

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

VAN AMBATIELOS  
PRESIDENT

E. FELICIA BRANNON  
VICE PRESIDENT

JOSELYN GEAGA-ROSENTHAL  
GEORGE HOVAGUIMIAN  
JAVIER NUNEZ

CITY OF LOS ANGELES  
CALIFORNIA



ERIC GARCETTI  
MAYOR

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

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

FRANK BUSH  
EXECUTIVE OFFICER

December 2, 2014

Council District: # 10

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

JOB ADDRESS: **1345 SOUTH LA BREA AVENUE, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **5070-002-008**

On April 18, 2013, and December 5, 2013, 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: **1345 South La Brea Avenue, Los Angeles, California** (the "Property"). The property owner was given notice of the unpaid annual inspection fees on the property as follows:

| <u>Description</u>           | <u>Amount</u>      |
|------------------------------|--------------------|
| Annual Inspection Fee        | \$ 914.00          |
| System Development Surcharge | 54.84              |
| Title Report fee             | 42.00              |
| <b>Grand Total</b>           | <b>\$ 1,010.84</b> |

Pursuant to the authority granted by Section 7.35.3 of the Los Angeles Administrative Code, it is proposed a lien for a total sum of **\$1,010.84** 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 **\$1,010.84** 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

*fu Chaburana*  
Steve 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. T10617  
Dated as of: 07/26/2014

Prepared for: City of Los Angeles

### SCHEDULE A (Reported Property Information)

APN #: 5070-002-008

Property Address: 1345 S LA BREA AVE ✓ City: Los Angeles County: Los Angeles

### VESTING INFORMATION

Type of Instrument GRANT DEED

Grantor: AFO INVESTMENTS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY AND JPO INVESTMENTS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

Grantee: 1345 S. LA BREA, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

Instrument: 20072153614

Book/Page: N/A

Dated: 09/12/2007

Recorded: 09/19/2007

MAILING ADDRESS: 1345 S. LA BREA, LLC, A LIMITED LIABILITY COMPANY ATTN: BAHADOR MIKHAK  
P.O. BOX 5750 BEVERLY HILLS, CA 90209

### SCHEDULE B

#### LEGAL DESCRIPTION

LOT 131 AND 132 OF TRACT NO. 5069, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 56 PAGES 82 TO 85 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES IN AND UNDER SAID LAND LYING BELOW A DEPTH OF 500 FEET FROM THE SURFACE THEREOF, BUT WITH NO RIGHT OF SURFACE ENTRY, AS PROVIDED IN THE DEED RECORDED FEBRUARY 17, 1961 IN BOOK D1127 PAGE 569 OF OFFICIAL RECORDS.

#### MORTGAGES/LIENS

Type of Instrument DEED OF TRUST

Trustor/Mortgagor: 1345 S. LA BREA, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

Lender/Beneficiary: HANMI BANK

Trustee: AMERICAN COAST TITLE

**INTUITIVE REAL ESTATE SOLUTIONS**  
5711 W. SLAUSON AVE., SUITE 170  
CULVER CITY, CA 90230  
Phone 310-649-2020 310-649-0030 Fax

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**Work Order No.**

**SCHEDULE B (Continued)**

**Instrument:** 20131313162

**Book/Page:** N/A

**Amount:** \$812,500.00

**Open Ended:** NO

**Dated:** 09/03/2013

**Recorded:** 09/10/2013

**Maturity Date:** 09/03/2043

**MAILING ADDRESS:** HANMI BANK LOAN OPERATIONS DEPARTMENT  
3660 WILSHIRE BLVD. PH-A LOS ANGELES, CA 90010.

**MAILING ADDRESS:** 1345 S. LA BREA, LLC  
1345-1349 SOUTH LA BREA AVENUE LOS ANGELES, CA 90019.

**ADDITIONAL MAILING ADDRESS:** HANMI BANK, INTERNATIONAL DEPARTMENT,  
933 S. VERMONT AVE., 2ND FLOOR, LOS ANGELES, CA 90006.

**MAILING ADDRESS:** AMERICAN COAST TITLE,  
1119 W. GLENOAKS BLVD., GLENDALE, CA 91202.

ASSIGNMENT OF RENTS DATED 09/03/2013, RECORDED 09/10/2013 AS INSTRUMENT  
NO. 20131313163

**MAILING ADDRESS:** HANMI BANK LOAN OPERATIONS DEPARTMENT  
3660 WILSHIRE BLVD. PH-A LOS ANGELES, CA 90010.

**MAILING ADDRESS:** 1345 S. LA BREA, LLC  
1345-1349 SOUTH LA BREA AVENUE LOS ANGELES, CA 90019.

**ADDITIONAL MAILING ADDRESS:** HANMI BANK, INTERNATIONAL DEPARTMENT,  
933 S. VERMONT AVE., 2ND FLOOR, LOS ANGELES, CA 90006

SAID MORTGAGE IS FURTHER SUBJECT TO A HAZARDOUS SUBSTANCES  
CERTIFICATE AND INDEMNITY AGREEMENT DATED 09/03/2013, RECORDED  
09/10/2013 AS INSTRUMENT NO. 20131313164

**MAILING ADDRESS:** HANMI BANK LOAN OPERATIONS DEPARTMENT ✓  
3660 WILSHIRE BLVD. PH-A LOS ANGELES, CA 90010.

**MAILING ADDRESS:** 1345 S. LA BREA, LLC  
1345-1349 SOUTH LA BREA AVENUE LOS ANGELES, CA 90019

**MAILING ADDRESS:** HANMI BANK, INTERNATIONAL DEPARTMENT, 933 S.  
VERMONT AVE, 2ND FLOOR, LOS ANGELES, CA 90006

SAID MORTGAGE IS FURTHER SUBJECT TO A SUBORDINATION AGREEMENT AND  
ESTOPPEL CERTIFICATE DATED 09/03/2013, RECORDED 09/10/2013 AS INSTRUMENT  
NO. 20131313165

**MAILING ADDRESS:** HANMI BANK LOAN OPERATIONS DEPARTMENT 3660  
WILSHIRE BLVD. PH-A LOS ANGELES, CA 90010. LOAN #71130638

**Type of Instrument** MISCELLANEOUS

NOTICE OF PENDING LIEN DATED 03/25/2014, RECORDED 04/18/2014 AS  
INSTRUMENT NO. 20140400498

**MAILING ADDRESS:** DEPARTMENT OF BUILDING AND SAFETY FINANCIAL SERVICES DIVISION  
201 N. FIGUEROA ST., 9TH FLOOR LOS ANGELES, CA 90012.

**MAILING ADDRESS:** 1345 S LA BREA LLC,  
PO BOX 5750 BEVERLY HILLS CA, 90209

FIDELITY-VAN NUYS

RECORDING REQUESTED BY:  
Fidelity National Title Company

AND WHEN RECORDED MAIL TO:

1345 S. La Brea, LLC, a Limited Liability  
Company

Attn: Bahador Mikhak

P.O. Box 5750  
Beverly Hills, CA 90209

Order No. 19526532

Escrow No. 83852-B

Parcel No. 5070-002-008, 5070-002-009

08/19/07



20072153614

SPACE ABOVE THIS LINE FOR RECORDER'S USE

## GRANT DEED

THE UNDERSIGNED GRANTOR DECLARES THAT DOCUMENTARY TRANSFER TAX IS

- ☒ computed on full value of property conveyed, or  
☐ computed on full value less liens or encumbrances remaining at the time of sale.  
☐ unincorporated area: ☒ CITY OF Los Angeles

TRANSFER TAX  
NOT A PUBLIC RECORD

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
 AFO Investments, LLC, a California Limited Liability Company and JPO Investments, LLC, a California  
 Limited Liability Company

hereby GRANTS to 1345 S. La Brea, LLC, a California Limited Liability Company

the following described real property in the City of Los Angeles, County of Los Angeles, State of California:  
 Lots 131 and 132, of Tract No. 5069, in the City of Los Angeles, County of Los Angeles, State of California, as per  
 map recorded in Book 56 Page 82 of Maps, in the Office of the County Recorder of said County.

Date September 12, 2007

AFO Investments, LLC, a California Limited  
Liability Company

By: Albert F. Osterloh III, Managing Member

JPO Investments, LLC, a California Limited Liability  
Company

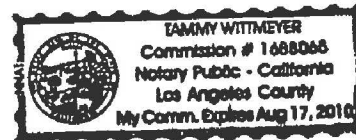
By: Joanne P. Osterloh, Managing Member

STATE OF CALIFORNIA )  
 ) S.S.  
 COUNTY OF Los Angeles

On 9-13-2007 before me, Tammy Wittmeyer, notary public  
 personally appeared Joanne P. Osterloh personally  
 known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed  
 to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that  
 by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the  
 instrument.

WITNESS my hand and official seal.

Signature

SEE EXHIBIT "ONE"  
ATTACHED



3

## CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

STATE OF CALIFORNIA

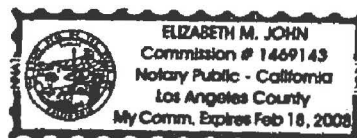
COUNTY OF Los Angeles )SSOn Sept. 14, 2007

before me,

Elizabeth M. John, Notary Publicpersonally appeared Albert F. Osterloh, III

personally known to me (or 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.

WITNESS my hand and official seal.

Signature [Signature]

This area for official notarial seal.

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**OPTIONAL SECTION**  
**CAPACITY CLAIMED BY SIGNER**

Though statute does not require the Notary to fill in the data below, doing so may prove invaluable to persons relying on the document.

