BOARD OF **BUILDING AND SAFETY** COMMISSIONERS

> VAN AMBATIELOS PRESIDENT

E. FELICIA BRANNON VICE PRESIDENT

JOSELYN GEAGA-ROSENTHAL GEORGE HOVAGUIMIAN JAVIER NUNEZ

May 24, 2017

CITY OF LOS ANGELES CALIFORNIA



ERIC GARCETTI MAYOR

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

> FRANK M. BUSH GENERAL MANAGER

OSAMA YOUNAN, P.E. EXECUTIVE OFFICER

Council District: #6

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

JOB ADDRESS: 9256 NORTH ONEIDA AVENUE, LOS ANGELES, CA (AKA: 9287 NORTH KEWEN AVENUE, LOS ANGELES, CA) ASSESSORS PARCEL NO. (APN): 2629-033-001

On April 23, 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: 9256 North Oneida Avenue, (Aka: 9287 North Kewen Avenue), Los Angeles California, (the "Property"). A copy of the title report which includes a full legal description of the property is attached as Exhibit A.

Following the Department's investigation an order or orders to comply were issued to the property owner and all interested parties. Pursuant to Section 98.0411(a) the order warned that "a proposed noncompliance fee may be imposed for failure to comply with the order within 15 days after the compliance date specified in the order or unless an appeal or slight modification is filed within 15 days after the compliance date." The owners failed to comply within the time prescribed by ordinance.

In addition, pursuant to Section 98.0421, the property owner was issued an order April 8, 2016 to pay a code violation inspection fee after violations were identified and verified upon inspection. The non-compliance and code violation inspection fees imposed by the Department are as follows:

Description	Amount
Non-Compliance Code Enforcement Fee	\$ 660.00
Late Charge/Collection Fee (250%)	2,490.00
Code Violation Investigation Fee	336.00
System Development Surcharge	20.16
System Development Surcharge late Fee	50.40
Accumulated Interest (1%/month)	237.88
Title Report Fee	42.00
Grand Total	\$ 3,836.44
Title Report Fee	\$ 42.00

Pursuant to the authority granted by Section 7.35.3 of the Los Angeles Administrative Code, it is proposed a lien for a total sum of \$3,836.44 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 \$3,836.44 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

Ongele

Chief, Resource Management Bureau

Lien confirmed by City Council on:

ATTEST: HOLLY WOLCOTT, CITY CLERK

BY: _____

DEPUTY

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. T14153 Dated as of: 04/13/2017

Prepared for: City of Los Angeles

SCHEDULE A (Reported Property Information)

APN #: 2629-033-001

Property Address: 9256 N ONEIDA AVE

City: Los Angeles

County: Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEEDGrantee : DOVER MANAGEMENT LLCGrantor : RICHARD D VICKERS; OLIVIA H VICKERS TRUSTDeed Date : 08/08/2014Recorded : 02/17/2015Instr No. : 15-0170234

MAILING ADDRESS: DOVER MANAGEMENT LLC 14169 TYLER ST SYLMAR CA 91342

SCHEDULE B

LEGAL DESCRIPTION

Lot: 37 Tract No: 13885 Abbreviated Description: LOT:37 CITY:REGION/CLUSTER: 03/03402 TR#:13885 TRACT # 13885 EX OF ST LOT 37 IMP1=DUP, 1 UNIT,1500SF,YB:1955,03BD/02BA;IMP2=DUP, 1 UNIT,1434SF,YB:1948,02BD/01BA.City /Muni/Twp: REGION/CLUSTER: 03/03402

MORTGAGES/LIENS

Type of Document: DEED OF TRUST AND ASSIGNMENT OF RENTSRecording Date: 02/17/2015Document #: 15-0170235Loan Amount: \$250,000Document #: 15-0170235Lender Name: THE HENRY ARKLIN FAMILY TRUSTBorrowers Name: DOVER MANAGEMENT LLC

MAILING ADDRESS: THE HENRY ARKLIN FAMILY TRUST 26000 SPRINGBOOK AVE #215 SAUGUS, CA 91350

d **RECORDING REQUESTED BY:** Fidelity National Title Company WHEN RECORDED MAIL DOCUMENT AND TAX STATEMENT TO: Dover Management LLC 14169 Tyler Street Sylmar, Ca. 91342 20150170234 APN: 2629-033-001 TITLE ORDER NO .: 00055752-994-VNO-JC1 ESCROW NO .: 2329-AG THIS SPACE FOR RECORDER'S USE ONLY 44 GRANT DEED The undersigned Granton(s) deciare that the DOCUMENTARY TRANSFER TAX IS: \$489.50 County COLS: DODD SP XX computed on the full value of the interest of property conveyed, or computed on the full value less the value of liens or encumbrances remaining thereon at the time of sale, OR transfer is EXEMPT from tax for the following reason FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Richard D. Vickers, Successors Trustee for the Olivia H. Vickers Trust Deted February 4, 2004 HEREBY GRANT(S) to Dover Management LLC All that real property situated in the Unincorporated area of Sun Vallay, County of Los Angeles, State of California, described Lot 37 of Tract 13885 in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 300, Pages 4 and 5 , in the office of the County Recorder of said County. Commonly Known As: 9287 Kewen Avenue, Sun Valley, CA 91352 Dated: September 6, 2014 STATE OF CALIFORNIA AZ COUNTY OF MUNICIPAL } Richard D. Vickers, Successors Trustee for the Olivis H. Vickers Trust Daled February 4, 2004 - ALALA CON MAN personally appeared WUMUTS VICIUS BV: Richard D. Vickers who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(les), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(a) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and SHALYN CROCE correct. OTANY PUBLIC - ARIZONA WITNESS my hand and official seal. MARICOPA COUNTY Signature My Commission Expires July 10, 2017 (SEAL) MAIL TAX STATEMENTS AS DIRECTED ABOVE

56

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RECORDING REQUESTED BY: Fidelity National Title Company			3
WHEN RECORDED MAIL DOCUMENT AND TAX STATEMENT TO:			
Dover Management LLC 14169 Tyler Street Sylmar, Ca. 91342			
APN: 2629-033-001 TITLE ORDER NO.: 00055752-994-VNO-JC1 ESCROW NO.: 2329-AG			
	Т	HIS SPACE FOR RECORDER'S USE ONLY	
	GRANT	DEED	
The undersigned Grantor(s) declare that the DOC County X computed on the full value of the interest of pr Computed on the full value less the value of lie OR transfer is EXEMPT from tax for the follow	operty conveye	d, or	
FOR A VALUABLE CONSIDERATION, receipt of Trustee for the Olivia H. Vickers Trust Dated Febr		by acknowledged, Richard D. Vickers, Successors	
HEREBY GRANT(S) to Dover Management, LLC			
as:	County of Los	Valley, County of Los Angeles, State of California, described Angeles, State of California, as per map recorded in Book	
Commonly Known As: 9287 Kewen Avenue, S			
Dated: September 8, 2014	•		
STATE OF CALIFORNIA) COUNTY OF	}	Richard D. Vickers, Successors Trustee for the Olivia H.	
On, befor	e me,	Vickers Trust Dated February 4, 2004	
, a Notary	Public		
personally appeared		By: Richard D. Vickers	
who proved to me on the basis of satisfactory evidence person(s) whose name(s) is/are subscribed to instrument and acknowledged to me that he/she/the the same in his/her/their authorized capacity(les), a his/her/their signature(s) on the instrument the perso entity upon behalf of which the person(s) acted, ex- instrument.	the within y executed and that by n(s), or the	Richard D. Vickers	
I certify under PENALTY OF PERJURY under the I State of California that the foregoing paragraph is correct.			
WITNESS my hand and official seal.			
Signature			
	-		
		(SEAL)	
MAIL TAX S	TATEMENTS A	S DIRECTED ABOVE	

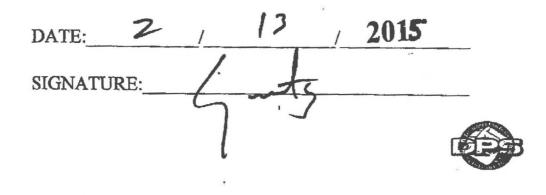
CERTIFICATION

4

Under the provision of Government Code 27361.7 I certify under the penalty that the following is a true copy of illegible wording found in the attached document.

(Print or Type the page number(s) and Wording below):

"See Attached Document for Clarity"



20 T	
	OWLEDGMENT
State of California County of Los Angeles	}SS }SS
On _November 13, 2014_ before me, _Arcelia A. Go personally appeared, _Richard D. Vickers	
who proved to me on the basis of satisfactory evident subscribed to the within instrument and acknowledge authorized capacity, and that by his signature on the behalf of which the person acted, executed the instru	d to me that he executed the same in his instrument the person, or the entity upon
I certify under PENALTY OF PERJURY under the law foregoing is true and correct.	vs of the State of California that the
WITNESS my hand and official seal Signature	ARCELIA A. GC Commission # 5 Notary Pub! Los # Junty My Cor Dec 18, 2016
ARCELIA A. GOME Commission # 1999 Notary Public - Califo Los Angeles Count My Comm. Expires Dec 18	586 X (nia 24)

idelity-Sherman Oaks

RECORDING REQUESTED BY: SEPULVEDA ESCROW CORPORATION Order No. 00055752-994-VNO-JC1 Escrow No. 15926 Parcel No. 2629-033-001

AND WHEN RECORDED MAIL TO:

HENRY ARKLIN 26000 SPRINGBROOK AVE #215 SAUGUS, CA 91350



DEED OF TRUST AND ASSIGNMENT OF RENTS

THIS DEED OF TRUST, made this 10TH day of FEBRUARY, 2015, between

DOVER MANAGEMENT LLC., A WYOMING LIMITED LIABILITY COMPANY

herein called TRUSTOR, whose address is 14169 TYLER STREET SYLMAR, CA 91342 CA 91342

FIRST AMERICAN TITLE COMPANY, a California Corporation, herein called TRUSTEE, and

HENRY ARKLIN AND LOUISE ARKLIN, TRUSTEES OF THE HENRY ARKLIN FAMILY TRUST DATED 5-16-96

herein called BENEFICIARY,

Witnesseth: That Trustor IRREVOCABLY GRANTS, TRANSFERS AND ASSIGNS TO TRUSTEE IN TRUST, WITH POWER OF SALE, that property in LOS ANGELES County, California, described as:

LOT 37 OF TRACT NO. 13885 IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 300 PAGE(S) 4 AND 5 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

IF THE TRUSTOR NAMED IN THE DEED OF TRUST SECURING THIS NOTE, OR HIS SUCCESSORS IN INTEREST, SHALL SELL, CONVEY OR ALIENATE THE PROPERTY DESCRIBED THEREIN, OR ANY PART THEREOF, OR ANY INTEREST THEREIN, IN ANY MANNER OR WAY, WHETHER VOLUNTARY OR INVOLUNTARY, ANY INDEBTEDNESS OR OBLIGATION SECURED THEREBY, AT THE OPTION OF THE HOLDER HEREOF, AND WITHOUT DEMAND OR NOTICE, SHALL IMMEDIATELY BECOME DUE AND PAYABLE.

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

FOR THE PURPOSE OF SECURING: 1. Performance of each agreement of Trustor incorporated by reference or contained herein. 2. Payment of the indebtedness evidenced by one promissory note of even date herewith, and any extension or renewal thereof, in the principal sum \$250,000.00 executed by Trustor in favor of Beneficiary or order. 3. Payment of such further sums as the then record owner of said property hereafter may borrow from Beneficiary, when evidenced by another note (or notes) reciting it is so secured.

TO PROTECT THE SECURITY OF THIS DEED OF TRUST, TRUSTOR AGREES: By the execution and delivery of this Deed of Trust and the note secured hereby, that provisions (1) to (14), inclusive, of the fictitious deed of trust recorded in Santa Barbara County and Sonoma County October 18, 1961, and in all other counties October 23, 1961, in the book and at the page of Official Records in the office of the county recorder of the county where said property is located, noted below opposite the name of such county, viz.:

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PAGE I OF 4

Parcel No. 2629-033-001

County	Book	Page	County	Book	Page	County	Book	Page	County	Book	Page	County	Book	Case
Alameda	435	684	Imperial	1091	501	Merced	1547	538	San Benito	271	383	Siskiyou	468	181
Alpine	1	250	Inyo	147	598	Modoc	184	851	San Bernardino	5567	61	Solano	1105	182
Amador	104	348	Kern	3427	60	Mono	52	429	San Francisco	A332	905	Sonoma	1851	689
Butte	1145	1	Kings	792	833	Monterey	2194	538	San Joaquin	2470	311	Stanislaus	1715	456
Calaveras	145	152	Lake	362	39	Napa	639	86	San Luis Obispo	1151	12	Sutter	572	297
Colusa	296	617	Lassen	171	471	Nevada	305	320	San Mateo	4078	420	Tchama	401	289
Contra Costa	3978	47	Los Angeles	T2055	899	Orange	5889	611	Santa Barbara	1878	860	Trinity	93	366
Del Norte	78	414	Madera	810	170	Placer	895	301	Santa Chara	5336	Q1	Tulare	2294	275
El Donido	568	456	Marin	1508	3.39	Plumas	151	5	Santa Cruz	1431	494	Tuolumne	135	47
Fresno	4626	572	Mariposa	77	292	Riverside	3005	\$23	Shasta	684	528	Ventura	2062	386
Glenn Humbolt	422 657	184 527	Mendocino	579	530	Sacramento San Diego S		62 Jook 1961	Sierra . Page 183887	29	335	Yolo Yuba	653 334	245 486

(which provisions, identical in all counties, are printed on page 3 of this document) hereby are adopted and incorporated herein and made a part hereof as fully as though set forth herein at length; that he will observe and perform said provisions; and that the references to property, obligations, and parties in said provisions shall be construed to refer to the property, obligations, and parties set forth in this Deed of Trust.

