

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

May 27, 2015

Council District: # 10

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

JOB ADDRESS: **4980 WEST VENICE BLVD., LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **5067-005-032**

On October 23, 2007, December 13, 2007, and August 04, 2008, 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: **4980 West Venice Blvd., 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	\$	1,065.00
System Development Surcharge		63.90
Title Report fee		42.00
<b>Grand Total</b>	<b>\$</b>	<b><u>1,170.90</u></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 **\$1,170.90** 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 **\$1,170.90** on the referenced property. A copy of the title report which includes a full legal description of the property is attached as Exhibit A. A list of all the names and addresses of owners and all interested parties entitled to notice is included (Exhibit B). Also attached is a report which includes the current fair market value of the property including all encumbrances of record on the property as of the date of the report (Exhibit C).

DEPARTMENT OF BUILDING AND SAFETY

  
Steve Ongele  
Chief, Resource Management Bureau

Lien confirmed by  
City Council on:

ATTEST: HOLLY WOLCOTT, CITY CLERK

BY: \_\_\_\_\_  
DEPUTY

# 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. T11104  
Dated as of: 03/08/2015

Prepared for: City of Los Angeles

### SCHEDULE A (Reported Property Information)

APN #: 5067-005-032

Property Address: 4980 W VENICE BLVD ✓ City: Los Angeles County: Los Angeles

### VESTING INFORMATION

Type of Document: Trustee's Deed Upon Sale

Grantee : Jorge Mario Rodriguez and Lilian Martha Rodriguez. Co-Trustees of the Rodriguez Family Trust dated May 25, 1984

Grantor : Fidelity Trustee Service

Deed Date : 5/17/1991

Recorded : 5/17/1991

Instr No. : 91-730871

MAILING ADDRESS: : Jorge Mario Rodriguez and Lilian Martha Rodriguez, Co-Trustees of the Rodriguez Family Trust  
3427 Rosewood Avenue, Los Angeles, CA 90066

### SCHEDULE B

### LEGAL DESCRIPTION

The following described property:

Parcel 1:

Lots 3 and 4 in Block 3 of Tract 5955, in the City of Los Angeles, County of Los Angeles, State of California, as per Map recorded in Book 62, Page 42 of Maps, in the Office of the County Recorder of said County.

Except that portion of said Lot 3 lying Westerly of a Straight line which passes through a point in the Northwesterly line of said Lot 3, distant Easterly thereon 0.23 of a foot from the Northwesterly corner of said Lot 3, and through a point in the Southeasterly corner of said Lot3.

Parcel 2:

Lots 1 and 2 in Block 10 of Tract No. 5870, in the City of Los Angeles, County of Los Angeles, State of California, as per Map recorded in Book 61, Page 35 of Maps, in the Office of the County Recorder of said County.

Assessor's Parcel No: 5067-005-032

**SCHEDULE B (Continued)**

**MORTGAGES/LIENS**

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

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

**Claimant:** *Department of Building And Safety Financial Services Division*

**Recorded:** *2/10/2006*

**Instr No.:** *2006-0320300*

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

**Claimant:** *Department of Building And Safety Financial Services Division*

**Recorded:** *4/18/2008*

**Instr No.:** *20080684122*

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

**Claimant:** *Department of Building And Safety Financial Services Division*

**Recorded:** *4/25/2008*

**Instr No.:** *20080731859*

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

**Claimant:** *Department of Building And Safety Financial Services Division*

**Recorded:** *11/7/2008*

**Instr No.:** *20081975264*

**MAILING ADDRESS:** *Rodriguez Lillian M Tr Rodriguez FA,  
3427 Rosewood Ave, Los Angeles, CA 90066*

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

RECORDING REQUESTED BY

90- 148988

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

NAME Mortgage Appraisals, Inc.  
STREET ADDRESS 2961 Industrial Road  
Suite  
CITY Las Vegas, NV 89109  
STATE NV  
ZIP

RECORDED IN OFFICIAL RECORDS  
RECORDER'S OFFICE  
LOS ANGELES COUNTY  
CALIFORNIA  
31 MIN. 4 PM JAN 26 1990  
PAST.

FEE \$27 S  
A.N.F. 2

SPACE ABOVE THIS LINE FOR RECORDER'S USE

				ALL
				FIN

Title Order No. \_\_\_\_\_  
Escrow or Loan No. \_\_\_\_\_

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)  
DOCUMENTARY TRANSFER TAX is \$ 2750 CITY TAXES 0  
 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:  City of \_\_\_\_\_ and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
ALBERTO RODRIQUEZ and OLGA RODRIQUEZ, husband and wife as  
joint tenants  
hereby GRANT(S) to  
MORTGAGE APPRAISALS INCORPORATED, a Nevada corporation

the following described real property in the  
County of Los Angeles State of California:

See Legal Description attached hereto as Exhibit "A"  
and made a part hereof by this reference.

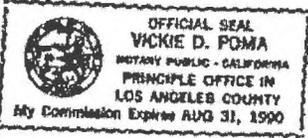
Dated November 2, 1989

[Signature]  
ALBERTO RODRIQUEZ

STATE OF CALIFORNIA }  
COUNTY OF Los Angeles } SS  
On November 2, 1989 before me, the  
undersigned, a Notary Public in and for said State, personally appeared  
Alberto Rodriguez and Olga  
Rodriguez

[Signature]  
OLGA RODRIQUEZ

\_\_\_\_\_ personally  
known to me to be the person B whose name S  
subscribed to the within instrument and acknowledged that  
they executed the same  
WITNESS my hand and official seal  
signature Vickie D. Poma



(This area for official notarial seal)

RECORDING REQUESTED BY

90- 148989

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

NAME Mortgage Appraisals, Inc  
ADDRESS 2961 Industrial Road Suite  
Las Vegas, NV 89109  
STY. STATE ZIP

RECORDED IN OFFICIAL RECORDS  
RECORDER'S OFFICE  
LOS ANGELES COUNTY  
CALIFORNIA  
31 MIN. PAST 4 PM JAN 26 1990

FEE \$27 S  
A.F.N.F. 2

SPACE ABOVE THIS LINE FOR RECORDER'S USE

				ALL
				PIN

Title Order No. \_\_\_\_\_  
Escrow or Loan No. \_\_\_\_\_

(44)

### GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S) DOCUMENTARY TRANSFER TAX is \$ 2750 CITY TAX \$ 0  
 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  City of \_\_\_\_\_ and \_\_\_\_\_

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

ALBERTO RODRIQUEZ and OLGA RODRIQUEZ husband and wife as joint tenants hereby GRANT(S) to

MORTGAGE APPRIASALS INCORPORATED, a Nevada corporation

the following described real property in the

County of Los Angeles State of California

See Legal Description attached hereto as Exhibit "A" and made a part hereof by this reference.