- ☐ INDIVIDUAL  
☐ CORPORATE OFFICER(S) \_\_\_\_\_ TITLE(S)  
☐ PARTNER(S) - ☐ LIMITED ☐ GENERAL  
☐ ATTORNEY-IN-FACT  
☐ TRUSTEE(S)  
☐ GUARDIAN/CONSERVATOR  
☐ OTHER \_\_\_\_\_

**SIGNER IS REPRESENTING:**

Name of Person or Entity \_\_\_\_\_

Name of Person or Entity \_\_\_\_\_

---

**OPTIONAL SECTION**

Though the date requested here is not required by law, it could prevent fraudulent reattachment of this form.

**THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED BELOW**

TITLE OR TYPE OF DOCUMENT: \_\_\_\_\_

NUMBER OF PAGES \_\_\_\_\_ DATE OF DOCUMENT \_\_\_\_\_

SIGNER(S) OTHER THAN NAMED ABOVE \_\_\_\_\_

07 2153614

2

ACT 190104

**WHEN RECORDED MAIL TO:**

HANMI BANK  
LOAN OPERATIONS DEPARTMENT  
3860 WILSHIRE BLVD. PH-A  
LOS ANGELES, CA 90010

**SEND TAX NOTICES TO:**

1345 S. LA BREA, LLC  
1345-1349 SOUTH LA BREA AVENUE  
LOS ANGELES, CA 90019



FOR RECORDER'S USE ONLY

**DEED OF TRUST****A CALIFORNIA LIMITED  
LIABILITY**

THIS DEED OF TRUST is dated September 3, 2013, among 1345 S. LA BREA, LLC, ("Trustor"); HANMI BANK, whose address is INTERNATIONAL DEPARTMENT, 933 S. VERMONT AVE., 2ND FLOOR, LOS ANGELES, CA 90006 (referred to below sometimes as "Lender" and sometimes as "Beneficiary"); and AMERICAN COAST TITLE, whose address is 1119 W. GLENOAKS BLVD., GLENDALE, CA 91202 (referred to below as "Trustee").

**CONVEYANCE AND GRANT.** For valuable consideration, Trustor irrevocably grants, transfers and assigns to Trustee in trust, with power of sale, for the benefit of Lender as Beneficiary, all of Trustor's right, title, and interest in and to the following described real property, together with all existing or subsequently erected or affixed buildings, improvements and fixtures; all easements, rights of way, and appurtenances; all water, water rights and ditch rights (including stock in utilities with ditch or irrigation rights); and all other rights, royalties, and profits relating to the real property, including without limitation all minerals, oil, gas, geothermal and similar matters, (the "Real Property") located in LOS ANGELES County, State of California:

See EXHIBIT "A", which is attached to this Deed of Trust and made a part of this Deed of Trust as if fully set forth herein.

The Real Property or its address is commonly known as 1345-1349 SOUTH LA BREA AVENUE, LOS ANGELES, CA 90019. The Assessor's Parcel Number for the Real Property is 5070 002 008 & 5070 002 009.

Trustor presently assigns to Lender (also known as Beneficiary in this Deed of Trust) all of Trustor's right, title, and interest in and to all present and future leases of the Property and all Rents from the Property. This is an absolute assignment of Rents made in connection with an obligation secured by real property pursuant to California Civil Code Section 2938. In addition, Trustor grants to Lender a Uniform Commercial Code security interest in the Personal Property and Rents.

THIS DEED OF TRUST, INCLUDING THE ASSIGNMENT OF RENTS AND THE SECURITY INTEREST IN THE RENTS AND PERSONAL PROPERTY, IS GIVEN TO SECURE (A) PAYMENT OF THE INDEBTEDNESS AND (B) PERFORMANCE OF ANY AND ALL OBLIGATIONS OF THE TRUSTOR UNDER THE NOTE, THE RELATED DOCUMENTS, AND THIS DEED OF TRUST. THIS DEED OF TRUST IS GIVEN AND ACCEPTED ON THE FOLLOWING TERMS:

**PAYMENT AND PERFORMANCE.** Except as otherwise provided in this Deed of Trust, Trustor shall pay to Lender all amounts secured by this Deed of Trust as they become due, and shall strictly and in a timely manner perform all of Trustor's obligations under the Note, this Deed of Trust, and the Related Documents.

**POSSESSION AND MAINTENANCE OF THE PROPERTY.** Trustor agrees that Trustor's possession and use of the Property shall be governed by the following provisions:

**Possession and Use.** Until the occurrence of an Event of Default, Trustor may (1) remain in possession and control of the Property; (2) use, operate or manage the Property; and (3) collect the Rents from the Property.

**Duty to Maintain.** Trustor shall maintain the Property in tenable condition and promptly perform all repairs, replacements, and maintenance necessary to preserve its value.

**Compliance With Environmental Laws.** Trustor represents and warrants to Lender that: (1) During the period of Trustor's ownership of the Property, there has been no use, generation, manufacture, storage, treatment, disposal, release or threatened release of any Hazardous Substance by any person on, under, about or from the Property; (2) Trustor has no knowledge of, or reason to believe that there has been, except as previously disclosed to and acknowledged by Lender in writing, (a) any breach or violation of any Environmental Laws, (b) any use, generation, manufacture, storage, treatment, disposal, release or threatened release of any Hazardous Substance on, under, about or from the Property by any prior owners or occupants of the Property, or (c) any actual or threatened litigation or claims of any kind by any person relating to such matters; and (3) Except as previously disclosed to and acknowledged by Lender in writing, (a) neither Trustor nor any tenant, contractor, agent or other authorized user of the Property shall use, generate, manufacture, store, treat, dispose of or release any Hazardous Substance on, under, about or from the Property; and (b) any such activity shall be conducted in compliance with all applicable federal, state, and local laws, regulations and

**DEED OF TRUST  
(Continued)**

Loan No: 71130638

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**CERTIFICATE OF ACKNOWLEDGMENT**

STATE OF California

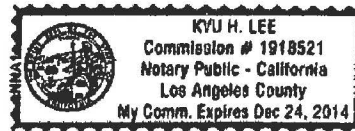
) SS )

COUNTY OF Los AngelesOn 09/04, 20 13 before me, Kyu H. Lee, Notary Public  
(here insert name and title of the officer)

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

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

WITNESS my hand and official seal.



Signature

(Seal)

**(DO NOT RECORD)**

**REQUEST FOR FULL RECONVEYANCE**

(To be used only when obligations have been paid in full)

To: \_\_\_\_\_, Trustee

The undersigned is the legal owner and holder of all indebtedness secured by this Deed of Trust. All sums secured by this Deed of Trust have been fully paid and satisfied. You are hereby directed, upon payment to you of any sums owing to you under the terms of this Deed of Trust or pursuant to any applicable statute, to cancel the Note secured by this Deed of Trust (which is delivered to you together with this Deed of Trust), and to reconvey, without warranty, to the parties designated by the terms of this Deed of Trust, the estate now held by you under this Deed of Trust. Please mail the reconveyance and Related Documents to:

Date: \_\_\_\_\_

Beneficiary: \_\_\_\_\_

By: \_\_\_\_\_

Its: \_\_\_\_\_

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 ACT 190106  
 WHEN RECORDED MAIL TO:  
 HANMI BANK  
 LOAN OPERATIONS DEPARTMENT  
 3860 WILSHIRE BLVD. PH-A  
 LOS ANGELES, CA 90010



SEND TAX NOTICES TO:  
 1345 S. LA BREA, LLC  
 1345-1349 SOUTH LA BREA AVENUE  
 LOS ANGELES, CA 90019

FOR RECORDER'S USE ONLY

**\*\*CALIFORNIA LIMITED  
 LIABILITY COMPANY**

### ASSIGNMENT OF RENTS

THIS ASSIGNMENT OF RENTS dated September 3, 2013, is made and executed between 1345 S. LA BREA, LLC, A \*\* (referred to below as "Grantor") and HANMI BANK, whose address is 933 S. VERMONT AVE., 2ND FLOOR, LOS ANGELES, CA 90006 (referred to below as "Lender").

**ASSIGNMENT.** For valuable consideration, Grantor hereby assigns, grants a continuing security interest in, and conveys to Lender all of Grantor's right, title, and interest in and to the Rents from the following described Property located in LOS ANGELES County, State of California:

See EXHIBIT "A", which is attached to this Assignment and made a part of this Assignment as if fully set forth herein.

The Property or its address is commonly known as 1345-1349 SOUTH LA BREA AVENUE, LOS ANGELES, CA 90019. The Assessor's Parcel Number for the Property is 5070 002 008 & 5070 002 009.

This is an absolute assignment of Rents made in connection with an obligation secured by property pursuant to California Civil Code section 2938.

THIS ASSIGNMENT IS GIVEN TO SECURE (1) PAYMENT OF THE INDEBTEDNESS AND (2) PERFORMANCE OF ANY AND ALL OBLIGATIONS OF GRANTOR UNDER THE NOTE, THIS ASSIGNMENT, AND THE RELATED DOCUMENTS. THIS ASSIGNMENT IS GIVEN AND ACCEPTED ON THE FOLLOWING TERMS:

**PAYMENT AND PERFORMANCE.** Except as otherwise provided in this Assignment or any Related Documents, Grantor shall pay to Lender all amounts secured by this Assignment as they become due, and shall strictly perform all of Grantor's obligations under this Assignment. Unless and until Lender exercises its right to collect the Rents as provided below and so long as there is no default under this Assignment, Grantor may remain in possession and control of and operate and manage the Property and collect the Rents, provided that the granting of the right to collect the Rents shall not constitute Lender's consent to the use of cash collateral in a bankruptcy proceeding.

