BOARD OF BUILDING AND SAFETY COMMISSIONERS

VAN AMBATIELOS
PRESIDENT

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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: #3

October 26, 2017

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

JOB ADDRESS: 20160 WEST ROSCOE BLVD., LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 2107-001-031

Re: Invoice #444334-4, #567886-0

On January 24, 2008, and September 17, 2012, pursuant to Section 98.0402(e) of the Los Angeles Municipal Code ("L.A.M.C"), the Department of Building and Safety (the "Department") performed annual inspections on vehicle repair facilities located at: **20160 West Roscoe Blvd.**, **Los Angeles, California**, (the "Property"). The property owner was given notice of the unpaid annual inspection fees on the property as follows:

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

Pursuant to the authority granted by Section 7.35.3 of the Los Angeles Administrative Code, it is proposed a lien for a total sum of \$418.30 be recorded against the property. It is requested that the Honorable City Council of the City of Los Angeles (the "City Council") designate the time and place protest can be heard concerning this matter, as set forth in Sections 7.35.3 and 7.35.5 of the Los Angeles Administrative Code.

It is further requested that the City Council instruct the Department to deposit to Dept 08, Fund 48R, Balance Sheet Account 2200, any payment received against this lien in the amount of \$418.30 on the referenced property. A copy of the title report which includes a full legal description of the property is attached as Exhibit A. A list of all the names and addresses of owners and all interested parties entitled to notice is included (Exhibit B). Also attached is a report which includes the current fair market value of the property including all encumbrances of record on the property as of the date of the report (Exhibit C).

DEPARTMENT OF BUILDING AND SAFETY

Steve Ongele Chief/Resource Management Bureau Lien confirmed by City Council on:	ATTEST: HOLLY WOLCOTT, CITY CLERK BY:
	DEPUTY



P.O. BOX 5152 CULVER CITY, CA 90231 Phone 310-943-9235 latitle@in2-res.com

Property Title Report

Work Order No. T14805 Dated as of: 10/13/2017

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 2107-001-031

Property Address: 20160 W ROSCOE BLVD \ City: Los Angeles

County: Los Angeles

VESTING INFORMATION

Type of Document: QUITCLAIM DEED

Grantee: ARI

Grantor: HARRY CHAKARIAN AND AIDA CHAKARIAN

Deed Date: 10/29/1976

Recorded: 11/10/1976

Instr No.: D7313 PG 768

MAILING ADDRESS: ARI

17334 TOQUET DR ENCINO CA 91316

SCHEDULE B

LEGAL DESCRIPTION

Lot: 1 Tract No: 26753 Abbreviated Description: LOT:1 CITY:REGION/CLUSTER: 02/02413 TR#: 26753 TRACT NO 26753 LOT 1 City/Muni/Twp: REGION/CLUSTER: 02/02413

MORTGAGES/LIENS

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

AND WHEN RECORDED MAIL TO

Canoga Park, California
Address

RECORDED IN OFFICIAL RECORDS
OF LOS ANGELES COUNTY, CA
27 MIN. 1 P.M. NOV 10 1976

Recorder's Office

SPACE ABOVE THIS LINE FOR RECORDER'S USE

\$3

MAIL TAX STATEMENTS TO

ARI
Street
22552 Malden Street
ddreu Canoga Park, California

DOCUMENTARY TRANSFER TAX S. O
COMPUTED ON FULL VALUE OF PROPERTY CONVEYED,
OR COMPUTED ON FULL VALUE LESS LIFNS AND
ENLUMBRANCES REMAINING AT TIME OF SALE.

X VELL AND LOCAL DOCAL
Signature of Declarant of Agent Scientinging tax. Firm Name

QD 868 G

City &

Quitclaim Deed

THIS FORM FURNISHED BY TRUSTORS SECURITY SERVICE

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged. HARRY CHAKARIAN and AIDA CHAKARIAN, husband and wife, as joint tenants.

bereby REMISE(S), RELEASE(S) AND FOREVER QUITCLAIM(S) to ARI, a California partnership

the following described real property in the CITY of Los Angeles county of Los Angeles state of California:

Lot 1 Tract 26753 as per map recorded in Book 681 pages 53 and 54 of Maps, in the office of the County Recorder of said County.

STATE OF CALIFORNIA COUNTY OF LOS Angeles SS. On October 37, 1976 before me. the under signed a Notin Public in and for said State personally appeared HARRY CHAKARIAN and ALDA CHAKARIAN

October 29

, known to me to be the person S whose name S are subscribed to the withis, instrument and acknowledged that they executed the same.

WITNESS my hand and official seal.

ignature Keth

Name (Typed or Primed)

In executed by a Corporation the Corporation Form
of Acknowledgment must be used.

Herry Chelian

Qida Chaharian

OF ICIAL SEAL RUTH ZAK
NOTARY PUBLIC CALIFORNIA
LOS. ANGELES COUNTY
My Commission Expires Aug. 20.1978

PThis area for official notarial scall

Title Order No ...

File, Escrow or Loan No

EXHIBIT B

ASSIGNED INSPECTOR: ROBERT GOLD Date: October 26, 2017

JOB ADDRESS: 20160 WEST ROSCOE BLVD., LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 2107-001-031

Last Full Title: 10/13/2017 Last Update to Title:

LIST OF OWNERS AND INTERESTED PARTIES

1). ARI 17334 TOQUET DR ENCINO, CA 91316

CAPACITY: OWNER

EXHIBIT C

Property Detail Report

For Property Located At : 20160 ROSCOE BLVD, WINNETKA, CA 91306-1628



Owner Information	on						
Owner Name: Mailing Address: Vesting Codes:		ARI 17334 1 //	OQUET DR, ENCINO	CA 91316-3943 C025			
Location Informa	tion						
Legal Description: County: Census Tract / Block: Township-Range-Sec Legal Book/Page: Legal Lot: Legal Block: Market Area: Neighbor Code:	t:		NO 26753 LOT 1 IGELES, CA /1	APN: Alternate APN: Subdivision: Map Reference: Tract #: School District: School District N Munic/Township		26753 12-E1 26753	1
Owner Transfer I	nformation			94000000000000000000000000000000000000			
Recording/Sale Date: Sale Price: Document #:		12/10/19 1957731		Deed Type: 1st Mtg Docume	nt #:	QUIT (CLAIM DEED
Last Market Sale	Information						
Recording/Sale Date: Sale Price: Sale Type: Document #; Deed Type: Transfer Document #: New Construction: Title Company: Lender: Seller Name:		11/10/19 \$83,000 FULL 2533 DEED (F		1st Mtg Amount/ 1st Mtg Int. Rate. 1st Mtg Documer 2nd Mtg Amount. 2nd Mtg Int. Rate Price Per SqFt: Multi/Split Sale:	/Type: nt #: /Type:	/ / / \$12.66	
Prior Sale Informa	ation						
Prior Rec/Sale Date: Prior Sale Price: Prior Doc Number: Prior Deed Type:		1		Prior Lender: Prior 1st Mtg Am Prior 1st Mtg Rat		1	
Property Characte	eristics						
Year Built / Eff: Gross Area: Building Area: Tot Adj Area: Above Grade: # of Stories: Other Improvements:	1962 / 1962 6,555 6,555		Total Rooms/Offices Total Restrooms: Roof Type: Roof Material: Construction: Foundation: Exterior wall: Basement Area:		Garage Area: Garage Capacil Parking Spaces Heat Type: Air Cond: Pool: Quality: Condition:	:	YES
Site Information							
Zoning: Lot Area: Land Use: Site Influence: Tax Information	LAC4 33,426 STORE BUIL	DING	Acres: Lot Width/Depth: Commercial Units: Sewer Type:	0.77 x	County Use: State Use: Water Type: Building Class:		STORES (1100)
Tax Information Total Value: Land Value: Improvement Value: Total Taxable Value:	\$373,288 \$186,783 \$186,505 \$373,288		Assessed Year: Improved %: Tax Year:	2017 50% 2016	Property Tax: Tax Area: Tax Exemption:		\$5,652.15 16