Dated November 2, 1989

*Alberto Rodriguez*

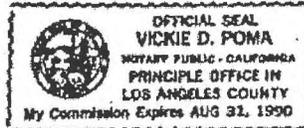
ALBERTO RODRIQUEZ

STATE OF CALIFORNIA }  
COUNTY OF Los Angeles } ss  
On November 2, 1989 before me, the undersigned, a Notary Public in and for said State, personally appeared Alberto Rodriguez and Olga Rodriguez

*Olga Rodriguez*  
OLGA RODRIQUEZ

\_\_\_\_\_ personally known to me to be the person B whose name S subscribed to the within instrument and acknowledged that they executed the same

WITNESS my hand and official seal  
signature Vickie D. Poma



(This area for official notarial seal)

Recording requested by and  
when recorded mail to:

00-1400514

Carol Perrin, Esq.  
GREENBERG TRAURIG, LLP  
1925 Century Park East  
Suite 2200  
Los Angeles, CA 90067

**AFFIDAVIT - DEATH OF TRUSTEE**

STATE OF CALIFORNIA        )  
  ) ss.  
County of Los Angeles        )

LILIAN MARTHA RODRIGUEZ, of legal age, being first duly sworn, deposes and says: That the decedent mentioned in the attached certified copy of Certificate of Death, is the same person as JORGE M. RODRIGUEZ named as one of the Co-Trustees in that certain Revocable Living Trust, THE RODRIGUEZ FAMILY TRUST OF MAY 25, 1984, JORGE M. RODRIGUEZ and LILIAN MARTHA RODRIGUEZ, Settlers and Co-Trustees, which hold title to the following described property, recorded as document 89-1300487, situated in the City of Los Angeles, County of Los Angeles, State of California.

Description:

Lots 1 and 2 and the westerly 0.23 feet of Lot 3 in Block 3 of Tract 5955 in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 62, page 42 of Maps, in the office of the County Recorder of said County.

APN: 5067-005-031

Dated: 6-26-00

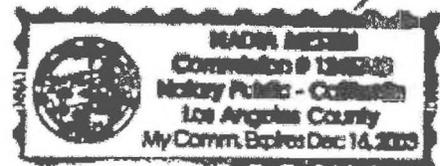
*Lilian M Rodriguez*  
LILIAN MARTHA RODRIGUEZ

STATE OF CALIFORNIA        )  
  ) ss.  
County of Los Angeles        )

Subscribed and sworn to (or affirmed) before me on this 26 day of June (month), 2000 (year).

*Christina Smith*  
Notary Public

MAIL TAX STATEMENTS TO:  
LILIAN M. RODRIGUEZ, 3427 Rosewood Ave., Los Angeles, CA 90066



STATE OF CALIFORNIA

CERTIFICATION OF VITAL RECORD

00-1400514

COUNTY OF LOS ANGELES • REGISTRAR-RECORDER/COUNTY CLERK

CERTIFICATE OF DEATH

3 1999 19 0008491

STATE FILE NUMBER: \_\_\_\_\_ LOCAL REGISTRATION NUMBER: \_\_\_\_\_

1. NAME OF DECEASED (PRINT NAME): Jorge  
 2. MIDDLE: M.  
 3. LAST NAME: Rodriguez

4. DATE OF BIRTH MM/DD/CCYY: 07/17/1937  
 5. AGE: 61  
 6. SEX: M  
 7. DATE OF DEATH MM/DD/CCYY: 02/22/1999  
 8. HOUR: 1545

9. STATE OF BIRTH: Argentina  
 10. SOCIAL SECURITY NO.: 262-90-7021  
 11. MILITARY SERVICE:  YES  NO  
 12. MARITAL STATUS: Married  
 13. EDUCATION - YEARS COMPLETED: 13

14. RACE: Caucasian  
 15. HISPANIC - SPECIFY:  YES Argentinean  NO  
 16. USUAL EMPLOYER: Self Employed

17. OCCUPATION: Mechanic  
 18. KIND OF BUSINESS: Automotive  
 19. YEARS IN OCCUPATION: 20

20. RESIDENCE (STREET AND NUMBER OR LOCATION): 3427 Rosewood Ave.  
 21. CITY: Los Angeles  
 22. COUNTY: Los Angeles  
 23. ZIP CODE: 90066  
 24. YEARS IN COUNTY: 32  
 25. STATE OR FOREIGN COUNTRY: California

26. NAME, RELATIONSHIP: Lilian M. Rodriguez - Wife  
 27. MAILING ADDRESS (STREET AND NUMBER OR RAIL ROUTE NUMBER, CITY OR TOWN, STATE, ZIP): 3427 Rosewood Ave. Los Angeles, CA 90066

28. NAME OF SURVIVING SPOUSE - FIRST: Lilian  
 29. MIDDLE: M.  
 30. LAST (MAIDEN) NAME: Balboa  
 31. NAME OF FATHER - FIRST: Manuel  
 32. MIDDLE: \_\_\_\_\_  
 33. LAST: Rodriguez  
 34. BIRTH STATE: Argentina  
 35. NAME OF MOTHER - FIRST: Estrella  
 36. MIDDLE: \_\_\_\_\_  
 37. LAST (MAIDEN) NAME: Chau  
 38. BIRTH STATE: Spain

39. DATE MM/DD/CCYY: 03/02/1999  
 40. PLACE OF FINAL DISPOSITION: Residence, Lilian M. Rodriguez 3427 Rosewood Ave., Los Angeles, CA 90066

41. TYPE OF DISPOSITION: CR/RES  
 42. SIGNATURE OF EMBALMER: *Mark A. Rieger*  
 43. LICENSE NO.: 8130  
 44. NAME OF FUNERAL DIRECTOR: Pierce Bros. Westwood Village  
 45. LICENSE NO.: FD 951  
 46. SIGNATURE OF LOCAL REGISTRAR: *Mark A. Rieger*  
 47. DATE MM/DD/CCYY: 02/26/1999 SN

101. PLACE OF DEATH: Brotman Medical Center  
 102. IS HOSPITAL - SPECIFY ONE:  HOSPITAL  HOME  BOARD  OTHER  
 103. FACILITY OTHER THAN HOSPITAL: \_\_\_\_\_  
 104. COUNTY: Los Angeles  
 105. STREET ADDRESS - STREET AND NUMBER OR LOCATION: 3828 Delmas Terrace  
 106. CITY: Culver City

107. DEATH WAS CAUSED BY (ENTER ONLY ONE CAUSE PER LINE FOR A, B, C, AND D):  
 A: Cardiac Shock 20 Min.  
 B: Acute Myocardial Infarction 1 Hour  
 C: Atherosclerosis 2 Yrs.  
 D: ( )  
 108. DEATH REPORTED TO CORONER:  YES  NO  
 109. BIOPSY PERFORMED:  YES  NO  
 110. AUTOPSY PERFORMED:  YES  NO  
 111. USED IN DETERMINING CAUSE:  YES  NO