**GRANTOR'S REPRESENTATIONS AND WARRANTIES.** Grantor warrants that:

**Ownership.** Grantor is entitled to receive the Rents free and clear of all rights, loans, liens, encumbrances, and claims except as disclosed to and accepted by Lender in writing.

**Right to Assign.** Grantor has the full right, power and authority to enter into this Assignment and to assign and convey the Rents to Lender.

**No Prior Assignment.** Grantor has not previously assigned or conveyed the Rents to any other person by any instrument now in force.

**No Further Transfer.** Grantor will not sell, assign, encumber, or otherwise dispose of any of Grantor's rights in the Rents except as provided in this Assignment.

**LENDER'S RIGHT TO RECEIVE AND COLLECT RENTS.** Lender shall have the right at any time, and even though no default shall have occurred under this Assignment, to collect and receive the Rents. For this purpose, Lender is hereby given and granted the following rights, powers and authority:

**Notice to Tenants.** Lender may send notices to any and all tenants of the Property advising them of this Assignment and directing all Rents to be paid directly to Lender or Lender's agent.

**Enter the Property.** Lender may enter upon and take possession of the Property; demand, collect and receive from the tenants or from any other persons liable therefor, all of the Rents; institute and carry on all legal proceedings necessary for the protection of the Property, including such proceedings as may be necessary to recover possession of the Property; collect the Rents and remove any tenant or tenants or other persons from the Property.

**Maintain the Property.** Lender may enter upon the Property to maintain the Property and keep the same in repair; to pay the costs thereof and of all services of all employees, including their equipment, and of all continuing costs and expenses of maintaining the Property in proper repair and condition, and also to pay all taxes, assessments and water utilities, and the premiums on fire and other

2A



# ASSIGNMENT OF RENTS (Continued)

Loan No: 71130638

Page 5

of, and substitutions for the promissory note or agreement.

**Property.** The word "Property" means all of Grantor's right, title and interest in and to all the Property as described in the "Assignment" section of this Assignment.

**Related Documents.** The words "Related Documents" mean all promissory notes, credit agreements, loan agreements, security agreements, mortgages, deeds of trust, security deeds, collateral mortgages, and all other instruments, agreements and documents, whether now or hereafter existing, executed in connection with the indebtedness, except that the words do not mean any guaranty or environmental agreement, whether now or hereafter existing, executed in connection with the indebtedness.

**Rents.** The word "Rents" means all of Grantor's present and future rights, title and interest in, to and under any and all present and future leases, including, without limitation, all rents, revenue, income, issues, royalties, bonuses, accounts receivable, cash or security deposits, advance rentals, profits and proceeds from the Property, and other payments and benefits derived or to be derived from such leases of every kind and nature, whether due now or later, including without limitation Grantor's right to enforce such leases and to receive and collect payment and proceeds thereunder.

THE UNDERSIGNED ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS ASSIGNMENT, AND NOT PERSONALLY BUT AS AN AUTHORIZED SIGNER, HAS CAUSED THIS ASSIGNMENT TO BE SIGNED AND EXECUTED ON BEHALF OF GRANTOR ON SEPTEMBER 3, 2013.

GRANTOR:

1345 S. LA BREA, LLC

By:

BAHADOR MIKHAK, Managing Member of 1345 S. LA BREA, LLC

## CERTIFICATE OF ACKNOWLEDGMENT

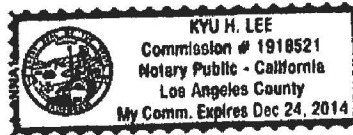
STATE OF California)
  
) SS
  
)COUNTY OF Los AngelesOn 09/04, 20 13 before me, Kyu H. Lee, Notary Public,  
(here insert name and title of the officer)

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

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

WITNESS my hand and official seal.

Signature



(Seal)

2

Act 190106  
**WHEN RECORDED MAIL TO:**  
 HANMI BANK  
 LOAN OPERATIONS DEPARTMENT  
 3660 WILSHIRE BLVD. PH-A  
 LOS ANGELES, CA 90010



**SEND TAX NOTICES TO:**  
 1345 S. LA BREA, LLC  
 1345-1349 SOUTH LA BREA AVENUE  
 LOS ANGELES, CA 90019

FOR RECORDER'S USE ONLY

### HAZARDOUS SUBSTANCES CERTIFICATE AND INDEMNITY AGREEMENT

**THIS HAZARDOUS SUBSTANCES AGREEMENT** dated September 3, 2013, is made and executed among 1345 S. LA BREA, LLC, whose address is 1345-1349 SOUTH LA BREA AVENUE, LOS ANGELES, CA 90019 (sometimes referred to below as "Borrower" and sometimes as "Indemnitor"); and HANMI BANK, INTERNATIONAL DEPARTMENT, 933 S. VERMONT AVE., 2ND FLOOR, LOS ANGELES, CA 90006 (referred to below as "Lender"). For good and valuable consideration and to induce Lender to make a loan to Borrower, each party executing this Agreement hereby represents and agrees with Lender as follows:

**PROPERTY DESCRIPTION.** The word "Property" as used in this Agreement means the following Real Property located in LOS ANGELES County, State of California:

See EXHIBIT "A", which is attached to this Agreement and made a part of this Agreement as if fully set forth herein.

The Real Property or its address is commonly known as 1345-1349 SOUTH LA BREA AVENUE, LOS ANGELES, CA 90019. The Assessor's Parcel Number for the Real Property is 5070 002 008 & 5070 002 009.

**REPRESENTATIONS.** The following representations are made to Lender, subject to disclosures made and accepted by Lender in writing:

**Use of Property.** After due inquiry and investigation, Indemnitor has no knowledge, or reason to believe, that there has been any use, generation, manufacture, storage, treatment, refinement, transportation, disposal, release, or threatened release of any Hazardous Substances by any person on, under, or about the Property.

**Hazardous Substances.** After due inquiry and investigation, Indemnitor has no knowledge, or reason to believe, that the Property, whenever and whether owned by previous Occupants, has ever contained asbestos, PCBs, lead paints or other Hazardous Substances, whether used in construction or stored on the Property.

**No Notices.** Indemnitor has received no summons, citation, directive, letter or other communication, written or oral, from any agency or department of any county or state or the U.S. Government concerning any intentional or unintentional action or omission on, under, or about the Property which has resulted in the releasing, spilling, leaking, pumping, pouring, emitting, emptying or dumping of Hazardous Substances into any waters, ambient air or onto any lands or where damage may have resulted to the lands, waters, fish, shellfish, wildlife, biota, air or other natural resources.

**AFFIRMATIVE COVENANTS.** Indemnitor covenants with Lender as follows:

**Use of Property.** Indemnitor will not use and does not intend to use the Property to generate, manufacture, refine, transport, treat, store, handle or dispose of any Hazardous Substances, PCBs, lead paint or asbestos.

**Compliance with Environmental Laws.** Indemnitor shall cause the Property and the operations conducted on it to comply with any and all Environmental Laws and orders of any governmental authorities having jurisdiction under any Environmental Laws and shall obtain, keep in effect and comply with all governmental permits and authorizations required by Environmental Laws with respect to such Property or operations. Indemnitor shall furnish Lender with copies of all such permits and authorizations and any amendments or renewals of them and shall notify Lender of any expiration or revocation of such permits or authorizations.

**Preventive, Investigatory and Remedial Action.** Indemnitor shall exercise extreme care in handling Hazardous Substances if Indemnitor uses or encounters any. Indemnitor, at Indemnitor's expense, shall undertake any and all preventive, investigatory or remedial action (including emergency response, removal, containment and other remedial action) (a) required by any applicable Environmental Laws or orders by any governmental authority having jurisdiction under Environmental Laws, or (b) necessary to prevent or minimize property damage (including damage to Occupant's own property), personal injury or damage to the environment, or the threat of any such damage or injury, by releases of or exposure to Hazardous Substances in connection with the Property or operations of any Occupant on the Property. In the event Indemnitor fails to perform any of Indemnitor's obligations under this section of the Agreement, Lender may (but shall not be required to) perform such obligations at Indemnitor's expense. All such costs and expenses incurred by Lender under this section and otherwise under this Agreement shall be reimbursed by Indemnitor to Lender upon demand with interest at the Note default rate, or in the absence of a default rate, at the Note interest rate. Lender and Indemnitor intend that Lender shall have full recourse to Indemnitor for any sum at any time due to Lender under this Agreement. In performing any such obligations of Indemnitor, Lender shall at all times be deemed to be the agent of Indemnitor and shall not by reason of such performance be deemed to be assuming any responsibility of Indemnitor under any Environmental Law or to any third party. Indemnitor hereby irrevocably

3A

**HAZARDOUS SUBSTANCES AGREEMENT  
(Continued)**

Loan No: 71130638

Page 4

5

**Indebtedness.** The word "Indebtedness" means all principal, interest, and other amounts, costs and expenses payable under the Note or Related Documents, together with all renewals of, extensions of, modifications of, consolidations of and substitutions for the Note or Related Documents and any amounts expended or advanced by Lender to discharge Indemnitor's obligations or expenses incurred by Lender to enforce Indemnitor's obligations under this Agreement, together with interest on such amounts as provided in this Agreement.

**Lender.** The word "Lender" means HANMI BANK, its successors and assigns.

**Note.** The word "Note" means the Note dated September 3, 2013 and executed by 1345 S. LA BREA, LLC in the principal amount of \$812,600.00, together with all renewals of, extensions of, modifications of, refinancings of, consolidations of, and substitutions for the note or credit agreement.