Comparable Summary For Property Located At



20160 ROSCOE BLVD, WINNETKA, CA 91306-1628

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	\$83,000	\$450,000	\$7,210,000	\$2,178,470
Bldg/Living Area	6,555	5,640	7,356	6,271
Price/Sqft	\$12.66	\$73.47	\$1,174.65	\$350.94
Year Built	1962	1924	2004	1950
Lot Area	33,426	2,257	17,088	11,054
Bedrooms	0	0	0	0
Bathrooms/Restrooms	0	2	2	2
Stories	0.00	1.00	1.00	1.00
Total Value	\$373,288	\$161,552	\$3,620,000	\$1,219,471
Distance From Subject	0.00	2.06	48.67	27.28

^{*=} user supplied for search only

V #	F Address	Sale Price	Yr Blt Be	d Baths/Restrooms(Full)	Last Recording	Bld/Liv	Lot Area	a Dist
Subje	ct Property							
	20160 ROSCOE BLVD	\$83,000	1962		11/10/1976	6,555	33,426	0.0
Comp	arables							
V 1	14348 RAMONA BLVD	\$1,150,000	1924		06/02/2017	5,950	7,605	36.1
V 2	3603 W PICO BLVD	\$1,772,500	1994		09/12/2017	5,838	15,719	18.7
√ 3	9237 LAS TUNAS DR	\$2,200,000	1977		08/31/2017	7,180	15,651	29.9
y 4	80 N LAKE AVE	\$5,500,000	1946		08/31/2017	5,997	15,566	25.7
y 5	5865 MELROSE AVE	\$2,600,000	1924		09/30/2016	5,640	6,114	16.8
y 6	4318 E OLYMPIC BLVD	\$2,100,000	1942		08/10/2017	6,076	13,696	26.4
7	365 W COMPTON BLVD	\$2,245,455	1946		10/07/2016	5,700	9,467	29.8
8	349 W COMPTON BLVD	\$2,245,455	1933	2	10/07/2016	6,030	6,569	29.8
y 9	3516 W BEVERLY BLVD	\$450,000	1941		07/29/2016	6,125	2,257	28.0
7 10	5701 ATLANTIC BLVD	\$1,773,000	1930		11/08/2016	7,356	15,321	27.3
V 11	832 W GARDENA BLVD	\$1,420,000	1924		02/09/2017	7,000	12,013	28.4
12		\$1,768,000	1957		08/10/2017	6,120	6,122	20.3
7 13	42 E LIVE OAK AVE	\$2,060,000	1950		07/24/2017	6,720	17,088	32.0
y 14	4365 S CENTRAL AVE	\$7,210,000	1994		02/17/2017	6,138	12,620	23.4
15	8025 FIRESTONE BLVD	\$1,250,000	1949		06/02/2017	5,700	7,001	31.4
√ 16	416 E HOLT AVE	\$1,350,000	1932		06/09/2017	5,900	14,436	48.6
7 17	2519 E SLAUSON AVE	\$875,000	1925		02/23/2017	6,160	6,761	25.3
7 18	1047 N ALLEN AVE	\$1,300,000	1932		12/09/2016	6,500	10,013	26.5
7 19	7547 TOPANGA CANYON BLVD	\$2,150,000	1988		11/23/2016	6,818	13,667	2.06
20	2201 N LAKEWOOD BLVD	\$2,150,000	2004		04/11/2017	6,465	13,398	38.2

Y

Comparable Sales Report For Property Located At





20160 ROSCOE BLVD, WINNETKA, CA 91306-1628

20 Comparable(s) Selected.

Report Date: 10/26/2017

Summary Statistics:

Subject	Low	High	Average
\$83,000	\$450,000	\$7,210,000	\$2,178,470
6,555	5,640	7,356	6,271
\$12.66	\$73.47	\$1,174.65	\$350.94
1962	1924	2004	1950
33,426	2,257	17,088	11,054
0	0	0	0
0	2	2	2
0.00	1.00	1.00	1.00
\$373,288	\$161,552	\$3,620,000	\$1,219,471
0.00	2.06	48.67	27.28
	\$83,000 6,555 \$12.66 1962 33,426 0 0 0.00 \$373,288	\$83,000 \$450,000 6,555 5,640 \$12.66 \$73.47 1962 1924 33,426 2,257 0 0 0 2 0.00 1.00 \$373,288 \$161,552	\$83,000 \$450,000 \$7,210,000 6,555 5,640 7,356 \$12.66 \$73.47 \$1,174.65 1962 1924 2004 33,426 2,257 17,088 0 0 0 0 2 2 0.00 1.00 1.00 \$373,288 \$161,552 \$3,620,000

^{*=} user supplied for search only

Comp #:	1			Distance From Su	bject: 36.19 (miles)
Address:	14348 RAMONA BLY	D, BALDWIN PARI	K, CA 91706-3241		
Owner Name:	14348 RAMONA LLC				
Seller Name:	LEE CECELIA B S TRU	IST			
APN:	8553-011-019	Map Reference:	39-E5 /	Building Area:	5,950
County:	LOS ANGELES, CA	Census Tract:	4052.02	Total Rooms/Offices:	
Subdivision:	899	Zoning:	BPC2*	Total Restrooms:	
Rec Date:	06/02/2017	Prior Rec Date:	04/18/2000	Yr Built/Eff:	1924 /
Sale Date:	03/30/2017	Prior Sale Date:	01/07/2000	Air Cond:	NONE
Sale Price:	\$1,150,000	Prior Sale Price:	\$150,500	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	613583	Acres:	0.17		
1st Mtg Amt:	\$575,000	Lot Area:	7,605		
Total Value:	\$394,632	# of Stories:			
Land Use:	STORE BUILDING	Park Area/Cap#:	1		

Comp #:	2			Distance From Su	bject: 18.71 (miles)
Address:	3603 W PICO BLVD, L	OS ANGELES, CA	A 90019		
Owner Name:	LOS ANGELES ENTERTA	AINMENT TRUST			
Seller Name:	DBB PROPERTIES INC				
APN:	5081-014-012	Map Reference:	43-D3 /	Building Area:	5,838
County:	LOS ANGELES, CA	Census Tract:	2129.00	Total Rooms/Offices:	
Subdivision:	MARSH ROBERT & COS COUNTRY CLUB TR	Zoning:	LAC4	Total Restrooms:	
Rec Date:	09/12/2017	Prior Rec Date:	03/24/1998	Yr Built/Eff:	1994 / 1994
Sale Date:	05/16/2017	Prior Sale Date:		Air Cond:	NONE
Sale Price:	\$1,772,500	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	1034764	Acres:	0.36		
1st Mtg Amt:		Lot Area:	15,719		
Total Value:	\$1,719,848	# of Stories:			
Land Use:	STORE BUILDING	Park Area/Cap#:	1		