The undersigned Trustor requests that a copy of any Notice of Default and of any Notice of Sales hereunder be mailed to him at his address hereinbefore set forth.

Signature of Trustor

LC., A WYOMING DOVER MANA LIMITED LIABILIZE COMPANY

By: LEONARD MENDOZA, Managing Member

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

STATE OF CALIFORNIA COUNTY OF LOS AN GELES

13.5A MOTKIN, NOTARY TUBHC On 2.10-15 before me. LEONARD MENDOZA personally appeared

ISS

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who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument:

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

WITNESS my Signature (Seal)



EXHIBIT B

ASSIGNED INSPECTOR: JASON SIBLEY Date: May 24, 2017 JOB ADDRESS: 9256 NORTH ONEIDA AVENUE, LOS ANGELES, CA (AKA: 9287 NORTH KEWEN AVENUE, LOS ANGELES, CA) ASSESSORS PARCEL NO. (APN): 2629-033-001

Last Full Title: 04/13/2017

Last Update to Title:

-

LIST OF OWNERS AND INTERESTED PARTIES

1). DOVER MANAGEMENT LLC 14169 TYLER ST SYLMAR, CA. 91342-1514

CAPACITY: OWNER

2). THE HENRY ARKIN FAMILY TRUST 26000 SPRINGBOOK AVE # 215 SAUGUS, CA 91350

CAPACITY : INTERESTED PARTY

EXHIBIT C

Property Detail Report

For Property Located At : 9287 KEWEN AVE, SUN VALLEY, CA 91352-1318 CoreLogic RealQuest Professional

Owner Informat	tion					Bldg Card: 000 of 002
Owner Name: Mailing Address: Vesting Codes:		DOVER MANAG 14169 TYLER ST //	EMENT LLC 7, SYLMAR CA 913	42-1514 C012		
Location Inform	nation					
Legal Description: County: Census Tract / Bloc Township-Range-Se		TRACT # 13885 E LOS ANGELES, 1 1212.10 / 1	EX OF ST LOT 37 CA	APN: Alternate APN: Subdivision:	2629-03 13885	33-001
Legal Book/Page: Legal Lot: Legal Block:		300-4 37		Map Reference: Tract #: School District:	9-B5 / 13885 LOS AN	NGELES
Market Area: Neighbor Code:		SUNV		School District Name: Munic/Township:		
Owner Transfer	Information					
Recording/Sale Date Sale Price: Document #:	Ð.	1		Deed Type: 1st Mtg Document #:		
Last Market Sal	e Informatior	1				
Recording/Sale Date Sale Price: Sale Type: Document #: Deed Type: Transfer Document :		02/17/2015 / 09/08 \$445,000 FULL 170234 GRANT DEED	8/2014	1st Mtg Amount/Type: 1st Mtg Int. Rate/Type: 1st Mtg Document #: 2nd Mtg Amount/Type: 2nd Mtg Int. Rate/Type: Price Per SqFt:	\$250,00 / 170235 / / \$151.67	0 / PRIVATE PARTY
New Construction: Title Company: Lender: Seller Name: Prior Sale Inform	nation	FIDELITY TITLE PRIVATE INDIVID VICKERS OLIVIA		Multi/Split Sale:		
Prior Rec/Sale Date: Prior Sale Price: Prior Doc Number: Prior Deed Type:		01/12/1973 / \$35,000 DEED (REG)		Prior Lender: Prior 1st Mtg Amt/Type: Prior 1st Mtg Rate/Type:	\$28,000 /	/ CONV
Property Charac	teristics					
Gross Area:			Parking Type:	ATTACHED GARAGE	Construction:	
Living Area: Tot Adj Area: Above Grade:	2,934		Garage Area: Garage Capacity Parking Spaces:		Heat Type: Exterior wall: Porch Type:	HEATED SHINGLE SIDING
Total Rooms: Bedrooms: Bath(F/H):	6 5 3 /		Basement Area: Finish Bsmnt Are Basement Type:	a:	Patio Type: Pool: Air Cond:	COVERED PATIO POOL
Year Built / Eff: Fireplace:	1948 / Y / 1		Roof Type: Foundation:	RAISED	Style: Quality:	CONVENTIONAL
# of Stories:	1.00		Roof Material:	COMPOSITION	Condition:	
Other Improvements	FENCE;ADDIT	TION;BARN;FENCE	D	SHINGLE		
Site Information						
Zoning: Lot Area: Land Use:	LARS 19,160 DUPLEX		Acres: Lot Width/Depth: Res/Comm Units:	0.44 74 x 250 2 /	County Use: State Use: Water Type:	DUPLEX (0201)
Site Influence: Tax Information	CORNER				Sewer Type:	TYPE UNKNOWN
Total Value: Land Value: Improvement Value: Total Taxable Value:			Assessed Year: Improved %: Tax Year:	2016 22% 2016	Property Tax: Tax Area: Tax Exemption:	\$5,873.47 13

Comparable Summary

For Property Located At



9287 KEWEN AVE, SUN VALLEY, CA 91352-1318

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	\$445,000	\$360,000	\$2,525,000	\$1,031,450
Bldg/Living Area	2,934	2,496	3,360	2,854
Price/Sqft	\$151.67	\$131.34	\$965.95	\$360.02
Year Built	1948	1904	1991	1947
Lot Area	19,160	3,047	19,185	6,445
Bedrooms	5	2	7	5
Bathrooms/Restrooms	3	1	5	3
Stories	1.00	1.00	3.00	1.86
Total Value	\$451,786	\$100,864	\$1,435,761	\$528,475
Distance From Subject	0.00	4.12	35.04	17.48
-				

*= user supplied for search only

oaral	Property 9287 KEWEN AVE	\$445,000							
		\$445 000							
aral	hlaa	<i><i>ψ</i></i> 110,000	1948	5	3	02/17/2015	2,934	19,160	0.0
	1737 MANHATTAN AVE	\$2,450,000	1959	5	5	09/09/2016	3,025	3,047	25.67
	11 SUNSET AVE	\$2,525,000	1968	4	4	02/01/2017	2,614	3,083	17.49
	1335 WOODWORTH ST	\$685,000	1986	4	2	02/02/2017	2,800	4,996	4.12
	366 1/2 E HILLSDALE ST	\$655,000	1959	5	3	03/15/2017	2,608	7,158	18.27
	3655 PINE AVE	\$720,000	1952	7	4	12/15/2016	3,360	7,709	31
	3887 S VAN NESS AVE	\$570,000	1965	5	2	12/15/2016	3,254	5,083	16.16
	15077 ORO GRANDE ST	\$480,000	1953	6	3	12/16/2016	2,584	10,855	5.13
	1218 E PINE ST	\$360,000	1943	5	3	10/28/2016	2,741	5,648	25.19
	513 PARK FRONT WALK	\$360,000	1922	4	2	09/29/2016	2,612	5,080	18.29
	125 S RENO ST	\$720,000	1922	2	2	10/26/2016	2,496	4,800	13.45
	367 N FLORES ST	\$1,980,000	1933	4	2	10/17/2016	3,072	7,153	11.2
	1661 251ST ST A	\$599,000	1979	5	5	09/13/2016	3,048	5,899	30.96
	2825 E 5TH ST	\$910,000	1927	4	2	09/20/2016	2,576	5,171	35.04
	5101 EDGEWOOD PL	\$945,000	1924	4	2	09/20/2016	2,652	5,029	13.09
	2300 LAKE VIEW AVE	\$1,180,000	1991	5	4	09/09/2016	3,030	5,716	12.87
	3667 MENTONE AVE	\$1,200,000	1931	4	3	09/27/2016	2,508	7,508	14.89
	1857 CAMPUS RD	\$1,550,000	1937	3	2	10/25/2016	3,355	19,185	13.26
	15023 MOORPARK ST A	\$1,350,000	1947	5	4	02/08/2017	3,219	5,164	6.69
	2622 JAMES M WOOD BLVD	\$930,000	1904	5	1	02/07/2017	2,908	6,770	14.28
	1423 E 109TH ST	\$460,000		6	4	02/07/2017	2,612	3,844	22.56
		1335 WOODWORTH ST 366 1/2 E HILLSDALE ST 3655 PINE AVE 3887 S VAN NESS AVE 15077 ORO GRANDE ST 1218 E PINE ST 513 PARK FRONT WALK 125 S RENO ST 367 N FLORES ST 1661 251ST ST A 2825 E 5TH ST 5101 EDGEWOOD PL 2300 LAKE VIEW AVE 3667 MENTONE AVE 1857 CAMPUS RD 15023 MOORPARK ST A 2622 JAMES M WOOD BLVD	1335 WOODWORTH ST \$685,000 366 1/2 E HILLSDALE ST \$655,000 3655 PINE AVE \$720,000 3887 S VAN NESS AVE \$570,000 15077 ORO GRANDE ST \$480,000 1218 E PINE ST \$360,000 513 PARK FRONT WALK \$360,000 125 S RENO ST \$720,000 367 N FLORES ST \$1,980,000 1661 251ST ST A \$599,000 2825 E 5TH ST \$910,000 5101 EDGEWOOD PL \$945,000 2300 LAKE VIEW AVE \$1,180,000 3667 MENTONE AVE \$1,200,000 15023 MOORPARK ST A \$1,350,000 BLVD \$930,000	1335 WOODWORTH ST \$685,000 1986 366 1/2 E HILLSDALE ST \$655,000 1959 3655 PINE AVE \$720,000 1952 3887 S VAN NESS AVE \$570,000 1965 15077 ORO GRANDE ST \$480,000 1943 1218 E PINE ST \$360,000 1943 513 PARK FRONT WALK \$360,000 1922 125 S RENO ST \$720,000 1922 367 N FLORES ST \$1,980,000 1933 1661 251 ST ST A \$599,000 1979 2825 E 5TH ST \$910,000 1927 5101 EDGEWOOD PL \$945,000 1924 2300 LAKE VIEW AVE \$1,200,000 1931 3667 MENTONE AVE \$1,200,000 1931 1857 CAMPUS RD \$1,350,000 1947 15023 MOORPARK ST A \$1,350,000 1947 2622 JAMES M WOOD \$930,000 1904	1335 WOODWORTH ST \$685,000 1986 4 366 1/2 E HILLSDALE ST \$655,000 1959 5 3655 PINE AVE \$720,000 1952 7 3887 S VAN NESS AVE \$570,000 1965 5 15077 ORO GRANDE ST \$480,000 1953 6 1218 E PINE ST \$360,000 1943 5 513 PARK FRONT WALK \$360,000 1922 2 367 N FLORES ST \$720,000 1922 2 367 N FLORES ST \$1,980,000 1933 4 1661 251ST ST A \$599,000 1979 5 2825 E 5TH ST \$910,000 1924 4 2300 LAKE VIEW AVE \$1,180,000 1991 5 3667 MENTONE AVE \$1,200,000 1931 4 1857 CAMPUS RD \$1,550,000 1937 3 15023 MOORPARK ST A \$1,350,000 1947 5 2622 JAMES M WOOD \$930,000 1904 5	1335 WOODWORTH ST \$685,000 1986 4 2 366 1/2 E HILLSDALE ST \$655,000 1959 5 3 3655 PINE AVE \$720,000 1952 7 4 3887 S VAN NESS AVE 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GRANDE ST \$480,000 1953 6 3 12/16/2016 2,584 10,855 1218 E PINE ST \$360,000 1922 4 2 09/29/2016 2,612 5,080 125 S RENO ST \$720,000 1922 2 2 10/17/2016 3,072 7,153 1661 251 ST ST A \$599,000 1979 5 5 09/13/2016 3,048 5,899 2825 E 5TH ST \$910,000 1927 4 2 09/20/2016 2,652 5,029 2300 LAKE VIEW AVE \$1,180,000 1927 4 2 09/20/2016 3,030 5,716 3667 MENTONE AVE \$1,200</td></tr<></td></t<>	1335 WOODWORTH ST \$685,000 1986 4 2 02/02/2017 366 1/2 E HILLSDALE ST \$655,000 1959 5 3 03/15/2017 3655 PINE AVE \$720,000 1952 7 4 12/15/2016 3887 S VAN NESS AVE \$570,000 1965 5 2 12/15/2016 15077 ORO GRANDE ST \$480,000 1953 6 3 12/16/2016 1218 E PINE ST \$360,000 1943 5 3 10/28/2016 513 PARK FRONT WALK \$360,000 1922 4 2 09/29/2016 125 S RENO ST \$720,000 1922 2 2 10/17/2016 1661 251ST ST A \$599,000 1979 5 5 09/13/2016 2825 E 5TH ST \$910,000 1927 4 2 09/20/2016 3067 MENTONE AVE \$1,180,000 1924 4 2 09/20/2016 2300 LAKE VIEW AVE \$1,180,000 1924 4 2 09/20/2016 3667 MENTONE AVE \$1,200,000 1931 4 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09/29/2016 2,612 5,080 125 S RENO ST \$720,000 1922 2 2 10/17/2016 3,072 7,153 1661 251 ST ST A \$599,000 1979 5 5 09/13/2016 3,048 5,899 2825 E 5TH ST \$910,000 1927 4 2 09/20/2016 2,652 5,029 2300 LAKE VIEW AVE \$1,180,000 1927 4 2 09/20/2016 3,030 5,716 3667 MENTONE AVE \$1,200</td></tr<>	1335 WOODWORTH ST \$685,000 1986 4 2 02/02/2017 2,800 366 1/2 E HILLSDALE ST \$655,000 1959 5 3 03/15/2017 2,608 3655 PINE AVE \$720,000 1952 7 4 12/15/2016 3,360 3887 S VAN NESS AVE \$570,000 1965 5 2 12/15/2016 3,254 15077 ORO GRANDE ST \$480,000 1953 6 3 12/16/2016 2,584 1218 E PINE ST \$360,000 1922 4 2 09/29/2016 2,612 125 S RENO ST \$720,000 1922 2 2 10/16/2016 2,496 367 N FLORES ST \$1,980,000 1933 4 2 09/29/2016 2,612 125 S RENO ST \$720,000 1922 2 2 10/17/2016 3,072 1661 251ST ST A \$599,000 1979 5 5 09/13/2016 2,576 5101 EDGEWOOD PL \$945,000 1927 4 2 09/20/2016 2,652 2300 LAKE VIEW AVE \$1,180,000 1991 <	1335 WOODWORTH ST \$685,000 1986 4 2 02/02/2017 2,800 4,996 366 1/2 E HILLSDALE ST 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Comparable Sales Report For Property Located At