**Occupant.** The word "Occupant" means individually and collectively all persons or entities occupying or utilizing the Property, whether as owner, tenant, operator or other occupant.

**Property.** The word "Property" means all of Indemnitor's right, title and interest in and to all the Property as described in the "Property Description" section of this Agreement.


**Real Property.** The words "Real Property" mean the real property, interests and rights, as further described in this Agreement.

**Related Documents.** The words "Related Documents" mean all promissory notes, credit agreements, loan agreements, environmental agreements, security agreements, mortgages, deeds of trust, security deeds, collateral mortgages, and all other instruments, agreements and documents, whether now or hereafter existing, executed in connection with the Indebtedness.

**EACH PARTY TO THIS AGREEMENT ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS AGREEMENT, AND EACH AGREES TO ITS TERMS. NO FORMAL ACCEPTANCE BY LENDER IS NECESSARY TO MAKE THIS AGREEMENT EFFECTIVE. THIS AGREEMENT IS DATED SEPTEMBER 3, 2013.**

**BORROWER:**

1345 S. LA BREA, LLC

By:   
BAHADOR MIKHAK, Managing Member of 1345 S. LA BREA, LLC

**LENDER:**

HANMI BANK

x   
Authorized Signer

Jin Sang Lee,  
FVP & Relationship Manager

# HAZARDOUS SUBSTANCES AGREEMENT (Continued)

Loan No: 71130638

Page 5

## CERTIFICATE OF ACKNOWLEDGMENT

STATE OF California

)

COUNTY OF Los Angeles

) SS

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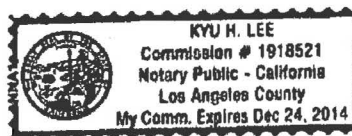
On 09/03, 20 13 before me, Kyu H. Lee, Notary Public  
(here insert name and title of the officer)

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

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

WITNESS my hand and official seal.

Signature



(Seal)

## CERTIFICATE OF ACKNOWLEDGMENT

STATE OF California

)

COUNTY OF Los Angeles

) SS

)

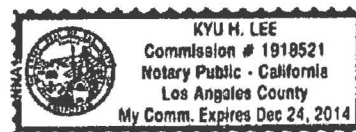
On 09/03, 20 13 before me, Kyu H. Lee, Notary Public  
(here insert name and title of the officer)

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

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

WITNESS my hand and official seal.

Signature



(Seal)



*Act 190106*  
WHEN RECORDED MAIL TO:

HANMI BANK  
LOAN OPERATIONS DEPARTMENT  
3660 WILSHIRE BLVD.,  
LOS ANGELES, CA 90010  
LOAN #71130638



FOR RECORDER'S USE ONLY

*5070-002008 \$009*

NOTICE: THIS SUBORDINATION AGREEMENT RESULTS IN YOUR INTEREST IN THE REAL PROPERTY BECOMING SUBJECT TO AND OF LOWER PRIORITY THAN THE LIEN OF SOME OTHER OR LATER SECURITY INSTRUMENT.

### SUBORDINATION AGREEMENT AND ESTOPPEL CERTIFICATE

*re Unrecorded Lease*

THIS SUBORDINATION AGREEMENT dated September 03, 2013 ("Agreement"), is made and executed by and among 1345 S. LA BREA, LLC, whose address is 1345-1349 S. LA BREA AVE., LOS ANGELES, CA 90019 ("Landlord"); BASIC CAR RENTAL, INC., whose address is 1345 S. LA BREA AVE., LOS ANGELES, CA 90019 ("Tenant"); and HANMI BANK, whose address is 3660 Wilshire Boulevard, Suite 104, Los Angeles, California 90010 ("Lender").

**SUBORDINATED LEASE.** Tenant and Landlord have executed that certain Commercial Lease Agreement dated October 1, 2009, between 1345 S. LA BREA, LLC, as Landlord, and BASIC CAR RENTAL, INC, as Lessee (the "Lease").

**REAL PROPERTY DESCRIPTION.** The Lease covers a portion of the following described real property (the "Real Property") located in Los Angeles County, State of California.

See EXHIBIT "A", which is attached to the Agreement and made a part of this Agreement as if fully set forth herein.

The Real Property or its address is commonly known as 1345 S. LA BREA AVE., LOS ANGELES, CA 90019

**SUPERIOR INDEBTEDNESS.** Lender has extended or has agreed to extend the following described financial accommodations secured or to be secured by the Real Property (the "Superior Indebtedness"):

That certain loan in the original principal amount of \$812,500.00 made by Lender to Landlord, as evidenced by that certain Promissory Note executed by Landlord and made payable to Lender (the "Note").

**\*\*concurrently herewith**

**LENDER'S LIEN.** The Superior Indebtedness is or will be secured by the Real Property and evidenced by a mortgage, deed of trust, or other lien instrument, September 03, 2013, from Landlord to Lender, and recorded \*\* as Instrument No. \*\* in the official records of Los Angeles County, California (the "Lender's Lien"). As a condition to the granting of the requested financial accommodations, Lender has required that the Lender's Lien be and remain superior to the Subordinated Lease and all of Tenant's rights in Real Property ("Lease Right")

**REQUESTED FINANCIAL ACCOMMODATIONS.** Landlord and Tenant each want Lender to provide financial accommodations to Landlord in the form of the Superior Indebtedness. Landlord and Tenant each represent and acknowledge to Lender that Landlord and Tenant will benefit as a result of these financial accommodations from Lender to Landlord and Landlord and Tenant acknowledge receipt of valuable consideration for entering into this Agreement.

**IN EXCHANGE FOR GOOD AND VALUABLE CONSIDERATION, THE SUFFICIENCY AND RECEIPT OF WHICH ARE HEREBY ACKNOWLEDGED, LENDER, LANDLORD, AND TENANT HEREBY AGREE AS FOLLOWS:**

**ESTOPPEL CERTIFICATE.** Tenant hereby certifies to and agrees with Lender that as of the date of this Agreement, Lender is relying on all of the following certification and agreements of Tenant as consideration for Lender executing this Agreement:

- (A) The Lease is in full force and effect and is the valid and binding obligation of Tenant, enforceable in accordance with its terms, and there are no modifications or amendments to the Lease other than those documents described hereinabove.
- (B) All requirements for the commencement and validity of the Lease have been satisfied.

cf  
this Agreement. Any party may change its address for notices under this Agreement by giving formal written notice to the other parties, specifying that the purpose of the notice is to change the party's address

**No Waiver by Lender.** Lender shall not be deemed to have waived any right under this Agreement unless such waiver is given in writing and signed by Lender. No delay or omission on the part of Lender in exercising any right shall operate as a waiver of such right or any other right. A waiver by Lender of a provision of this Agreement shall not prejudice or constitute a waiver of Lender's right otherwise to demand strict compliance with that provision or any other provision of this Agreement. No prior waiver of Lender, nor any course of dealing among Lender, Landlord, and Tenant shall constitute a waiver of any of Lender's rights or of any of Landlord's and/or Tenant's obligations as to any future transactions. Whenever the consent of Lender is required under this Agreement, the granting of such consent by Lender in any instance shall not constitute continuing consent to subsequent instances where such consent is required and in all cases such consent may be granted or withheld in the sole discretion of Lender.

**Severability.** If a court of competent jurisdiction finds any provision of this Agreement to be illegal, invalid, or unenforceable as to any circumstance, that finding shall not make the offending provision illegal, invalid, or unenforceable as to any other circumstance. If feasible, the offending provision shall be considered modified so that it becomes legal, valid and enforceable. If the offending provision cannot be so modified, it shall be considered deleted from this Agreement. Unless otherwise required by law, the illegality, invalidity, or unenforceability of any provision of this Agreement shall not affect the legality, validity or enforceability of any other provision of this Agreement.

**Successors.** This Agreement shall extend to and bind the respective heirs, personal representatives, successors and assigns of the parties to this Agreement.

**NOTICE: THIS AGREEMENT CONTAINS A PROVISION WHICH ALLOWS THE PERSON OBLIGATED ON YOUR REAL PROPERTY SECURITY TO OBTAIN A LOAN, A PORTION OF WHICH MAY BE EXPENDED FOR OTHER PURPOSES THAN IMPROVEMENT OF THE LAND.**

**EACH PARTY TO THIS AGREEMENT ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS AGREEMENT, AND EACH PARTY AGREES TO ITS TERMS. THIS AGREEMENT IS DATED SEPTEMBER 03, 2013.**

**LANDLORD:**

1345 S. LA BREA, LLC

By: 

BAHADOR MIKHAK, Managing Member of 1345 S. LA BREA, LLC

**LENDER:**

HANMI BANK

X 

Name: Jin Sang Lee

Title: RVP & Manager and Authorized Officer

**TENANT:**

BASIC CAR RENTAL, INC.

By: 

Name: BOB MIKHAK

Title: PRESIDENT

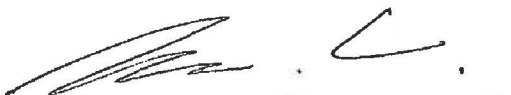
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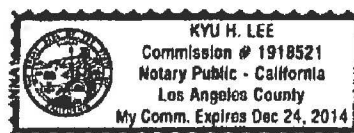
STATE OF CALIFORNIA )  
 ) ss  
 COUNTY OF Los Angeles )

On 09/04/2013, before me, Kyu H. Lee, a Notary Public, personally appeared Bahador Mikhail, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

  
 Notary Public

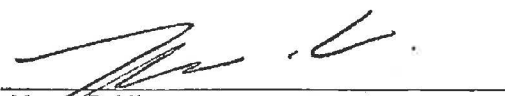


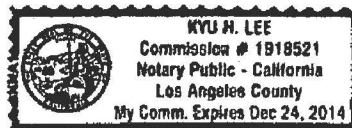
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 ) ss  
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 Notary Public



STATE OF CALIFORNIA

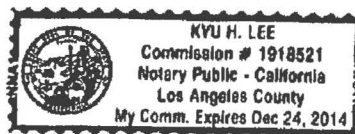
COUNTY OF Los Angeles)  
) ss  
)

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

WITNESS my hand and official seal.