Address: Comp #: ADDRESS Policy Park Area/Cap#: Policy Po	Comp #:	3			Distance From Si	blect: 29 98 /mile
MORIZON TC INVESTMENT LLC Selection Map Reference 38-B2 Map Reference			. TEMPLE CITY	CA 91780-1908	Distance From St	10,000. 23.30 (11116
Seller Name: ALIANT INVESTMENTS LLC APN: County:				JA 31700-1300		
## AFN: County: USA NAGELES, CA Census Tract: 4319.00 Total Rooms/Offices: Total Restrooms: Proof: No. 1, 1977 1978 19	The state of the s					
County: LOS ANGELES, CA Cansus Tract: 4319.00 Total Recommodifices: Total Restormes: 1977 / 1977 1977 1978 1978 1978 1978 1977 / 1977 1977 1977 1977 1977 1978 1				38-B2 /	Building Area:	7.180
Subdivision: 6561			resemble to the contraction of t			7,100
Rec Date: 08/31/2017		The second secon				
Sale Date: 98/30/2017			•			1977 / 1977
Sale Price: \$2,200,000 Prior Sale Price: Pool: Roof Mat: CONCRETE Document #: 933730 Acres: 0.36 If the Mg Amt: \$1,800,000 Lot Area: 15,851 If still Mg Amt: \$1,800,000 Lot Area: 16,861 If still Mg Amt: \$1,800,000 Prior Sale Price: \$1,800,000						
Prior Sale Type: Prior Sale Type: 93730 Acres: 0.36 St. Milkg.Amt: St. Milkg.				12.1000		
Decument # 993730 Acres: 0.36					101 12 12 12 12 12 12 12 12 12 12 12 12 12	CONCRETE
154 Mtg Amt: \$1,800,000				0.26	ROOT Wat.	CONCILIE
Total Value: \$1,160,552		10.000				
Address:	-	A -1				
Comp #: 4		\$1,160,552	# of Stories:	1.00		
### Address: 80 N LAKE AVE, PASADENIA, CA 91101-5626 Country: 5736-098-094	Land Use:	STORE BUILDING	Park Area/Cap#:	ı		
Double Name: Solid Note Stellar Name: Solid Note Stellar Name: Ste	Comp #:	4			Distance From S	ubject: 25.7 (mile
Seller Name: SHERRY H & D D TRUST				1-5626		
APN: C3739-088-034 Map Reference: 27-84 / Distance From Subject: 1946 / 1946						
Double Comparignment Com				27.RA I	Building Area	5 997
Subdivision: FARRIS & LYMANS Zoning: PSC- Total Restrooms: 748c 248c 2						0,001
Rec Date: 08/31/2017						
Sale Date: 07/08/2017				To Brown as and		1946 / 1946
Sale Price: \$5,500,000						
Pale Type: Pult				Andrea de Contra de la Contra de Con		
Document ## 991926		and the same of th		40,200,000		BIIII T-IIP
St Mtg Amt: \$3,000,000				0.36	Moor Mat.	2011-0F
Total Value: \$2,357,842						
Distance From Subject: 16.85 (mile Address: 5865 MELROSE AVE, LOS ANGELES, CA 90038-3717						
Distance From Subject: 16.85 (mile		to the contract of the contrac				
Saddress	and Use:	STORE BUILDING	Park Area/Cap#:	1		
Saddress						
Documer Name: SHIN DANIEL Y (TE) & GRACE (TE/DANIEL Y & GRACE SHIN JUR HOLDINGS LTD	Comp #:	5			Distance From Sul	hiect: 16 85 (mile:
Seller Name: JR HOLDINGS LTD Standard Standa			LOS ANGELES O	A 00039 2747	Distance From Su	bject: 16.85 (mile
APN 5533-032-012	Address:	5865 MELROSE AVE,			Distance From Sul	bject: 16.85 (mile
County: LOS ANGELES, CA Census Tract: 1918.20 Total Rooms/Offices: Subdivision: SENECA HEIGHTS Zoning: LAC4 LAC4 Total Restrooms: Total Restrooms: Total Restrooms: Yr Built/Eff: 1924 / 1936 Air Cond: NONE Roof Mat: ROLL COMPOSITION	Address: Owner Name:	5865 MELROSE AVE, SHIN DANIEL Y (TE) & G			Distance From Sul	bject: 16.85 (mile
Subdivision: SENECA HEIGHTS Zoning: LAC4 Total Restrooms: YF Built/Eff: 1924 / 1936 209/30/2016 Prior Rec Date: 04/05/1991 YF Built/Eff: 1924 / 1936 209/30/2016 Prior Sale Date: 11/1990 Air Cond: NONE Sale Price: Sale Price: Pool: Roof Mat: ROLL COMPOSITION	Address: Owner Name: Seller Name:	5865 MELROSE AVE, SHIN DANIEL Y (TE) & G JJR HOLDINGS LTD	GRACE (TE/DANIEL	Y & GRACE SHIN		
Rec Date: 09/30/2016	Address: Owner Name: Seller Name: APN:	5865 MELROSE AVE, SHIN DANIEL Y (TE) & G JJR HOLDINGS LTD 5533-032-012	Map Reference:	Y & GRACE SHIN 34-C5 /	Building Area:	
Sale Date: 09/27/2016	Address: Owner Name: Seller Name: APN; County:	5865 MELROSE AVE, SHIN DANIEL Y (TE) & G JJR HOLDINGS LTD 5533-032-012 LOS ANGELES, CA	Map Reference: Census Tract:	Y & GRACE SHIN 34-C5 / 1918.20	Building Area: Total Rooms/Offices:	
Sale Price: \$2,600,000	Comp #: Address: Owner Name: Seller Name: APN: County: Subdivision: Rec Date:	5865 MELROSE AVE, SHIN DANIEL Y (TE) & G JJR HOLDINGS LTD 5533-032-012 LOS ANGELES, CA SENECA HEIGHTS	GRACE (TE/DANIEL) Map Reference: Census Tract: Zoning:	Y & GRACE SHIN 34-C5 / 1918.20 LAC4	Building Area: Total Rooms/Offices: Total Restrooms:	5,640
Sale Type: FULL	Address: Owner Name: Seller Name: APN: County: Subdivision: Rec Date:	5865 MELROSE AVE, SHIN DANIEL Y (TE) & G JJR HOLDINGS LTD 5533-032-012 LOS ANGELES, CA SENECA HEIGHTS 09/30/2016	Map Reference: Census Tract: Zoning: Prior Rec Date:	Y & GRACE SHIN 34-C5 / 1918.20 LAC4 04/05/1991	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff:	5,640 1924 / 1936
Document #: 1193466	Address: Dwner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Date:	5865 MELROSE AVE, SHIN DANIEL Y (TE) & G JJR HOLDINGS LTD 5533-032-012 LOS ANGELES, CA SENECA HEIGHTS 09/30/2016 09/27/2016	Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date:	Y & GRACE SHIN 34-C5 / 1918.20 LAC4 04/05/1991	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond:	5,640 1924 / 1936
St Mtg Amt: Lot Area: 6,114	Address: Dwner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Date: Sale Price:	5865 MELROSE AVE, SHIN DANIEL Y (TE) & G JJR HOLDINGS LTD 5533-032-012 LOS ANGELES, CA SENECA HEIGHTS 09/30/2016 09/27/2016 \$2,600,000	Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price:	Y & GRACE SHIN 34-C5 / 1918.20 LAC4 04/05/1991	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool:	5,640 1924 / 1936 NONE ROLL
Total Value: \$1,300,000 # of Stories: 1.00 Land Use: STORE BUILDING Park Area/Cap#: / Comp #: 6 Comp #: 6 Address: 4318 E OLYMPIC BLVD, LOS ANGELES, CA 90023-4111 Deller Name: FEDCO PROPERTIES LLC RPN: 5241-007-017 Map Reference: 53-D1 / County: LOS ANGELES, CA Census Tract: 5313.02 Total Rooms/Offices: County: LOS ANGELES, CA Census Tract: 5313.02 Total Restrooms: Rec Date: 08/10/2017 Prior Rec Date: 11/22/2013 Yr Built/Eff: 1942 / 1942 Cale Date: 08/04/2017 Prior Sale Date: 06/24/2013 Air Cond: NONE Cale Price: \$2,100,000 Prior Sale Price: \$1,050,000 Pool: Cale Type: FULL Prior Sale Type: FULL Roof Mat: County: 1,700,000 Lot Area: 13,696 Cotal Value: \$1,109,054 # of Stories: Cotal Value: \$1,109,054 # of Stories: Cotal Value: \$1,09,054 # of Stories: Cotal Value: \$1,09,054 # of Stories: Cotal Value: \$1,000,000 Park Area/Cap#: /	Address: Dwner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Date: Sale Type:	5865 MELROSE AVE, SHIN DANIEL Y (TE) & G JJR HOLDINGS LTD 5533-032-012 LOS ANGELES, CA SENECA HEIGHTS 09/30/2016 09/27/2016 \$2,600,000 FULL	Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Type:	Y & GRACE SHIN 34-C5 / 1918.20 LAC4 04/05/1991 11/1990	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool:	5,640 1924 / 1936 NONE ROLL
Distance From Subject: 26.46 (miles Comp #: 6	Address: Dwner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Date: Sale Price: Sale Type: Document #:	5865 MELROSE AVE, SHIN DANIEL Y (TE) & G JJR HOLDINGS LTD 5533-032-012 LOS ANGELES, CA SENECA HEIGHTS 09/30/2016 09/27/2016 \$2,600,000 FULL	Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Type: Acres:	Y & GRACE SHIN 34-C5 / 1918.20 LAC4 04/05/1991 11/1990	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool:	5,640 1924 / 1936 NONE
Distance From Subject: 26.46 (milest)	Address: Dwner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Date: Sale Price: Sale Type: Document #:	5865 MELROSE AVE, SHIN DANIEL Y (TE) & G JJR HOLDINGS LTD 5533-032-012 LOS ANGELES, CA SENECA HEIGHTS 09/30/2016 09/27/2016 \$2,600,000 FULL	Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Type: Acres:	Y & GRACE SHIN 34-C5 / 1918.20 LAC4 04/05/1991 11/1990	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool:	5,640 1924 / 1936 NONE ROLL
Address: 4318 E OLYMPIC BLVD, LOS ANGELES, CA 90023-4111 Devenor Name: Deller Name	Address: Dwner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Price: Sale Type: Document #: st Mtg Amt:	5865 MELROSE AVE, SHIN DANIEL Y (TE) & G JJR HOLDINGS LTD 5533-032-012 LOS ANGELES, CA SENECA HEIGHTS 09/30/2016 09/27/2016 \$2,600,000 FULL 1193466	Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Type: Acres: Lot Area:	Y & GRACE SHIN 34-C5 / 1918.20 LAC4 04/05/1991 11/1990 0.14 6,114	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool:	5,640 1924 / 1936 NONE ROLL