112. OTHER SIGNIFICANT CONDITIONS CONTRIBUTING TO DEATH BUT NOT RELATED TO CAUSE LISTED IN 107: Arrhythmia, Bronchitis  
 113. WAS OPERATION PERFORMED FOR ANY CONDITION IN ITEMS 107, OR 112? (IF YES, LIST TYPE OF OPERATION AND DATE): No

114. I CERTIFY THAT TO THE BEST OF MY KNOWLEDGE DEATH OCCURRED AT THE HOUR, DATE AND PLACE STATED FROM THE CAUSES STATED. DECEASED ATTENDED SINCE INCIDENT LAST SEEN ALIVE MM/DD/CCYY: 02/18/1999  
 115. SIGNATURE AND TITLE OF CERTIFIER: *Leslie H. Stricke MD.*  
 116. LICENSE NO.: A 31768  
 117. DATE MM/DD/CCYY: 02/25/1999  
 118. TYPE ATTENDING PHYSICIAN'S NAME, MAILING ADDRESS ZIP: Leslie M. Stricke, MD. 3831 Hughes Ave. #704 Culver City, CA 90230

119. MANNER OF DEATH:  NATURAL  SUICIDE  HOMICIDE  ACCIDENT  PENDING INVESTIGATION  COULD NOT BE DETERMINED

120. INJURY AT WORK (121. INJURY DATE MM-DD/CCYY) 122. HOUR 123. PLACE OF INJURY: \_\_\_\_\_  
 124. DESCRIBE HOW INJURY OCCURRED (EVENTS WHICH RESULTED IN INJURY): \_\_\_\_\_

125. LOCATION (STREET AND NUMBER OR LOCATION AND CITY, STATE): \_\_\_\_\_  
 126. SIGNATURE OF CORONER OR DEPUTY CORONER: \_\_\_\_\_  
 127. DATE MM/DD/CCYY: \_\_\_\_\_  
 128. TYPED NAME, TITLE OF CORONER OR DEPUTY CORONER: \_\_\_\_\_

STATE REGISTRAR: \_\_\_\_\_ FAR AUTH. # 849-3740 CENSUS TRACT \_\_\_\_\_

This is to certify that this document is a true copy of the official record filed with the Registrar-Recorder/County Clerk.

CONNY B. McCORMACK Registrar-Recorder/County Clerk

JUN 19 2000 19-673375

This copy not valid unless prepared on engraved border displaying the Seal and Signature of the Registrar-Recorder/County Clerk.

ANY ALTERATION OR ERASURE VOIDS THIS CERTIFICATE





00-1400514

5

ILLEGIBLE NOTARY SEAL DECLARATION

GOVERNMENT CODE 27361.7

I certify under penalty of perjury that the notary seal on the document to which this statement is attached reads as follows:

Name of Notary Nadia Messih

Date Commission Expires Dec 16, 2003

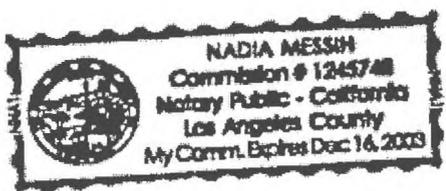
Notary Identification Number 1245748  
(For Notaries commissioned after 1-1-1992)

Manufacturer/Vendor Identification Number NNA1  
(For Notaries commissioned after 1-1-1992)

Place of Execution of this Declaration State of California, County of Los Angeles

Date 8.16.00

Nadia Messih  
Signature (Firm name if any)



91- 730871

WHEN RECORDED MAIL TO  
M/M JORGE RODRIGUEZ  
3427 ROBERT JOD AVENUE  
LOS ANGELES, CA 90066

MAIL TAX STATEMENTS TO

Same as above

RECORDED IN OFFICIAL RECORDS  
RECORDER'S OFFICE  
LOS ANGELES COUNTY  
CALIFORNIA  
21 MIN.  
PAST 4 P.M. MAY 17 1991

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Title Order No. 409874

Trustee Sale No. 89-1097

Reference No.

TRUSTEE'S DEED UPON SALE

FEE \$7 1  
2

A.P.N. NO. 5067-5-32/5067-5-22

The undersigned grantor declares:

- 1) The grantee herein was the foreclosing beneficiary.
- 2) The amount of the unpaid debt together with costs was..... \$905,269.09
- 3) The amount paid by the grantee at the trustee sale was..... \$905,269.09
- 4) The documentary transfer tax is..... \$0.00
- 5) Said property is in City of LOS ANGELES and Fidelity Trustee Service

(herein called Trustee), as the duly appointed Trustee under the Deed of Trust hereinafter described, does hereby grant and convey, but without warranty, express or implied, to JORGE MARIO RODRIGUEZ and LILIAN MARTHA RODRIGUEZ, Co-trustees of the Rodriguez Family Trust dated May 25, 1984

(herein called Grantee), all of its right, title and interest in and to that certain property situated in the County of Los Angeles State of California, described as follows: SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

RECITALS:

This conveyance is made pursuant to the powers conferred upon Trustee by that certain Deed of Trust dated 08/10/89 and executed by ALBERTO RODRIGUEZ and OLGA RODRIGUEZ, husband and wife as joint tenants

as Trustor, and recorded 08/11/89 in book \_\_\_\_\_ page \_\_\_\_\_ as Instrument No. 89-1300491 of Official Records of Los Angeles County, California, and after fulfillment of the conditions specified in said Deed of Trust authorizing this conveyance

Default occurred as set forth in a Notice of Default and Election to Sell which was recorded in the office of the Recorder of said County.

All requirements of law regarding the mailing of copies of notices or the publication of a copy of the Notice of Default or the personal delivery of the copy of the Notice of Default and the posting and publication of copies of the Notice of a Sale have been complied with.

Said property was sold by said Trustee at public auction on 05/17/91 at the place named in the Notice of Sale, in the County of Los Angeles, California, in which the property is situated. Grantee, being the highest bidder at such sale, became the purchaser of said property and paid therefore to said trustee the amount bid being \$905,269.09 in lawful money of the United States, or by the satisfaction, pro tanto, of the obligations then secured by said Deed of Trust.  
Date: 05/17/91

Fidelity Trustee Service  
AS TRUSTEE

x Richard G. Witkin  
RICHARD G. WITKIN, VICE PRESIDENT

x \_\_\_\_\_

STATE OF CALIFORNIA  
COUNTY OF Los Angeles

On 5-17-91 before me, Carole Eisinger, a Notary Public in and for said county, personally appeared Richard G. Witkin personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity(ies), and that by his 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.

Carole Eisinger  
Notary Public

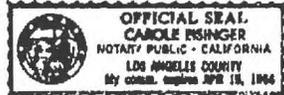


EXHIBIT A

PARCEL 1:

LOTS 3 AND 4 IN BLOCK 3 OF TRACT 5955, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 62, PAGE 42 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THAT PORTION OF SAID LOT 3 LYING WESTERLY OF A STRAIGHT LINE WHICH PASSES THROUGH A POINT IN THE NORTHWESTERLY LINE OF SAID LOT 3, DISTANT EASTERLY THEREON 0.23 OF A FOOT FROM THE NORTHWESTERLY CORNER OF SAID LOT 3, AND THROUGH A POINT IN THE SOUTHEASTERLY CORNER OF SAID LOT 3.