  
\_\_\_\_\_  
Notary Public





RECORDING REQUESTED BY:  
CITY OF LOS ANGELES

WHEN RECORDED MAIL TO:

Department of Building and Safety  
Financial Services Division  
201 N. Figueroa St., 9th Floor  
Los Angeles, CA 90012



SPACE ABOVE THIS LINE FOR RECORDER'S USE

#### NOTICE OF PENDING LIEN

Notice is hereby given that, pursuant to the provisions of Section 98.0402 of Division 4 of Article 8 of Chapter IX of the Los Angeles Municipal Code (LAMC), the City of Los Angeles has incurred the cost of inspections of the property described below. The City of Los Angeles intends to impose a lien against the property described below to recover the cost of such inspections, plus appropriate fees and fines, as authorized by LAMC Section 98.0402 and Section 7.35.5 of Article 4.6 of Chapter I of Division 7 of the Los Angeles Administrative Code, upon confirmation of the City Council.

For further information regarding this notice and the status of Department proceedings, please contact Nancy Truong of the Department of Building and Safety between 9:00 a.m. and 11:00 a.m., Monday through Friday. (Invoice No. 5997581)

Telephone Number: (213) 482-6890

Office Location: 201 N. Figueroa St., Suite 940

The property subject to this Notice of Pending Lien is that certain real property in the City of Los Angeles, County of Los Angeles, State of California, described as follows:

TR 5069 131 M B 56-82/85 (SHTS 1-4)

THIS NOTICE WILL CONTINUE IN FULL FORCE AND EFFECT UNTIL THE CITY OF LOS ANGELES RECORDS A SUBSEQUENT NOTICE OF TERMINATION OF PENDING LIEN OR A NOTICE OF LIEN.

APN 5070-002-008

AKA 1345 S LA BREA AVE INCLUDE: 1  
LOS ANGELES

Owner:

1345 S LA BREA LLC  
PO BOX 5750  
BEVERLY HILLS CA, 90209

DATED: This 25th Day of March, 2014

CITY OF LOS ANGELES

By Steve Ongele  
fn

Steve Ongele, Bureau Chief  
Resource Management Bureau

# EXHIBIT B

ASSIGNED INSPECTOR: **AUGUSTUS ALBAS**

Date: **December 2, 2014**

JOB ADDRESS: **1345 SOUTH LA BREA AVENUE, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **5070-002-008**

Last Full Title: **07/26/2014**

Last Update to Title:

## LIST OF OWNERS AND INTERESTED PARTIES

- 1). 1345 SOUTH LA BREA, LLC  
ATTN: BAHADOR MIKHAK  
PO BOX 5750  
BEVERLY HILLS, CA 90209-5750  
CAPACITY: OWNER
- 2). 1345 SOUTH LA BREA, LLC  
1345-1349 SOUTH LA BREA AVENUE  
LOS ANGELES, CA. 90019  
CAPACITY: OWNER
- 3). HANMI BANK LOAN OPERATIONS DEPARTMENT  
3660 WILSHIRE BLVD., PH-A  
LOS ANGELES, CA. 90010  
CAPACITY: INTERESTED PARTIES
- 4). AMERICAN COAST TITLE  
1119 WEST GLENOAKS BLVD.  
GLENDALE, CA. 91202  
CAPACITY: INTERESTED PARTIES
- 5). HANMI BANK, INTERNATIONAL DEPARTMENT  
933 SOUTH VERMONT AVEUE, 2<sup>ND</sup> FLOOR  
LOS ANGELES, CA. 90006  
CAPACITY: INTERESTED PARTIES

# Property Detail Report

For Property Located At :  
**1345 S LA BREA AVE, LOS ANGELES, CA 90019-2916**



CoreLogic

RealQuest Professional

## Owner Information

Owner Name: **1345 S LA BREA LLC**  
 Mailing Address: **PO BOX 5750, BEVERLY HILLS CA 90209-5750 B014**  
 Vesting Codes: **// CO**

## Location Information

|                       |                              |                       |                       |
|-----------------------|------------------------------|-----------------------|-----------------------|
| Legal Description:    | <b>TRACT NO 5069 LOT 131</b> | APN:                  | <b>5070-002-008</b>   |
| County:               | <b>LOS ANGELES, CA</b>       | Alternate APN:        |                       |
| Census Tract / Block: | <b>2172.00 / 2</b>           | Subdivision:          | <b>5069</b>           |
| Township-Range-Sect:  |                              | Map Reference:        | <b>43-B3 / 633-D4</b> |
| Legal Book/Page:      | <b>58-45</b>                 | Tract #:              | <b>5069</b>           |
| Legal Lot:            | <b>131</b>                   | School District:      | <b>LOS ANGELES</b>    |
| Legal Block:          |                              | School District Name: |                       |
| Market Area:          | <b>C19</b>                   | Munic/Township:       |                       |
| Neighbor Code:        |                              |                       |                       |

## Owner Transfer Information

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

## Last Market Sale Information

|                      |                                |                         |                           |
|----------------------|--------------------------------|-------------------------|---------------------------|
| Recording/Sale Date: | <b>09/19/2007 / 09/12/2007</b> | 1st Mtg Amount/Type:    | <b>\$1,160,000 / CONV</b> |
| Sale Price:          | <b>\$1,450,000</b>             | 1st Mtg Int. Rate/Type: | <b>/</b>                  |
| Sale Type:           | <b>FULL</b>                    | 1st Mtg Document #:     | <b>2153615</b>            |
| Document #:          | <b>2153614</b>                 | 2nd Mtg Amount/Type:    | <b>/</b>                  |
| Deed Type:           | <b>GRANT DEED</b>              | 2nd Mtg Int. Rate/Type: | <b>/</b>                  |
| Transfer Document #: |                                | Price Per SqFt:         | <b>\$1,115.38</b>         |
| New Construction:    |                                | Multi/Split Sale:       | <b>MULTIPLE</b>           |
| Title Company:       | <b>FIDELITY TITLE</b>          |                         |                           |
| Lender:              | <b>BANK OF AMERICA</b>         |                         |                           |
| Seller Name:         | <b>AFO INVESTMENTS LLC</b>     |                         |                           |

## Prior Sale Information

|                      |                     |                          |          |
|----------------------|---------------------|--------------------------|----------|
| Prior Rec/Sale Date: | <b>05/10/1985 /</b> | Prior Lender:            |          |
| Prior Sale Price:    |                     | Prior 1st Mtg Amt/Type:  | <b>/</b> |
| Prior Doc Number:    | <b>529534</b>       | Prior 1st Mtg Rate/Type: | <b>/</b> |
| Prior Deed Type:     | <b>DEED (REG)</b>   |                          |          |

## Property Characteristics

|                     |                    |                      |  |                  |  |
|---------------------|--------------------|----------------------|--|------------------|--|
| Year Built / Eff:   | <b>1973 / 1973</b> | Total Rooms/Offices: |  | Garage Area:     |  |
| Gross Area:         | <b>1,300</b>       | Total Restrooms:     |  | Garage Capacity: |  |
| Building Area:      | <b>1,300</b>       | Roof Type:           |  | Parking Spaces:  |  |
| Tot Adj Area:       |                    | Roof Material:       |  | Heat Type:       |  |
| Above Grade:        |                    | Construction:        |  | Air Cond:        |  |
| # of Stories:       |                    | Foundation:          |  | Pool:            |  |
| Other Improvements: |                    | Exterior wall:       |  | Quality:         |  |
|                     |                    | Basement Area:       |  | Condition:       |  |

## Site Information

|                 |                    |                   |             |                 |                             |
|-----------------|--------------------|-------------------|-------------|-----------------|-----------------------------|
| Zoning:         | <b>LAC2</b>        | Acres:            | <b>0.14</b> | County Use:     | <b>AUTO SVC SHOP (2600)</b> |
| Lot Area:       | <b>6,147</b>       | Lot Width/Depth:  | <b>x</b>    | State Use:      |                             |
| Land Use:       | <b>AUTO REPAIR</b> | Commercial Units: |             | Water Type:     |                             |
| Site Influence: |                    | Sewer Type:       |             | Building Class: |                             |

## Tax Information

|                      |                  |                |             |                |                    |
|----------------------|------------------|----------------|-------------|----------------|--------------------|
| Total Value:         | <b>\$883,988</b> | Assessed Year: | <b>2014</b> | Property Tax:  | <b>\$11,095.14</b> |
| Land Value:          | <b>\$814,343</b> | Improved %:    | <b>8%</b>   | Tax Area:      | <b>401</b>         |
| Improvement Value:   | <b>\$69,645</b>  | Tax Year:      | <b>2013</b> | Tax Exemption: |                    |
| Total Taxable Value: | <b>\$883,988</b> |                |             |                |                    |

