

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

April 15, 2015

Council District: # 7

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

JOB ADDRESS: **12071 WEST BRANFORD STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2537-017-013**

On February 18, 2014, and September 12, 2014, 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: **12071 West Branford Street, Los Angeles, California**, (the "Property"). The property owner was given notice of the unpaid annual inspection fees on the property as follows:

<u>Description</u>		<u>Amount</u>
Annual Inspection Fee	\$	1,371.00
System Development Surcharge		82.26
Title Report fee		42.00
Grand Total	\$	<u>1,495.26</u>

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 **\$1,495.26** 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 **\$1,495.26** 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

for *Steve Ongele*
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. T11035
Dated as of: 03/07/2015

Prepared for: City of Los Angeles

SCHEDULE A (Reported Property Information)

APN #: 2537-017-013

Property Address: 12071 W BRANFORD ST ✓ City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Instrument: Quitclaim Deed

Grantee : AZ Property Management LLC., a California Limited Liability Company

Grantor : Gary Avakian and Shakeh Avakian, husband and wife as joint tenants, as to an undivided 50 percent interest, and Alex Zatuchny, a single man, as to an undivided 50 percent interest, as Tenants in common, as to Parcel 2; Alexander Zatuchny and Galina Zatuchny, husband and wife as joint tenants, as to an undivided one-half interest; Gary G. Avakian and Shakeh Avakian, Trustees of the Gary and Shakeh Avakian Trust, Under Declaration of Trust dated 04/19/2000, as to an undivided one-half interest to Parcel 1

Deed Date : 2/4/2008

Recorded : 4/1/2008

Instr No. : 20080555720

Mailing Address: AZ Property Management LLC.,
20260 ALLENTOWN DR WOODLAND HILLS CA 91364

SCHEDULE B

LEGAL DESCRIPTION

The following described property:

The land referred to is situated in the County of Los Angeles, City of Los Angeles, State of California, and is described as follows:

Parcel 1:

Those portions of Lots 21 and 22 in Block 1 of Los Angeles Land and Water Co.'s Subdivision, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 3, Page(s) 17 and 18 of Maps, in the Office of the County Recorder of said County, described as follows:

Beginning at the intersection of the Southeasterly line of said Lot 21 with a line that is parallel with and distant 100 feet Northeasterly measured at right angles from the Northeasterly line of the Southwesterly 2.5 acres of said Lot 21; thence Northeasterly along the Southeasterly line of said Lots 21 and 22, a distance of 80 feet; thence Northwesterly parallel with the Northeasterly line of the Southwesterly 2.5 acres of said Lot 21 to the Southeasterly line of the Northwesterly 140.29 feet of said Lot 22; thence Southwesterly along the Southeasterly line of the Northwesterly 140.29 feet of said Lots 22 and 21,

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

Work Order No. T11035

SCHEDULE B (Continued)

distance of 80 feet to a line that is parallel with Northeasterly line of the Southwesterly 2.5 acres of said Lot 21, and passes through the point of beginning; thence Southeasterly along said parallel line to the point of beginning.

Parcel 2:

That portion of Lot 21 of Block 1 of Los Angeles Land and Water Co's Subdivision of a part of Maclay Rancho, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 3, Page(s) 17 and 18 of Maps, in the Office of the County Recorder of said County bounded as follows:

On the Southwest by the Northeasterly line of the land described in Deed to John A. L. Roukenbaugh, et us., recorded on April 27, 1945 as Instrument No. 57, in Book 21961, Page(s) 19 of Official Records of said County, on the Northwest by a line which is parallel with and distant Northwesterly 561.11 feet, measured at right angles from the Southeasterly of said lot; on the Northeast by a line which is parallel with and distant Northeasterly 100 feet; measured at right angles from the Northeasterly line of said land of Roukenbaugh and bounded on the Southeast by the Southeasterly line of said Lot 21. The exact quantity of land or number of acres and/or square feet contained within the property described herein is not guaranteed by this company.

Assessor's Parcel No: 2537-017-013

MORTGAGES/LIENS

Type of Instrument: A deed of trust to secure an indebtedness in the amount shown below, and any other obligations secured thereby

Amount : \$2,500,000.00

Dated : 7/5/2011

Trustor : AZ Property Management LLC., which acquired title as AZ Property Management LLC., a California Limited Liability Company

Trustee : American Securities Company, a Corporation

Beneficiary : Wells Fargo Bank, National Association

Recorded : 7/15/2011

Instr No. : 20110951408

Mailing Address: American Securities Company, c/o Wells Fargo Bank, Wealth Custom Credit, P.O. Box 3086, Winston-Salem, NC 27101.

Mailing Address: Wells Fargo Bank, National Association
350 W. Colorado Boulevard, Suite 390, Pasadena, CA 91105.

Type of Instrument: A claim of lien for the amount shown and any other amounts due.

Claimant : Department of Building and Safety Financial Services Division

Recorded : 7/14/2014

Instr No. : 20140725044

MAILING ADDRESS: AZ Property Management LLC, 12071 W Branford St, Sun Valley, CA 91352

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

RECORDING REQUESTED BY
SOUTHERN CALIFORNIA TITLE COMPANY

AND WHEN RECORDED MAIL THE DEED AND UNLESS
OTHERWISE SHOWN, BELOW MAIL TAX STATEMENTS TO

NAME

DATE
ALIGNED

GARY AVAKIAN
ALEX ZATUCHNY
12071 BRANFORD
SUN VALLEY, CALIF

92 1745217

RECORDED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA

31 MIN 12 P.M. SEP 18 1992

FEE
\$5
G

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Title Order No. 221190 SI

Escrow or Loan No.

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX IS \$ 753.50 CITY TAX \$ 3082.50

xxx computed on full value of property conveyed, or

... computed on full value less value of liens or encumbrances remaining at time of sale.

Unincorporated area xxx City of LOS ANGELES and

FOR A VALUABLE CONSIDERATION receipt of which is hereby acknowledged.

Irene Hagman a widow

hereby GRANT(S) to GARY AVAKIAN AND SHAHEH AVAKIAN, HUSBAND AND WIFE AS JOINT TENANTS AS
TO AN UNDIVIDED 50% INTEREST AND ALEX ZATUCHNY, A SINGLE
MAN AS TO AN UNDIVIDED 50% INTEREST AS TENANTS IN COMMON

the following described real property in the CITY OF LOS ANGELES

County of Los Angeles State of California.