ALSO EXCEPT ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES BELOW A DEPTH OF 500 FEET BUT WITHOUT THE RIGHT OF SURFACE ENTRY AS RESERVED BY JAMES R. VOCE AND RUTH C. VOCE, HIS WIFE, IN DEED RECORDED JANUARY 2, 1962.

PARCEL 2:

LOTS 1 AND 2 IN BLOCK 10 OF TRACT NO. 5870, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 61, PAGE 35 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES BELOW A DEPTH OF 500 FEET BUT WITHOUT THE RIGHT OF SURFACE ENTRY AS RESERVED BY JAMES E. VOCE AND RUTH C. VOCE, HIS WIFE, IN DEED RECORDED JANUARY 2, 1962.

RECORDER'S MEMO:  
POOR RECORD IS DUE TO  
QUALITY OF ORIGINAL DOCUMENT

91 730871

# EXHIBIT B

ASSIGNED INSPECTOR: **AUGUSTUS ALBAS**  
JOB ADDRESS: **4980 WEST VENICE BLVD., LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **5067-005-032**

**Date: May 27, 2015**

Last Full Title: **03/08/2015**

Last Update to Title:

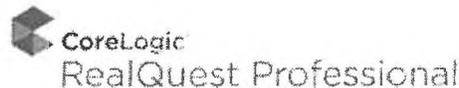
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## LIST OF OWNERS AND INTERESTED PARTIES

- 1). JORGE M. AND LILIAN M. RODRIGUEZ  
CO-TRUSTEES OF THE RODRIGUEZ FAMILY TRUST  
3427 ROSEWOOD AVE.  
LOS ANGELES, CA. 90066-2242  
CAPACITY: OWNERS

# Property Detail Report

For Property Located At :  
**4980 VENICE BLVD, LOS ANGELES, CA 90019-5547**



<b>Owner Information</b>			
Owner Name:	RODRIGUEZ LILLIAN M		
Mailing Address:	3427 ROSEWOOD AVE, LOS ANGELES CA 90066-2242 C062		
Vesting Codes:	// TR		
<b>Location Information</b>			
Legal Description:	TRACT NO 5955 LOT 4 BLK 3 AND LOT COM AT MOST N COR OF LOT 3 SD BLK TH S 7953'45" W 35.17 FT TH SW TO SE LINE OF SD LOT 3 TH NE THEREON 35.2 FT TO SE COR OF SD LOT 3 TH N 1744'45" E 120 FT TO BEG PART OF LOT 3		
County:	LOS ANGELES, CA	APN:	5067-005-032
Census Tract / Block:	2183.00 / 1	Alternate APN:	
Township-Range-Sect:		Subdivision:	5955
Legal Book/Page:	62-42	Map Reference:	43-B3 /
Legal Lot:	3	Tract #:	5955
Legal Block:	3	School District:	LOS ANGELES
Market Area:	C16	School District Name:	
Neighbor Code:		Munic/Township:	
<b>Owner Transfer Information</b>			
Recording/Sale Date:	09/07/2000 /	Deed Type:	DEED (REG)
Sale Price:		1st Mtg Document #:	
Document #:	1400505		
<b>Last Market Sale Information</b>			
Recording/Sale Date:	05/17/1991 / 05/1991	1st Mtg Amount/Type:	/
Sale Price:	\$905,272	1st Mtg Int. Rate/Type:	/
Sale Type:		1st Mtg Document #:	
Document #:	730871	2nd Mtg Amount/Type:	/
Deed Type:	TRUSTEE DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$501.26
New Construction:		Multi/Split Sale:	MULTIPLE
Title Company:			
Lender:			
Seller Name:	FIDELITY TRUSTEE SERVICE		
<b>Prior Sale Information</b>			
Prior Rec/Sale Date:	08/11/1989 / 08/1989	Prior Lender:	
Prior Sale Price:	\$750,000	Prior 1st Mtg Amt/Type:	\$700,000 / PRIVATE PARTY
Prior Doc Number:	1300490	Prior 1st Mtg Rate/Type:	/
Prior Deed Type:	GRANT DEED		
<b>Property Characteristics</b>			
Year Built / Eff:	1952 / 1952	Total Rooms/Offices:	
Gross Area:	1,806	Total Restrooms:	
Building Area:	1,806	Roof Type:	
Tot Adj Area:		Roof Material:	ROLL COMPOSITION
Above Grade:		Construction:	CONCRETE
# of Stories:	1.00	Foundation:	CONCRETE
Other Improvements:		Exterior wall:	CONCRETE BLOCK
		Basement Area:	
		Garage Area:	
		Garage Capacity:	
		Parking Spaces:	
		Heat Type:	
		Air Cond:	
		Pool:	
		Quality:	
		Condition:	
<b>Site Information</b>			
Zoning:	LAC2	Acres:	0.17
Lot Area:	7,414	Lot Width/Depth:	x
Land Use:	LIGHT INDUSTRIAL	Commercial Units:	
Site Influence:		Sewer Type:	
		County Use:	LIGHT MANUFACTURING (3100)
		State Use:	
		Water Type:	
		Building Class:	
<b>Tax Information</b>			
Total Value:	\$425,217	Assessed Year:	2014
Land Value:	\$404,629	Improved %:	5%
Improvement Value:	\$20,588	Tax Year:	2014
Total Taxable Value:	\$425,217	Property Tax:	\$5,609.16
		Tax Area:	67
		Tax Exemption:	

## Comparable Summary

For Property Located At



**4980 VENICE BLVD, LOS ANGELES, CA 90019-5547**

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

▶ View Report

▶ Configure Display Fields

▶ Modify Comparable Search Criteria

### Summary Statistics For Selected Properties: 20

	Subject Property	Low	High	Average
Sale Price	\$905,272	\$220,000	\$28,500,000	\$2,272,000
Bldg/Living Area	1,806	1,600	2,068	1,891
Price/Sqft	\$501.26	\$111.61	\$14,250.00	\$1,165.70
Year Built	1952	1936	1973	1955
Lot Area	7,414	2,657	38,523	8,515
Bedrooms	0	1	1	1
Bathrooms/Restrooms	0	1	1	1
Stories	1.00	1.00	1.00	1.00
Total Value	\$425,217	\$30,142	\$714,333	\$200,844
Distance From Subject	0.00	0.91	22.46	10.63