**Comparable Summary**

For Property Located At



CoreLogic

RealQuest Professional

**1345 S LA BREA AVE, LOS ANGELES, CA 90019-2916****16 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: 16**

|                       | Subject Property | Low       | High        | Average   |
|-----------------------|------------------|-----------|-------------|-----------|
| Sale Price            | \$1,450,000      | \$200,000 | \$2,170,000 | \$853,875 |
| Bldg/Living Area      | 1,300            | 1,146     | 1,480       | 1,318     |
| Price/Sqft            | \$1,115.38       | \$147.66  | \$1,808.33  | \$664.77  |
| Year Built            | 1973             | 1926      | 2004        | 1957      |
| Lot Area              | 6,147            | 1,756     | 19,049      | 8,746     |
| Bedrooms              | 0                | 2         | 2           | 2         |
| Bathrooms/Restrooms   | 0                | 3         | 3           | 3         |
| Stories               | 0.00             | 1.00      | 1.00        | 1.00      |
| Total Value           | \$883,988        | \$46,348  | \$1,205,312 | \$413,707 |
| Distance From Subject | 0.00             | 2.16      | 21.67       | 10.37     |

\*= user supplied for search only

| <input checked="" type="checkbox"/> | # F | Address                   | Sale Price  | Yr Blt | Bed | Baths/Restrooms(Full) | Last Recording | Bld/Liv | Lot Area | Dist  |
|-------------------------------------|-----|---------------------------|-------------|--------|-----|-----------------------|----------------|---------|----------|-------|
| <b>Subject Property</b>             |     |                           |             |        |     |                       |                |         |          |       |
|                                     |     | 1345 S LA BREA AVE        | \$1,450,000 | 1973   |     |                       | 09/19/2007     | 1,300   | 6,147    | 0.0   |
| <b>Comparables</b>                  |     |                           |             |        |     |                       |                |         |          |       |
| <input checked="" type="checkbox"/> | 1   | 2229 VENICE BLVD          | \$1,120,000 | 1970   |     |                       | 05/07/2014     | 1,416   | 6,659    | 2.16  |
| <input checked="" type="checkbox"/> | 2   | 1617 N GOWER ST           | \$1,775,000 | 1952   |     |                       | 05/05/2014     | 1,300   | 8,321    | 3.77  |
| <input checked="" type="checkbox"/> | 3   | 3100 W FLORENCE AVE       | \$450,000   | 1958   |     |                       | 08/19/2014     | 1,196   | 10,540   | 5.25  |
| <input checked="" type="checkbox"/> | 4   | 1921 S CENTRAL AVE        | \$450,000   | 1954   |     |                       | 09/30/2014     | 1,152   | 10,963   | 5.61  |
| <input checked="" type="checkbox"/> | 5   | 7856 S WESTERN AVE        | \$200,000   | 1931   |     |                       | 02/28/2014     | 1,250   | 2,751    | 5.97  |
| <input checked="" type="checkbox"/> | 6   | 1511 S BARRINGTON AVE     | \$2,170,000 | 1927   |     |                       | 06/09/2014     | 1,200   | 5,834    | 6.42  |
| <input checked="" type="checkbox"/> | 7   | 642 SONORA AVE            | \$1,300,000 | 1939   |     |                       | 04/15/2014     | 1,146   | 4,688    | 8.42  |
| <input checked="" type="checkbox"/> | 8   | 4676 GAGE AVE             | \$500,000   | 1970   |     |                       | 07/11/2014     | 1,480   | 16,216   | 10.48 |
| <input checked="" type="checkbox"/> | 9   | 4020 MARINE AVE           | \$850,000   | 1974   |     |                       | 10/03/2014     | 1,440   | 5,915    | 10.67 |
| <input checked="" type="checkbox"/> | 10  | 3308 HIGHLAND AVE         | \$890,000   | 1948   |     |                       | 08/28/2014     | 1,263   | 1,756    | 11.17 |
| <input checked="" type="checkbox"/> | 11  | 2515 W BEVERLY BLVD       | \$215,000   | 1979   |     |                       | 04/15/2014     | 1,456   | 2,492    | 12.47 |
| <input checked="" type="checkbox"/> | 12  | 2172 YUCCA LN             | \$412,000   | 1955   |     |                       | 09/10/2014     | 1,456   | 8,057    | 13.61 |
| <input checked="" type="checkbox"/> | 13  | 9459 SEPULVEDA BLVD       | \$1,300,000 | 2004   |     |                       | 05/02/2014     | 1,192   | 19,049   | 15.1  |
| <input checked="" type="checkbox"/> | 14  | 2151 E COLORADO BLVD      | \$980,000   | 1926   |     |                       | 06/13/2014     | 1,420   | 13,579   | 15.21 |
| <input checked="" type="checkbox"/> | 15  | 7125 REMMET AVE           | \$375,000   | 1946   | 2   | 3                     | 05/19/2014     | 1,320   | 7,500    | 17.97 |
| <input checked="" type="checkbox"/> | 16  | 11006 SANTA GERTRUDES AVE | \$675,000   | 1987   |     |                       | 09/03/2014     | 1,400   | 15,623   | 21.67 |



**Comparable Sales Report**

For Property Located At



CoreLogic

RealQuest Professional

**1345 S LA BREA AVE, LOS ANGELES, CA 90019-2916****16 Comparable(s) Selected.**

Report Date: 11/19/2014

**Summary Statistics:**

|                       | Subject     | Low       | High        | Average   |
|-----------------------|-------------|-----------|-------------|-----------|
| Sale Price            | \$1,450,000 | \$200,000 | \$2,170,000 | \$853,875 |
| Bldg/Living Area      | 1,300       | 1,146     | 1,480       | 1,318     |
| Price/Sqft            | \$1,115.38  | \$147.66  | \$1,808.33  | \$664.77  |
| Year Built            | 1973        | 1926      | 2004        | 1957      |
| Lot Area              | 6,147       | 1,756     | 19,049      | 8,746     |
| Bedrooms              | 0           | 2         | 2           | 2         |
| Bathrooms/Restrooms   | 0           | 3         | 3           | 3         |
| Stories               | 0.00        | 1.00      | 1.00        | 1.00      |
| Total Value           | \$883,988   | \$46,348  | \$1,205,312 | \$413,707 |
| Distance From Subject | 0.00        | 2.16      | 21.67       | 10.37     |

\* = user supplied for search only

|              |   |                   |                        |                      |                    |
|--------------|---|-------------------|------------------------|----------------------|--------------------|
| Comp #:      | <b>1</b>  |                   | Distance From Subject: | <b>2.16 (miles)</b>  |                    |
| Address:     | <b>2229 VENICE BLVD, LOS ANGELES, CA 90006-5107</b> |                   |                        |                      |                    |
| Owner Name:  | <b>MAURER JAMES P LIVING TRUST</b>                  |                   |                        |                      |                    |
| Seller Name: | <b>YOO SOON J &amp; MI Y</b>                        |                   |                        |                      |                    |
| APN:         | <b>5074-012-019</b>                                 | Map Reference:    | <b>43-E4 / 633-H5</b>  | Building Area:       | <b>1,416</b>       |
| County:      | <b>LOS ANGELES, CA</b>                              | Census Tract:     | <b>2213.03</b>         | Total Rooms/Offices: |                    |
| Subdivision: | <b>WESTMORELAND HEIGHTS</b>                         | Zoning:           | <b>LAC2</b>            | Total Restrooms:     |                    |
| Rec Date:    | <b>05/07/2014</b>                                   | Prior Rec Date:   | <b>06/08/2005</b>      | Yr Built/Eff:        | <b>1970 / 1970</b> |
| Sale Date:   | <b>05/05/2014</b>                                   | Prior Sale Date:  | <b>05/31/2005</b>      | Air Cond:            |                    |
| Sale Price:  | <b>\$1,120,000</b>                                  | Prior Sale Price: | <b>\$720,000</b>       | Pool:                |                    |
| Sale Type:   | <b>FULL</b>   | Prior Sale Type:  | <b>FULL</b>            | Roof Mat:            |                    |
| Document #:  | <b>470782</b>                                       | Acres:            | <b>0.15</b>            |                      |                    |
| 1st Mtg Amt: |   | Lot Area:         | <b>6,659</b>           |                      |                    |
| Total Value: | <b>\$397,976</b>                                    | # of Stories:     |                        |                      |                    |
| Land Use:    | <b>AUTO REPAIR</b>                                  | Park Area/Cap#:   | <b>/</b>               |                      |                    |

|              |  |                   |                        |                      |                    |
|--------------|--|-------------------|------------------------|----------------------|--------------------|
| Comp #:      | <b>2</b>   |                   | Distance From Subject: | <b>3.77 (miles)</b>  |                    |
| Address:     | <b>1617 N GOWER ST, LOS ANGELES, CA 90028-6512</b> |                   |                        |                      |                    |
| Owner Name:  | <b>1617 GOWER LLC</b>                              |                   |                        |                      |                    |
| Seller Name: | <b>CARPARK MANAGEMENT INC</b>                      |                   |                        |                      |                    |
| APN:         | <b>5546-027-013</b>                                | Map Reference:    | <b>34-D3 / 593-F4</b>  | Building Area:       | <b>1,300</b>       |
| County:      | <b>LOS ANGELES, CA</b>                             | Census Tract:     | <b>1910.00</b>         | Total Rooms/Offices: |                    |
| Subdivision: | <b>HOLLYWOOD</b>                                   | Zoning:           | <b>LAC4</b>            | Total Restrooms:     |                    |
| Rec Date:    | <b>05/05/2014</b>                                  | Prior Rec Date:   | <b>12/21/1977</b>      | Yr Built/Eff:        | <b>1952 / 1952</b> |
| Sale Date:   | <b>04/20/2014</b>                                  | Prior Sale Date:  |                        | Air Cond:            |                    |
| Sale Price:  | <b>\$1,775,000</b>                                 | Prior Sale Price: | <b>\$75,000</b>        | Pool:                |                    |
| Sale Type:   | <b>FULL</b>  | Prior Sale Type:  | <b>FULL</b>            | Roof Mat:            |                    |
| Document #:  | <b>461436</b>                                      | Acres:            | <b>0.19</b>            |                      |                    |
| 1st Mtg Amt: |  | Lot Area:         | <b>8,321</b>           |                      |                    |
| Total Value: | <b>\$761,844</b>                                   | # of Stories:     |                        |                      |                    |
| Land Use:    | <b>AUTO REPAIR</b>                                 | Park Area/Cap#:   | <b>/</b>               |                      |                    |