9287 KEWEN AVE, SUN VALLEY, CA 91352-1318

20 Comparable(s) Selected.

Report Date: 05/22/2017

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$445,000	\$360,000	\$2,525,000	\$1,031,450
Bldg/Living Area	2,934	2,496	3,360	2,854
Price/Sqft	\$151.67	\$131.34	\$965.95	\$360.02
Year Built	1948	1904	1991	1947
Lot Area	19,160	3,047	19,185	6,445
Bedrooms	5	2	7	5
Bathrooms/Restrooms	3	1	5	3
Stories	1.00	1.00	3.00	1.86
Total Value	\$451,786	\$100,864	\$1,435,761	\$528,475
Distance From Subject	0.00	4.12	35.04	17.48

*= user supplied for search only

Comp #:1				Distance From	n Subject:25.67 (miles)
Address:	1737 MANHATTAN AVE	E, HERMOSA BEACH, C	CA 90254-3456		
Owner Name:	MILLINGTON SCOTT				
Seller Name:	CLARIDGE R A JR TRU				5.000
APN:	4183-009-025	Map Reference:	62-C6 /	Living Area:	3,025
County:	LOS ANGELES, CA	Census Tract:	6210.04	Total Rooms:	7
Subdivision:	1132	Zoning:	HBR3YY	Bedrooms:	5
Rec Date:	09/09/2016	Prior Rec Date:	07/06/1978	Bath(F/H):	5/
Sale Date:	08/05/2016	Prior Sale Date:		Yr Built/Eff:	1959 /
Sale Price:	\$2,450,000	Prior Sale Price:	\$185,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	1086575	Acres:	0.07	Fireplace:	Y/1
1st Mtg Amt:	\$1,837,500	Lot Area:	3,047	Pool:	
Total Value:	\$447,480	# of Stories:	3.00	Roof Mat:	GRAVEL & ROCK
Land Use:	DUPLEX	Park Area/Cap#:	12	Parking:	PARKING AVAIL
Comp #: 2				Distance Fron	n Subject:17.49 (miles)
Address:	11 SUNSET AVE, VENIC	CE, CA 90291-2516			,,,,
Owner Name:	BLANK JEREMY				
Seller Name:	JONES JANET L				
APN:	4286-029-019	Map Reference:	49-B3 /	Living Area:	2,614
County:	LOS ANGELES, CA	Census Tract:	2734.02	Total Rooms:	10
Subdivision:	GOLDEN BAY TR	Zoning:	LAR3	Bedrooms:	4
Rec Date:	02/01/2017	Prior Rec Date:	06/19/1997	Bath(F/H):	4 /
Sale Date:	12/21/2016	Prior Sale Date:		Yr Built/Eff:	1968 / 1980
Sale Price:	\$2,525,000	Prior Sale Price:	\$452,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	133918	Acres:	0.07	Fireplace:	1
1st Mtg Amt:	\$1,450,000	Lot Area:	3,083	Pool:	
Total Value:	\$621,862	# of Stories:	2.00	Roof Mat:	COMPOSITION SHINGLE
Land Use:	DUPLEX	Park Area/Cap#:	1	Parking:	PARKING AVAIL
Comp #:3 Address: Owner Name:	1335 WOODWORTH ST ARAUJO ALEJANDRO		91340-4625	Distance From	m Subject:4.12 (miles)
Address: Owner Name:	1335 WOODWORTH ST ARAUJO ALEJANDRO HARBOR HOLDINGS LE	& DANIELLE	91340-4625	Distance From	m Subject: 4.12 (miles)
Address: Owner Name: Seller Name:	ARAUJO ALEJANDRO A HARBOR HOLDINGS LE	& DANIELLE	91340-4625 2-D6 /		
Address: Owner Name: Seller Name: APN:	ARAUJO ALEJANDRO HARBOR HOLDINGS LE 2613-010-048	& DANIELLE		Distance From Living Area: Total Rooms:	m Subject:4.12 (miles) 2,800
Address: Owner Name: Seller Name: APN: County:	ARAUJO ALEJANDRO A HARBOR HOLDINGS LE	Map Reference:	2-D6 /	Living Area:	
Address: Owner Name: Seller Name: APN: County: Subdivision:	ARAUJO ALEJANDRO HARBOR HOLDINGS LE 2613-010-048 LOS ANGELES, CA	Map Reference: Census Tract:	2-D6 / 3203.00	Living Area: Total Rooms:	2,800
Address: Owner Name: Seller Name: APN: County: Subdivision: Rec Date:	ARAUJO ALEJANDRO HARBOR HOLDINGS LF 2613-010-048 LOS ANGELES, CA 8096	& DANIELLE Map Reference: Census Tract: Zoning:	2-D6 / 3203.00 SFR2*	Living Area: Total Rooms: Bedrooms:	2,800 4
Address: Dwner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Date:	ARAUJO ALEJANDRO HARBOR HOLDINGS LF 2613-010-048 LOS ANGELES, CA 8096 02/02/2017	& DANIELLE Map Reference: Census Tract: Zoning: Prior Rec Date:	2-D6 / 3203.00 SFR2* 06/17/2016	Living Area: Total Rooms: Bedrooms: Bath(F/H):	2,800 4 2 /
Address: Owner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Date: Sale Date:	ARAUJO ALEJANDRO HARBOR HOLDINGS LF 2613-010-048 LOS ANGELES, CA 8096 02/02/2017 12/06/2016	& DANIELLE Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date:	2-D6 / 3203.00 SFR2* 06/17/2016 06/06/2016	Living Area: Total Rooms: Bedrooms: Bath(F/H): Yr Built/Eff:	2,800 4 2 / 1986 / 1986
Address: Owner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Date: Sale Price: Sale Type:	ARAUJO ALEJANDRO HARBOR HOLDINGS LF 2613-010-048 LOS ANGELES, CA 8096 02/02/2017 12/06/2016 \$685,000	& DANIELLE Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price:	2-D6 / 3203.00 SFR2* 06/17/2016 06/06/2016 \$487,000	Living Area: Total Rooms: Bedrooms: Bath(F/H): Yr Built/Eff: Air Cond:	2,800 4 2 / 1986 / 1986
Address: Owner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Date: Sale Price: Sale Price: Sale Type: Document #:	ARAUJO ALEJANDRO HARBOR HOLDINGS LF 2613-010-048 LOS ANGELES, CA 8096 02/02/2017 12/06/2016 \$685,000 FULL	& DANIELLE Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Type:	2-D6 / 3203.00 SFR2* 06/17/2016 06/06/2016 \$487,000 FULL	Living Area: Total Rooms: Bedrooms: Bath(F/H): Yr Built/Eff: Air Cond: Style:	2,800 4 2 / 1986 / 1986 CENTRAL
Address: Owner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Date: Sale Date: Sale Price: Sale Type: Document #: Ist Mtg Amt:	ARAUJO ALEJANDRO 2 HARBOR HOLDINGS LF 2613-010-048 LOS ANGELES, CA 8096 02/02/2017 12/06/2016 \$685,000 FULL 139907	& DANIELLE Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Type: Acres:	2-D6 / 3203.00 SFR2* 06/17/2016 06/06/2016 \$487,000 FULL 0.11	Living Area: Total Rooms: Bedrooms: Bath(F/H): Yr Built/Eff: Air Cond: Style: Fireplace:	2,800 4 2 / 1986 / 1986 CENTRAL
Address: Dwner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Date: Sale Price: Sale Type: Document #: Ist Mtg Amt: Fotal Value:	ARAUJO ALEJANDRO & HARBOR HOLDINGS LF 2613-010-048 LOS ANGELES, CA 8096 02/02/2017 12/06/2016 \$685,000 FULL 139907 \$672,583	& DANIELLE Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Type: Acres: Lot Area:	2-D6 / 3203.00 SFR2* 06/17/2016 06/06/2016 \$487,000 FULL 0.11	Living Area: Total Rooms: Bedrooms: Bath(F/H): Yr Built/Eff: Air Cond: Style: Fireplace: Pool:	2,800 4 2 / 1986 / 1986 CENTRAL
Address: Owner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Date: Sale Date: Sale Price: Sale Type: Document #: Ist Mtg Amt: Fotal Value: .and Use:	ARAUJO ALEJANDRO & HARBOR HOLDINGS LF 2613-010-048 LOS ANGELES, CA 8096 02/02/2017 12/06/2016 \$685,000 FULL 139907 \$672,583 \$530,000	& DANIELLE Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Type: Acres: Lot Area: # of Stories:	2-D6 / 3203.00 SFR2* 06/17/2016 06/06/2016 \$487,000 FULL 0.11 4,996	Living Area: Total Rooms: Bedrooms: Bath(F/H): Yr Built/Eff: Air Cond: Style: Fireplace: Pool: Roof Mat: Parking:	2,800 4 2 / 1986 / 1986 CENTRAL /
Address: Dwner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Date: Sale Drice: Sale Price: Sale Price: Sale Type: Document #: Ist Mtg Amt: Fotal Value: Land Use: Comp #:4	ARAUJO ALEJANDRO A HARBOR HOLDINGS LF 2613-010-048 LOS ANGELES, CA 8096 02/02/2017 12/06/2016 \$685,000 FULL 139907 \$672,583 \$530,000 DUPLEX	& DANIELLE 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#:	2-D6 / 3203.00 SFR2* 06/17/2016 06/06/2016 \$487,000 FULL 0.11 4,996 /	Living Area: Total Rooms: Bedrooms: Bath(F/H): Yr Built/Eff: Air Cond: Style: Fireplace: Pool: Roof Mat: Parking:	2,800 4 2 / 1986 / 1986 CENTRAL
Address: Dwner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Date: Sale Date: Sale Price: Sale Price: Sale Type: Document #: st Mtg Amt: Total Value: .and Use: Comp #:4 Address:	ARAUJO ALEJANDRO A HARBOR HOLDINGS LF 2613-010-048 LOS ANGELES, CA 8096 02/02/2017 12/06/2016 \$685,000 FULL 139907 \$672,583 \$530,000 DUPLEX 3666 1/2 E HILLSDALE ST	& DANIELLE 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#:	2-D6 / 3203.00 SFR2* 06/17/2016 06/06/2016 \$487,000 FULL 0.11 4,996 /	Living Area: Total Rooms: Bedrooms: Bath(F/H): Yr Built/Eff: Air Cond: Style: Fireplace: Pool: Roof Mat: Parking:	2,800 4 2 / 1986 / 1986 CENTRAL /
Address: Dwner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Date: Sale Date: Sale Date: Sale Type: Document #: St Mtg Amt: Total Value: .and Use: Comp #:4 Address: Dwner Name:	ARAUJO ALEJANDRO & HARBOR HOLDINGS LF 2613-010-048 LOS ANGELES, CA 8096 02/02/2017 12/06/2016 \$685,000 FULL 139907 \$672,583 \$530,000 DUPLEX 366 1/2 E HILLSDALE ST TRIPP MICHAEL A & EM	& DANIELLE 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#:	2-D6 / 3203.00 SFR2* 06/17/2016 06/06/2016 \$487,000 FULL 0.11 4,996 /	Living Area: Total Rooms: Bedrooms: Bath(F/H): Yr Built/Eff: Air Cond: Style: Fireplace: Pool: Roof Mat: Parking:	2,800 4 2 / 1986 / 1986 CENTRAL /
Address: Dwner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Date: Sale Date: Sale Date: Sale Type: Document #: st Mtg Amt: Total Value: and Use: Comp #:4 Address: Dwner Name: Seller Name:	ARAUJO ALEJANDRO A HARBOR HOLDINGS LF 2613-010-048 LOS ANGELES, CA 8096 02/02/2017 12/06/2016 \$685,000 FULL 139907 \$672,583 \$530,000 DUPLEX 3666 1/2 E HILLSDALE ST	A DANIELLE 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#: T, INGLEWOOD, CA 903	2-D6 / 3203.00 SFR2* 06/17/2016 06/06/2016 \$487,000 FULL 0.11 4,996 /	Living Area: Total Rooms: Bedrooms: Bath(F/H): Yr Built/Eff: Air Cond: Style: Fireplace: Pool: Roof Mat: Parking:	2,800 4 2 / 1986 / 1986 CENTRAL /