THAT PORTION OF LOT 21 OF BLOCK 1 OF LOS ANGELES LAND AND WATER CO'S
SUBDIVISION OF A PART OF MACLAY RANCHO IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES
STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 3 PAGES 17 and 18 OF MAPS
IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY BOUNDED AS FOLLOWS:

On the Southwest by the Northeasterly line of the land described in Deed to
John A.L. Roukenbaugh, et al., recorded on April 27, 1945, as Instrument No
57 in Book 21961, Page 19 of Official Records of said County, on the Northwest
by a line which is parallel with and distant Northwesterly 561.11 feet,
measured at right angles from the Southeasterly of said lot; on the Northeast
by a line which is parallel with and distant Northeasterly 100 feet; measured
at right angles from the Northeasterly line of said land of Roukenbaugh and
bounded on the Southeast by the Southeasterly line of said Lot 21.

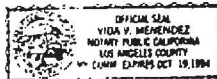
Dated June 30, 1992

CITY OF LOS ANGELES
COUNTY OF LOS ANGELES
SEPTEMBER 3, 1992

Undersigned to be the official instrument of said grant, personally appeared
IRENE HAGMAN

Irene Hagman

Witnessed to by the undersigned
Subscribed to the official instrument of said grant, personally appeared
she
executed the same
Witnessed to by the undersigned
Signature



(The area for official notarial seal)

TLX 100

MAIL TAX STATEMENTS AS DIRECTED ABOVE.

98 1905692

RECORDING REQUESTED BY

Southland Title
 AND WHEN RECORDED MAIL THIS DEED AND,
 UNLESS OTHERWISE SHOWN BELOW, MAIL TAX
 STATEMENTS TO:

GARY AVAKIAN
 SHAKE AVAKIAN
 12071 BRANFORD STREET
 SUN VALLEY, CALIFORNIA 91352

RECORDED/FILED IN OFFICIAL RECORDS
 RECORDER'S OFFICE
 LOS ANGELES COUNTY
 CALIFORNIA
 OCT 19 1998 AT 8 A.M.

FEE \$10

2

ESCROW NO. 01-98-3967-CB
 TITLE ORDER NO. 231969-9
 A.P.N. 2537-017-014

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

The undersigned grantor(s) declare(s): *LA County* Los Angeles City transfer tax is \$675.00
 Documentary transfer tax is \$ 165.00
 () computed on full value of property conveyed, or
 (X) computed on full value less value of liens and encumbrances remaining at time of sale.
 () Unincorporated area: (X) City of LOS ANGELES, and
 By this instrument dated NINTH DAY OF FEBRUARY, 1998, for a valuable consideration

JOSE NUNEZ AND LIDIA NUNEZ, HUSBAND AND WIFE, AS JOINT TENANTS

hereby GRANTS to

GARY AVAKIAN AND SHAKE AVAKIAN, HUSBAND AND WIFE, AS JOINT TENANTS, AS TO AN
 UNDIVIDED ONE-HALF INTEREST AND ALEXANDER ZATUCHNY AND GALINA ZATUCHNY, HUSBAND
 AND WIFE, AS JOINT TENANTS, AS TO AN UNDIVIDED ONE-HALF INTEREST, AS TENANTS
 IN COMMON

the following described real property in the CITY OF LOS ANGELES
 County of LOS ANGELES, State of CALIFORNIA
 SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT "A".

STATE OF CALIFORNIA,
 COUNTY OF LOS ANGELES } ss

On 2-26-98 before me,
ENRIQUE MUNOZ " " personally appeared
JOSE NUNEZ AND Lidia NUNEZ

Jose Nunez
 JOSE NUNEZ
Lidia Nunez
 LIDIA NUNEZ

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

MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE; IF NO PARTY IS SHOWN, MAIL AS DIRECTED ABOVE.

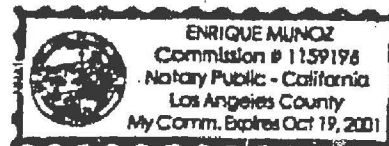
SM570(S/94)

(Name)

(Street Address)

(City & State)

- 231969-9



NOTIFICATION SENT 4/4/98

2537-17-14

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO

00-0648076

BAKER, OLSON, LeCROY & DANIELIAN
P.O. Box 29062
Glendale, CA 91209-9062

MAIL TAX STATEMENTS TO:

Mr. and Mrs. Gary Avakian
20260 Allentown Drive
Woodland Hills, CA 91364

TRUST TRANSFER DEED

The undersigned Grantors declare under penalty of perjury that the following is true and correct:

This is a transfer to a revocable trust. There is no Documentary Transfer Tax pursuant to California Revenue and Taxation Code §11911. Under §62 of the Revenue and Taxation Code this transfer is not a change in ownership.

A.P.N. 2537-017-014

Commonly known as 10265 and 12071 Branford Street, Sun Valley, CA
91352-1006

FOR NO CONSIDERATION, GRANTORS Gary Avakian and Shake Avakian hereby GRANT to Gary G. Avakian and Shakeh Avakian, as Trustees of The Gary and Shakeh Avakian Trust, under Declaration of Trust dated 4/19, 2000, all of their undivided one-half interest in the real property described in Exhibit A, which is attached and incorporated by reference, situated in the City of Los Angeles, County of Los Angeles, State of California.

Dated

4/19/00

Gary Avakian
Gary Avakian

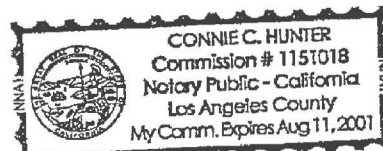
Shakeh Avakian
Shake Avakian (also known as Shakeh Avakian)

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES)

On April 19, 2000, before me, Connie C Hunter, a Notary Public, personally appeared Gary Avakian and Shake Avakian (also known as Shakeh Avakian), ~~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.

Connie C Hunter



MAIL TAX STATEMENTS AS DIRECTED ABOVE

CR-F:\EP\CP\AVA-1026.TTD

RECORDING REQUESTED BY:

Old Republic Title Company

Order #: 2612012511-RM

APN #: 2534-017-013, 2537-017-014

WHEN RECORDED MAIL TO

Gary Avakian, etal
20260 Allentown Drive
Woodland Hills, CA 91364

04/01/08



20080555720

SPACE ABOVE THIS LINE FOR RECORDERS USE

Quitclaim Deed

Monument Preservation Fee is

\$0.00

The undersigned grantor(s) declare(s):

Documentary transfer tax is \$0.00 "This conveyance changes the manner in which title is held, grantor(s) and grantee(s) remain the same

() computed on full value of property conveyed, or

() computed on full value less value of liens and encumbrances remaining at time of sale.

