sale Date:	10907 S BROADWAY, L YAO ANDREW CAFA HOMES INC 6074-013-002 LOS ANGELES, CA 4741 04/26/2017 04/13/2017 \$260,000 FULL 459557 \$203,049 STORE BUILDING 20 4300 W VICTORY BLVD MILLS RICHARD N BEDAUX PROPERTIES 2435-003-001 LOS ANGELES, CA 9597	Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Price: Prior Sale Type: Acres: Lot Area: # of Stories: Park Area/Cap#: BURBANK, CA 9150 LLC Map Reference: Census Tract: Zoning:	58-A4 / 2411.20 LARD2 05/04/2015 04/09/2015 \$200,000 FULL 0.13 5,488 1.00 / 05-1334 16-F5 / 3111.00 BUC3YY	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool: Roof Mat: Distance From Su Building Area: Total Rooms/Offices: Total Restrooms:	2,300 1957 / 1957 NONE ROLL COMPOSITION
Address: Dwner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Date: Sale Type: Document #: Ist Mtg Amt: Fotal Value: Land Use: Comp #: Address: Dwner Name: Seller Name: Seller Name: County: Subdivision: Rec Date: Sale Date: Sale Date:	10907 S BROADWAY, L YAO ANDREW CAFA HOMES INC 6074-013-002 LOS ANGELES, CA 4741 04/26/2017 04/13/2017 \$260,000 FULL 459557 \$203,049 STORE BUILDING 20 4300 W VICTORY BLVD MILLS RICHARD N BEDAUX PROPERTIES 2435-003-001 LOS ANGELES, CA 9597 11/16/2016 10/24/2016	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#: BURBANK, CA 915 LLC Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date:	58-A4 / 2411.20 LARD2 05/04/2015 04/09/2015 \$200,000 FULL 0.13 5,488 1.00 / 05-1334 16-F5 / 3111.00 BUC3YY 10/23/1996	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool: Roof Mat: Distance From Su Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond:	2,300 1957 / 1957 NONE ROLL COMPOSITION ubject: 9.42 (miles) 2,124 1960 / 1960 NONE ROLL
Address: Dwner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Date: Sale Price: Sale Price: Sale Type: Document #: Ist Mtg Amt: Fotal Value: Land Use:	10907 S BROADWAY, L YAO ANDREW CAFA HOMES INC 6074-013-002 LOS ANGELES, CA 4741 04/26/2017 04/13/2017 \$260,000 FULL 459557 \$203,049 STORE BUILDING 20 4300 W VICTORY BLVD MILLS RICHARD N BEDAUX PROPERTIES 2435-003-001 LOS ANGELES, CA 9597 11/16/2016 10/24/2016 \$885,000	Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Price: Acres: Lot Area: # of Stories: Park Area/Cap#: BURBANK, CA 915 LLC Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price:	58-A4 / 2411.20 LARD2 05/04/2015 04/09/2015 \$200,000 FULL 0.13 5,488 1.00 / 05-1334 16-F5 / 3111.00 BUC3YY 10/23/1996 \$190,000	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool: Roof Mat: Distance From Su Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool:	2,300 1957 / 1957 NONE ROLL COMPOSITION Ibject: 9.42 (miles) 2,124 1960 / 1960 NONE

## **EXHIBIT D**

#### ASSIGNED INSPECTOR: **KEITH EDGHILL** JOB ADDRESS: **5111 WEST PICO BLVD., LOS ANGELES, CA** ASSESSORS PARCEL NO. (APN): **5070-007-013**

Date: May 26, 2017

CASE#: 732076 ORDER NO: A-4153605

EFFECTIVE DATE OF ORDER TO COMPLY: September 13, 2016 COMPLIANCE EXPECTED DATE: October 13, 2016 DATE COMPLIANCE OBTAINED: No Compliance to Date

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

**VIOLATIONS:** 

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SEE ATTACHED ORDER # A-4153605

BOARD OF BUILDING AND SAFETY COMMISSIONERS 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 3

FRANK M. BUSH GENERAL MANAGER

ERIC GARCETTI MAYOR

## ORDER TO COMPLY AND NOTICE OF FEE

BOTACH, YOAV 1901 PREUSS RD LOS ANGELES, CA 90034

The undersigned mailed this notice by regular mail, postage prepaid, to the addressee on this day,

SEP 0 2 2015 To the address as shown on the last equalized assessment roll. Initialed by CASE #: 732076 ORDER #: A-4153605 EFFECTIVE DATE: September 13, 2016 COMPLIANCE DATE: October 13, 2016

FILE COPY

OWNER OF SITE ADDRESS: 5111 W PICO BLVD

ASSESSORS PARCEL NO .: 5070-007-013 ZONE: C4; Commercial Zone

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

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

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

The inspection has revealed that the property is in violation of the LosAngeles Municipal Code as follows: **VIOLATION(S):** 

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

You are therefore ordered to:	<ol> <li>Remove the rubbish, garbage, trash and debris from the premises.</li> <li>Maintain the premises in a clean and sanitary condition</li> </ol>
Code Section(s) in Violation:	91.8104, 91.8104.2, 91.103.1, 12.21A.1.(a) of the L.A.M.C.
Location:	Rear of property adjacent to alley.

Trash and debris accumulation in rear of property adjacent to public alley.

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities.



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

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#### NON-COMPLIANCE FEE WARNING:

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

In addition to the C.V.I.F. noted above, a proposed noncompliance fee in the amount of **\$660.00** may be imposed for failure to comply with the order within 15 days after the compliance date specified in the order or unless an appeal or request for slight modification is filed within 15 days of the compliance date.

If an appeal or request for slight modification is not filed within 15 days of the compliance date or extensions granted therefrom, the determination of the department to impose and collect a non-compliance fee shall be final. Section 98.0411 L.A.M.C.

**NOTE:** FAILURE TO PAY THE NON -COMPLIANCE FEE WITHIN 30 DAYS AFTER THE DATE OF MAILING THE INVOICE, MAY RESULT IN A LATE CHARGE OF TWO (2) TIMES THE NON-COMPLIANCE FEE PLUS A 50 PERCENT COLLECTION FEE FOR A TOTAL OF **\$2,310.00**.

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

#### **PENALTY WARNING :**

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

#### **APPEAL PROCEDURES:**

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

If you have any questions or require any additional information please feel free to contact me at (213)252-3985. Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

aun Inspector :

Date: August 30, 2016

DAVID VACCARO 3550 WILSHIRE BLVD. SUITE 1800 LOS ANGELES, CA 90010 (213)252-3985

Dave.Vaccaro@lacity.org

IEWED BY

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities.



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