Address: 4318 E OLYMPIC BLVD, LOS ANGELES, CA 90023-4111 Deller Name: JALALA HAYAT U FEDCO PROPERTIES LLC PN: 5241-007-017 Map Reference: 53-D1 / Building Area: 6,076 County: LOS ANGELES, CA Census Tract: 5313.02 Total Rooms/Offices: Total Restrooms: 4301 Zoning: LCM1* Total Restrooms: 4301 Prior Rec Date: 11/22/2013 Prior Built/Eff: 1942 / 1942 Bec Date: 08/04/2017 Prior Sale Date: 06/24/2013 Air Cond: NONE ale Price: \$2,100,000 Prior Sale Price: \$1,050,000 Pool: Roof Mat: 400 Prior Sale Type: FULL Prior Sale Type: FULL Rooment #: 903234 Acres: 0.31 st Mtg Amt: \$1,700,000 Lot Area: 13,696 otal Value: \$1,109,054 # of Stories: Area/Cap#: //	Address: Owner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Price: Sale Type: Occument #: st Mtg Amt: Total Value:	5865 MELROSE AVE, SHIN DANIEL Y (TE) & G JJR HOLDINGS LTD 5533-032-012 LOS ANGELES, CA SENECA HEIGHTS 09/30/2016 09/27/2016 \$2,600,000 FULL 1193466 \$1,300,000	Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Type: Acres: Lot Area: # of Stories:	Y & GRACE SHIN 34-C5 / 1918.20 LAC4 04/05/1991 11/1990 0.14 6,114 1.00	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool:	5,640 1924 / 1936 NONE ROLL
Seller Name: Sell	Address: Dwner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Date: Sale Price: Sale Type: Document #: st Mtg Amt: Total Value: Land Use:	5865 MELROSE AVE, SHIN DANIEL Y (TE) & G JJR HOLDINGS LTD 5533-032-012 LOS ANGELES, CA SENECA HEIGHTS 09/30/2016 09/27/2016 \$2,600,000 FULL 1193466 \$1,300,000 STORE BUILDING	Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Type: Acres: Lot Area: # of Stories:	Y & GRACE SHIN 34-C5 / 1918.20 LAC4 04/05/1991 11/1990 0.14 6,114 1.00	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool: Roof Mat:	5,640 1924 / 1936 NONE ROLL COMPOSITION
Seller Name: FEDCO PROPERTIES LLC	Address: Dwner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Price: Sale Price: Document #: st Mtg Amt: Total Value: .and Use: Comp #:	5865 MELROSE AVE, SHIN DANIEL Y (TE) & G JJR HOLDINGS LTD 5533-032-012 LOS ANGELES, CA SENECA HEIGHTS 09/30/2016 09/27/2016 \$2,600,000 FULL 1193466 \$1,300,000 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#:	Y & GRACE SHIN 34-C5 / 1918.20 LAC4 04/05/1991 11/1990 0.14 6,114 1.00 /	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool: Roof Mat:	5,640 1924 / 1936 NONE ROLL COMPOSITION
Map Reference: 53-D1 / Building Area: 6,076 County: LOS ANGELES, CA Census Tract: 5313.02 Total Rooms/Offices: Total Restrooms: Total Restrooms: Yr Built/Eff: 1942 / 1942 Map Reference: 11/22/2013 Mir Cond: NONE Map Reference: Solubdivision: 4301 Zoning: LCM1* Total Restrooms: Yr Built/Eff: 1942 / 1942 Mir Cond: NONE Map Reference: Solubdivision: Solubdivision: 4301 Zoning: LCM1* Total Restrooms: Yr Built/Eff: 1942 / 1942 Mir Cond: NONE Map Reference: Solubdivision: Solubdivision: Solubdivision: LCM1* Mir Cond: NONE Mir Cond: NONE Mir Cond: NONE Mir Cond: NONE Mir Cond: Mir Cond: NONE Mir Cond:	Address: Dwner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Date: Sale Price: Sale Type: Document #: st Mtg Amt: Total Value: .and Use: Comp #: kddress:	5865 MELROSE AVE, SHIN DANIEL Y (TE) & G JJR HOLDINGS LTD 5533-032-012 LOS ANGELES, CA SENECA HEIGHTS 09/30/2016 09/27/2016 \$2,600,000 FULL 1193466 \$1,300,000 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#:	Y & GRACE SHIN 34-C5 / 1918.20 LAC4 04/05/1991 11/1990 0.14 6,114 1.00 /	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool: Roof Mat:	5,640 1924 / 1936 NONE ROLL COMPOSITION
County: LOS ANGELES, CA Census Tract: 5313.02 Total Rooms/Offices: Total Restrooms: Total Rest	Address: Dwner Name: Seller Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Date: Sale Price: Sale Type: Document #: st Mtg Amt: Total Value: Comp #: Address: Dwner Name:	5865 MELROSE AVE, SHIN DANIEL Y (TE) & G JJR HOLDINGS LTD 5533-032-012 LOS ANGELES, CA SENECA HEIGHTS 09/30/2016 09/27/2016 \$2,600,000 FULL 1193466 \$1,300,000 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#:	Y & GRACE SHIN 34-C5 / 1918.20 LAC4 04/05/1991 11/1990 0.14 6,114 1.00 /	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool: Roof Mat:	5,640 1924 / 1936 NONE ROLL COMPOSITION
Subdivision: 4301 Zoning: LCM1* Total Restrooms: Rec Date: 08/10/2017 Prior Rec Date: 11/22/2013 Yr Built/Eff: 1942 / 1942 Sale Date: 08/04/2017 Prior Sale Date: 06/24/2013 Air Cond: NONE Sale Price: \$2,100,000 Prior Sale Price: \$1,050,000 Pool: Sale Type: FULL Prior Sale Type: FULL Roof Mat: Occument #: 903234 Acres: 0.31 st Mtg Amt: \$1,700,000 Lot Area: 13,696 otal Value: \$1,109,054 # of Stories: and Use: STORE BUILDING Park Area/Cap#: I	Address: Dwner Name: Geller Name: APN: County: Subdivision: Rec Date: Gale Price: Gale Type: Document #: st Mtg Amt: Total Value: Land Use: Comp #: kddress: Dwner Name: Geller Name:	5865 MELROSE AVE, SHIN DANIEL Y (TE) & G JJR HOLDINGS LTD 5533-032-012 LOS ANGELES, CA SENECA HEIGHTS 09/30/2016 09/27/2016 \$2,600,000 FULL 1193466 \$1,300,000 STORE BUILDING 6 4318 E OLYMPIC BLV JALALA HAYAT U FEDCO PROPERTIES LL	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#:	Y & GRACE SHIN 34-C5 / 1918.20 LAC4 04/05/1991 11/1990 0.14 6,114 1.00 /	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool: Roof Mat: Distance From Sut	5,640 1924 / 1936 NONE ROLL COMPOSITION Diject: 26.46 (mile
Rec Date: 08/10/2017 Prior Rec Date: 11/22/2013 Yr Built/Eff: 1942 / 1942 Sale Date: 08/04/2017 Prior Sale Date: 06/24/2013 Air Cond: NONE Sale Price: \$2,100,000 Prior Sale Price: \$1,050,000 Pool: Sale Type: FULL Prior Sale Type: FULL Roof Mat: Socument #: 903234 Acres: 0.31 St Mtg Amt: \$1,700,000 Lot Area: 13,696 Sotal Value: \$1,109,054 # of Stories: STORE BUILDING Park Area/Cap#: //	Address: Dwner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Price: Sale Price: Coument #: st Mtg Amt: Total Value: and Use: Comp #: Address: Dwner Name: Seller Name: APN:	5865 MELROSE AVE, SHIN DANIEL Y (TE) & G JJR HOLDINGS LTD 5533-032-012 LOS ANGELES, CA SENECA HEIGHTS 09/30/2016 09/27/2016 \$2,600,000 FULL 1193466 \$1,300,000 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#: //D, LOS ANGELES Map Reference:	Y & GRACE SHIN 34-C5 / 1918.20 LAC4 04/05/1991 11/1990 0.14 6,114 1.00 / 6, CA 90023-4111	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool: Roof Mat: Distance From Sut	5,640 1924 / 1936 NONE ROLL COMPOSITION Diject: 26.46 (mile
Sale Date: 08/04/2017 Prior Sale Date: 06/24/2013 Air Cond: NONE Sale Price: \$2,100,000 Prior Sale Price: \$1,050,000 Pool: Sale Type: FULL Prior Sale Type: FULL Roof Mat: Socument #: 903234 Acres: 0.31 St Mtg Amt: \$1,700,000 Lot Area: 13,696 Stotal Value: \$1,109,054 # of Stories: and Use: STORE BUILDING Park Area/Cap#: I	Address: Dwner Name: Seller Name: APN: County: Subdivision: Sele Date: Sale Date: Sale Type: Document #: st Mtg Amt: Total Value: and Use: Comp #: Address: Dwner Name: Seller Name: APN: County:	5865 MELROSE AVE, SHIN DANIEL Y (TE) & G JJR HOLDINGS LTD 5533-032-012 LOS ANGELES, CA SENECA HEIGHTS 09/30/2016 09/27/2016 \$2,600,000 FULL 1193466 \$1,300,000 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#: //D, LOS ANGELES CC Map Reference: Census Tract:	Y & GRACE SHIN 34-C5 / 1918.20 LAC4 04/05/1991 11/1990 0.14 6,114 1.00 / 6, CA 90023-4111 53-D1 / 5313.02	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool: Roof Mat: Distance From Sut Building Area: Total Rooms/Offices:	5,640 1924 / 1936 NONE ROLL COMPOSITION Diject: 26.46 (mile
Sale Price: \$2,100,000 Prior Sale Price: \$1,050,000 Pool: Sale Type: FULL Prior Sale Type: FULL Roof Mat: Document #: 903234 Acres: 0.31 St Mtg Amt: \$1,700,000 Lot Area: 13,696 Stotal Value: \$1,109,054 # of Stories: and Use: STORE BUILDING Park Area/Cap#: I	Address: Dwner Name: Geller Name: APN: County: Subdivision: Rec Date: Sale Price: Sale Type: Document #: Ist Mtg Amt: Total Value: Land Use: Comp #: Address: Dwner Name: Geller Name: APN: County: Subdivision:	5865 MELROSE AVE, SHIN DANIEL Y (TE) & G JJR HOLDINGS LTD 5533-032-012 LOS ANGELES, CA SENECA HEIGHTS 09/30/2016 09/27/2016 \$2,600,000 FULL 1193466 \$1,300,000 STORE BUILDING 6 4318 E OLYMPIC BLV JALALA HAYAT U FEDCO PROPERTIES LL 5241-007-017 LOS ANGELES, CA	Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Type: Acres: Lot Area: # of Stories: Park Area/Cap#: //D, LOS ANGELES C Map Reference: Census Tract: Zoning:	Y & GRACE SHIN 34-C5 / 1918.20 LAC4 04/05/1991 11/1990 0.14 6,114 1.00 / 6, CA 90023-4111 53-D1 / 5313.02 LCM1*	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool: Roof Mat: Distance From Sut Building Area: Total Rooms/Offices: Total Restrooms:	5,640 1924 / 1936 NONE ROLL COMPOSITION Dject: 26.46 (mile
Sale Type: FULL Prior Sale Type: FULL Roof Mat: Document #: 903234 Acres: 0.31 St Mtg Amt: \$1,700,000 Lot Area: 13,696 Sotal Value: \$1,109,054 # of Stories: and Use: STORE BUILDING Park Area/Cap#: //	Address: Dwner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Price: Sale Type: Document #: st Mtg Amt: Total Value: Land Use: Dwner Name: Address: Dwner Name: APN: County: Subdivision: Rec Date:	5865 MELROSE AVE, SHIN DANIEL Y (TE) & G JJR HOLDINGS LTD 5533-032-012 LOS ANGELES, CA SENECA HEIGHTS 09/30/2016 09/27/2016 \$2,600,000 FULL 1193466 \$1,300,000 STORE BUILDING 6 4318 E OLYMPIC BLV JALALA HAYAT U FEDCO PROPERTIES LL 5241-007-017 LOS ANGELES, CA 4301 08/10/2017	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#: //D, LOS ANGELES CC Map Reference: Census Tract: Zoning: Prior Rec Date:	Y & GRACE SHIN 34-C5 / 1918.20 LAC4 04/05/1991 11/1990 0.14 6,114 1.00 / 6, CA 90023-4111 53-D1 / 5313.02 LCM1* 11/22/2013	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool: Roof Mat: Distance From Sut Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff:	5,640 1924 / 1936 NONE ROLL COMPOSITION Dject: 26.46 (mile) 6,076