(X) Unincorporated area: () City of \$0.00

() Realty not sold.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Gary Avakian and Shakeh Avakian, husband and wife as joint tenants, as to an undivided 50% interest, and Alex Zatuchny, a single man, as to an undivided 50% interest, as Tenants in Common, as to Parcel 2; Alexander Zatuchny and Galina Zatuchny, husband and wife as Joint Tenants, as to an undivided one-half interest; Gary G. Avakian and Shakeh Avakian, Trustees of the Gary and Shakeh Avakian Trust, under Declaration of Trust dated 4/19/2000, as to an undivided one-half interest to Parcel 1

hereby REMISE(S), RELEASE(S) AND FOREVER QUITCLAIM(S) to
AZ Property Management LLC., a California limited liability company

that property in Unincorporated area of Los Angeles County, State of California, described as follows:

See "Exhibit A" attached hereto and made a part hereof.

Mail Tax Statements to Grantee at address above

Date February 04, 2008

THE GRANTORS AND THE GRANTEEES IN THIS
CONVEYANCE ARE COMPRISED OF THE SAME PARTIES
WHO CONTINUE TO HOLD THE SAME PROPORTIONATE
INTEREST IN THE PROPERTY, R & T 11923(d).

MAIL TAX STATEMENTS AS DIRECTED ABOVE

FTGIS-100 4/01

Page 1 of 2

State of CALIFORNIA
County of LOS ANGELES

On 3-11-2008 before me, E. RAUL HERNANDEZ
a Notary Public, personally appeared GARY AVAKIAN
& ALEXANDER ZATUCHNY

_____, 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: E. RAUL HERNANDEZ
Name: E. RAUL HERNANDEZ
(typed or printed)

(Area reserved for official notarial seal)



Gary Avakian
Gary Avakian

Shakeb Avakian
Shakeb Avakian

Alex Zatchny / Alexander Zatchny
Alex Zatchny / Alexander Zatchny

Galina Zatchny
Galina Zatchny

Gary Avakian, Trustee
Gary Avakian, Trustee

Shakeb Avakian, Trustee
Shakeb Avakian, Trustee

08 0555720

MAIL TAX STATEMENTS AS DIRECTED ABOVE

FTGIS-100 4/01

Page 2 of 2

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CALIFORNIA ALL - PURPOSE ACKNOWLEDGEMENT

State of California }
 }
 } SS.
County of LOS ANGELES }

On 3-12-2008 , before me, E. Raul Hernandez ,
(DATE) (NOTARY 'S PRINTED NAME)

Notary Public, personally appeared. GALINA ZATUCHNY

(SIGNER (S))

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.

(SEAL)



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

E. Raul Hernandez

E. Raul Hernandez, (TYPE / PRINT NOTARY'S NAME)

08 0555720

6

CALIFORNIA ALL - PURPOSE ACKNOWLEDGEMENT

State of California }
 }
 } SS.
County of Los Angeles }

On 3-12-2008 , before me, E Raul Hernandez ,
(DATE) (NOTARY 'S PRINTED NAME)

Notary Public, personally appeared, SHAKH AVAKIAN _____

(SIGNER (S))

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.

(SEAL)



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.

A handwritten signature in dark ink, appearing to read 'E. Raul Hernandez'.

E. Raul Hernandez, (TYPE / PRINT NOTARY'S NAME)

08 0555720

NAJ
1067945



2

And When Recorded Return To:
WELLS FARGO BANK,
NATIONAL ASSOCIATION
P.O. Box 3086
Winston-Salem, NC 27101
Attention: Loan Documentation

DEED OF TRUST AND ASSIGNMENT OF RENTS AND LEASES

THIS DEED OF TRUST AND ASSIGNMENT (this "Deed of Trust") is executed as of July 5, 2011, by AZ Property Management LLC, which acquired title as AZ Property Management LLC., a California limited liability company ("Trustor"), to AMERICAN SECURITIES COMPANY, a corporation ("Trustee"), for the benefit of WELLS FARGO BANK, NATIONAL ASSOCIATION ("Beneficiary").

ARTICLE I. GRANT IN TRUST

1.1 Grant. For the purposes and upon the terms and conditions in this Deed of Trust, Trustor irrevocably grants, conveys and assigns to Trustee, in trust for the benefit of Beneficiary, with power of sale and right of entry and possession, Trustor's interest in: (a) all real property located in Los Angeles County, California, and described on Exhibit A attached hereto; (b) all easements, rights-of-way and rights used in connection with or as a means of access to any portion of said real property; (c) all tenements, hereditaments and appurtenances thereof and thereto; (d) all right, title and interest of Trustor, now owned or hereafter acquired, in and to any land lying within the right-of-way of any street, open or proposed, adjoining said real property, and any and all sidewalks, alleys and strips and gores of land adjacent to or used in connection with said real property; (e) all buildings, improvements and landscaping now or hereafter erected or located on said real property; (f) all development rights, governmental or quasi-governmental licenses, permits or approvals, zoning rights and other similar rights or interests which relate to the development, use or operation of, or that benefit or are appurtenant to, said real property; (g) all mineral rights, oil and gas rights, air rights, water or water rights, including without limitation, all wells, canals, ditches and reservoirs of any nature and all rights thereto, appurtenant to or associated with said real property, whether decreed or undecreed, tributary or non-tributary, surface or underground, appropriated or unappropriated, and all shares of stock in any water, canal, ditch or reservoir company, and all well permits, water service contracts, drainage rights and other evidences of any such rights; and (h) all interest or estate which Trustor now has or may hereafter acquire in said real property and all additions and accretions thereto, and all awards or payments made for the taking of all or any portion of said real property by eminent domain or any proceeding or purchase in lieu thereof, or any damage to any portion of said real property (collectively, the "Subject Property"). The listing of specific rights or property shall not be interpreted as a limitation of general terms.

1.2 Address. The address of the Subject Property (if known) is: 12065 & 12071 Branford St., Sun Valley, CA 91352. Neither the failure to designate an address nor any inaccuracy in the address designated shall affect the validity or priority of the lien of this Deed of Trust on the Subject Property as described on Exhibit A. In the event of any conflict between the provisions of Exhibit A and said address, Exhibit A shall control.