|              |  |                   |                        |                      |                    |
|--------------|--|-------------------|------------------------|----------------------|--------------------|
| Comp #:      | <b>3</b>   |                   | Distance From Subject: | <b>5.25 (miles)</b>  |                    |
| Address:     | <b>3100 W FLORENCE AVE, LOS ANGELES, CA 90043-4702</b> |                   |                        |                      |                    |
| Owner Name:  | <b>LEE BYEONGSEONG &amp; JUNG AH</b>                   |                   |                        |                      |                    |
| Seller Name: | <b>LEE WON C &amp; JIN S</b>                           |                   |                        |                      |                    |
| APN:         | <b>4012-001-029</b>                                    | Map Reference:    | <b>51-C5 / 703-F1</b>  | Building Area:       | <b>1,196</b>       |
| County:      | <b>LOS ANGELES, CA</b>                                 | Census Tract:     | <b>2352.02</b>         | Total Rooms/Offices: |                    |
| Subdivision: | <b>3700</b>  | Zoning:           | <b>LAC2</b>            | Total Restrooms:     |                    |
| Rec Date:    | <b>08/19/2014</b>                                      | Prior Rec Date:   | <b>06/15/1979</b>      | Yr Built/Eff:        | <b>1958 / 1958</b> |
| Sale Date:   | <b>08/13/2014</b>                                      | Prior Sale Date:  |                        | Air Cond:            |                    |
| Sale Price:  | <b>\$450,000</b>                                       | Prior Sale Price: | <b>\$80,000</b>        | Pool:                |                    |
| Sale Type:   | <b>FULL</b>  | Prior Sale Type:  | <b>FULL</b>            | Roof Mat:            |                    |
| Document #:  | <b>868541</b>  | Acres:            | <b>0.24</b>            |                      |                    |
| 1st Mtg Amt: | <b>\$382,000</b>                                       | Lot Area:         | <b>10,540</b>          |                      |                    |
| Total Value: | <b>\$88,361</b>  | # of Stories:     |                        |                      |                    |
| Land Use:    | <b>AUTO REPAIR</b>                                     | Park Area/Cap#:   | <b>/</b>               |                      |                    |

|              |   |                   |                        |                      |                    |
|--------------|---|-------------------|------------------------|----------------------|--------------------|
| Comp #:      | <b>4</b>  |                   | Distance From Subject: | <b>5.61 (miles)</b>  |                    |
| Address:     | <b>1921 S CENTRAL AVE, LOS ANGELES, CA 90011-1232</b> |                   |                        |                      |                    |
| Owner Name:  | <b>YAGHOUBI FARHAD &amp; ELHAM S</b>                  |                   |                        |                      |                    |
| Seller Name: | <b>VIDRIO RAFAEL</b>                                  |                   |                        |                      |                    |
| APN:         | <b>5131-008-015</b>                                   | Map Reference:    | <b>44-D6 / 674-F1</b>  | Building Area:       | <b>1,152</b>       |
| County:      | <b>LOS ANGELES, CA</b>                                | Census Tract:     | <b>2260.01</b>         | Total Rooms/Offices: |                    |
| Subdivision: | <b>MENLO PARK SUB</b>                                 | Zoning:           | <b>LAC1</b>            | Total Restrooms:     |                    |
| Rec Date:    | <b>09/30/2014</b>                                     | Prior Rec Date:   | <b>07/29/1986</b>      | Yr Built/Eff:        | <b>1954 / 1954</b> |
| Sale Date:   | <b>09/25/2014</b>                                     | Prior Sale Date:  | <b>07/1986</b>         | Air Cond:            |                    |
| Sale Price:  | <b>\$450,000</b>                                      | Prior Sale Price: |                        | Pool:                |                    |
| Sale Type:   | <b>FULL</b>   | Prior Sale Type:  |                        | Roof Mat:            |                    |
| Document #:  | <b>1032576</b>  | Acres:            | <b>0.25</b>            |                      |                    |
| 1st Mtg Amt: | <b>\$225,000</b>                                      | Lot Area:         | <b>10,963</b>          |                      |                    |
| Total Value: | <b>\$46,348</b>                                       | # of Stories:     |                        |                      |                    |
| Land Use:    | <b>AUTO REPAIR</b>                                    | Park Area/Cap#:   | <b>/</b>               |                      |                    |

Comp #: **5** Distance From Subject: **5.97 (miles)**  
 Address: **7856 S WESTERN AVE, LOS ANGELES, CA 90047-2727**  
 Owner Name: **WAYSACK HOLDING LLC**  
 Seller Name: **TURNSTONE FLIP LLC**  
 APN: **6018-032-011** Map Reference: **57-E1 / 703-H1** Building Area: **1,250**  
 County: **LOS ANGELES, CA** Census Tract: **2379.00** Total Rooms/Offices:  
 Subdivision: **6757** Zoning: **LAC2** Total Restrooms:  
 Rec Date: **02/28/2014** Prior Rec Date: **11/26/2013** Yr Built/Eff: **1931 / 1931**  
 Sale Date: **02/06/2014** Prior Sale Date: **07/24/2013** Air Cond:  
 Sale Price: **\$200,000** Prior Sale Price: **\$152,000** Pool:  
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:  
 Document #: **207673** Acres: **0.06**  
 1st Mtg Amt: Lot Area: **2,751**  
 Total Value: **\$110,000** # of Stories:  
 Land Use: **AUTO REPAIR** Park Area/Cap#: **/**

Comp #: **6** Distance From Subject: **6.42 (miles)**  
 Address: **1511 S BARRINGTON AVE, LOS ANGELES, CA 90025-2812**  
 Owner Name: **MARKWOOD ENTS INC**  
 Seller Name: **WALKER RONALD M TRUST**  
 APN: **4262-003-007** Map Reference: **41-D4 / 631-J5** Building Area: **1,200**  
 County: **LOS ANGELES, CA** Census Tract: **2675.01** Total Rooms/Offices:  
 Subdivision: **ARTESIAN TR** Zoning: **LAC2** Total Restrooms:  
 Rec Date: **06/09/2014** Prior Rec Date: **08/01/1983** Yr Built/Eff: **1927 / 1927**  
 Sale Date: **06/06/2014** Prior Sale Date: Air Cond:  
 Sale Price: **\$2,170,000** Prior Sale Price: **\$147,000** Pool:  
 Sale Type: **UNKNOWN** Prior Sale Type: **FULL** Roof Mat:  
 Document #: **590617** Acres: **0.13**  
 1st Mtg Amt: Lot Area: **5,834**  
 Total Value: **\$223,160** # of Stories:  
 Land Use: **AUTO REPAIR** Park Area/Cap#: **/**

Comp #: **7** Distance From Subject: **8.42 (miles)**  
 Address: **642 SONORA AVE, GLENDALE, CA 91201**  
 Owner Name: **1442 FLOWER LLC**  
 Seller Name: **HANSEN DOUG**  
 APN: **5627-012-023** Map Reference: **24-F2 / 564-A2** Building Area: **1,146**  
 County: **LOS ANGELES, CA** Census Tract: **3016.01** Total Rooms/Offices:  
 Subdivision: **9330** Zoning: **GLM1-A** Total Restrooms:  
 Rec Date: **04/15/2014** Prior Rec Date: **09/01/1995** Yr Built/Eff: **1939 / 1960**  
 Sale Date: **04/08/2014** Prior Sale Date: Air Cond:  
 Sale Price: **\$1,300,000** Prior Sale Price: Pool:  
 Sale Type: **FULL** Prior Sale Type: Roof Mat:  
 Document #: **380029** Acres: **0.11**  
 1st Mtg Amt: Lot Area: **4,688**  
 Total Value: **\$441,997** # of Stories:  
 Land Use: **AUTO REPAIR** Park Area/Cap#: **/**

Comp #: **8** Distance From Subject: **10.48 (miles)**  
 Address: **4676 GAGE AVE, BELL, CA 90201**  
 Owner Name: **APRO LLC**  
 Seller Name: **UNITED EL SEGUNDO INC**  
 APN: **6326-007-016** Map Reference: **53-D5 / 675-E7** Building Area: **1,480**  
 County: **LOS ANGELES, CA** Census Tract: **5338.03** Total Rooms/Offices:  
 Subdivision: **CLUTTER & LONG** Zoning: **BLC3R-R3\*** Total Restrooms:  
 Rec Date: **07/11/2014** Prior Rec Date: **08/16/2012** Yr Built/Eff: **1970 / 1970**  
 Sale Date: **06/18/2014** Prior Sale Date: **08/13/2012** Air Cond:  
 Sale Price: **\$500,000** Prior Sale Price: **\$490,000** Pool:  
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:  
 Document #: **717698** Acres: **0.37**  
 1st Mtg Amt: Lot Area: **16,216**  
 Total Value: **\$492,224** # of Stories:  
 Land Use: **AUTO REPAIR** Park Area/Cap#: **/**