\*= user supplied for search only

J	#	F	Address	Sale Price	Yr Blt	Bed	Baths/Restrooms(Full)	Last Recording	Bld/Liv	Lot Area	Dist
<b>Subject Property</b>											
			4980 VENICE BLVD	\$905,272	1952			05/17/1991	1,806	7,414	0.0
<b>Comparables</b>											
J	1		4826 W ADAMS BLVD	\$470,000	1949			12/12/2014	2,056	5,000	0.91
J	2		5621 W ADAMS BLVD	\$810,000	1959			09/18/2014	1,845	5,200	1.42
J	3		1666 N ST ANDREWS PL	\$28,500,000	1973			09/10/2014	2,000	4,889	4.32
J	4		2919 SOUTHWEST DR	\$610,000	1951			11/06/2014	1,697	4,804	4.68
J	5		523 ALPINE ST	\$870,000	1972			12/12/2014	1,680	6,002	6.19
J	6		2944 DENBY AVE	\$2,050,000	1954			10/24/2014	1,815	2,657	7.11
J	7		1972 E SLAUSON AVE	\$650,000	1961			10/31/2014	1,600	11,218	7.43
J	8		2821 E CESAR E CHAVEZ AVE	\$1,500,000	1941			09/30/2014	2,000	5,669	8.25
J	9		1601 W BURBANK BLVD	\$775,000	1956			09/16/2014	2,067	6,847	9.48
J	10		4912 E 52ND PL	\$1,000,000	1966			08/21/2014	2,000	9,953	9.95
J	11		4857 TELEGRAPH RD	\$220,000	1965			09/05/2014	1,920	2,744	10.51
J	12		11826 WYANDOTTE ST	\$325,000	1951			09/22/2014	1,650	6,749	11.17
J	13		13245 SHERMAN WAY	\$2,300,000	1948			09/03/2014	2,000	12,858	11.6
J	14		7521 E SLAUSON AVE	\$335,000	1972			10/10/2014	2,040	4,339	13.26
J	15		9837 SAN FERNANDO RD	\$2,100,000	1947			01/23/2015	1,680	12,265	14.44
J	16		6954 STANLEY AVE	\$415,000	1959			10/31/2014	2,040	4,125	15.46
J	17		9254 VALLEY BLVD	\$615,000	1936			02/02/2015	1,946	8,543	16.12
J	18		1115 1ST ST	\$420,000	1964			09/12/2014	1,700	3,540	17.39
J	19		13347 TEMPLE AVE	\$1,250,000	1941	1	1	09/23/2014	2,068	38,523	20.51
J	20		14513 CENTRAL AVE	\$225,000	1951			09/25/2014	2,016	14,380	22.46

**Comparable Sales Report**

For Property Located At



CoreLogic

RealQuest Professional

**4980 VENICE BLVD, LOS ANGELES, CA 90019-5547****20 Comparable(s) Selected.**

Report Date: 04/28/2015

**Summary Statistics:**

	<b>Subject</b>	<b>Low</b>	<b>High</b>	<b>Average</b>
Sale Price	\$905,272	\$220,000	\$28,500,000	\$2,272,000
Bldg/Living Area	1,806	1,600	2,068	1,891
Price/Sqft	\$501.26	\$111.61	\$14,250.00	\$1,165.70
Year Built	1952	1936	1973	1955
Lot Area	7,414	2,657	38,523	8,515
Bedrooms	0	1	1	1
Bathrooms/Restrooms	0	1	1	1
Stories	1.00	1.00	1.00	1.00
Total Value	\$425,217	\$30,142	\$714,333	\$200,844
Distance From Subject	0.00	0.91	22.46	10.63

\* = user supplied for search only

Comp #:	<b>1</b>			Distance From Subject:	<b>0.91 (miles)</b>
Address:	<b>4826 W ADAMS BLVD, LOS ANGELES, CA 90016-2821</b>				
Owner Name:	<b>MISION CRISTIAN PENNIEL</b>				
Seller Name:	<b>CORRALES GUILLERMO</b>				
APN:	<b>5057-011-009</b>	Map Reference:	<b>43-B5 /</b>	Building Area:	<b>2,056</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>2197.00</b>	Total Rooms/Offices:	
Subdivision:	<b>1706</b>	Zoning:	<b>LAC2</b>	Total Restrooms:	
Rec Date:	<b>12/12/2014</b>	Prior Rec Date:	<b>01/20/2010</b>	Yr Built/Eff:	<b>1949 / 1949</b>
Sale Date:	<b>07/01/2014</b>	Prior Sale Date:	<b>11/23/2009</b>	Air Cond:	
Sale Price:	<b>\$470,000</b>	Prior Sale Price:	<b>\$102,500</b>	Pool:	
Sale Type:	<b>FULL</b>	Prior Sale Type:		Roof Mat:	
Document #:	<b>1355327</b>	Acres:	<b>0.11</b>		
1st Mtg Amt:	<b>\$235,000</b>	Lot Area:	<b>5,000</b>		
Total Value:	<b>\$257,979</b>	# of Stories:			
Land Use:	<b>LIGHT INDUSTRIAL</b>	Park Area/Cap#:	<b>/</b>		

Comp #:	<b>2</b>			Distance From Subject:	<b>1.42 (miles)</b>
Address:	<b>5621 W ADAMS BLVD, LOS ANGELES, CA 90016-2551</b>				
Owner Name:	<b>ABAIANKALIMI JACK</b>				
Seller Name:	<b>VARON J LIVING 2002 TRUST</b>				
APN:	<b>5048-002-043</b>	Map Reference:	<b>42-F5 /</b>	Building Area:	<b>1,845</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>2199.02</b>	Total Rooms/Offices:	
Subdivision:	<b>5565</b>	Zoning:	<b>LAC2</b>	Total Restrooms:	
Rec Date:	<b>09/18/2014</b>	Prior Rec Date:		Yr Built/Eff:	<b>1959 / 1959</b>
Sale Date:	<b>09/12/2014</b>	Prior Sale Date:		Air Cond:	
Sale Price:	<b>\$810,000</b>	Prior Sale Price:		Pool:	
Sale Type:	<b>FULL</b>	Prior Sale Type:		Roof Mat:	
Document #:	<b>987548</b>	Acres:	<b>0.12</b>		
1st Mtg Amt:		Lot Area:	<b>5,200</b>		
Total Value:	<b>\$45,351</b>	# of Stories:			
Land Use:	<b>LIGHT INDUSTRIAL</b>	Park Area/Cap#:	<b>/</b>		