DEEDTRST.CA (11/10)
0002673, #0263154469

34473 / Page 1

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ARTICLE II. OBLIGATIONS SECURED

2.1 Obligations Secured. Trustor makes this grant and assignment for the purpose of securing the following obligations (each, a "Secured Obligation" and collectively, the "Secured Obligations"):

- (a) payment to Beneficiary of all sums at any time owing and performance of all other obligations arising under or in connection with that certain promissory note ("Note") dated as of **July 5, 2011**, in the maximum principal amount of **\$2,500,000.00**, with interest as provided therein, executed by **AZ Property Management LLC** and payable to Beneficiary or its order, together with the payment and performance of any other indebtedness or obligations incurred in connection with the credit accommodation evidenced by the Note, whether or not specifically referenced therein; and
- (b) payment and performance of all obligations of Trustor under this Deed of Trust, together with all advances, payments or other expenditures made by Beneficiary or Trustee as or for the payment or performance of any such obligations of Trustor; and
- (c) payment and performance of all obligations, if any, and the contracts under which they arise, which any rider attached to and recorded with this Deed of Trust recites are secured hereby; and
- (d) payment to Beneficiary of all liability, whether liquidated or unliquidated, defined, contingent, conditional or of any other nature whatsoever, and performance of all other obligations, arising under any swap, derivative, foreign exchange or hedge transaction or arrangement (or other similar transaction or arrangement howsoever described or defined) at any time entered into with Beneficiary in connection with any Secured Obligation; and
- (e) payment and performance of all future advances and other obligations that the then record owner of the Subject Property may agree to pay and/or perform (whether as principal, surety or guarantor) for the benefit of Beneficiary, when any such advance or other obligation is evidenced by a writing which recites that it is secured by this Deed of Trust; and
- (f) all modifications, extensions and renewals of any of the Secured Obligations (including without limitation, (i) modifications, extensions or renewals at a different rate of interest, or (ii) deferrals or accelerations of the required principal payment dates or interest payment dates or both, in whole or in part), however evidenced, whether or not any such modification, extension or renewal is evidenced by a new or additional promissory note or notes.

2.2 Obligations. The term "obligations" is used herein in its most comprehensive sense and includes any and all advances, debts, obligations and liabilities heretofore, now or hereafter made, incurred or created, whether voluntary or involuntary and however arising, whether due or not due, absolute or contingent, liquidated or unliquidated, determined or undetermined, joint or several, including without limitation, all principal, interest, charges, including prepayment charges and late charges, and loan fees at any time accruing or assessed on any Secured Obligation.

2.3 Incorporation. All terms of the Secured Obligations are incorporated herein by this reference. All persons who may have or acquire an interest in the Subject Property are hereby deemed to have notice of the terms of the Secured Obligations and to have notice, if provided therein, that: (a) the Note or any other Secured Obligation may permit borrowing, repayment and reborrowing; and (b) the rate of interest on one or more of the Secured Obligations may vary from time to time.

ARTICLE III. ASSIGNMENT OF RENTS

TRUSTOR PLEASE NOTE: IN THE EVENT OF YOUR DEFAULT, CALIFORNIA PROCEDURE PERMITS THE TRUSTEE TO SELL THE SUBJECT PROPERTY AT A SALE HELD WITHOUT SUPERVISION BY ANY COURT AFTER EXPIRATION OF A PERIOD PRESCRIBED BY LAW (SEE SECTION 5.02(f) ABOVE). UNLESS YOU PROVIDE AN ADDRESS FOR THE GIVING OF NOTICE, YOU MAY NOT BE ENTITLED TO OTHER NOTICE OF THE COMMENCEMENT OF SALE PROCEEDINGS. BY EXECUTION OF THIS DEED OF TRUST, YOU CONSENT TO SUCH PROCEDURE. IF YOU HAVE ANY QUESTIONS CONCERNING IT, YOU SHOULD CONSULT YOUR LEGAL ADVISOR. BENEFICIARY URGES YOU TO GIVE PROMPT NOTICE OF ANY CHANGE IN YOUR ADDRESS SO THAT YOU MAY RECEIVE PROMPTLY ANY NOTICE GIVEN PURSUANT TO THIS DEED OF TRUST.

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

Trustor(s)

Address(es)

AZ Property Management LLC

By: Alexander Zatuchny
Alexander Zatuchny, Manager

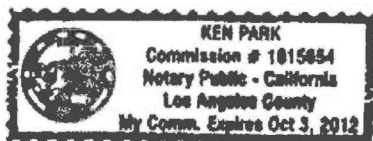
By: Gary Avakyan
Gary Avakyan, Manager

12071 Branford Street

#15

Sun Valley, CA 91352

(OBTAIN NOTARY ACKNOWLEDGMENTS)



CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Los Angeles

On 7/6/11

before me,

Ken Park, notary public

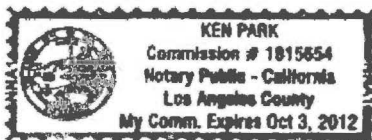
Date

Here Insert Name and Title of this Officer

personally appeared

Alexander Zatulny

Name(s) of Signer(s)



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.

Place Notary Seal Above

Signature

Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document:

Deed of Trust

Document Date:

7/6/11

Number of Pages:

1

Signer(s) Other Than Named Above:

Capacity(ies) Claimed by Signer(s)

Signer's Name:

☐ Individual

☐ Corporate Officer — Title(s):

☐ Partner — ☐ Limited ☐ General

☐ Attorney in Fact

☐ Trustee

☐ Guardian or Conservator

☐ Other:

Signer Is Representing:

Signer's Name:

☐ Individual

☐ Corporate Officer — Title(s):

☐ Partner — ☐ Limited ☐ General

☐ Attorney in Fact

☐ Trustee

☐ Guardian or Conservator

☐ Other:

Signer Is Representing:

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

20

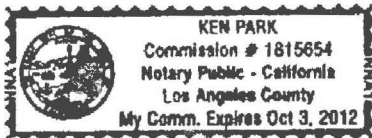
CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Los Angeles

On 7/16/11 before me, Ken Park, notary public

personally appeared Gary Avakyan



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.

Place Notary Seal Above

Signature Ken Park
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Deed of Trust

Document Date: 7/16/11 Number of Pages: 1

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

- ☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

Signer's Name: _____

- ☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

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. 6073288)

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:

LOS ANGELES LAND AND WATER CO'S SUBDIVISION OF A PART OF MACLAY RANCHO T 21 3 M B 3-17/

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 2537-017-013
AKA 12071 W BRANFORD ST UNIT# 8
LOS ANGELES

Owner:

AZ PROPERTY MANAGEMENT LLC
20260 ALLENTOWN DR
WOODLAND HILLS CA, 91364

DATED: This 26th Day of June, 2014

CITY OF LOS ANGELES

Steve Ongele, Bureau Chief
Resource Management Bureau

EXHIBIT B

ASSIGNED INSPECTOR: MARK VAN SLOOTEN

Date: April 15, 2015

JOB ADDRESS: 12071 WEST BRANFORD STREET, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 2537-017-013

Last Full Title: 03/07/2015

Last Update to Title:

.....