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 #:4 Address: Dwner Name: Seller Name: APN:	ARAUJO ALEJANDRO & HARBOR HOLDINGS LF 2613-010-048 LOS ANGELES, CA 8096 02/02/2017 12/06/2016 \$685,000 FULL 139907 \$672,583 \$530,000 DUPLEX 366 1/2 E HILLSDALE ST TRIPP MICHAEL A & EM PATIN THERESA V	& DANIELLE 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#:	2-D6 / 3203.00 SFR2* 06/17/2016 06/06/2016 \$487,000 FULL 0.11 4,996 /	Living Area: Total Rooms: Bedrooms: Bath(F/H): Yr Built/Eff: Air Cond: Style: Fireplace: Pool: Roof Mat: Parking: Distance From	2,800 4 2 / 1986 / 1986 CENTRAL / Subject:18.27 (miles)
Address: Dwner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Date: Sale Date: Sale Type: Document #: Sale Type: Document #: St Mtg Amt: Total Value: and Use: Comp #:4 Address: Dwner Name: Seller Name: Seller Name: County:	ARAUJO ALEJANDRO A HARBOR HOLDINGS LF 2613-010-048 LOS ANGELES, CA 8096 02/02/2017 12/06/2016 \$685,000 FULL 139907 \$672,583 \$530,000 DUPLEX 366 1/2 E HILLSDALE ST TRIPP MICHAEL A & EM PATIN THERESA V 4014-031-008	A DANIELLE 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#: T, INGLEWOOD, CA 903 ILY G Map Reference:	2-D6 / 3203.00 SFR2* 06/17/2016 06/06/2016 \$487,000 FULL 0.11 4,996 / 302-1526 51-A5 /	Living Area: Total Rooms: Bedrooms: Bath(F/H): Yr Built/Eff: Air Cond: Style: Fireplace: Pool: Roof Mat: Parking: Distance From	2,800 4 2 / 1986 / 1986 CENTRAL / Subject:18.27 (miles)
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: Comp #:4 Address: Dwner Name: Seller Name: Seller Name: Seller Name: Seller Sale Sale Sale Sale Sale Sale Sale Sale	ARAUJO ALEJANDRO A HARBOR HOLDINGS LF 2613-010-048 LOS ANGELES, CA 8096 02/02/2017 12/06/2016 \$685,000 FULL 139907 \$672,583 \$530,000 DUPLEX 366 1/2 E HILLSDALE ST TRIPP MICHAEL A & EM PATIN THERESA V 4014-031-008 LOS ANGELES, CA	A DANIELLE 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#: T, INGLEWOOD, CA 903 ILY G Map Reference: Census Tract:	2-D6 / 3203.00 SFR2* 06/17/2016 06/06/2016 \$487,000 FULL 0.11 4,996 / / 802-1526 51-A5 / 6009.11	Living Area: Total Rooms: Bedrooms: Bath(F/H): Yr Built/Eff: Air Cond: Style: Fireplace: Pool: Roof Mat: Parking: Distance From Living Area: Total Rooms:	2,800 4 2 / 1986 / 1986 CENTRAL / Subject:18.27 (miles) 2,608
Address: Dwner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Date: Sale Price: Sale Price: Sale Type: Document #: Sale Type: Document #: Sale Type: Document #: Sale Type: Comp #:4 Address: Dwner Name: Seller Name: Seller Name: Seller Name: Seller Name: Seller Sale Sale Sale Sale Sale Sale Sale Sale	ARAUJO ALEJANDRO A HARBOR HOLDINGS LF 2613-010-048 LOS ANGELES, CA 8096 02/02/2017 12/06/2016 \$685,000 FULL 139907 \$672,583 \$530,000 DUPLEX 366 1/2 E HILLSDALE ST TRIPP MICHAEL A & EM PATIN THERESA V 4014-031-008 LOS ANGELES, CA 7250	A DANIELLE 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#: T, INGLEWOOD, CA 903 ILY G Map Reference: Census Tract: Zoning:	2-D6 / 3203.00 SFR2* 06/17/2016 06/06/2016 \$487,000 FULL 0.11 4,996 / / 802-1526 51-A5 / 6009.11 INR2YY	Living Area: Total Rooms: Bedrooms: Bath(F/H): Yr Built/Eff: Air Cond: Style: Fireplace: Pool: Roof Mat: Parking: Distance From Living Area: Total Rooms: Bedrooms:	2,800 4 2 / 1986 / 1986 CENTRAL / Subject:18.27 (miles) 2,608 5
Address: Dwner Name: Seller Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Date: Sale Price: Sale Price: Sale Type: Document #: St Mtg Amt: Total Value: .and Use: Comp #:4 Address: Dwner Name: Seller Name: Seller Name: Seller Name: Seller Name: Seller Name: Seller State: Sale Date: Sale Date:	ARAUJO ALEJANDRO A HARBOR HOLDINGS LF 2613-010-048 LOS ANGELES, CA 8096 02/02/2017 12/06/2016 \$685,000 FULL 139907 \$672,583 \$530,000 DUPLEX 3666 1/2 E HILLSDALE ST TRIPP MICHAEL A & EM PATIN THERESA V 4014-031-008 LOS ANGELES, CA 7250 03/15/2017	ADANIELLE 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#: F, INGLEWOOD, CA 903 ILY G Map Reference: Census Tract: Zoning: Prior Rec Date:	2-D6 / 3203.00 SFR2* 06/17/2016 06/06/2016 \$487,000 FULL 0.11 4,996 / / 802-1526 51-A5 / 6009.11 INR2YY	Living Area: Total Rooms: Bedrooms: Bath(F/H): Yr Built/Eff: Air Cond: Style: Fireplace: Pool: Roof Mat: Parking: Distance From Living Area: Total Rooms: Bedrooms: Bath(F/H):	2,800 4 2 / 1986 / 1986 CENTRAL / Subject:18.27 (miles) 2,608 5 3 /
Address: Dwner Name: Seller Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Date: Sale Price: Sale Price: Sale Type: Document #: St Mtg Amt: Total Value: and Use: Comp #:4 Address: Dwner Name: Seller Sale Date: Sale Date: Sale Date:	ARAUJO ALEJANDRO A HARBOR HOLDINGS LF 2613-010-048 LOS ANGELES, CA 8096 02/02/2017 12/06/2016 \$685,000 FULL 139907 \$672,583 \$530,000 DUPLEX 3666 1/2 E HILLSDALE ST TRIPP MICHAEL A & EM PATIN THERESA V 4014-031-008 LOS ANGELES, CA 7250 03/15/2017 01/24/2017	ADANIELLE 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#: T, INGLEWOOD, CA 903 ILY G Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Date: Prior Sale Price:	2-D6 / 3203.00 SFR2* 06/17/2016 06/06/2016 \$487,000 FULL 0.11 4,996 / / 802-1526 51-A5 / 6009.11 INR2YY	Living Area: Total Rooms: Bedrooms: Bath(F/H): Yr Built/Eff: Air Cond: Style: Fireplace: Pool: Roof Mat: Parking: Distance From Living Area: Total Rooms: Bedrooms: Bath(F/H): Yr Built/Eff: Air Cond:	2,800 4 2 / 1986 / 1986 CENTRAL / Subject:18.27 (miles) 2,608 5 3 /
Address: Dwner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Date: Sale Price: Sale Price: Sale Type: Document #: St Mtg Amt: Total Value: .and Use: Comp #:4 Address: Dwner Name: Seller Name: Seller Name: Seller Name: Seller Name: Seller Subdivision: Rec Date: Sale Date: Sale Date: Sale Date: Sale Price: Sale Type:	ARAUJO ALEJANDRO A HARBOR HOLDINGS LF 2613-010-048 LOS ANGELES, CA 8096 02/02/2017 12/06/2016 \$685,000 FULL 139907 \$672,583 \$530,000 DUPLEX 366 1/2 E HILLSDALE ST TRIPP MICHAEL A & EM PATIN THERESA V 4014-031-008 LOS ANGELES, CA 7250 03/15/2017 01/24/2017 \$655,000	ADANIELLE 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#: F, INGLEWOOD, CA 903 ILY G Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date:	2-D6 / 3203.00 SFR2* 06/17/2016 06/06/2016 \$487,000 FULL 0.11 4,996 / / 802-1526 51-A5 / 6009.11 INR2YY	Living Area: Total Rooms: Bedrooms: Bath(F/H): Yr Built/Eff: Air Cond: Style: Fireplace: Pool: Roof Mat: Parking: Distance From Living Area: Total Rooms: Bedrooms: Bedrooms: Bath(F/H): Yr Built/Eff: Air Cond: Style:	2,800 4 2 / 1986 / 1986 CENTRAL / Subject:18.27 (miles) 2,608 5 3 /
Address: Dwner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Date: Sale Price: Sale Price: Document #: Ist Mtg Amt: Fotal Value:	ARAUJO ALEJANDRO A HARBOR HOLDINGS LF 2613-010-048 LOS ANGELES, CA 8096 02/02/2017 12/06/2016 \$685,000 FULL 139907 \$672,583 \$530,000 DUPLEX 366 1/2 E HILLSDALE ST TRIPP MICHAEL A & EM PATIN THERESA V 4014-031-008 LOS ANGELES, CA 7250 03/15/2017 01/24/2017 \$655,000 FULL	ADANIELLE 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#: T, INGLEWOOD, CA 903 ILY G Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Date: Prior Sale Price: Prior Sale Price: Prior Sale Type:	2-D6 / 3203.00 SFR2* 06/17/2016 06/06/2016 \$487,000 FULL 0.11 4,996 / 802-1526 51-A5 / 6009.11 INR2YY 01/15/1981	Living Area: Total Rooms: Bedrooms: Bath(F/H): Yr Built/Eff: Air Cond: Style: Fireplace: Pool: Roof Mat: Parking: Distance From Living Area: Total Rooms: Bedrooms: Bath(F/H): Yr Built/Eff: Air Cond:	2,800 4 2 / 1986 / 1986 CENTRAL / Subject:18.27 (miles) 2,608 5 3 / 1959 / 1959
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 #:4 Address: Dwner Name: Seller N	ARAUJO ALEJANDRO & HARBOR HOLDINGS LF 2613-010-048 LOS ANGELES, CA 8096 02/02/2017 12/06/2016 \$685,000 FULL 139907 \$672,583 \$530,000 DUPLEX 366 1/2 E HILLSDALE ST TRIPP MICHAEL A & EM PATIN THERESA V 4014-031-008 LOS ANGELES, CA 7250 03/15/2017 01/24/2017 \$655,000 FULL 294287	ADANIELLE Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Type: Acres: Lot Area: # of Stories: Park Area/Cap#: Map Reference: Census Tract: Zoning: Prior Sale Date: Prior Sale Date: Prior Sale Date: Prior Sale Price: Prior Sale Price: Prior Sale Type: Acres:	2-D6 / 3203.00 SFR2* 06/17/2016 06/06/2016 \$487,000 FULL 0.11 4,996 / 802-1526 51-A5 / 6009.11 INR2YY 01/15/1981	Living Area: Total Rooms: Bedrooms: Bath(F/H): Yr Built/Eff: Air Cond: Style: Fireplace: Pool: Roof Mat: Parking: Distance From Living Area: Total Rooms: Bedrooms: Bedrooms: Bath(F/H): Yr Built/Eff: Air Cond: Style: Fireplace:	2,800 4 2 / 1986 / 1986 CENTRAL / Subject:18.27 (miles) 2,608 5 3 / 1959 / 1959