Document #: 903234 Acres: 0.31 st Mtg Amt: \$1,700,000 Lot Area: 13,696 Total Value: \$1,109,054 # of Stories: and Use: STORE BUILDING Park Area/Cap#: I	Address: Dwner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Price: Sale Type: Document #: Ist Mtg Amt: Total Value: Land Use: Comp #: Address: Dwner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Date:	5865 MELROSE AVE, SHIN DANIEL Y (TE) & G JJR HOLDINGS LTD 5533-032-012 LOS ANGELES, CA SENECA HEIGHTS 09/30/2016 09/27/2016 \$2,600,000 FULL 1193466 \$1,300,000 STORE BUILDING 6 4318 E OLYMPIC BLV JALALA HAYAT U FEDCO PROPERTIES LL 5241-007-017 LOS ANGELES, CA 4301 08/10/2017	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#: //D, LOS ANGELES CC Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date:	Y & GRACE SHIN 34-C5 / 1918.20 LAC4 04/05/1991 11/1990 0.14 6,114 1.00 / 6, CA 90023-4111 53-D1 / 5313.02 LCM1* 11/22/2013 06/24/2013	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool: Roof Mat: Distance From Sut Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond:	5,640 1924 / 1936 NONE ROLL COMPOSITION Dject: 26.46 (mile) 6,076
st Mtg Amt: \$1,700,000 Lot Area: 13,696 Total Value: \$1,109,054 # of Stories: and Use: STORE BUILDING Park Area/Cap#: I	Address: Owner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Price: Sale Type: Occument #: Ist Mtg Amt: Fotal Value: Land Use: Comp #: Address: Owner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Date: Sale Price:	5865 MELROSE AVE, SHIN DANIEL Y (TE) & G JJR HOLDINGS LTD 5533-032-012 LOS ANGELES, CA SENECA HEIGHTS 09/30/2016 09/27/2016 \$2,600,000 FULL 1193466 \$1,300,000 STORE BUILDING 6 4318 E OLYMPIC BLV JALALA HAYAT U FEDCO PROPERTIES LL 5241-007-017 LOS ANGELES, CA 4301 08/10/2017 08/04/2017 \$2,100,000	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 CC Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price:	34-C5 / 1918.20 LAC4 04/05/1991 11/1990 0.14 6,114 1.00 / 6, CA 90023-4111 53-D1 / 5313.02 LCM1* 11/22/2013 06/24/2013 \$1,050,000	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool: Roof Mat: Distance From Sut Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool:	5,640 1924 / 1936 NONE ROLL COMPOSITION Dject: 26.46 (mile) 6,076
otal Value: \$1,109,054 # of Stories: and Use: STORE BUILDING Park Area/Cap#: /	Address: Dwner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Price: Sale Type: Document #: Ist Mtg Amt: Total Value: Land Use: Comp #: Address: Dwner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Price: Sale Price: Sale Price: Sale Price: Sale Type:	5865 MELROSE AVE, SHIN DANIEL Y (TE) & G JJR HOLDINGS LTD 5533-032-012 LOS ANGELES, CA SENECA HEIGHTS 09/30/2016 09/27/2016 \$2,600,000 FULL 1193466 \$1,300,000 STORE BUILDING 6 4318 E OLYMPIC BLV JALALA HAYAT U FEDCO PROPERTIES LL 5241-007-017 LOS ANGELES, CA 4301 08/10/2017 98/04/2017 \$2,100,000 FULL	Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Price: Prior Sale Type: Acres: Lot Area: # of Stories: Park Area/Cap#: //D, LOS ANGELES CC Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Price: Prior Sale Price: Prior Sale Price: Prior Sale Price: Prior Sale Type:	Y & GRACE SHIN 34-C5 / 1918.20 LAC4 04/05/1991 11/1990 0.14 6,114 1.00 / 5, CA 90023-4111 53-D1 / 5313.02 LCM1* 11/22/2013 06/24/2013 \$1,050,000 FULL	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool: Roof Mat: Distance From Sut Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool:	5,640 1924 / 1936 NONE ROLL COMPOSITION Dject: 26.46 (mile) 6,076
and Use: STORE BUILDING Park Area/Cap#: /	Address: Owner Name: Seller Name: APN; County: Subdivision: Rec Date: Sale Date: Sale Price: Sale Type: Occument #: Ist Mtg Amt: Fotal Value: Land Use: Comp #: Address: Owner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Date: Sale Price: Sale Type: Occument #:	5865 MELROSE AVE, SHIN DANIEL Y (TE) & G JJR HOLDINGS LTD 5533-032-012 LOS ANGELES, CA SENECA HEIGHTS 09/30/2016 09/27/2016 \$2,600,000 FULL 1193466 \$1,300,000 STORE BUILDING 6 4318 E OLYMPIC BLV JALALA HAYAT U FEDCO PROPERTIES LL 5241-007-017 LOS ANGELES, CA 4301 08/10/2017 08/04/2017 \$2,100,000 FULL 903234	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 CC Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Price: Prior Sale Price: Prior Sale Type: Acres:	Y & GRACE SHIN 34-C5 / 1918.20 LAC4 04/05/1991 11/1990 0.14 6,114 1.00 / 5, CA 90023-4111 53-D1 / 5313.02 LCM1* 11/22/2013 06/24/2013 \$1,050,000 FULL 0.31	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool: Roof Mat: Distance From Sut Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool:	5,640 1924 / 1936 NONE ROLL COMPOSITION Dject: 26.46 (mile) 6,076
	Address: Dwner Name: Seller Name: APN: County: Soubdivision: Rec Date: Sale Date: Sale Price: Sale Type: Document #: Ist Mtg Amt: Total Value: Land Use: Comp #: Address: Dwner Name: Seller Name: APN: County: Soubdivision: Rec Date: Sale Price: Sale Price: Sale Type: Document #: Stale Date: Sale Price: Sale Type: Document #: Stale Type: Document #: Stale Mtg Amt:	5865 MELROSE AVE, SHIN DANIEL Y (TE) & G JJR HOLDINGS LTD 5533-032-012 LOS ANGELES, CA SENECA HEIGHTS 09/27/2016 \$2,600,000 FULL 1193466 \$1,300,000 STORE BUILDING 6 4318 E OLYMPIC BLV JALALA HAYAT U FEDCO PROPERTIES LL 5241-007-017 LOS ANGELES, CA 4301 08/10/2017 98/04/2017 \$2,100,000 FULL 903234 \$1,700,000	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 C Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Price: Prior Sale Price: Prior Sale Type: Acres: Lot Area:	Y & GRACE SHIN 34-C5 / 1918.20 LAC4 04/05/1991 11/1990 0.14 6,114 1.00 / 5, CA 90023-4111 53-D1 / 5313.02 LCM1* 11/22/2013 06/24/2013 \$1,050,000 FULL 0.31	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool: Roof Mat: Distance From Sut Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool:	5,640 1924 / 1936 NONE ROLL COMPOSITION Dject: 26.46 (mile) 6,076
	Address: Dwner Name: Seller Name: APN: County: Soubdivision: Rec Date: Sale Price: Sale Type: Document #: Ist Mtg Amt: Total Value: Land Use: Comp #: Address: Dwner Name: Seller Name: APN: County: Soubdivision: Rec Date: Sale Price: Sale Price: Sale Type: County: Soubdivision: Rec Date: Sale Price: Sale Price: Sale Type: Document #: St Mtg Amt: Total Value:	5865 MELROSE AVE, SHIN DANIEL Y (TE) & G JJR HOLDINGS LTD 5533-032-012 LOS ANGELES, CA SENECA HEIGHTS 09/27/2016 \$2,600,000 FULL 1193466 \$1,300,000 STORE BUILDING 6 4318 E OLYMPIC BLV JALALA HAYAT U FEDCO PROPERTIES LL 5241-007-017 LOS ANGELES, CA 4301 08/10/2017 98/04/2017 \$2,100,000 FULL 903234 \$1,700,000 \$1,109,054	Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Price: Prior Sale Price: Prior Sale Type: Acres: Lot Area: # of Stories: Park Area/Cap#: //D, LOS ANGELES C Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Price: Prior Sale Price: Prior Sale Type: Acres: Lot Area: # of Stories:	Y & GRACE SHIN 34-C5 / 1918.20 LAC4 04/05/1991 11/1990 0.14 6,114 1.00 / 5, CA 90023-4111 53-D1 / 5313.02 LCM1* 11/22/2013 06/24/2013 \$1,050,000 FULL 0.31 13,696	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool: Roof Mat: Distance From Sut Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool:	5,640 1924 / 1936 NONE ROLL COMPOSITION Dject: 26.46 (mile) 6,076
B. () - C.	Address: Dwner Name: Geller Name: Geller Name: Address: Dwner Name: Geller Name: Address: Geller Date: Gale Date: Gale Price: Gale Type: Document #: St Mtg Amt: Gotal Value: And Use: Comp #: Address: Dwner Name: Geller Name: Address: Dwner Name	5865 MELROSE AVE, SHIN DANIEL Y (TE) & G JJR HOLDINGS LTD 5533-032-012 LOS ANGELES, CA SENECA HEIGHTS 09/27/2016 \$2,600,000 FULL 1193466 \$1,300,000 STORE BUILDING 6 4318 E OLYMPIC BLV JALALA HAYAT U FEDCO PROPERTIES LL 5241-007-017 LOS ANGELES, CA 4301 08/10/2017 98/04/2017 \$2,100,000 FULL 903234 \$1,700,000 \$1,109,054	Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Price: Prior Sale Price: Prior Sale Type: Acres: Lot Area: # of Stories: Park Area/Cap#: //D, LOS ANGELES C Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Price: Prior Sale Price: Prior Sale Type: Acres: Lot Area: # of Stories:	Y & GRACE SHIN 34-C5 / 1918.20 LAC4 04/05/1991 11/1990 0.14 6,114 1.00 / 5, CA 90023-4111 53-D1 / 5313.02 LCM1* 11/22/2013 06/24/2013 \$1,050,000 FULL 0.31 13,696	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool: Roof Mat: Distance From Sut Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: Air Cond: Pool:	5,640 1924 / 1936 NONE ROLL COMPOSITION Dject: 26.46 (mile) 6,076