LIST OF OWNERS AND INTERESTED PARTIES

- 1). AZ PROPERTY MANAGEMENT LLC
20260 ALLENTOWN DR.
WOODLAND HILLS, CA. 91364-3514
CAPACITY: OWNER
- 2). AMERICAN SECURITIES CO.
C/O WELLS FARGO BANK
WEALTH CUSTOM CREDIT
P.O. BOX 3086
WINSTON-SALEM, NC. 27101
CAPACITY: INTERESTED PARTIES
- 3). WELLS FARGO BANK, NA
350 WEST COLORADO BLVD., SUITE 390
PASADENA, CA. 91105
CAPACITY: INTERESTED PARTIES

Property Detail Report

EXHIBIT C

For Property Located At :

12071 BRANFORD ST, SUN VALLEY, CA 91352-1136

CoreLogic

RealQuest Professional

Owner Information

Owner Name: **AZ PROPERTY MANAGEMENT LLC/GARY AVAKIAN**
 Mailing Address: **20260 ALLENTOWN DR, WOODLAND HILLS CA 91364-3514 C/O GARY AVAKIAN ET AL**
 Vesting Codes: **/ A /**

Location Information

Legal Description: **LOS ANGELES LAND WATER CO'S SUB OF A PART OF MACLAY RANCHO SW 100 FT OF NE 155.24 FT OF SE 561.11 FT OF LOT 21**
 County: **LOS ANGELES, CA** APN: **2537-017-013**
 Census Tract / Block: **1047.03 / 1** Alternate APN:
 Township-Range-Sect: Subdivision: **LOS ANGELES LAND & WATER COS**
 Legal Book/Page: **38-35** Map Reference: **9-C3 /**
 Legal Lot: **21** Tract #: **LOS ANGELES**
 Legal Block: **1** School District:
 Market Area: **PAC** School District Name:
 Neighbor Code: Munic/Township:

Owner Transfer Information

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

Last Market Sale Information

Recording/Sale Date: **09/18/1992 /** 1st Mtg Amount/Type: **\$585,000 / CONV**
 Sale Price: **\$685,000** 1st Mtg Int. Rate/Type: **/ FIXED**
 Sale Type: **FULL** 1st Mtg Document #: **/**
 Document #: **1745217** 2nd Mtg Amount/Type: **/**
 Deed Type: **GRANT DEED** 2nd Mtg Int. Rate/Type: **/**
 Transfer Document #: Price Per SqFt: **\$25.18**
 New Construction: Multi/Split Sale:

Lender: **LENDER SELLER**
 Seller Name: **HAGMAN IRENE L**

Prior Sale Information

Prior Rec/Sale Date: **07/13/1982 /** Prior Lender:
 Prior Sale Price: **\$50,000** Prior 1st Mtg Amt/Type: **\$32,000 / CONV**
 Prior Doc Number: **700624** Prior 1st Mtg Rate/Type: **/**
 Prior Deed Type: **DEED (REG)**

Property Characteristics

Year Built / Eff: 2006 / 2006	Total Rooms/Offices	Garage Area:
Gross Area: 27,205	Total Restrooms: 1.00	Garage Capacity:
Building Area: 27,205	Roof Type: STEEL FRAME	Parking Spaces:
Tot Adj Area:	Roof Material:	Heat Type:
Above Grade:	Construction: METAL	Air Cond:
# of Stories: 1.00	Foundation: CONCRETE	Pool:
Other Improvements:	Exterior wall: METAL	Quality: AVERAGE
	Basement Area:	Condition: AVERAGE

Site Information

Zoning: LAM2	Acres: 1.29	County Use: LIGHT MANUFACTURING (3100)
Lot Area: 56,107	Lot Width/Depth: x	State Use:
Land Use: LIGHT INDUSTRIAL	Commercial Units: 15	Water Type:
Site Influence:	Sewer Type:	Building Class:

Tax Information

Total Value: \$2,611,398	Assessed Year: 2014	Property Tax: \$34,295.99
Land Value: \$961,699	Improved %: 63%	Tax Area: 8856
Improvement Value: \$1,649,699	Tax Year: 2014	Tax Exemption:
Total Taxable Value: \$2,611,398		

Comparable Sales Report

For Property Located At



CoreLogic

RealQuest Professional

12071 BRANFORD ST, SUN VALLEY, CA 91352-1136**20 Comparable(s) Selected.**

Report Date: 04/14/2015

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$685,000	\$956,000	\$108,000,000	\$15,990,300
Bldg/Living Area	27,205	23,866	30,802	27,278
Price/Sqft	\$25.18	\$32.31	\$4,256.16	\$606.20
Year Built	2006	1923	2003	1960
Lot Area	56,107	25,099	92,466	50,370
Bedrooms	0	0	0	0
Bathrooms/Restrooms	1	0	0	0
Stories	1.00	1.00	2.00	1.20
Total Value	\$2,611,398	\$581,969	\$6,193,287	\$2,212,198
Distance From Subject	0.00	1.94	22.77	12.54

*= user supplied for search only

Comp #:	1	Distance From Subject:	1.94 (miles)
Address:	10959 TUXFORD ST, SUN VALLEY, CA 91352-2626		
Owner Name:	B & W INVESTMENTS LLC		
Seller Name:	JONES & BYARD PTSHP		
APN:	2408-039-009	Map Reference:	9-E5 /
County:	LOS ANGELES, CA	Census Tract:	1211.02
Subdivision:	28752	Zoning:	LAM2
Rec Date:	03/24/2015	Prior Rec Date:	
Sale Date:	02/12/2015	Prior Sale Date:	
Sale Price:	\$956,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	314843	Acres:	1.59
1st Mtg Amt:		Lot Area:	69,429
Total Value:	\$771,547	# of Stories:	
Land Use:	LIGHT INDUSTRIAL	Park Area/Cap#:	/
Building Area:	29,588	Total Rooms/Offices:	
Total Restrooms:		Yr Built/Eff:	1964 /
Air Cond:		Pool:	
Roof Mat:			

Comp #:	2	Distance From Subject:	3.6 (miles)
Address:	13620 SATICOY ST, PANORAMA CITY, CA 91402-6302		
Owner Name:	HECKER BRUCE FAMILY TRUST		
Seller Name:	DAYTON ROGERS OF CALIFORNIA IN		
APN:	2214-025-004	Map Reference:	15-F2 /
County:	LOS ANGELES, CA	Census Tract:	1204.00
Subdivision:	1212	Zoning:	LAM2
Rec Date:	03/03/2015	Prior Rec Date:	06/21/1985
Sale Date:	02/24/2015	Prior Sale Date:	
Sale Price:	\$4,300,000	Prior Sale Price:	\$100,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	229627	Acres:	1.55
1st Mtg Amt:	\$3,225,000	Lot Area:	67,676
Total Value:	\$2,485,554	# of Stories:	
Land Use:	LIGHT INDUSTRIAL	Park Area/Cap#:	/
Building Area:	30,785	Total Rooms/Offices:	
Total Restrooms:		Yr Built/Eff:	1966 / 1966
Air Cond:		Pool:	
Roof Mat:			