Comp #:5				Distance F	rom Subject:31 (miles
Address:	3655 PINE AVE, LONG		9		
Owner Name:	ELFAR FERAS & YASS				
Seller Name:	LOSCH OTIS H & MARIA		and a later of		
APN:	7141-011-039	Map Reference:	70-C5 /	Living Area:	3,360
County:	LOS ANGELES, CA	Census Tract:	5720.02	Total Rooms:	
Subdivision:	LOS CERRITOS	Zoning:	LBR1N	Bedrooms:	7
Rec Date:	12/15/2016	Prior Rec Date:	10/06/2000	Bath(F/H):	4/
Sale Date:	12/13/2016	Prior Sale Date:	07/20/2000	Yr Built/Eff:	1952 /
Sale Price:	\$720,000	Prior Sale Price:	\$372,000	Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	1588854	Acres:	0.18	Fireplace:	1
1st Mtg Amt:	\$576,000	Lot Area:	7,709	Pool:	
Total Value:	\$557,977	# of Stories:		Roof Mat:	
Land Use:	DUPLEX	Park Area/Cap#:	1	Parking:	
Comp #: 6				Distance From	Subject:16.16 (miles)
Address:	3887 S VAN NESS AVE,	· · · · · · · · · · · · · · · · · · ·	062-1042		
Owner Name:	HESIBEN BRIDGETTE J				
Seller Name:	GENTLE STANLEY G &	KEMIE S			
APN:	5035-002-028	Map Reference:	51-D1 /	Living Area:	3,254
County:	LOS ANGELES, CA	Census Tract:	2340.00	Total Rooms:	
Subdivision:	972	Zoning:	LAR1	Bedrooms:	5
Rec Date:	12/15/2016	Prior Rec Date:	07/17/1991	Bath(F/H):	2/
Sale Date:	11/23/2016	Prior Sale Date:	05/1991	Yr Built/Eff:	1965 / 1965
Sale Price:	\$570,000	Prior Sale Price:		Air Cond:	
Sale Type:	FULL	Prior Sale Type:		Style:	
	1593174	Acres:	0.12		1
Document #:		Lot Area:		Fireplace:	1
1st Mtg Amt: Total Value:	\$559,675		5,083	Pool:	
	\$292,753	# of Stories:	,	Roof Mat:	
Land Use:	DUPLEX	Park Area/Cap#:	1	Parking:	
Comp #: 7				Distance From	n Subject:5.13 (miles)
Address:	15077 ORO GRANDE ST	, SYLMAR, CA 91342-	5065		
Owner Name:	MARTINEZ MARIO O				
Seller Name:	VASQUEZ-SOLIS SANDI	RA TRUST			
APN:	2604-032-019	Map Reference:	2-C4 /	Living Area:	2,584
County:	LOS ANGELES, CA	Census Tract:	1066.48	Total Rooms:	5
Subdivision:	5813	Zoning:	LAR1	Bedrooms:	6
Rec Date:	12/16/2016	Prior Rec Date:	08/27/1998	Bath(F/H):	3/
Sale Date:	10/25/2016	Prior Sale Date:	06/02/1998	Yr Built/Eff:	1953 /
Sale Price:	\$480,000	Prior Sale Price:		Air Cond:	CENTRAL
	FULL				
Sale Type:		Prior Sale Type:	0.25	Style:	CONVENTIONAL
Document #:	1600056	Acres:	0.25	Fireplace:	1
1st Mtg Amt:	\$384,000	Lot Area:	10,855	Pool:	COMPOSITION
lotal Value:	\$279,948	# of Stories:	1.00	Roof Mat:	SHINGLE
and 11.	DUDLEY	Ded. A	14	D! !	
and Use:	DUPLEX	Park Area/Cap#:	/ 1	Parking:	PARKING AVAIL
Land Use:	DUPLEX	Park Area/Cap#:	/1		
Comp #: 8			/ 1		
Comp #: 8 Address:	1218 E PINE ST, COMPTO		/1		
Comp #: 8 Address: Dwner Name:	1218 E PINE ST, COMPTO JMP INVESTMENTS INC	ON, CA 90221-1174	/1		
Comp #: 8 Address: Owner Name: Seller Name:	1218 E PINE ST, COMPTO JMP INVESTMENTS INC ZECENA CHRISTOPHER	ON, CA 90221-1174		Distance From	Subject:25.19 (miles)
Comp #:8 Address: Dwner Name: Seller Name: APN:	1218 E PINE ST, COMPT JMP INVESTMENTS INC ZECENA CHRISTOPHER 6176-016-011	ON, CA 90221-1174 Map Reference:	56-B6 /	Distance From Living Area:	
Comp #:8 Address: Dwner Name: Seller Name: APN: County:	1218 E PINE ST, COMPTO JMP INVESTMENTS INC ZECENA CHRISTOPHER 6176-016-011 LOS ANGELES, CA	ON, CA 90221-1174 Map Reference: Census Tract:	56-B6 / 5416.04	Distance From Living Area: Total Rooms:	Subject:25.19 (miles) 2,741
Comp #:8 Address: Dwner Name: Seller Name: APN: County: Subdivision:	1218 E PINE ST, COMPTO JMP INVESTMENTS INC ZECENA CHRISTOPHER 6176-016-011 LOS ANGELES, CA 4827	DN, CA 90221-1174 Map Reference: Census Tract: Zoning:	56-B6 / 5416.04 CORM*	Distance From Living Area: Total Rooms: Bedrooms:	Subject:25.19 (miles) 2,741 5
Comp #:8 Address: Dwner Name: Seller Name: APN: County: Subdivision: Rec Date:	1218 E PINE ST, COMPTO JMP INVESTMENTS INC ZECENA CHRISTOPHER 6176-016-011 LOS ANGELES, CA 4827 10/28/2016	DN, CA 90221-1174 Map Reference: Census Tract: Zoning: Prior Rec Date:	56-B6 / 5416.04 CORM* 07/27/2016	Distance From Living Area: Total Rooms: Bedrooms: Bath(F/H):	Subject:25.19 (miles) 2,741 5 3 /
Comp #:8 Address: Dwner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Date:	1218 E PINE ST, COMPTO JMP INVESTMENTS INC ZECENA CHRISTOPHER 6176-016-011 LOS ANGELES, CA 4827	DN, CA 90221-1174 Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date:	56-B6 / 5416.04 CORM* 07/27/2016 07/21/2016	Distance From Living Area: Total Rooms: Bedrooms: Bath(F/H): Yr Built/Eff:	Subject:25.19 (miles) 2,741 5
Comp #:8 Address: Dwner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Date:	1218 E PINE ST, COMPTO JMP INVESTMENTS INC ZECENA CHRISTOPHER 6176-016-011 LOS ANGELES, CA 4827 10/28/2016	DN, CA 90221-1174 Map Reference: Census Tract: Zoning: Prior Rec Date:	56-B6 / 5416.04 CORM* 07/27/2016	Distance From Living Area: Total Rooms: Bedrooms: Bath(F/H):	Subject:25.19 (miles) 2,741 5 3 /
Comp #:8 Address: Dwner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Date: Sale Date:	1218 E PINE ST, COMPTO JMP INVESTMENTS INC ZECENA CHRISTOPHER 6176-016-011 LOS ANGELES, CA 4827 10/28/2016 09/21/2016	DN, CA 90221-1174 Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date:	56-B6 / 5416.04 CORM* 07/27/2016 07/21/2016	Distance From Living Area: Total Rooms: Bedrooms: Bath(F/H): Yr Built/Eff:	Subject:25.19 (miles) 2,741 5 3 /
Comp #:8 Address: Dwner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Date: Sale Date: Sale Price: Sale Type:	1218 E PINE ST, COMPTO JMP INVESTMENTS INC ZECENA CHRISTOPHER 6176-016-011 LOS ANGELES, CA 4827 10/28/2016 09/21/2016 \$360,000	DN, CA 90221-1174 Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price:	56-B6 / 5416.04 CORM* 07/27/2016 07/21/2016 \$280,000	Distance From Living Area: Total Rooms: Bedrooms: Bath(F/H): Yr Built/Eff: Air Cond:	Subject:25.19 (miles) 2,741 5 3 /
Comp #:8 Address: Dwner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Date: Sale Date: Sale Price: Sale Type: Document #:	1218 E PINE ST, COMPTO JMP INVESTMENTS INC ZECENA CHRISTOPHER 6176-016-011 LOS ANGELES, CA 4827 10/28/2016 09/21/2016 \$360,000 FULL	Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Price: Prior Sale Type:	56-B6 / 5416.04 CORM* 07/27/2016 07/21/2016 \$280,000 FULL	Distance From Living Area: Total Rooms: Bedrooms: Bath(F/H): Yr Built/Eff: Air Cond: Style:	Subject:25.19 (miles) 2,741 5 3 / 1943 /
Comp #:8 Address: Dwner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Date: Sale Date: Sale Price: Sale Type: Document #: st Mtg Amt:	1218 E PINE ST, COMPT JMP INVESTMENTS INC ZECENA CHRISTOPHER 6176-016-011 LOS ANGELES, CA 4827 10/28/2016 09/21/2016 \$360,000 FULL 1334492	Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Type: Acres:	56-B6 / 5416.04 CORM* 07/27/2016 07/21/2016 \$280,000 FULL 0.13	Distance From Living Area: Total Rooms: Bedrooms: Bath(F/H): Yr Built/Eff: Air Cond: Style: Fireplace:	Subject:25.19 (miles) 2,741 5 3 / 1943 /