Comp #:	<b>3</b>			Distance From Subject:	<b>4.32 (miles)</b>
Address:	<b>1666 N ST ANDREWS PL, LOS ANGELES, CA 90028</b>				
Owner Name:	<b>WDF-3 WOOD ALTA 5550 OWNER LLC</b>				
Seller Name:	<b>5550 HOLLYWOOD BOULEVARD PARTN</b>				
APN:	<b>5544-025-019</b>	Map Reference:	<b>34-D3 /</b>	Building Area:	<b>2,000</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>1905.10</b>	Total Rooms/Offices:	
Subdivision:	<b>DUNNING TR</b>	Zoning:	<b>LAR5</b>	Total Restrooms:	
Rec Date:	<b>09/10/2014</b>	Prior Rec Date:	<b>10/23/2012</b>	Yr Built/Eff:	<b>1973 / 1973</b>
Sale Date:	<b>09/08/2014</b>	Prior Sale Date:	<b>10/12/2012</b>	Air Cond:	
Sale Price:	<b>\$28,500,000</b>	Prior Sale Price:	<b>\$10,750,000</b>	Pool:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Roof Mat:	
Document #:	<b>948077</b>	Acres:	<b>0.11</b>		
1st Mtg Amt:		Lot Area:	<b>4,889</b>		
Total Value:	<b>\$638,887</b>	# of Stories:			
Land Use:	<b>LIGHT INDUSTRIAL</b>	Park Area/Cap#:	<b>/</b>		

Comp #:	<b>4</b>			Distance From Subject:	<b>4.68 (miles)</b>
Address:	<b>2919 SOUTHWEST DR, LOS ANGELES, CA 90043-4448</b>				
Owner Name:	<b>BROWN NANCIE</b>				
Seller Name:	<b>PERRYMON WILLIE</b>				
APN:	<b>4007-019-017</b>	Map Reference:	<b>51-C5 /</b>	Building Area:	<b>1,697</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>2348.00</b>	Total Rooms/Offices:	
Subdivision:	<b>48</b>	Zoning:	<b>LACM</b>	Total Restrooms:	
Rec Date:	<b>11/06/2014</b>	Prior Rec Date:	<b>05/18/1990</b>	Yr Built/Eff:	<b>1951 / 1955</b>
Sale Date:	<b>09/04/2014</b>	Prior Sale Date:	<b>05/1990</b>	Air Cond:	
Sale Price:	<b>\$610,000</b>	Prior Sale Price:	<b>\$150,000</b>	Pool:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Roof Mat:	
Document #:	<b>1180832</b>	Acres:	<b>0.11</b>		
1st Mtg Amt:	<b>\$457,500</b>	Lot Area:	<b>4,804</b>		
Total Value:	<b>\$101,085</b>	# of Stories:			
Land Use:	<b>LIGHT INDUSTRIAL</b>	Park Area/Cap#:	<b>/</b>		

Comp #: **5** Distance From Subject: **6.19 (miles)**  
 Address: **523 ALPINE ST, LOS ANGELES, CA 90012**  
 Owner Name: **TOM PETER & PATRICIA/CHAN GARY & SHIRLEY**  
 Seller Name: **CORSARO A D & J B TRUST**  
 APN: **5408-033-006** Map Reference: **44-E2 /** Building Area: **1,680**  
 County: **LOS ANGELES, CA** Census Tract: **2071.03** Total Rooms/Offices:  
 Subdivision: **ORDS SURV** Zoning: **LAR4** Total Restrooms:  
 Rec Date: **12/12/2014** Prior Rec Date: **01/17/1995** Yr Built/Eff: **1972 / 1972**  
 Sale Date: **12/08/2014** Prior Sale Date:  
 Sale Price: **\$870,000** Prior Sale Price:  
 Sale Type: **FULL** Prior Sale Type:  
 Document #: **1353860** Acres: **0.14** Pool:  
 1st Mtg Amt: Lot Area: **6,002** Roof Mat:  
 Total Value: **\$103,953** # of Stories:  
 Land Use: **LIGHT INDUSTRIAL** Park Area/Cap#: **/**

Comp #: **6** Distance From Subject: **7.11 (miles)**  
 Address: **2944 DENBY AVE, LOS ANGELES, CA 90039**  
 Owner Name: **CORTEZ RICHARD A & TRACY S**  
 Seller Name: **DENBY ENTS**  
 APN: **5442-018-019** Map Reference: **35-D3 /** Building Area: **1,815**  
 County: **LOS ANGELES, CA** Census Tract: **1872.00** Total Rooms/Offices:  
 Subdivision: **5485** Zoning: **LACM** Total Restrooms:  
 Rec Date: **10/24/2014** Prior Rec Date: **09/29/1989** Yr Built/Eff: **1954 / 1954**  
 Sale Date: **09/12/2014** Prior Sale Date: **09/1989** Air Cond:  
 Sale Price: **\$2,050,000** Prior Sale Price: **\$388,000** Pool:  
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:  
 Document #: **1127988** Acres: **0.06**  
 1st Mtg Amt: Lot Area: **2,657**  
 Total Value: **\$31,618** # of Stories:  
 Land Use: **LIGHT INDUSTRIAL** Park Area/Cap#: **/**

Comp #: **7** Distance From Subject: **7.43 (miles)**  
 Address: **1972 E SLAUSON AVE, HUNTINGTON PARK, CA 90255-2725**  
 Owner Name: **1900 E SLAUSON AVENUE LLC**  
 Seller Name: **BLASER ANDREW J**  
 APN: **6321-001-017** Map Reference: **52-E4 /** Building Area: **1,600**  
 County: **LOS ANGELES, CA** Census Tract: **5326.03** Total Rooms/Offices:  
 Subdivision: **NADEAU VINEYARD TR** Zoning: **HPM2\*** Total Restrooms:  
 Rec Date: **10/31/2014** Prior Rec Date: Yr Built/Eff: **1961 / 1961**  
 Sale Date: **10/28/2014** Prior Sale Date: Air Cond:  
 Sale Price: **\$650,000** Prior Sale Price: Pool:  
 Sale Type: **FULL** Prior Sale Type: Roof Mat:  
 Document #: **1157334** Acres: **0.26**  
 1st Mtg Amt: Lot Area: **11,218**  
 Total Value: **\$324,065** # of Stories:  
 Land Use: **LIGHT INDUSTRIAL** Park Area/Cap#: **/**

Comp #: **8** Distance From Subject: **8.25 (miles)**  
 Address: **2821 E CESAR E CHAVEZ AVE, LOS ANGELES, CA 90033**  
 Owner Name: **B & D CAR WASH INC**  
 Seller Name: **VITOSHA LLC**  
 APN: **5178-019-005** Map Reference: **45-B4 /** Building Area: **2,000**  
 County: **LOS ANGELES, CA** Census Tract: **2037.20** Total Rooms/Offices:  
 Subdivision: **FOREST HEIGHTS TR** Zoning: **LAC2** Total Restrooms:  
 Rec Date: **09/30/2014** Prior Rec Date: **01/02/2014** Yr Built/Eff: **1941 / 1941**  
 Sale Date: **09/22/2014** Prior Sale Date: **12/26/2013** Air Cond:  
 Sale Price: **\$1,500,000** Prior Sale Price: **\$1,275,000** Pool:  
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:  
 Document #: **1035808** Acres: **0.13**  
 1st Mtg Amt: Lot Area: **5,669**  
 Total Value: **\$229,851** # of Stories:  
 Land Use: **LIGHT INDUSTRIAL** Park Area/Cap#: **/**