Comp #:	3	Distance From Subject:	3.83 (miles)
Address:	11156 SHERMAN WAY, SUN VALLEY, CA 91352-4931		
Owner Name:	ICON OWNER POOL 1 LA NON-BUSIN		
Seller Name:	CWCA ASP BURBANK 43 LLC		
APN:	2319-022-008	Map Reference:	16-E3 /
County:	LOS ANGELES, CA	Census Tract:	1230.10
Subdivision:	30381	Zoning:	LAM2
Rec Date:	03/11/2015	Prior Rec Date:	06/13/2007
Sale Date:	02/26/2015	Prior Sale Date:	06/01/2007
Sale Price:	\$63,136,500	Prior Sale Price:	\$60,000,000
Building Area:	25,929	Total Rooms/Offices:	
Total Restrooms:		Yr Built/Eff:	1969 / 1969
Air Cond:		Pool:	

Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	262784	Acres:	1.22		
1st Mtg Amt:	\$1,342,500,000	Lot Area:	53,123		
Total Value:	\$2,848,473	# of Stories:			
Land Use:	LIGHT INDUSTRIAL	Park Area/Cap#:	/		

Comp #:	4	Distance From Subject:	3.86 (miles)
Address:	11120 SHERMAN WAY, SUN VALLEY, CA 91352-4949		
Owner Name:	ICON OWNER POOL 1 LA NON-BUSIN		
Seller Name:	CWCA ASP BURBANK 43 LLC		
APN:	2319-002-021	Map Reference:	16-E3 /
County:	LOS ANGELES, CA	Census Tract:	1230.10
Subdivision:	30381	Zoning:	LAM2
Rec Date:	03/11/2015	Prior Rec Date:	06/13/2007
Sale Date:	02/26/2015	Prior Sale Date:	06/01/2007
Sale Price:	\$63,136,500	Prior Sale Price:	\$60,000,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	262784	Acres:	1.27
1st Mtg Amt:	\$1,342,500,000	Lot Area:	55,486
Total Value:	\$3,094,385	# of Stories:	
Land Use:	LIGHT INDUSTRIAL	Park Area/Cap#:	/

Comp #:	5	Distance From Subject:	4.85 (miles)
Address:	12812 BRADLEY AVE, SYLMAR, CA 91342		
Owner Name:	GOMEZ MAXIMO & MARTHA		
Seller Name:	NAGLER RICHARD B		
APN:	2506-012-024	Map Reference:	2-D3 /
County:	LOS ANGELES, CA	Census Tract:	1065.20
Subdivision:	19456	Zoning:	LAM1
Rec Date:	12/12/2014	Prior Rec Date:	03/08/1985
Sale Date:	11/14/2014	Prior Sale Date:	
Sale Price:	\$2,950,000	Prior Sale Price:	\$270,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1354154	Acres:	1.58
1st Mtg Amt:	\$2,450,000	Lot Area:	68,693
Total Value:	\$1,267,618	# of Stories:	1.00
Land Use:	LIGHT INDUSTRIAL	Park Area/Cap#:	/

Comp #:	6	Distance From Subject:	6.24 (miles)
Address:	7741 HAYVENHURST AVE, VAN NUYS, CA 91406-1730		
Owner Name:	7741 HAYVENHURST LLC		
Seller Name:	777 HEAVEN LLC		
APN:	2205-009-090	Map Reference:	/
County:	LOS ANGELES, CA	Census Tract:	9800.08
Subdivision:	54055	Zoning:	LAM2
Rec Date:	02/23/2015	Prior Rec Date:	06/07/2004
Sale Date:	02/10/2015	Prior Sale Date:	06/04/2004
Sale Price:	\$5,500,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	N
Document #:	195662	Acres:	1.67
1st Mtg Amt:		Lot Area:	72,662
Total Value:	\$3,237,832	# of Stories:	
Land Use:	LIGHT INDUSTRIAL	Park Area/Cap#:	/

Comp #:	7	Distance From Subject:	8.19 (miles)
Address:	1805 FLOWER ST, GLENDALE, CA 91201-2024		
Owner Name:	MABILLON LLC		
Seller Name:	FLOWER SHOP LLC		
APN:	5624-023-001	Map Reference:	24-E2 /
County:	LOS ANGELES, CA	Census Tract:	3016.01
Subdivision:	13571	Zoning:	GLM2*
Rec Date:	09/10/2014	Prior Rec Date:	12/30/1981
Sale Date:	09/04/2014	Prior Sale Date:	
Sale Price:	\$3,200,000	Prior Sale Price:	\$595,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	957087	Acres:	0.72
1st Mtg Amt:	\$2,400,000	Lot Area:	31,350
Total Value:	\$1,395,362	# of Stories:	1.00
Land Use:	LIGHT INDUSTRIAL	Park Area/Cap#:	/

Comp #:	8	Distance From Subject:	10.09 (miles)
Address:	8900 WINNETKA AVE, NORTHRIDGE, CA 91324-3234		
Owner Name:	LEE EDWARD & JANET K		
Seller Name:	GENERAL RESEARCH LABORATORIES		

APN:	2782-037-001	Map Reference:	6-F5 /	Building Area:	26,919
County:	LOS ANGELES, CA	Census Tract:	1134.01	Total Rooms/Offices:	
Subdivision:	23043	Zoning:	LAP	Total Restrooms:	
Rec Date:	01/12/2015	Prior Rec Date:	05/16/1984	Yr Built/Eff:	1961 / 1961
Sale Date:	01/06/2015	Prior Sale Date:		Air Cond:	CENTRAL
Sale Price:	\$3,800,000	Prior Sale Price:	\$1,590,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	ROLL COMPOSITION
Document #:	33199	Acres:	1.37		
1st Mtg Amt:	\$2,100,000	Lot Area:	59,693		
Total Value:	\$2,757,911	# of Stories:	1.00		
Land Use:	LIGHT INDUSTRIAL	Park Area/Cap#:	/		