Comp #:9 Address:	513 PARK FRONT WAL		90011-3944	Distance Fron	n Subject:18.29 (miles)
Owner Name:	FRIAS FAMILY TRUST	A, LUS ANGELES, CA	50011-5544		
Seller Name:	STOCKPILE PROP VEN				
APN: County:	5109-020-016 LOS ANGELES, CA	Map Reference: Census Tract:	52-B3 / 2293.00	Living Area: Total Rooms:	2,612
Subdivision:	J T BURTONS PARK FRONT	Zoning:	LAR2	Bedrooms:	4
Rec Date: Sale Date:	09/29/2016 09/20/2016	Prior Rec Date: Prior Sale Date:	09/29/2016 09/22/2016	Bath(F/H): Yr Built/Eff:	2 / 1922 /
Sale Price:	\$360,000	Prior Sale Price:	\$290,000	Air Cond:	YES
Sale Type: Document #:	FULL 1190040	Prior Sale Type: Acres:	FULL 0.12	Style: Fireplace:	1
1st Mtg Amt:	1150040	Lot Area:	5,080	Pool:	,
Total Value:	\$265,258	# of Stories:		Roof Mat:	
Land Use:	DUPLEX	Park Area/Cap#:	1	Parking:	
Comp #:10 Address: Owner Name:	125 S RENO ST, LOS AN STOYNOV STOIAN A	NGELES, CA 90057-11	09	Distance From	1 Subject:13.45 (miles)
Seller Name:	BAE JUNG S TRUST				
APN:	5155-003-003	Map Reference:	35-A6 /	Living Area:	2,496
County: Subdivision:	LOS ANGELES, CA DIAMOND STREET	Census Tract: Zoning:	2086.10 LARD1.5	Total Rooms: Bedrooms:	8 2
Rec Date:	10/26/2016	Prior Rec Date:	09/09/2014	Bath(F/H):	2/
Sale Date:	10/13/2016	Prior Sale Date:	09/04/2014	Yr Built/Eff:	1922 / 1922
Sale Price: Sale Type:	\$720,000 FULL	Prior Sale Price: Prior Sale Type:	\$630,000 FULL	Air Cond: Style:	YES
Document #:	1318530	Acres:	0.11	Fireplace:	1
st Mtg Amt:		Lot Area:	4,800	Pool:	COMPOSITION
Fotal Value:	\$639,607	# of Stories:	2.00	Roof Mat:	SHINGLE
and Use:	DUPLEX	Park Area/Cap#:	1	Parking:	GARAGE
Comp #:11 Address: Owner Name:	367 N FLORES ST, LOS DAHAN VICTOR & NANG		2609	Distance From	m Subject:11.2 (miles)
Seller Name:	367 FLORES LLC				
APN: County:	5514-010-040 LOS ANGELES, CA	Map Reference: Census Tract:	33-E5 / 1945.00	Living Area: Total Rooms:	3,072
Subdivision:	4353	Zoning:	LAR1		4
			EPAIN I	Bedrooms:	-
	10/17/2016	Prior Rec Date:	06/30/2015	Bath(F/H):	2 /
Sale Date:	10/06/2016		06/30/2015 04/21/2015	Bath(F/H): Yr Built/Eff:	2 / 1933 / 1935
Sale Date: Sale Price:	10/06/2016 \$1,980,000 FULL	Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Type:	06/30/2015 04/21/2015 \$1,414,500 FULL	Bath(F/H): Yr Built/Eff: Air Cond: Style:	2 /
Sale Date: Sale Price: Sale Type: Document #:	10/06/2016 \$1,980,000 FULL 1267621	Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Type: Acres:	06/30/2015 04/21/2015 \$1,414,500 FULL 0.16	Bath(F/H): Yr Built/Eff: Air Cond: Style: Fireplace:	2 / 1933 / 1935
Sale Date: Sale Price: Sale Type: Document #: st Mtg Amt:	10/06/2016 \$1,980,000 FULL	Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Type:	06/30/2015 04/21/2015 \$1,414,500 FULL	Bath(F/H): Yr Built/Eff: Air Cond: Style:	2 / 1933 / 1935 YES
ale Date: ale Price: ale Type: ocument #: st Mtg Amt: otal Value:	10/06/2016 \$1,980,000 FULL 1267621 \$1,782,000	Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Type: Acres: Lot Area:	06/30/2015 04/21/2015 \$1,414,500 FULL 0.16	Bath(F/H): Yr Built/Eff: Air Cond: Style: Fireplace: Pool:	2 / 1933 / 1935 YES
Rec Date: Sale Date: Sale Price: Sale Type: Document #: Ist Mtg Amt: Fotal Value: Land Use: Comp #:12 Address:	10/06/2016 \$1,980,000 FULL 1267621 \$1,782,000 \$1,435,761	Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Type: Acres: Lot Area: # of Stories: Park Area/Cap#:	06/30/2015 04/21/2015 \$1,414,500 FULL 0.16 7,153 /	Bath(F/H): Yr Built/Eff: Air Cond: Style: Fireplace: Pool: Roof Mat: Parking:	2 / 1933 / 1935 YES
Sale Date: Sale Price: Sale Type: Document #: st Mtg Amt: Total Value: and Use: Comp #:12 Address: Dwner Name:	10/06/2016 \$1,980,000 FULL 1267621 \$1,782,000 \$1,435,761 DUPLEX 1661 251ST ST A, HARBA	Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Type: Acres: Lot Area: # of Stories: Park Area/Cap#: OR CITY, CA 90710-41	06/30/2015 04/21/2015 \$1,414,500 FULL 0.16 7,153 /	Bath(F/H): Yr Built/Eff: Air Cond: Style: Fireplace: Pool: Roof Mat: Parking:	2 / 1933 / 1935 YES /
Sale Date: Sale Price: Sale Type: Occument #: st Mtg Amt: otal Value: and Use: Comp #:12 dddress: Owner Name: celler Name: .PN:	10/06/2016 \$1,980,000 FULL 1267621 \$1,782,000 \$1,435,761 DUPLEX 1661 251ST ST A, HARB4 MCCOY & ESCHELMAN GONZALEZ CARRIE 7410-018-047	Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Type: Acres: Lot Area: # of Stories: Park Area/Cap#: OR CITY, CA 90710-41 LLC Map Reference:	06/30/2015 04/21/2015 \$1,414,500 FULL 0.16 7,153 / 20	Bath(F/H): Yr Built/Eff: Air Cond: Style: Fireplace: Pool: Roof Mat: Parking: Distance From	2 / 1933 / 1935 YES /
Sale Date: Sale Price: Sale Type: Oocument #: st Mtg Amt: otal Value: and Use: comp #:12 ddress: ddress: owner Name: celler Name: celler Name: county:	10/06/2016 \$1,980,000 FULL 1267621 \$1,782,000 \$1,435,761 DUPLEX 1661 251ST ST A, HARBA MCCOY & ESCHELMAN GONZALEZ CARRIE	Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Type: Acres: Lot Area: # of Stories: Park Area/Cap#: OR CITY, CA 90710-41 LLC Map Reference: Census Tract:	06/30/2015 04/21/2015 \$1,414,500 FULL 0.16 7,153 / 20 73-E2 / 2933.02	Bath(F/H): Yr Built/Eff: Air Cond: Style: Fireplace: Pool: Roof Mat: Parking: Distance From Living Area: Total Rooms:	2 / 1933 / 1935 YES / Subject:30.96 (miles) 3,048
Sale Date: Sale Price: Sale Type: Document #: st Mtg Amt: Total Value: and Use: Comp #:12 Address: Dwner Name: Seller Name: APN: County: Subdivision:	10/06/2016 \$1,980,000 FULL 1267621 \$1,782,000 \$1,435,761 DUPLEX 1661 251ST ST A, HARB4 MCCOY & ESCHELMAN GONZALEZ CARRIE 7410-018-047	Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Type: Acres: Lot Area: # of Stories: Park Area/Cap#: OR CITY, CA 90710-41 LLC Map Reference:	06/30/2015 04/21/2015 \$1,414,500 FULL 0.16 7,153 / 20	Bath(F/H): Yr Built/Eff: Air Cond: Style: Fireplace: Pool: Roof Mat: Parking: Distance From	2 / 1933 / 1935 YES / Subject:30.96 (miles)
Sale Date: Sale Price: Sale Type: Document #: st Mtg Amt: Total Value: and Use: Comp #:12 Address: Dwner Name: Seller Name: Seller Name: Seller Name: Seller Name: Seller Sale Sounty: Subdivision: Rec Date: Sale Date:	10/06/2016 \$1,980,000 FULL 1267621 \$1,782,000 \$1,435,761 DUPLEX 1661 251ST ST A, HARBO MCCOY & ESCHELMAN GONZALEZ CARRIE 7410-018-047 LOS ANGELES, CA 09/13/2016 08/16/2016	Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Type: Acres: Lot Area: # of Stories: Park Area/Cap#: OR CITY, CA 90710-41 LLC Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date:	06/30/2015 04/21/2015 \$1,414,500 FULL 0.16 7,153 / 20 73-E2 / 2933.02 LAR2 03/28/2002	Bath(F/H): Yr Built/Eff: Air Cond: Style: Fireplace: Pool: Roof Mat: Parking: Distance From Living Area: Total Rooms: Bedrooms: Bath(F/H): Yr Built/Eff:	2 / 1933 / 1935 YES / Subject:30.96 (miles) 3,048 5
Sale Date: Sale Price: Sale Type: Document #: st Mtg Amt: fotal Value: and Use: Comp #: 12 dddress: Dwner Name: Geller Name: PN: County: jubdivision: Rec Date: fale Date: fale Price:	10/06/2016 \$1,980,000 FULL 1267621 \$1,782,000 \$1,435,761 DUPLEX 1661 251ST ST A, HARBO MCCOY & ESCHELMAN GONZALEZ CARRIE 7410-018-047 LOS ANGELES, CA 09/13/2016 08/16/2016 \$599,000	Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Type: Acres: Lot Area: # of Stories: Park Area/Cap#: OR CITY, CA 90710-41 LLC Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price:	06/30/2015 04/21/2015 \$1,414,500 FULL 0.16 7,153 / 20 73-E2 / 2933.02 LAR2	Bath(F/H): Yr Built/Eff: Air Cond: Style: Fireplace: Pool: Roof Mat: Parking: Distance From Living Area: Total Rooms: Bedrooms: Bath(F/H): Yr Built/Eff: Air Cond:	2 / 1933 / 1935 YES / Subject:30.96 (miles) 3,048 5 5 /
Cale Date: Cale Price: Cale Price: Cale Type: Cournent #: St Mtg Amt: St Mtg	10/06/2016 \$1,980,000 FULL 1267621 \$1,782,000 \$1,435,761 DUPLEX 1661 251ST ST A, HARBO MCCOY & ESCHELMAN GONZALEZ CARRIE 7410-018-047 LOS ANGELES, CA 09/13/2016 08/16/2016	Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Type: Acres: Lot Area: # of Stories: Park Area/Cap#: OR CITY, CA 90710-41 LLC Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date:	06/30/2015 04/21/2015 \$1,414,500 FULL 0.16 7,153 / 20 73-E2 / 2933.02 LAR2 03/28/2002	Bath(F/H): Yr Built/Eff: Air Cond: Style: Fireplace: Pool: Roof Mat: Parking: Distance From Living Area: Total Rooms: Bedrooms: Bath(F/H): Yr Built/Eff: Air Cond: Style:	2 / 1933 / 1935 YES / Subject:30.96 (miles) 3,048 5 5 /
Sale Date: Sale Price: Sale Type: Document #: St Mtg Amt: Total Value: and Use: Comp #:12 Address: Downer Name: Seller Name: Seller Name: Seller Name: Seller Name: Sale Price: Sale Date: Sale Price: Sale Price: Sale Type: Document #: St Mtg Amt:	10/06/2016 \$1,980,000 FULL 1267621 \$1,782,000 \$1,435,761 DUPLEX 1661 251ST ST A, HARBA MCCOY & ESCHELMAN GONZALEZ CARRIE 7410-018-047 LOS ANGELES, CA 09/13/2016 08/16/2016 \$599,000 FULL	Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Type: Acres: Lot Area: # of Stories: Park Area/Cap#: OR CITY, CA 90710-41 LLC Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Type:	06/30/2015 04/21/2015 \$1,414,500 FULL 0.16 7,153 / 20 73-E2 / 2933.02 LAR2 03/28/2002 \$300,000	Bath(F/H): Yr Built/Eff: Air Cond: Style: Fireplace: Pool: Roof Mat: Parking: Distance From Living Area: Total Rooms: Bedrooms: Bath(F/H): Yr Built/Eff: Air Cond:	2 / 1933 / 1935 YES / Subject:30.96 (miles) 3,048 5 5 / 1979 / 1979

