

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

VAN AMBATIELOS  
PRESIDENT

E. FELICIA BRANNON  
VICE-PRESIDENT

JOSELYN GEAGA-ROSENTHAL  
GEORGE HOVAGUIMIAN  
JAVIER NUNEZ

CITY OF LOS ANGELES  
CALIFORNIA



ERIC GARCETTI  
MAYOR

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

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

FRANK BUSH  
EXECUTIVE OFFICER

December 12, 2014

Council District: # 6

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

JOB ADDRESS: **14520 WEST DELANO STREET, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **2241-020-009**

On December 12, 2005, January 26, 2007, and November 7, 2007, 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: **14520 West Delano 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        | \$        | 1,420.00               |
| System Development Surcharge |           | 21.30                  |
| Title Report fee             |           | 42.00                  |
| <b>Grand Total</b>           | <b>\$</b> | <b><u>1,483.30</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 **\$1,483.30** be recorded against the property. It is requested that the Honorable City Council of the City of Los Angeles (the "City Council") designate the time and place protest can be heard concerning this matter, as set forth in Sections 7.35.3 and 7.35.5 of the Los Angeles Administrative Code.

It is further requested that the City Council instruct the Department to deposit to Dept 08, Fund 48R, Balance Sheet Account 2200, any payment received against this lien in the amount of **\$1,483.30** on the referenced property. A copy of the title report which includes a full legal description of the property is attached as Exhibit A. A list of all the names and addresses of owners and all interested parties entitled to notice is included (Exhibit B). Also attached is a report which includes the current fair market value of the property including all encumbrances of record on the property as of the date of the report (Exhibit C).

**DEPARTMENT OF BUILDING AND SAFETY**

*fr.*   
Steve Ongele  
Chief, Resource Management Bureau

ATTEST: HOLLY WOLCOTT, CITY CLERK

Lien confirmed by  
City Council on:

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



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

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**Property Title Report**

**Work Order No. T10888**  
**Dated as of: 11/14/2014**

**Prepared for: City of Los Angeles**

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**SCHEDULE A**  
(Reported Property Information)

**APN #: 2241-020-009**

**Property Address: 14520 W DELANO ST**      **City: Los Angeles**      **County: Los Angeles**

**VESTING INFORMATION**

**Type of Instrument QUITCLAIM DEED**

**Grantor: HOSSEIN FATEHMANESH**

**Grantee: SHAHLA TEHRANI BROOMAND**

**Instrument: 99/1527514**

**Dated: 08/06/1999**

**Book/Page: N/A**

**Recorded: 08/13/1999**

**MAILING ADDRESS: SHAHLA TEHRANI BROOMAND**

**14520 DELANO ST. VAN NUYS CA 91411**

**MAILING ADDRESS: SHAHLA TEHRANI BROOMAND**

**3460 LARGA AVE L.A. CA 90039**

**SCHEDULE B**

**LEGAL DESCRIPTION**

**LOT 13 BLOCK 37 TRACT 1200 BOOK 19 PG 35**

**MORTGAGES/LIENS**

**Type of Instrument DEED OF TRUST**

**Trustor/Mortgagor: HOSSEIN – FATEHMANESH, A SINGLE MAN**

**Lender/Beneficiary: BYL BANK GROUP**

**Trustee: BYL BANK GROUP**

**Instrument: 98/2078076**

**Amount: \$240,000.00**

**Dated: 11/10/1998**

**Maturity Date: 11/10/2028**

**Book/Page: N/A**

**Open Ended: NO**

**Recorded: 11/13/1998**

**MAILING ADDRESS: BANK OF YORBE LINDA, A DIVISION OF BYL BANK GROUP**

**20137 LA PAZ ROAD SUITE 102 MISSION VIEJO, CA 92691**

**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. T10888

**SCHEDULE B (Continued)**

**MAILING ADDRESS: HOSSEIN – FATEHMANESH, A SINGLE MAN 3480 LARGE AVENUE, LOS ANGELES, CA 90039**

SAID DEED OF TRUST IS SUBJECT TO A ASSIGNMENT OF DEED OF TRUST, FROM BANK OF YORBA LINDA (ASSIGNOR) TO MARINE MIDLAND BANK (ASSIGNEE), DATED 09/29/1999, RECORDED 10/14/1999 AS INSTRUMENT NO. 99/1948541.