Comp #:	9	Distance From Subject: 10.92 (miles)			
Address:	20803 DEARBORN ST, CHATSWORTH, CA 91311-5916				
Owner Name:	ETHAN CHASE GROUP LLC				
Seller Name:	DEARBORN HOLDINGS LLC				
APN:	2748-036-011	Map Reference:	6-D5 /	Building Area:	23,940
County:	LOS ANGELES, CA	Census Tract:	1134.21	Total Rooms/Offices:	
Subdivision:	27649	Zoning:	LAMR2	Total Restrooms:	
Rec Date:	11/25/2014	Prior Rec Date:	02/28/2007	Yr Built/Eff:	1969 / 1969
Sale Date:	11/17/2014	Prior Sale Date:	02/06/2007	Air Cond:	
Sale Price:	\$3,700,000	Prior Sale Price:	\$2,091,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	1271089	Acres:	0.99		
1st Mtg Amt:	\$3,411,500	Lot Area:	43,265		
Total Value:	\$3,000,000	# of Stories:			
Land Use:	LIGHT INDUSTRIAL	Park Area/Cap#:	/		

Comp #:	10	Distance From Subject: 11.16 (miles)			
Address:	21001 SUPERIOR ST, CHATSWORTH, CA 91311-4322				
Owner Name:	ICON OWNER POOL 1 LA NON-BUSIN				
Seller Name:	CWCA CHATSWORTH 38 LLC				
APN:	2746-003-019	Map Reference:	6-D4 /	Building Area:	26,608
County:	LOS ANGELES, CA	Census Tract:	1133.03	Total Rooms/Offices:	
Subdivision:	32925	Zoning:	LAMR2	Total Restrooms:	
Rec Date:	03/11/2015	Prior Rec Date:	06/13/2007	Yr Built/Eff:	1978 / 1978
Sale Date:	02/26/2015	Prior Sale Date:	06/01/2007	Air Cond:	
Sale Price:	\$24,917,000	Prior Sale Price:	\$31,000,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	262791	Acres:	1.23		
1st Mtg Amt:		Lot Area:	53,745		
Total Value:	\$2,981,675	# of Stories:			
Land Use:	LIGHT INDUSTRIAL	Park Area/Cap#:	/		

Comp #:	11	Distance From Subject: 13.15 (miles)			
Address:	2829 N SAN FERNANDO RD, LOS ANGELES, CA 90065-1342				
Owner Name:	2 FERNGLEN INVESTMENT PARTNERS				
Seller Name:	ROESCH FAMILY TRUST				
APN:	5457-006-036	Map Reference:	35-D2 /	Building Area:	23,866
County:	LOS ANGELES, CA	Census Tract:	1864.03	Total Rooms/Offices:	
Subdivision:	1110	Zoning:	LAM1	Total Restrooms:	
Rec Date:	09/09/2014	Prior Rec Date:	04/20/1978	Yr Built/Eff:	1974 /
Sale Date:	07/22/2014	Prior Sale Date:		Air Cond:	
Sale Price:	\$2,275,000	Prior Sale Price:	\$396,200	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	946118	Acres:	0.60		
1st Mtg Amt:	\$1,251,250	Lot Area:	25,932		
Total Value:	\$917,136	# of Stories:			
Land Use:	LIGHT INDUSTRIAL	Park Area/Cap#:	/		

Comp #:	12	Distance From Subject: 15.82 (miles)			
Address:	3465 S LA CIENEGA BLVD, LOS ANGELES, CA 90016-4409				
Owner Name:	3465 SOUTH LA CIENEGA LLC				
Seller Name:	TALYARPS CORP				
APN:	4205-031-004	Map Reference:	42-E6 /	Building Area:	25,000
County:	LOS ANGELES, CA	Census Tract:	2201.00	Total Rooms/Offices:	
Subdivision:	RINCON DE LOS BUEYES	Zoning:	LAMR1	Total Restrooms:	
Rec Date:	02/25/2015	Prior Rec Date:	04/09/1997	Yr Built/Eff:	1946 / 1947
Sale Date:	08/13/2013	Prior Sale Date:		Air Cond:	
Sale Price:	\$4,705,000	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	205268	Acres:	1.06		
1st Mtg Amt:		Lot Area:	46,036		
Total Value:	\$599,765	# of Stories:			
Land Use:	LIGHT INDUSTRIAL	Park Area/Cap#:	/		

Comp #:	13	Distance From Subject:	16.03 (miles)
Address:	8600 HAYDEN PL, CULVER CITY, CA 90232-2902		
Owner Name:	HIGUERA OFFICE LLC		
Seller Name:	HAYDEN-HIGUERA PROPERTIES LLC		
APN:	4204-005-012	Map Reference:	42-D6 /
County:	LOS ANGELES, CA	Census Tract:	7024.00
Subdivision:	32560	Zoning:	CCM1*
Rec Date:	02/27/2015	Prior Rec Date:	07/06/2007
Sale Date:	02/27/2015	Prior Sale Date:	06/29/2007
Sale Price:	\$108,000,000	Prior Sale Price:	\$23,500,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	218682	Acres:	0.90
1st Mtg Amt:		Lot Area:	38,986
Total Value:	\$6,193,287	# of Stories:	2.00
Land Use:	LIGHT INDUSTRIAL	Park Area/Cap#:	/
		Building Area:	25,375
		Total Rooms/Offices:	
		Total Restrooms:	
		Yr Built/Eff:	1976 / 1976
		Air Cond:	
		Pool:	
		Roof Mat:	ROLL COMPOSITION

Comp #:	14	Distance From Subject:	16.15 (miles)
Address:	3630 HOLDREGE AVE, LOS ANGELES, CA 90016-4304		
Owner Name:	3640 HOLDREGE LLC		
Seller Name:	EAST DIVISION JEFFERSON INDUST		
APN:	4204-008-015	Map Reference:	42-D6 /
County:	LOS ANGELES, CA	Census Tract:	2360.00
Subdivision:	22151	Zoning:	LAM1
Rec Date:	01/15/2015	Prior Rec Date:	04/29/1999
Sale Date:	12/22/2014	Prior Sale Date:	
Sale Price:	\$7,600,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	52496	Acres:	0.95
1st Mtg Amt:	\$8,600,000	Lot Area:	41,395
Total Value:	\$581,969	# of Stories:	
Land Use:	LIGHT INDUSTRIAL	Park Area/Cap#:	/
		Building Area:	25,137
		Total Rooms/Offices:	
		Total Restrooms:	
		Yr Built/Eff:	1956 / 1971
		Air Cond:	
		Pool:	
		Roof Mat:	