Comp #:13				Distance Fro	m Subject:35.04 (mile
Address:	2825 E 5TH ST, LONG BE		3		
Owner Name:	CHU LILLIAN/OKANE JO				
Seller Name:	HERMOSA ASSOCIATES		75 55 /	Living Area	0.670
APN:	7257-007-008	Map Reference:	75-F5 /	Living Area:	2,576
County:	LOS ANGELES, CA	Census Tract:	5768.02	Total Rooms:	
Subdivision:	DENSMORE VILLA LTS RESUB	Zoning:	LBR2N	Bedrooms:	4
Rec Date:	09/20/2016	Prior Rec Date:	02/09/2016	Bath(F/H):	21
Sale Date:	07/29/2016	Prior Sale Date:	01/07/2016	Yr Built/Eff:	1927 / 1927
Sale Price:	\$910,000	Prior Sale Price:	\$508,000	Air Cond:	YES
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	1139016	Acres:	0.12	Fireplace:	1
1st Mtg Amt:	\$728,000	Lot Area:	5,171	Pool:	
Total Value:	\$236,313	# of Stories:		Roof Mat:	
Land Use:	DUPLEX	Park Area/Cap#:	1	Parking:	
Comp #: 14				Distance From	m Subject:13.09 (miles
Address: Owner Name:	5101 EDGEWOOD PL, LO CHANG HELEN H/SHIN D		J19-1618		
Seller Name:	JUST PROPERTY INVEST				
APN:	5084-010-014	Map Reference:	43-B2 /	Living Area:	2,652
County:	LOS ANGELES, CA	Census Tract:	2161.00	Total Rooms:	
Subdivision:	5070	Zoning:	LAR2	Bedrooms:	4
Rec Date:	09/20/2016	Prior Rec Date:		Bath(F/H):	2 / 1924 / 1924
Sale Date:	08/02/2016	Prior Sale Date: Prior Sale Price:		Yr Built/Eff:	
Sale Price: Sale Type:	\$945,000 FULL			Air Cond:	YES
Document #:	1139215	Prior Sale Type: Acres:	0.12	Style: Fireplace:	1
st Mtg Amt:	\$625,000	Lot Area:	5,029	Pool:	1
Total Value:	\$615,401	# of Stories:	0,020	Roof Mat:	
and Use:	DUPLEX	Park Area/Cap#:	1	Parking:	
Comp #:15 Address: Owner Name:	2300 LAKE VIEW AVE, LO CHUNG JEY J & KATHY C		039-3638	Distance Fror	n Subject: 12.87 (miles
Seller Name:	MACALUSO ABEL & EDIT				
APN:	5440-020-014	Map Reference:	35-C3 /	Living Area:	3,030
County:	LOS ANGELES, CA	Census Tract:	1873.00	Total Rooms:	
	8131	Zoning:	LAR2	Bedrooms:	5 4 /
				D-th/EU).	
lec Date:	09/09/2016	Prior Rec Date:	08/09/2006	Bath(F/H):	
Rec Date: Sale Date:	09/09/2016 08/26/2016	Prior Sale Date:	08/01/2006	Yr Built/Eff:	1991 / 1991
Rec Date: Sale Date: Sale Price:	09/09/2016 08/26/2016 \$1,180,000	Prior Sale Date: Prior Sale Price:	08/01/2006 \$880,000	Yr Built/Eff: Air Cond:	
Rec Date: Sale Date: Sale Price: Sale Type:	09/09/2016 08/26/2016 \$1,180,000 FULL	Prior Sale Date: Prior Sale Price: Prior Sale Type:	08/01/2006 \$880,000 FULL	Yr Built/Eff: Air Cond: Style:	1991 / 1991 YES
Subdivision: Rec Date: Sale Date: Sale Price: Sale Type: Document #: St Mto Amt:	09/09/2016 08/26/2016 \$1,180,000 FULL 1086815	Prior Sale Date: Prior Sale Price: Prior Sale Type: Acres:	08/01/2006 \$880,000 FULL 0.13	Yr Built/Eff: Air Cond: Style: Fireplace:	1991 / 1991
Rec Date: Sale Date: Sale Price: Sale Type:	09/09/2016 08/26/2016 \$1,180,000 FULL 1086815 \$800,000	Prior Sale Date: Prior Sale Price: Prior Sale Type:	08/01/2006 \$880,000 FULL	Yr Built/Eff: Air Cond: Style:	1991 / 1991 YES
ec Date: ale Date: ale Price: ale Type: ocument #: st Mtg Amt: otal Value:	09/09/2016 08/26/2016 \$1,180,000 FULL 1086815	Prior Sale Date: Prior Sale Price: Prior Sale Type: Acres: Lot Area:	08/01/2006 \$880,000 FULL 0.13	Yr Built/Eff: Air Cond: Style: Fireplace: Pool:	1991 / 1991 YES
Rec Date: Sale Date: Sale Price: Sale Type: Socument #: st Mtg Amt: otal Value: and Use: Comp #:16	09/09/2016 08/26/2016 \$1,180,000 FULL 1086815 \$800,000 \$1,007,135 DUPLEX	Prior Sale Date: Prior Sale Price: Prior Sale Type: Acres: Lot Area: # of Stories: Park Area/Cap#:	08/01/2006 \$880,000 FULL 0.13 5,716 /	Yr Built/Eff: Air Cond: Style: Fireplace: Pool: Roof Mat: Parking:	1991 / 1991 YES
tec Date: ale Date: ale Price: ale Type: occument #: st Mtg Amt: otal Value: and Use: comp #:16 ddress: owner Name:	09/09/2016 08/26/2016 \$1,180,000 FULL 1086815 \$800,000 \$1,007,135	Prior Sale Date: Prior Sale Price: Prior Sale Type: Acres: Lot Area: # of Stories: Park Area/Cap#: ANGELES, CA 9003 GLAS C	08/01/2006 \$880,000 FULL 0.13 5,716 /	Yr Built/Eff: Air Cond: Style: Fireplace: Pool: Roof Mat: Parking:	1991 / 1991 YES /
ec Date: ale Date: ale Price: ale Price: ale Type: bocument #: st Mtg Amt: otal Value: and Use: comp #:16 ddress: bwner Name: eller Name:	09/09/2016 08/26/2016 \$1,180,000 FULL 1086815 \$800,000 \$1,007,135 DUPLEX 3667 MENTONE AVE, LOS PAUL THOMAS C & DOUG TRAUCHT IVAN W TRUST 4314-009-015	Prior Sale Date: Prior Sale Price: Prior Sale Type: Acres: Lot Area: # of Stories: Park Area/Cap#: ANGELES, CA 9003 GLAS C Map Reference:	08/01/2006 \$880,000 FULL 0.13 5,716 / 34-5603 42-B6 /	Yr Built/Eff: Air Cond: Style: Fireplace: Pool: Roof Mat: Parking: Distance Fron	1991 / 1991 YES /
tec Date: ale Date: ale Price: ale Type: locument #: st Mtg Amt: otal Value: and Use: omp #:16 ddress: wner Name: eller Name: PN:	09/09/2016 08/26/2016 \$1,180,000 FULL 1086815 \$800,000 \$1,007,135 DUPLEX 3667 MENTONE AVE, LOS PAUL THOMAS C & DOUG TRAUCHT IVAN W TRUST 4314-009-015 LOS ANGELES, CA	Prior Sale Date: Prior Sale Price: Prior Sale Type: Acres: Lot Area: # of Stories: Park Area/Cap#: ANGELES, CA 9003 SLAS C	08/01/2006 \$880,000 FULL 0.13 5,716 /	Yr Built/Eff: Air Cond: Style: Fireplace: Pool: Roof Mat: Parking: Distance Fron	1991 / 1991 YES / n Subject:14.89 (miles
tec Date: ale Date: ale Date: ale Price: ale Type: bocument #: st Mtg Amt: otal Value: and Use: comp #:16 ddress: bwner Name: eller Name: PN: county:	09/09/2016 08/26/2016 \$1,180,000 FULL 1086815 \$800,000 \$1,007,135 DUPLEX 3667 MENTONE AVE, LOS PAUL THOMAS C & DOUG TRAUCHT IVAN W TRUST 4314-009-015 LOS ANGELES, CA HARRISON CURTIS &	Prior Sale Date: Prior Sale Price: Prior Sale Type: Acres: Lot Area: # of Stories: Park Area/Cap#: ANGELES, CA 9003 GLAS C Map Reference:	08/01/2006 \$880,000 FULL 0.13 5,716 / 34-5603 42-B6 /	Yr Built/Eff: Air Cond: Style: Fireplace: Pool: Roof Mat: Parking: Distance Fron	1991 / 1991 YES / n Subject:14.89 (miles
tec Date: ale Date: ale Date: ale Price: ale Type: bocument #: st Mtg Amt: otal Value: and Use: comp #:16 ddress: wher Name: eller Name: PN: county: ubdivision:	09/09/2016 08/26/2016 \$1,180,000 FULL 1086815 \$800,000 \$1,007,135 DUPLEX 3667 MENTONE AVE, LOS PAUL THOMAS C & DOUG TRAUCHT IVAN W TRUST 4314-009-015 LOS ANGELES, CA HARRISON CURTIS & SWEETSERS	Prior Sale Date: Prior Sale Price: Prior Sale Price: Acres: Lot Area: # of Stories: Park Area/Cap#: ANGELES, CA 9003 GLAS C Map Reference: Census Tract: Zoning:	08/01/2006 \$880,000 FULL 0.13 5,716 / 34-5603 42-B6 / 2699.03 LAR3	Yr Built/Eff: Air Cond: Style: Fireplace: Pool: Roof Mat: Parking: Distance Fron Living Area: Total Rooms: Bedrooms:	1991 / 1991 YES / n Subject:14.89 (miles 2,508 4
tec Date: ale Date: ale Date: ale Price: ale Type: bocument #: st Mtg Amt: otal Value: and Use: comp #:16 ddress: bwner Name: eller Name: PN: bounty: ubdivision: ec Date:	09/09/2016 08/26/2016 \$1,180,000 FULL 1086815 \$800,000 \$1,007,135 DUPLEX 3667 MENTONE AVE, LOS PAUL THOMAS C & DOUG TRAUCHT IVAN W TRUST 4314-009-015 LOS ANGELES, CA HARRISON CURTIS & SWEETSERS 09/27/2016	Prior Sale Date: Prior Sale Price: Prior Sale Price: Acres: Lot Area: # of Stories: Park Area/Cap#: ANGELES, CA 9003 GLAS C Map Reference: Census Tract: Zoning: Prior Rec Date:	08/01/2006 \$880,000 FULL 0.13 5,716 / 34-5603 42-B6 / 2699.03 LAR3 10/13/1989	Yr Built/Eff: Air Cond: Style: Fireplace: Pool: Roof Mat: Parking: Distance Fron Living Area: Total Rooms: Bedrooms: Bath(F/H):	1991 / 1991 YES / n Subject:14.89 (miles 2,508 4 3 /
tec Date: ale Date: ale Date: ale Price: ale Type: bocument #: st Mtg Amt: otal Value: and Use: comp #:16 ddress: bwner Name: eller Name: eller Name: pN: ounty: ubdivision: ale Date:	09/09/2016 08/26/2016 \$1,180,000 FULL 1086815 \$800,000 \$1,007,135 DUPLEX 3667 MENTONE AVE, LOS PAUL THOMAS C & DOUG TRAUCHT IVAN W TRUST 4314-009-015 LOS ANGELES, CA HARRISON CURTIS & SWEETSERS 09/27/2016 09/22/2016	Prior Sale Date: Prior Sale Price: Prior Sale Price: Acres: Lot Area: # of Stories: Park Area/Cap#: ANGELES, CA 9003 GLAS C Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date:	08/01/2006 \$880,000 FULL 0.13 5,716 / 34-5603 42-B6 / 2699.03 LAR3 10/13/1989 10/1989	Yr Built/Eff: Air Cond: Style: Fireplace: Pool: Roof Mat: Parking: Distance Fron Living Area: Total Rooms: Bedrooms: Bath(F/H): Yr Built/Eff:	1991 / 1991 YES / n Subject:14.89 (miles 2,508 4
Rec Date: Sale Date: Sale Date: Sale Price: Sale Type: Document #: St Mtg Amt: Total Value: and Use: Comp #:16 ddress: Dwner Name: eller Name: eller Name: PN: county: ubdivision: tec Date: ale Date: ale Price:	09/09/2016 08/26/2016 \$1,180,000 FULL 1086815 \$800,000 \$1,007,135 DUPLEX 3667 MENTONE AVE, LOS PAUL THOMAS C & DOUG TRAUCHT IVAN W TRUST 4314-009-015 LOS ANGELES, CA HARRISON CURTIS & SWEETSERS 09/27/2016 09/22/2016 \$1,200,000	Prior Sale Date: Prior Sale Price: Prior Sale Price: Prior Sale Type: Acres: Lot Area: # of Stories: Park Area/Cap#: ANGELES, CA 9003 SLAS C Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price:	08/01/2006 \$880,000 FULL 0.13 5,716 / 34-5603 42-B6 / 2699.03 LAR3 10/13/1989 10/1989 \$210,000	Yr Built/Eff: Air Cond: Style: Fireplace: Pool: Roof Mat: Parking: Distance Fron Living Area: Total Rooms: Bedrooms: Bath(F/H): Yr Built/Eff: Air Cond:	1991 / 1991 YES / n Subject:14.89 (miles 2,508 4 3 /
tec Date: ale Date: ale Date: ale Price: ale Price: ale Type: bocument #: st Mtg Amt: otal Value: and Use: comp #:16 ddress: bwner Name: eller Name: eller Name: eller Name: pN: ounty: ubdivision: ale Date: ale Date: ale Price: ale Type:	09/09/2016 08/26/2016 \$1,180,000 FULL 1086815 \$800,000 \$1,007,135 DUPLEX 3667 MENTONE AVE, LOS PAUL THOMAS C & DOUG TRAUCHT IVAN W TRUST 4314-009-015 LOS ANGELES, CA HARRISON CURTIS & SWEETSERS 09/27/2016 09/22/2016	Prior Sale Date: Prior Sale Price: Prior Sale Price: Acres: Lot Area: # of Stories: Park Area/Cap#: ANGELES, CA 9003 GLAS C Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date:	08/01/2006 \$880,000 FULL 0.13 5,716 / 34-5603 42-B6 / 2699.03 LAR3 10/13/1989 10/1989	Yr Built/Eff: Air Cond: Style: Fireplace: Pool: Roof Mat: Parking: Distance Fron Living Area: Total Rooms: Bedrooms: Bath(F/H): Yr Built/Eff:	1991 / 1991 YES / n Subject:14.89 (miles 2,508 4 3 /
Rec Date: Sale Date: Sale Price: Sale Type: Socument #: st Mtg Amt: Total Value: and Use:	09/09/2016 08/26/2016 \$1,180,000 FULL 1086815 \$800,000 \$1,007,135 DUPLEX 3667 MENTONE AVE, LOS PAUL THOMAS C & DOUG TRAUCHT IVAN W TRUST 4314-009-015 LOS ANGELES, CA HARRISON CURTIS & SWEETSERS 09/27/2016 09/22/2016 \$1,200,000 FULL	Prior Sale Date: Prior Sale Date: Prior Sale Price: Prior Sale Type: Acres: Lot Area: # of Stories: Park Area/Cap#: ANGELES, CA 9003 CANGELES, CA 9003 Canada Canada Ca	08/01/2006 \$880,000 FULL 0.13 5,716 / 34-5603 42-B6 / 2699.03 LAR3 10/13/1989 10/1989 \$210,000 FULL	Yr Built/Eff: Air Cond: Style: Fireplace: Pool: Roof Mat: Parking: Distance From Living Area: Total Rooms: Bedrooms: Bath(F/H): Yr Built/Eff: Air Cond: Style:	1991 / 1991 YES / n Subject:14.89 (miles 2,508 4 3 / 1931 /
ec Date: ale Date: ale Price: ale Price: ale Type: ocument #: st Mtg Amt: otal Value: and Use: omp #:16 ddress: wner Name: eller Name: eller Name: PN: ounty: ubdivision: ec Date: ale Date: ale Date: ale Price: ale Type: ocument #:	09/09/2016 08/26/2016 \$1,180,000 FULL 1086815 \$800,000 \$1,007,135 DUPLEX 3667 MENTONE AVE, LOS PAUL THOMAS C & DOUG TRAUCHT IVAN W TRUST 4314-009-015 LOS ANGELES, CA HARRISON CURTIS & SWEETSERS 09/27/2016 09/22/2016 \$1,200,000 FULL	Prior Sale Date: Prior Sale Date: Prior Sale Price: Prior Sale Type: Acres: Lot Area: # of Stories: Park Area/Cap#: ANGELES, CA 9003 SLAS C Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Type: Acres:	08/01/2006 \$880,000 FULL 0.13 5,716 / 34-5603 42-B6 / 2699.03 LAR3 10/13/1989 10/1989 \$210,000 FULL 0.17	Yr Built/Eff: Air Cond: Style: Fireplace: Pool: Roof Mat: Parking: Distance From Living Area: Total Rooms: Bedrooms: Bath(F/H): Yr Built/Eff: Air Cond: Style: Fireplace:	1991 / 1991 YES / n Subject:14.89 (miles 2,508 4 3 / 1931 /