Comp #: **9** Distance From Subject: **9.48 (miles)**  
 Address: **1601 W BURBANK BLVD, BURBANK, CA 91506-1310**  
 Owner Name: **ESTHETIC PALAZZO LLC**  
 Seller Name: **ANDERSON M E & R TRUST**  
 APN: **2438-028-007** Map Reference: **17-C5 /** Building Area: **2,067**  
 County: **LOS ANGELES, CA** Census Tract: **3109.00** Total Rooms/Offices:  
 Subdivision: **8551** Zoning: **BUC3YY** Total Restrooms:  
 Rec Date: **09/16/2014** Prior Rec Date: Yr Built/Eff: **1956 / 1956**  
 Sale Date: **09/05/2014** Prior Sale Date: Air Cond:  
 Sale Price: **\$775,000** Prior Sale Price: Pool:  
 Sale Type: **FULL** Prior Sale Type: Roof Mat:  
 Document #: **974412** Acres: **0.16**  
 1st Mtg Amt: **\$496,000** Lot Area: **6,847**  
 Total Value: **\$714,333** # of Stories:  
 Land Use: **LIGHT INDUSTRIAL** Park Area/Cap#: **/**

Comp #: **10** Distance From Subject: **9.95 (miles)**  
 Address: **4912 E 52ND PL, MAYWOOD, CA 90270**  
 Owner Name: **4911 SLAUSON AVENUE PARTNERS**  
 Seller Name: **JOHNSTON ARNOLD T**  
 APN: **6314-023-021** Map Reference: **53-D3 /** Building Area: **2,000**  
 County: **LOS ANGELES, CA** Census Tract: **5334.03** Total Rooms/Offices:  
 Subdivision: **7923** Zoning: **MYM1YY** Total Restrooms:  
 Rec Date: **08/21/2014** Prior Rec Date: Yr Built/Eff: **1966 / 1966**  
 Sale Date: **06/24/2014** Prior Sale Date: Air Cond:  
 Sale Price: **\$1,000,000** Prior Sale Price: Pool:  
 Sale Type: **FULL** Prior Sale Type: Roof Mat:  
 Document #: **880718** Acres: **0.23**  
 1st Mtg Amt: **\$500,000** Lot Area: **9,953**  
 Total Value: **\$30,142** # of Stories:  
 Land Use: **LIGHT INDUSTRIAL** Park Area/Cap#: **/**

Comp #: **11** Distance From Subject: **10.51 (miles)**  
 Address: **4857 TELEGRAPH RD, LOS ANGELES, CA 90022-3720**  
 Owner Name: **STUDIO EXODUS INC**  
 Seller Name: **LAI WEN H**  
 APN: **5246-024-023** Map Reference: **53-E1 /** Building Area: **1,920**  
 County: **LOS ANGELES, CA** Census Tract: **5316.02** Total Rooms/Offices:  
 Subdivision: **7366** Zoning: **LCM1\*** Total Restrooms:  
 Rec Date: **09/05/2014** Prior Rec Date: **06/04/2010** Yr Built/Eff: **1965 / 1965**  
 Sale Date: **07/16/2014** Prior Sale Date: **03/26/2010** Air Cond:  
 Sale Price: **\$220,000** Prior Sale Price: **\$155,000** Pool:  
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:  
 Document #: **934311** Acres: **0.06**  
 1st Mtg Amt: **\$176,000** Lot Area: **2,744**  
 Total Value: **\$163,210** # of Stories:  
 Land Use: **LIGHT INDUSTRIAL** Park Area/Cap#: **/**

Comp #: **12** Distance From Subject: **11.17 (miles)**  
 Address: **11826 WYANDOTTE ST, NORTH HOLLYWOOD, CA 91605**  
 Owner Name: **DANTE GROUP LLC**  
 Seller Name: **FRANKOS T & N FAMILY TRUST**  
 APN: **2317-019-009** Map Reference: **16-C3 /** Building Area: **1,650**  
 County: **LOS ANGELES, CA** Census Tract: **1224.10** Total Rooms/Offices:  
 Subdivision: **LANKERSHIM RANCH** Zoning: **LAM2** Total Restrooms:  
**LAND & WATER CO**  
 Rec Date: **09/22/2014** Prior Rec Date: **04/05/1974** Yr Built/Eff: **1951 / 1951**  
 Sale Date: **09/05/2014** Prior Sale Date: Air Cond:  
 Sale Price: **\$325,000** Prior Sale Price: **\$23,500** Pool:  
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:  
 Document #: **996197** Acres: **0.15**  
 1st Mtg Amt: Lot Area: **6,749**  
 Total Value: **\$340,000** # of Stories:  
 Land Use: **LIGHT INDUSTRIAL** Park Area/Cap#: **/**

Comp #: 13 Distance From Subject: 11.6 (miles)  
 Address: 13245 SHERMAN WAY, NORTH HOLLYWOOD, CA 91605  
 Owner Name: ROOKE VIRGINIA B  
 Seller Name: ROOKE VIRGINIA B  
 APN: 2327-002-036 Map Reference: 16-A3 / Building Area: 2,000  
 County: LOS ANGELES, CA Census Tract: 1220.00 Total Rooms/Offices:  
 Subdivision: 1081 Zoning: LACM Total Restrooms:  
 Rec Date: 09/03/2014 Prior Rec Date: 04/09/1979 Yr Built/Eff: 1948 / 1948  
 Sale Date: 08/28/2014 Prior Sale Date: Air Cond:  
 Sale Price: \$2,300,000 Prior Sale Price: \$159,500 Pool:  
 Sale Type: FULL Prior Sale Type: FULL Roof Mat:  
 Document #: 924934 Acres: 0.30  
 1st Mtg Amt: \$1,150,000 Lot Area: 12,858  
 Total Value: \$288,909 # of Stories:  
 Land Use: LIGHT INDUSTRIAL Park Area/Cap#: /

Comp #: 14 Distance From Subject: 13.26 (miles)  
 Address: 7521 E SLAUSON AVE, COMMERCE, CA 90040-3805  
 Owner Name: ZIADE GEORGES  
 Seller Name: DONLEY FAMILY TRUST  
 APN: 6356-011-003 Map Reference: 54-B5 / Building Area: 2,040  
 County: LOS ANGELES, CA Census Tract: 5323.04 Total Rooms/Offices:  
 Subdivision: 12751 Zoning: C2 Total Restrooms:  
 Rec Date: 10/10/2014 Prior Rec Date: Yr Built/Eff: 1972 / 1972  
 Sale Date: 10/08/2014 Prior Sale Date: Air Cond:  
 Sale Price: \$335,000 Prior Sale Price: Pool:  
 Sale Type: FULL Prior Sale Type: FULL Roof Mat:  
 Document #: 1077467 Acres: 0.10  
 1st Mtg Amt: \$315,000 Lot Area: 4,339  
 Total Value: \$82,158 # of Stories:  
 Land Use: LIGHT INDUSTRIAL Park Area/Cap#: /