Comp #:	15	Distance From Subject:	18.13 (miles)
Address:	2145 SACRAMENTO ST, LOS ANGELES, CA 90021-1721		
Owner Name:	LION ARTS DISTRICT LLC		
Seller Name:	N & G INDUSTRIAL PROPERTIES LP		
APN:	5166-005-008	Map Reference:	44-E5 /
County:	LOS ANGELES, CA	Census Tract:	2060.31
Subdivision:	14463	Zoning:	LAM3
Rec Date:	08/20/2014	Prior Rec Date:	12/30/1986
Sale Date:	08/06/2014	Prior Sale Date:	12/1986
Sale Price:	\$3,150,000	Prior Sale Price:	\$519,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	874111	Acres:	0.59
1st Mtg Amt:	\$2,690,000	Lot Area:	25,757
Total Value:	\$826,588	# of Stories:	
Land Use:	LIGHT INDUSTRIAL	Park Area/Cap#:	/
		Building Area:	25,664
		Total Rooms/Offices:	
		Total Restrooms:	
		Yr Built/Eff:	1923 / 1923
		Air Cond:	
		Pool:	
		Roof Mat:	

Comp #:	16	Distance From Subject:	19.65 (miles)
Address:	626 N LA BREA AVE, INGLEWOOD, CA 90302		
Owner Name:	MORRIS ROBERT S & LORI L		
Seller Name:	626 NORTH LA BREA AVE LLC		
APN:	4016-018-031	Map Reference:	50-F6 /
County:	LOS ANGELES, CA	Census Tract:	6009.02
Subdivision:	896	Zoning:	INC3*
Rec Date:	03/24/2015	Prior Rec Date:	05/20/2008
Sale Date:	03/09/2015	Prior Sale Date:	05/12/2008
Sale Price:	\$2,700,000	Prior Sale Price:	\$2,700,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	314834	Acres:	1.23
1st Mtg Amt:	\$1,691,990	Lot Area:	53,390
Total Value:	\$2,893,057	# of Stories:	
Land Use:	LIGHT INDUSTRIAL	Park Area/Cap#:	/
		Building Area:	29,614
		Total Rooms/Offices:	
		Total Restrooms:	
		Yr Built/Eff:	1940 /
		Air Cond:	NONE
		Pool:	
		Roof Mat:	

Comp #:	17	Distance From Subject:	20.24 (miles)
Address:	647 E GAGE AVE, LOS ANGELES, CA 90001-1511		
Owner Name:	GAGE & 62ND LLC		
Seller Name:	PREMIER AMERICA FCU		
APN:	6007-010-015	Map Reference:	52-C5 /
County:	LOS ANGELES, CA	Census Tract:	2392.02
Subdivision:		Zoning:	LAM2
Rec Date:	07/16/2014	Prior Rec Date:	02/10/1986
Sale Date:	05/29/2014	Prior Sale Date:	01/1986
Sale Price:	\$3,250,000	Prior Sale Price:	\$380,000
Sale Type:	FULL	Prior Sale Type:	FULL
		Building Area:	25,120
		Total Rooms/Offices:	
		Total Restrooms:	
		Yr Built/Eff:	1926 / 1926
		Air Cond:	
		Pool:	
		Roof Mat:	ROLL

COMPOSITION

Document #: **731405** Acres: **0.58**
 1st Mtg Amt: **\$2,800,000** Lot Area: **25,099**
 Total Value: **\$1,510,000** # of Stories: **1.00**
 Land Use: **LIGHT INDUSTRIAL** Park Area/Cap#: **/**

Comp #: **18** Distance From Subject: **21.51 (miles)**
 Address: **7766 MAIE AVE, LOS ANGELES, CA 90001-2641**
 Owner Name: **ABJA ENT LTD**
 Seller Name: **CAPEUROPE LLC**
 APN: **6021-018-023** Map Reference: **52-D6 /** Building Area: **25,974**
 County: **LOS ANGELES, CA** Census Tract: **5350.02** Total Rooms/Offices:
 Subdivision: **NADEAU VILLA** Zoning: **LCM2*** Total Restrooms:
 Rec Date: **10/30/2014** Prior Rec Date: **03/30/2012** Yr Built/Eff: **1979 / 1979**
 Sale Date: **10/13/2014** Prior Sale Date: **03/22/2012** Air Cond:
 Sale Price: **\$2,665,000** Prior Sale Price: **\$1,160,000** Pool:
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:
 Document #: **1147024** Acres: **0.92**
 1st Mtg Amt: **\$1,968,750** Lot Area: **39,941**
 Total Value: **\$1,188,571** # of Stories:
 Land Use: **LIGHT INDUSTRIAL** Park Area/Cap#: **/**

Comp #: **19** Distance From Subject: **22.57 (miles)**
 Address: **1924 E MAPLE AVE, EL SEGUNDO, CA 90245-3411**
 Owner Name: **NINETEEN TWENTY FOUR LLC**
 Seller Name: **NEW GROUP-MAPLE AVENUE LLC**
 APN: **4138-006-012** Map Reference: **56-C5 /** Building Area: **27,133**
 County: **LOS ANGELES, CA** Census Tract: **9800.13** Total Rooms/Offices:
 Subdivision: **SAUSAL REDONDO RHO** Zoning: **ESM2*** Total Restrooms:
 Rec Date: **12/30/2014** Prior Rec Date: **03/30/2000** Yr Built/Eff: **1955 / 1955**
 Sale Date: **12/18/2014** Prior Sale Date: **02/11/2000** Air Cond:
 Sale Price: **\$5,265,000** Prior Sale Price: **\$1,800,000** Pool:
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:
 Document #: **1416153** Acres: **0.99**
 1st Mtg Amt: **\$3,315,000** Lot Area: **43,277**
 Total Value: **\$2,139,815** # of Stories:
 Land Use: **LIGHT INDUSTRIAL** Park Area/Cap#: **/**

Comp #: **20** Distance From Subject: **22.77 (miles)**
 Address: **9048 GARVEY AVE, ROSEMEAD, CA 91770-3335**
 Owner Name: **OC LAND PROJECT 10 LLC**
 Seller Name: **CHIANG TRUST**
 APN: **5282-026-048** Map Reference: **47-A2 /** Building Area: **30,802**
 County: **LOS ANGELES, CA** Census Tract: **4336.02** Total Rooms/Offices:
 Subdivision: **830** Zoning: **RMM1*** Total Restrooms:
 Rec Date: **11/14/2014** Prior Rec Date: **09/30/2004** Yr Built/Eff: **1956 /**
 Sale Date: **11/10/2014** Prior Sale Date: **09/20/2004** Air Cond:
 Sale Price: **\$4,600,000** Prior Sale Price: **\$3,400,000** Pool:
 Sale Type: **FULL** Prior Sale Type: Roof Mat:
 Document #: **1216481** Acres: **2.12**
 1st Mtg Amt: **\$4,575,000** Lot Area: **92,466**
 Total Value: **\$3,553,406** # of Stories:
 Land Use: **LIGHT INDUSTRIAL** Park Area/Cap#: **/**