Comp #:17				Distance From	n Subject:13.26 (miles)
Address:	1857 CAMPUS RD, LOS	ANGELES, CA 90041	-3035	Distance i for	1 000jeet. 10.20 (inites)
Owner Name:	FIRST HOME TRUST				
Seller Name:	RYDEN MARK TRUST 5685-022-023	Man Deferences	00 40 1	Living Assoc	0.055
APN: County:	LOS ANGELES, CA	Map Reference: Census Tract:	26-A6 / 1816.00	Living Area: Total Rooms:	3,355
Subdivision:	5021	Zoning:	LAR1	Bedrooms:	3
Rec Date:	10/25/2016	Prior Rec Date:	04/26/2005	Bath(F/H):	2/
Sale Date:	10/18/2016	Prior Sale Date:	03/25/2005	Yr Built/Eff:	1937 /
Sale Price:	\$1,550,000	Prior Sale Price:	\$1,149,000	Air Cond:	YES
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	120
Document #:	1309151	Acres:	0.44	Fireplace:	1
1st Mtg Amt:	\$1,240,000	Lot Area:	19,185	Pool:	
Total Value:	\$1,150,000	# of Stories:		Roof Mat:	
Land Use:	DUPLEX	Park Area/Cap#:	1	Parking:	
Comp #:18 Address:	15023 MOORPARK ST		A 91403 5488	Distance Fro	m Subject:6.69 (miles)
Owner Name: Seller Name:	FAYNSHTEYN ARINA GOLDSHMIDT RON	A, SHERMAN OAKS, C	A 91403-5466		
APN:	2264-015-041	Map Reference:	22-C3 /	Living Area:	3,219
County:	LOS ANGELES, CA	Census Tract:	1413.02	Total Rooms:	
Subdivision:	6836	Zoning:	LARD1.5	Bedrooms:	5
Rec Date:	02/08/2017	Prior Rec Date:	10/26/2012	Bath(F/H):	4/
Sale Date:	01/09/2017	Prior Sale Date:	06/11/2012	Yr Built/Eff:	1947 / 1990
Sale Price:	\$1,350,000	Prior Sale Price:	\$662,000	Air Cond:	REFRIGERATION
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	159391	Acres:	0.12	Fireplace:	Y/1
1st Mtg Amt:	\$543,000	Lot Area:	5,164	Pool:	
Total Value:	\$688,532	# of Stories:	1.00	Roof Mat:	COMPOSITION SHINGLE
Land Use:	DUPLEX	Park Area/Cap#:	12	Parking:	ATTACHED GARAGE
Comp #:19 Address: Owner Name:	2622 JAMES M WOOD E BEHJOU BAHRAM & RO		CA 90006-1706	Distance From	Subject:14.28 (miles)
Address: Owner Name: Seller Name:			CA 90006-1706	Distance From	
Address: Owner Name: Seller Name:	BEHJOU BAHRAM & RO	Map Reference:	44-A2 /	Living Area:	Subject:14.28 (miles) 2,908
Address: Owner Name: Seller Name: APN: County:	BEHJOU BAHRAM & RC SEOL SANG I 5077-027-003 LOS ANGELES, CA	Map Reference: Census Tract:	44-A2 / 2122.02	Living Area: Total Rooms:	2,908
Address: Owner Name: Seller Name: APN: County: Subdivision:	BEHJOU BAHRAM & RC SEOL SANG I 5077-027-003 LOS ANGELES, CA FINLEY	Map Reference: Census Tract: Zoning:	44-A2 / 2122.02 LAR4	Living Area: Total Rooms: Bedrooms:	2,908
Address: Owner Name: Seller Name: APN: County: Subdivision: Rec Date:	BEHJOU BAHRAM & RC SEOL SANG I 5077-027-003 LOS ANGELES, CA FINLEY 02/07/2017	Map Reference: Census Tract: Zoning: Prior Rec Date:	44-A2 / 2122.02	Living Area: Total Rooms: Bedrooms: Bath(F/H):	2,908 5 1 /
Address: Owner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Date:	BEHJOU BAHRAM & RC SEOL SANG I 5077-027-003 LOS ANGELES, CA FINLEY 02/07/2017 01/30/2017	Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date:	44-A2 / 2122.02 LAR4 03/20/1997	Living Area: Total Rooms: Bedrooms: Bath(F/H): Yr Built/Eff:	2,908 5 1 / 1904 / 1904
Address: Owner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Date: Sale Date:	BEHJOU BAHRAM & RC SEOL SANG I 5077-027-003 LOS ANGELES, CA FINLEY 02/07/2017 01/30/2017 \$930,000	Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price:	44-A2 / 2122.02 LAR4 03/20/1997 \$140,000	Living Area: Total Rooms: Bedrooms: Bath(F/H): Yr Built/Eff: Air Cond:	2,908 5 1 /
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Address: Owner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Date: Sale Price: Sale Price: Sale Type: Document #: 1st Mtg Amt: Total Value:	BEHJOU BAHRAM & RC SEOL SANG 1 5077-027-003 LOS ANGELES, CA FINLEY 02/07/2017 01/30/2017 \$930,000 FULL 156872 \$543,000 \$245,375	Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Type: Acres: Lot Area: # of Stories:	44-A2 / 2122.02 LAR4 03/20/1997 \$140,000 FULL 0.16 6,770 2.00	Living Area: Total Rooms: Bedrooms: Bath(F/H): Yr Built/Eff: Air Cond: Style: Fireplace: Pool: Roof Mat:	2,908 5 1 / 1904 / 1904 YES
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Address: Owner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Date: Sale Date: Sale Price: Sale Type: Document #: 1st Mtg Amt: Total Value: Land Use: Comp #:20	BEHJOU BAHRAM & RC SEOL SANG I 5077-027-003 LOS ANGELES, CA FINLEY 02/07/2017 01/30/2017 \$930,000 FULL 156872 \$543,000 \$245,375 DUPLEX	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#:	44-A2 / 2122.02 LAR4 03/20/1997 \$140,000 FULL 0.16 6,770 2.00 /	Living Area: Total Rooms: Betrooms: Bath(F/H): Yr Built/Eff: Air Cond: Style: Fireplace: Pool: Roof Mat: Parking:	2,908 5 1 / 1904 / 1904 YES / ROLL
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Address: Owner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Date: Sale Price: Sale Price: Sale Price: Sale Type: Document #: Ist Mtg Amt: Fotal Value: Land Use: Comp #:20 Address: Dwner Name: Seller Name: APN:	BEHJOU BAHRAM & RC SEOL SANG I 5077-027-003 LOS ANGELES, CA FINLEY 02/07/2017 01/30/2017 \$930,000 FULL 156872 \$543,000 \$245,375 DUPLEX 1423 E 109TH ST, LOS A RICKY MARTINEZ & ASS ROUNDPOINT MTG SVC 6070-002-047	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#: NGELES, CA 90059-11 SOCS INVS NG CORP Map Reference:	44-A2 / 2122.02 LAR4 03/20/1997 \$140,000 FULL 0.16 6,770 2.00 /	Living Area: Total Rooms: Bedrooms: Bath(F/H): Yr Built/Eff: Air Cond: Style: Fireplace: Pool: Roof Mat: Parking: Distance From Living Area:	2,908 5 1 / 1904 / 1904 YES / ROLL COMPOSITION
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Address: Owner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Date: Sale Drice: Sale Price: Sale Price: Sale Type: Document #: Total Value: Land Use: Comp #:20 Address: Dwner Name: Seller Name: APN: County: Subdivision:	BEHJOU BAHRAM & RC SEOL SANG I 5077-027-003 LOS ANGELES, CA FINLEY 02/07/2017 01/30/2017 \$930,000 FULL 156872 \$543,000 \$245,375 DUPLEX 1423 E 109TH ST, LOS A RICKY MARTINEZ & ASS ROUNDPOINT MTG SVC 6070-002-047 LOS ANGELES, CA ALTON	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#: NGELES, CA 90059-11 SOCS INVS NG CORP Map Reference: Census Tract: Zoning:	44-A2 / 2122.02 LAR4 03/20/1997 \$140,000 FULL 0.16 6,770 2.00 /	Living Area: Total Rooms: Bedrooms: Bath(F/H): Yr Built/Eff: Air Cond: Style: Fireplace: Pool: Roof Mat: Parking: Distance From Living Area: Total Rooms: Bedrooms:	2,908 5 1 / 1904 / 1904 YES / ROLL COMPOSITION Subject:22.56 (miles) 2,612 6
Address: Owner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Date: Sale Price: Sale Price: Sale Price: Sale Type: Document #: Ist Mtg Amt: Fotal Value: Land Use: Comp #:20 Address: Owner Name: Seller Name: Seller Name: Seller Name: Seller Name: Seller Name: County: Subdivision: Rec Date:	BEHJOU BAHRAM & RC SEOL SANG I 5077-027-003 LOS ANGELES, CA FINLEY 02/07/2017 01/30/2017 \$930,000 FULL 156872 \$543,000 \$245,375 DUPLEX 1423 E 109TH ST, LOS A RICKY MARTINEZ & ASS ROUNDPOINT MTG SVC 6070-002-047 LOS ANGELES, CA ALTON 02/07/2017	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#: NGELES, CA 90059-11 SOCS INVS NG CORP Map Reference: Census Tract: Zoning: Prior Rec Date:	44-A2 / 2122.02 LAR4 03/20/1997 \$140,000 FULL 0.16 6,770 2.00 /	Living Area: Total Rooms: Bedrooms: Bath(F/H): Yr Built/Eff: Air Cond: Style: Fireplace: Pool: Roof Mat: Parking: Distance From Living Area: Total Rooms: Bedrooms: Bath(F/H):	2,908 5 1 / 1904 / 1904 YES / ROLL COMPOSITION Subject:22.56 (miles) 2,612 6 4 /
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EXHIBIT D

ASSIGNED INSPECTOR: JASON SIBLEY Date: May 24, 2017 JOB ADDRESS: 9256 NORTH ONEIDA AVENUE, LOS ANGELES, CA (AKA: 9287 NORTH KEWEN AVENUE, LOS ANGELES, CA) ASSESSORS PARCEL NO. (APN): 2629-033-001

> CASE#: 715787 ORDER NO: A-4032941

EFFECTIVE DATE OF ORDER TO COMPLY: April 08, 2016 COMPLIANCE EXPECTED DATE: April 23, 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-4032941

0 Л	BOARD OF BUILDING AND SAFETY COMMISSIONERS	CITY OF LOS ANGELES	DEPARTMENT OF BUILDING AND SAFETY 201 NORTH FIGUEROA STREET
0 8 0	VAN AMBATIELOS president E. FELICIABRANNON vice-president		LOS ANGELES, CA 90012
	JOSELYN GEAGA-ROSENTHAL GEORGE HOVAGUIMIAN JAVIER NUNEZ	ERIC GARCETTI	GENERAL MANAGER FRANK BUSH EXECUTIVE OFFICER
Ç	-	MAYOR	_
Ţ	ORDI	ER TO COMPLY AND NOTICE OF FEE	
14599	DOVER MANAGEMENT LLC / 14169 TYLER ST SYLMAR, CA 91342		CASE #: 715787 ORDER #: A-4032941 TIVE DATE : April 08, 2016 NCE DATE : April 23, 2016
	OWNER OF SITE ADDRESS: 9256 N ONEIDA ASSESSORS PARCEL NO.: 2629-033-00 ZONE: RS; Suburban Zone	AVE To the address as shown on the	
	(L.A.M.C.) sections listed below. You are	perty (Site Address) listed above is in violation of the Los e hereby ordered to correct the violation(s) and contact the ins mpliance inspection by the compliance date listed above	
		NSPECTION FEE (C.V.I.F) OF \$ 356.16 (\$336 fee plus a si D TO THE PROPERTY OWNER. The invoice/notice will tion 98.0421 L.A.M.C.	
	IN A LATE CHARGE OF TWO (2) TIMES T	VITHIN 30 DAYS OF THE INVOICE DATE OF THE BILL NOTED HE C.V.I.F. PLUS A 50 PERCENT COLLECTION FEE FOR A TO charge and collection fee, shall also pay interest. Interest shall	OTAL OF \$1,176.00.
	The inspection has revealed that the prope VIOLATION(S):	erty is in violation of the LosAngeles Municipal Code as follow	₩S:
	1. Open storage within the requ	ired yards.	
	You are therefore ordered to:	Discontinue the open storage of household items, junk and it	n the required yard(s).
	Code Section(s) in Violation:	12.03, 12.21A.1.(a) and 12.21C.1.(g) of the L.A.M.C.	k.,
	Location:	Entire property	
	2. Rubbish, garbage, trash and	debris on the premises.	
	You are therefore ordered to:	 Remove the rubbish, garbage, trash and debris from the pr Maintain the premises in a clean and sanitary condition 	emises.
	Code Section(s) in Violation:	91.8104, 91.8104.2, 91.103.1, 12.21A.1.(a) of the L.A.M.C.	
		,	
2	ABDC	CODE ENFORCEMENT BUREAU	······································
J	ARTMENT OF BUILDING AND SAFETY	ine City business and non-emergency services: Call 3-1-1 www.ladbs.org	Page 1 of 2

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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 day from the Compliance Date, will result in imposition of the fee noted below.

In addition to the C.V.I.F. noted above, a proposed noncompliance fee in the amount of **\$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 (818)374-9827. Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector:

REVIEWED BY

JASON SIBLEY 14410 SYLVAN STREET SUITE 105 VAN NUYS, CA 91401 (818)374-9827 Jason.Sibley@lacity.org Date: April 04, 2016



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