	365 W COMPTON B K 10 INVESTMENTS L	LC	A 90220-3110		
Seller Name:	ESFANDI MAC R TRUS			5 7 7 7	
APN:	6157-017-087	Map Reference:	64-F3 /	Building Area:	5,700
County:	LOS ANGELES, CA	Census Tract:	5426.02	Total Rooms/Offices:	
Subdivision:	5922	Zoning:	COCL*	Total Restrooms:	
Rec Date:	10/07/2016	Prior Rec Date:	12/10/2003	Yr Built/Eff:	1946 /
Sale Date: Sale Price:	09/08/2016	Prior Sale Date:	12/03/2003	Air Cond:	NONE
	\$2,245,455	Prior Sale Price:	\$1,140,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	UNKNOWN	Roof Mat:	ROLL
2.0					COMPOSITION
Document #:	1230117	Acres:	0.22		
1st Mtg Amt:		Lot Area:	9,467		
Total Value:	\$525,000	# of Stories:	1.00		
Land Use:	STORE BUILDING	Park Area/Cap#:	1		
Comp #:	8			Distance From Su	bject: 29.83 (mile
Address:	349 W COMPTON B		A 90220-3110		
Owner Name: Seller Name:	K 10 INVESTMENTS LI ESFANDI MAC R TRUS				
APN:	6157-017-094	Map Reference:	64-F3 /	Building Area:	6,030
County:	LOS ANGELES, CA	Census Tract:	5426.02	Total Rooms/Offices:	-,
Subdivision:	5922	Zoning:	COCL*	Total Restrooms:	2.00
Rec Date:	10/07/2016	Prior Rec Date:	12/10/2003	Yr Built/Eff:	1933 /
		Prior Rec Date:			NONE
Sale Date:	09/08/2016		12/03/2003	Air Cond:	NONE
Sale Price:	\$2,245,455	Prior Sale Price:	\$1,140,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	UNKNOWN	Roof Mat:	
Document #:	1230117	Acres:	0.15		
st Mtg Amt:		Lot Area:	6,569		
Total Value:	\$570,000	# of Stories:	*00 * 00 0 20-000		
and Use:	STORE BUILDING	Park Area/Cap#:	1		
Comp #: Address: Owner Name:	9 3516 W BEVERLY B LOZANO LAZARO E/P/		O, CA 90640-154	Distance From Sul 1	oject: 28.07 (mile
Seller Name:	MACARDIAN FAMILY 1				
NPN:	5249-001-030	Map Reference:	46-A6 /	Building Area:	6,125
County:	LOS ANGELES, CA	Census Tract:	5302.02	Total Rooms/Offices:	da • Lorente Sc
Subdivision:	10664	Zoning:	MNC2*	Total Restrooms:	
Rec Date:	07/29/2016	Prior Rec Date:		Yr Built/Eff:	1941 / 1941
Sale Date:	07/28/2016	Prior Sale Date:		Air Cond:	NONE
Sale Price:	\$450,000	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
ocument #:	891686	Acres:	0.05	TOOT Wat.	
st Mtg Amt:	\$360,000	Lot Area:	2,257		
otal Value:	\$450,000	# of Stories:			
and Use:	STORE BUILDING	Park Area/Cap#:	ľ		
omn #	10			Distance From Su	biod: 07.0 /
omp #: .ddress:	5701 ATLANTIC BLV	/D MAVW/00D CA	00270	DISTANCE FIORIT SE	ioject. 21.3 (mile
wner Name:	YIM CATHARINA H	D, MAITHOUD, CA	3021U		
		TIES LLS			
eller Name:	STANDLANK PROPER		E2 D4 /	Duildies Asset	7 250
PN:	6313-016-028	Map Reference:	53-D4 /	Building Area:	7,356
ounty:	LOS ANGELES, CA	Census Tract:	5334.03	Total Rooms/Offices:	
ubdivision:	3648	Zoning:	MYCM	Total Restrooms:	1000 /
tec Date:	11/08/2016	Prior Rec Date:	03/24/2014	Yr Built/Eff:	1930 /
ale Date:	09/16/2016	Prior Sale Date:	03/03/2014	Air Cond:	
ale Price:	\$1,773,000	Prior Sale Price:	\$1,617,000	Pool:	
ale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
ocument #:	1394122	Acres:	0.35		
st Mtg Amt:		Lot Area:	15,321		
otal Value:	\$1,452,000	# of Stories:	Complete Company		
CLUI VUIUE.	STORE BUILDING	Park Area/Cap#:	1		
and Use:		,			
and Use:					
omp #:	11			Distance From Sub	ject: 28.42 (mile:
omp #: ddress:	832 W GARDENA BL		90247-4963	Distance From Sub	ject: 28.42 (mile:
omp #:			90247-4963	Distance From Sub	ject: 28.42 (mile:

Comp #:	12			Distance From Su	bject: 20.36 (miles)
Land Use:	STORE BUILDING	Park Area/Cap#:	1		
Total Value:	\$1,087,332	# of Stories:			
1st Mtg Amt:	\$750,000	Lot Area:	12,013		
Document #:	165731	Acres:	0.28		
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Sale Price:	\$1,420,000	Prior Sale Price:	\$1,050,000	Pool:	
Sale Date:	01/30/2017	Prior Sale Date:	01/26/2015	Air Cond:	NONE
Rec Date:	02/09/2017	Prior Rec Date:	01/30/2015	Yr Built/Eff:	1924 / 1930
Subdivision:	GARDENA	Zoning:	LAC2	Total Restrooms:	
County:	LOS ANGELES, CA	Census Tract:	2912.20	Total Rooms/Offices:	7,000
APN:	6121-007-022	Map Reference:	63-F4 /	Building Area:	7.000

Comp #:	12			Distance From Su	bject: 20.36 (miles
Address:	,, CA				
Owner Name:	KJF OF FARIS LLC/QL	JINCE AVE MEMPHIS	II LLC		
Seller Name:	LA CIENEGA TRIANGI	LE LLC			
APN:	4103-002-029	Map Reference:	1	Building Area:	6,120
County:	LOS ANGELES, CA	Census Tract:	2761.00	Total Rooms/Offices:	
Subdivision:	14055	Zoning:	LAC2	Total Restrooms:	
Rec Date:	08/10/2017	Prior Rec Date:	02/22/2017	Yr Built/Eff:	1957 / 1957
Sale Date:	08/07/2017	Prior Sale Date:	02/17/2017	Air Cond:	
Sale Price:	\$1,768,000	Prior Sale Price:	\$9,405,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	901322	Acres:	0.14		
1st Mtg Amt:		Lot Area:	6,122		
Total Value:	\$161,552	# of Stories:			
Land Use:	STORE BUILDING	Park Area/Cap#:	1		