Comp #: **9** Distance From Subject: **10.67 (miles)**  
 Address: **4020 MARINE AVE, LAWNDAL, CA 90260-1839**  
 Owner Name: **MARINE AVENUE LLC**  
 Seller Name: **SEPULVEDA JUAN & HILDA**  
 APN: **4076-001-022** Map Reference: **63-B3 / 733-D5** Building Area: **1,440**  
 County: **LOS ANGELES, CA** Census Tract: **6038.02** Total Rooms/Offices:  
 Subdivision: **LAWNDAL ACRES** Zoning: **LNM1YY** Total Restrooms:  
 Rec Date: **10/03/2014** Prior Rec Date: **12/21/1992** Yr Built/Eff: **1974 / 1974**  
 Sale Date: **06/25/2014** Prior Sale Date:  
 Sale Price: **\$850,000** Prior Sale Price:  
 Sale Type: **FULL** Prior Sale Type: Roof Mat: **ROLL COMPOSITION**  
 Document #: **1048109** Acres: **0.14**  
 1st Mtg Amt: **\$425,000** Lot Area: **5,915**  
 Total Value: **\$246,627** # of Stories: **1.00**  
 Land Use: **AUTO REPAIR** Park Area/Cap#: **/**

Comp #: **10** Distance From Subject: **11.17 (miles)**  
 Address: **3308 HIGHLAND AVE, MANHATTAN BEACH, CA 90266-3835**  
 Owner Name: **FRIEDMAN BRADLEY & TIFFANY**  
 Seller Name: **LEE KENNETH K**  
 APN: **4175-019-024** Map Reference: **62-A2 / 732-E4** Building Area: **1,263**  
 County: **LOS ANGELES, CA** Census Tract: **6203.05** Total Rooms/Offices:  
 Subdivision: **3427** Zoning: **MNCNE-D5** Total Restrooms:  
 Rec Date: **08/28/2014** Prior Rec Date: **08/15/1990** Yr Built/Eff: **1948 / 1948**  
 Sale Date: **08/12/2014** Prior Sale Date: **02/1990** Air Cond: **NONE**  
 Sale Price: **\$890,000** Prior Sale Price: **\$350,000** Pool:  
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat: **ROLL COMPOSITION**  
 Document #: **909932** Acres: **0.04**  
 1st Mtg Amt: Lot Area: **1,756**  
 Total Value: **\$514,973** # of Stories: **1.00**  
 Land Use: **AUTO REPAIR** Park Area/Cap#: **/**

Comp #: **11** Distance From Subject: **12.47 (miles)**  
 Address: **2515 W BEVERLY BLVD, MONTEBELLO, CA 90640-2307**  
 Owner Name: **BEVI HATTON PROPERTIES LLC**  
 Seller Name: **BANK OF AMERICA**  
 APN: **6343-006-015** Map Reference: **46-C6 / 676-B1** Building Area: **1,456**  
 County: **LOS ANGELES, CA** Census Tract: **5302.04** Total Rooms/Offices:  
 Subdivision: **10161** Zoning: **MNC2\*** Total Restrooms:  
 Rec Date: **04/15/2014** Prior Rec Date: **03/03/2003** Yr Built/Eff: **1979 / 1979**  
 Sale Date: **04/01/2014** Prior Sale Date: **01/07/2003** Air Cond:  
 Sale Price: **\$215,000** Prior Sale Price: **\$172,500** Pool:  
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:  
 Document #: **379227** Acres: **0.06**  
 1st Mtg Amt: Lot Area: **2,492**  
 Total Value: **\$291,316** # of Stories:  
 Land Use: **AUTO REPAIR** Park Area/Cap#: **/**

Comp #: **12** Distance From Subject: **13.61 (miles)**  
 Address: **2172 YUCCA LN, ALTADENA, CA 91001-5316**  
 Owner Name: **CABO NORTH PARTNERS INC**  
 Seller Name: **RILEY KENT B**  
 APN: **5825-022-035** Map Reference: **19-E5 / 535-F6** Building Area: **1,456**  
 County: **LOS ANGELES, CA** Census Tract: **4610.00** Total Rooms/Offices:  
 Subdivision: **LA GRANDE VISTA TR** Zoning: **LCC3\*** Total Restrooms:  
 Rec Date: **09/10/2014** Prior Rec Date: **11/24/1982** Yr Built/Eff: **1955 / 1955**  
 Sale Date: **07/30/2014** Prior Sale Date:  
 Sale Price: **\$412,000** Prior Sale Price: **\$76,500** Air Cond: **NONE**  
 Sale Type: **FULL** Prior Sale Type: **FULL** Pool:  
 Document #: **957151** Acres: **0.18** Roof Mat:  
 1st Mtg Amt: **\$250,000** Lot Area: **8,057**  
 Total Value: **\$191,357** # of Stories: **1.00**  
 Land Use: **AUTO REPAIR** Park Area/Cap#: **/**

Comp #: 13 Distance From Subject: 15.1 (miles)  
 Address: 9459 SEPULVEDA BLVD, NORTH HILLS, CA 91343-3304  
 Owner Name: SEPULVEDA PLACE LLC  
 Seller Name: SAB INVESTMENT PROPERTY LLC  
 APN: 2656-016-008 Map Reference: 8-C5 / 501-G6 Building Area: 1,192  
 County: LOS ANGELES, CA Census Tract: 1172.01 Total Rooms/Offices:  
 Subdivision: PORTER LAND & WATER CO Zoning: LAC2 Total Restrooms:  
 Rec Date: 05/02/2014 Prior Rec Date: 12/14/2004 Yr Built/Eff: 2004 / 2004  
 Sale Date: 04/30/2014 Prior Sale Date: 12/03/2004 Air Cond:  
 Sale Price: \$1,300,000 Prior Sale Price: \$1,060,000 Pool:  
 Sale Type: FULL Prior Sale Type: FULL Roof Mat:  
 Document #: 455965 Acres: 0.44  
 1st Mtg Amt: Lot Area: 19,049  
 Total Value: \$1,205,312 # of Stories:  
 Land Use: AUTO REPAIR Park Area/Cap#: /

Comp #: 14 Distance From Subject: 15.21 (miles)  
 Address: 2151 E COLORADO BLVD, PASADENA, CA 91107-3639  
 Owner Name: LU STANLEY & CHERYL/LU PATRICK & GERTRUDE  
 Seller Name: WEGGE FAMILY TRUST  
 APN: 5746-008-074 Map Reference: 27-D4 / 566-D4 Building Area: 1,420  
 County: LOS ANGELES, CA Census Tract: 4628.00 Total Rooms/Offices:  
 Subdivision: COLORADO HEIGHTS TR Zoning: PSC\* Total Restrooms:  
 Rec Date: 06/13/2014 Prior Rec Date: 01/26/2006 Yr Built/Eff: 1926 / 1950  
 Sale Date: 05/20/2014 Prior Sale Date: 01/17/2006 Air Cond:  
 Sale Price: \$980,000 Prior Sale Price: \$724,000 Pool:  
 Sale Type: FULL Prior Sale Type: FULL Roof Mat:  
 Document #: 614608 Acres: 0.31  
 1st Mtg Amt: Lot Area: 13,579  
 Total Value: \$1,100,000 # of Stories:  
 Land Use: AUTO REPAIR Park Area/Cap#: /

Comp #: 15 Distance From Subject: 17.97 (miles)  
 Address: 7125 REMMET AVE, CANOGA PARK, CA 91303-2016  
 Owner Name: YADOLLAHI MEHRI  
 Seller Name: RABI ALEX  
 APN: 2111-026-026 Map Reference: 12-C3 / 530-A5 Building Area: 1,320  
 County: LOS ANGELES, CA Census Tract: 1345.20 Total Rooms/Offices:  
 Subdivision: OWENSMOUTH Zoning: LAC2 Total Restrooms: 3.00  
 Rec Date: 05/19/2014 Prior Rec Date: 09/12/2005 Yr Built/Eff: 1946 /  
 Sale Date: 05/07/2014 Prior Sale Date: 05/04/2005 Air Cond: YES  
 Sale Price: \$375,000 Prior Sale Price: \$740,000 Pool:  
 Sale Type: FULL Prior Sale Type: FULL Roof Mat:  
 Document #: 513963 Acres: 0.17  
 1st Mtg Amt: Lot Area: 7,500  
 Total Value: \$338,127 # of Stories:  
 Land Use: AUTO REPAIR Park Area/Cap#: /

Comp #: 16 Distance From Subject: 21.67 (miles)  
 Address: 11006 SANTA GERTRUDES AVE, WHITTIER, CA 90604-3347  
 Owner Name: PORRAS JAIME  
 Seller Name: SIMISON WARREN G  
 APN: 8229-024-005 Map Reference: 84-C4 / 707-J6 Building Area: 1,400  
 County: LOS ANGELES, CA Census Tract: 5035.02 Total Rooms/Offices:  
 Subdivision: 3359 Zoning: WHC2\* Total Restrooms:  
 Rec Date: 09/03/2014 Prior Rec Date: Yr Built/Eff: 1987 / 1987  
 Sale Date: 08/12/2014 Prior Sale Date: Air Cond:  
 Sale Price: \$675,000 Prior Sale Price: Pool:  
 Sale Type: FULL Prior Sale Type: Roof Mat:  
 Document #: 921545 Acres: 0.36  
 1st Mtg Amt: Lot Area: 15,623  
 Total Value: \$169,693 # of Stories:  
 Land Use: AUTO REPAIR Park Area/Cap#: /