Comp #: 15 Distance From Subject: 14.44 (miles)  
 Address: 9837 SAN FERNANDO RD, PACOIMA, CA 91331  
 Owner Name: SAN FERNANDO ROAD PROPERTY LLC  
 Seller Name: COURTNEY DAVID  
 APN: 2624-019-004 Map Reference: 9-B4 / Building Area: 1,680  
 County: LOS ANGELES, CA Census Tract: 1048.10 Total Rooms/Offices:  
 Subdivision: 2066 Zoning: LAM2 Total Restrooms:  
 Rec Date: 01/23/2015 Prior Rec Date: 08/10/1973 Yr Built/Eff: 1947 /  
 Sale Date: 12/16/2014 Prior Sale Date: Air Cond: YES  
 Sale Price: \$2,100,000 Prior Sale Price: \$18,000 Pool:  
 Sale Type: FULL Prior Sale Type: FULL Roof Mat:  
 Document #: 81572 Acres: 0.28  
 1st Mtg Amt: \$1,087,500 Lot Area: 12,265  
 Total Value: \$39,155 # of Stories:  
 Land Use: LIGHT INDUSTRIAL Park Area/Cap#: /

Comp #: 16 Distance From Subject: 15.46 (miles)  
 Address: 6954 STANLEY AVE, LONG BEACH, CA 90805-1835  
 Owner Name: GARCIA W R & N S LIVING TRUST  
 Seller Name: HOLT E S & D M TRUST  
 APN: 7113-008-018 Map Reference: 65-E4 / Building Area: 2,040  
 County: LOS ANGELES, CA Census Tract: 5702.03 Total Rooms/Offices:  
 Subdivision: 7811 Zoning: LBIL Total Restrooms:  
 Rec Date: 10/31/2014 Prior Rec Date: 08/31/1990 Yr Built/Eff: 1959 / 1959  
 Sale Date: 09/24/2014 Prior Sale Date: Air Cond:  
 Sale Price: \$415,000 Prior Sale Price: \$125,000 Pool:  
 Sale Type: FULL Prior Sale Type: FULL Roof Mat:  
 Document #: 1155645 Acres: 0.09  
 1st Mtg Amt: Lot Area: 4,125  
 Total Value: \$62,121 # of Stories:  
 Land Use: LIGHT INDUSTRIAL Park Area/Cap#: /

Comp #: 17 Distance From Subject: 16.12 (miles)  
 Address: 9254 VALLEY BLVD, ROSEMEAD, CA 91770  
 Owner Name: VALADEZ CARMEN  
 Seller Name: VALADEZ CARMEN  
 APN: 8594-004-026 Map Reference: 38-B5 / Building Area: 1,946  
 County: LOS ANGELES, CA Census Tract: 4329.01 Total Rooms/Offices:  
 Subdivision: 6287 Zoning: RMC3-R1\* Total Restrooms:  
 Rec Date: 02/02/2015 Prior Rec Date: 04/07/1972 Yr Built/Eff: 1936 / 1950  
 Sale Date: 01/21/2015 Prior Sale Date: Air Cond:  
 Sale Price: \$615,000 Prior Sale Price: \$19,500 Pool:  
 Sale Type: FULL Prior Sale Type: FULL Roof Mat:  
 Document #: 113561 Acres: 0.20  
 1st Mtg Amt: \$603,000 Lot Area: 8,543  
 Total Value: \$98,596 # of Stories:  
 Land Use: LIGHT INDUSTRIAL Park Area/Cap#: /

Comp #: 18 Distance From Subject: 17.39 (miles)  
 Address: 1115 1ST ST, SAN FERNANDO, CA 91340-2801  
 Owner Name: OSORIOS REAL ESTATE LLC  
 Seller Name: PATTI TRUST  
 APN: 2520-025-003 Map Reference: 2-E6 / Building Area: 1,700  
 County: LOS ANGELES, CA Census Tract: 3202.01 Total Rooms/Offices:  
 Subdivision: MACLAYS ADD Zoning: SFC2\* Total Restrooms:  
 Rec Date: 09/12/2014 Prior Rec Date: Yr Built/Eff: 1964 / 1964  
 Sale Date: 07/24/2014 Prior Sale Date: Air Cond:  
 Sale Price: \$420,000 Prior Sale Price: Pool:  
 Sale Type: FULL Prior Sale Type: Roof Mat:  
 Document #: 966867 Acres: 0.08  
 1st Mtg Amt: \$357,000 Lot Area: 3,540  
 Total Value: \$37,522 # of Stories:  
 Land Use: LIGHT INDUSTRIAL Park Area/Cap#: /

Comp #: 19 Distance From Subject: 20.51 (miles)  
 Address: 13347 TEMPLE AVE, LA PUENTE, CA 91746-1513  
 Owner Name: CHEN JOYCE S Y  
 Seller Name: FREDIEU JAMES B  
 APN: 8561-020-025 Map Reference: / Building Area: 2,068  
 County: LOS ANGELES, CA Census Tract: 4070.02 Total Rooms/Offices:  
 Subdivision: BASSETTS Zoning: LCM11/2\* Total Restrooms: 1.00  
 Rec Date: 09/23/2014 Prior Rec Date: 06/10/1982 Yr Built/Eff: 1941 /  
 Sale Date: 08/04/2014 Prior Sale Date: Air Cond: YES  
 Sale Price: \$1,250,000 Prior Sale Price: Pool:  
 Sale Type: FULL Prior Sale Type: Roof Mat:  
 Document #: 1002905 Acres: 0.88  
 1st Mtg Amt: \$935,000 Lot Area: 38,523  
 Total Value: \$141,080 # of Stories:  
 Land Use: LIGHT INDUSTRIAL Park Area/Cap#: /

Comp #: 20 Distance From Subject: 22.46 (miles)  
 Address: 14513 CENTRAL AVE, BALDWIN PARK, CA 91706-4311  
 Owner Name: SANCHEZ ALBERTO  
 Seller Name: SANCHEZ ALBERTO  
 APN: 8554-002-001 Map Reference: 39-E5 / Building Area: 2,016  
 County: LOS ANGELES, CA Census Tract: 4052.01 Total Rooms/Offices:  
 Subdivision: 962 Zoning: BPI\* Total Restrooms:  
 Rec Date: 09/25/2014 Prior Rec Date: 02/18/2011 Yr Built/Eff: 1951 / 1951  
 Sale Date: 07/11/2007 Prior Sale Date: 07/06/2007 Air Cond:  
 Sale Price: \$225,000 Prior Sale Price: \$225,000 Pool:  
 Sale Type: FULL Prior Sale Type: FULL Roof Mat: COMPOSITION  
 Document #: 1016978 Acres: 0.33 SHINGLE  
 1st Mtg Amt: Lot Area: 14,380  
 Total Value: \$286,868 # of Stories: 1.00  
 Land Use: LIGHT INDUSTRIAL Park Area/Cap#: /