Comp #:	13			Distance From Su	bject: 32.07 (miles)
Address:	42 E LIVE OAK AVE	, ARCADIA, CA 910	006-5237		•
Owner Name:	LIVE OAK DEVILLC				
Seller Name:	CUSIMANO PHILLIP				
APN:	8573-023-008	Map Reference:	38-E2 /	Building Area:	6,720
County:	LOS ANGELES, CA	Census Tract:	4315.02	Total Rooms/Offices:	
Subdivision:	15628	Zoning:	ARC2YY	Total Restrooms:	
Rec Date:	07/24/2017	Prior Rec Date:	08/23/1977	Yr Built/Eff:	1950 / 1950
Sale Date:	07/18/2017	Prior Sale Date:		Air Cond:	NONE
Sale Price:	\$2,060,000	Prior Sale Price:	\$195,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	826236	Acres:	0.39		
1st Mtg Amt:		Lot Area:	17,088		
Total Value:	\$1,801,962	# of Stories:			
Land Use:	STORE BUILDING	Park Area/Cap#:	1		

Comp #:	14			Distance From Su	bject: 23.42 (miles)	
Address:	4365 S CENTRAL AVE, LOS ANGELES, CA 90011-3526					
Owner Name:	4349 CENTRAL AVEN	UE PLAZA LLC				
Seller Name:	4349-4369 CENTRAL L	LC				
APN:	5115-014-030	Map Reference:	52-C2 /	Building Area:	6,138	
County:	LOS ANGELES, CA	Census Tract:	2286.00	Total Rooms/Offices:		
Subdivision:	ROSE TR	Zoning:	LAC2	Total Restrooms:		
Rec Date:	02/17/2017	Prior Rec Date:	07/15/1998	Yr Built/Eff:	1994 / 1994	
Sale Date:	12/15/2016	Prior Sale Date:	07/10/1998	Air Cond:	YES	
Sale Price:	\$7,210,000	Prior Sale Price:		Pool:		
Sale Type:	FULL	Prior Sale Type:		Roof Mat:		
Document #:	198575	Acres:	0.29			
1st Mtg Amt:	\$4,500,000	Lot Area:	12,620			
Total Value:	\$934,473	# of Stories:				
Land Use:	STORE BUILDING	Park Area/Cap#:	1			

Comp #:	15			Distance From Su	bject: 31.45 (miles)
Address:	8025 FIRESTONE B	LVD, DOWNEY, CA	90241		
Owner Name:	MERSHO GRJT INVES	TMENTS LLC			
Seller Name:	CRAMMER MATTHEW	P & ANDREA R			
APN:	6251-040-019	Map Reference:	60-B3 /	Building Area:	5,700
County:	LOS ANGELES, CA	Census Tract:	5513.00	Total Rooms/Offices:	
Subdivision:	GREENINGS SUB	Zoning:	DOC3*	Total Restrooms:	
Rec Date:	06/02/2017	Prior Rec Date:	10/04/2012	Yr Built/Eff:	1949 / 1950

Rec Date:

Sale Date:

Sale Price:

Sale Type:

Document #:

1st Mtg Amt:

Total Value:

Land Use:

06/09/2017

05/23/2017

\$1,350,000

\$1,215,000

\$1,350,000

STORE BUILDING

FULL

637970

Address: Owner Name: Seller Name: APN: County: Subdivision:	416 E HOLT AVE, P TAPIA ELENA STONE HAVEN PARTI 8337-025-023 LOS ANGELES, CA OF GIFFINS SUB	•	/ 4088.00 POC4*	Building Area: Total Rooms/Offices: Total Restrooms:	5,900
Comp #:	16			Distance From Su	ıbject: 48.67 (miles)
Land Use:	STORE BUILDING	Park Area/Cap#:	1		
1st Mtg Amt: Total Value:	\$689.674	Lot Area: # of Stories:	7,001		
Sale Type: Document #:	FULL 611784	Prior Sale Type: Acres:	FULL 0.16	ROOT Mat.	
Sale Date: Sale Price:	05/09/2017 \$1,250,000	Prior Sale Date: Prior Sale Price:	08/17/2012 \$650,000	Air Cond: Pool: Roof Mat:	NONE

09/12/2016

09/09/2016

\$1,350,000

FULL

14,436

0.33

Yr Built/Eff:

Air Cond:

Roof Mat:

Pool:

1932 / 1934

NONE

Prior Rec Date:

Prior Sale Date:

Prior Sale Price:

Prior Sale Type:

Park Area/Cap#:

Acres:

Lot Area:

of Stories:

Comp #:	17			Distance From Su	bject: 25.38 (miles
Address:	2519 E SLAUSON AV	/E, HUNTINGTON	PARK, CA 9025	5-2836	
Owner Name:	AYALA MA G				
Seller Name:	GUERRA JOSE L & LID	IA TRUST			
APN:	6309-016-026	Map Reference:	52-F4 /	Building Area:	6,160
County:	LOS ANGELES, CA	Census Tract:	5325.00	Total Rooms/Offices:	
Subdivision:	HUNTINGTON PARK	Zoning:	HPCG*	Total Restrooms:	
Rec Date:	02/23/2017	Prior Rec Date:	02/09/2005	Yr Built/Eff:	1925 / 1980
Sale Date:	02/17/2017	Prior Sale Date:	01/06/2005	Air Cond:	YE\$
Sale Price:	\$875,000	Prior Sale Price:	\$480,000	Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	ROLL COMPOSITION
Document #:	216035	Acres:	0.16		
1st Mtg Amt:	\$616,000	Lot Area:	6,761		
Total Value:	\$576,492	# of Stories:	1.00		
Land Use:	STORE BUILDING	Park Area/Cap#:	1		

Comp #:	18			Distance From Su	bject: 26.54 (miles)
Address:	1047 N ALLEN AVE, P	ASADENA, CA 9			
Owner Name:	SEIDNER STEVEN & C TI	RUST 1994			
Seller Name:	RIVERVIEW FINANCIAL	CORP			
APN:	5742-015-013	Map Reference:	27-D2 /	Building Area:	6,500
County:	LOS ANGELES, CA	Census Tract:	4626.00	Total Rooms/Offices:	
Subdivision:	NAZARENE UNIVERSITY PARK	Zoning:	PSC-	Total Restrooms:	
Rec Date:	12/09/2016	Prior Rec Date:		Yr Built/Eff:	1932 / 1940
Sale Date:	11/03/2016	Prior Sale Date:		Air Cond:	NONE
Sale Price:	\$1,300,000	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	1563876	Acres:	0.23		
1st Mtg Amt:		Lot Area:	10,013		
Total Value:	\$979,000	# of Stories:			
Land Use:	STORE BUILDING	Park Area/Cap#:	1		

Comp #:	19			Distance From S	ubject: 2.06 (miles)			
Address:	7547 TOPANGA CA	547 TOPANGA CANYON BLVD, CANOGA PARK, CA 91303-1214						
Owner Name:	MAAROUF ZOHEIR A/	MAAROUF ZOHEIR A/GRMN						
Seller Name:	CHOI FAMILY TRUST							
APN:	2023-001-026	Map Reference:	12-C3 /	Building Area:	6,818			
County:	LOS ANGELES, CA	Census Tract:	1343.03	Total Rooms/Offices:				
Subdivision:	5332	Zoning:	LAC2	Total Restrooms:				
Rec Date:	11/23/2016	Prior Rec Date:	02/15/2005	Yr Built/Eff:	1988 / 1988			
Sale Date:	11/15/2016	Prior Sale Date:	12/03/2004	Air Cond:				
Sale Price:	\$2,150,000	Prior Sale Price:	\$2,100,000	Pool:				

Sale Type: Document #:	FULL 1476798	Prior Sale Type: Acres:	FULL 0.31	Roof Mat:	
1st Mtg Amt: Total Value: Land Use:	\$2,150,000 STORE BUILDING	Lot Area: # of Stories: Park Area/Cap#:	13,667 /		

Comp #:	20			Distance From Su	bject: 38.23 (miles
Address:	2201 N LAKEWOOD	BLVD, LONG BEA	CH, CA 90815-2	552	
Owner Name:	CCC & R TEXAS LLC				
Seller Name:	LYCODEMOS CAPITA	L LLC			
APN:	7218-017-037	Map Reference:	1	Building Area:	6,465
County:	LOS ANGELES, CA	Census Tract:	5750.01	Total Rooms/Offices:	
Subdivision:	12287	Zoning:	LBCR	Total Restrooms:	
Rec Date:	04/11/2017	Prior Rec Date:	06/21/2007	Yr Built/Eff:	2004 / 2005
Sale Date:	02/08/2017	Prior Sale Date:	06/14/2007	Air Cond:	YES
Sale Price:	\$2,150,000	Prior Sale Price:	\$1,350,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	395502	Acres:	0.31		
1st Mtg Amt:		Lot Area:	13,398		
Total Value:	\$3,620,000	# of Stories:			
Land Use:	STORE BUILDING	Park Area/Cap#:	1		