**MAILING ADDRESS: BANK OF YORBA LINDA 26137 LA PAZ ROAD, STE 102 MISSION VIEJO, CA 92691**

**MAILING ADDRESS: MARINE MIDLAND BANK 3460 LARGA AVENUE, LOS ANGELES, CA 90039**

SAID DEED OF TRUST IS SUBJECT TO A ASSIGNMENT OF DEED OF TRUST, FROM HSBC BANK USA, NATIONAL ASSOCIATION AS SUCCESSOR IN INTEREST TO MARINE MIDLAND BANK (ASSIGNOR) TO FIRST BANK, A MISSOURI STATE CHARTERED BANK (ASSIGNEE), DATED 03/01/2013, RECORDED 04/02/2013 AS INSTRUMENT NO. 20130487814.

**MAILING ADDRESS: FIRST BANK ATTN: LOUIS SMITH, MI-199-060, 600 JAMES S. MCDONNELL BLVD. HAZELWOOD, MO 63042**

**Type of Instrument** DEED OF TRUST

**Trustor/Mortgagor:** SHAHLA TEHRANI

**Lender/Beneficiary:** CHICKIE LEVANTHAL

**Trustee:** ROBERT W. NAIRIN AND JEFFREY S. NAIRIN OF CALABASAS, CALIFORNIA

**Instrument:** 06/2625647

**Book/Page:** N/A

**Amount:** NONE FOUND

**Open Ended:** NO

**Dated:** 11/10/2006

**Recorded:** 11/28/2006

**Maturity Date:** 11/10/2036

**MAILING ADDRESS: CHICKIE'S BAIL BONDS 2118 WILSHIRE BLVD. #812 SANTA MONICA, CA 90403**

**MAILING ADDRESS: ASSOCIATED BONDS AND INSURANCE AGENCY, INC. 23901 CALABASAS ROAD, SUITE 1085 CALABASAS, CA 91302-3303**

**Type of Instrument** MISCELLANEOUS

**Comments:** NOTICE OF LIS PENDENS DATED 11/06/2002 RECORDED 11/08/2002 AS INSTRUMENT NO.02/2686943

**MAILING ADDRESS: LAW OFFICES OF RAMIN AZADEGAN 9107 WILSHIRE BOULEVARD, SUITE 800 BEVERLY HILLS, CA 90210-5533**

**MAILING ADDRESS: LAW OFFICES OF RAMIN AZADEGAN 9107 WILSHIRE BOULEVARD, 8TH FLOOR 800 BEVERLY HILLS, CA 90210-5533**

NOTICE OF PENDENCY OF ACTION DATED 06/21/2005 RECORDED 06/21/2005 AS INSTRUMENT NO. 05/1460950

**MAILING ADDRESS: HOSSEIN-FATEHMANESH 5333 BELLINGHAM ST #5 VALLEY VILLAGE CAL 91607**

**MAILING ADDRESS: UNITED ESCROW CO. 10145 RESEADA BLVD. SUITE A NORTHRIDGE, CA. 91324**

NOTICE OF PENDENCY OF ACTION DATED 01/19/2007 RECORDED 07/06/2007 AS

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

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Work Order No. T10888

**SCHEDULE B (Continued)**

INSTRUMENT NO. 20071612547

**MAILING ADDRESS: LAW OFFICES OF YANA K. GERSHFELD 6400 QUEBEC DR. 1ST FLOOR LOS ANGELES, CA 90068**

NOTICE OF PENDING LIEN DATED 09/26/2005 RECORDED 09/30/2005 AS INSTRUMENT NO. 05/2370760

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

**MAILING ADDRESS: TEHRANI SHAHLA 340 W WILSON AVE GLENDALE CA, 91203**

NOTICE OF PENDING LIEN DATED 05/03/2006 RECORDED 05/12/2006 AS INSTRUMENT NO. 06/1059367

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

**MAILING ADDRESS: TEHRANI SHAHLA 340 W WILSON AVE GLENDALE CA, 91203**

NOTICE OF PENDING LIEN DATED 07/25/2006 RECORDED 08/07/2006 AS INSTRUMENT NO. 06/1734495

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

**MAILING ADDRESS: TEHRANI SHAHLA 340 W WILSON AVE GLENDALE CA, 91203**

NOTICE OF PENDING LIEN DATED 06/29/2007 RECORDED 07/06/2007 AS INSTRUMENT NO. 20071613313

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

**MAILING ADDRESS: TEHRANI SHAHLA 340 W WILSON AVE GLENDALE CA, 91203**

NOTICE OF PENDING LIEN DATED 03/28/2008 RECORDED 04/04/2008 AS INSTRUMENT NO. 20080580266

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

**MAILING ADDRESS: TEHRANI SHAHLA 340 W WILSON AVE GLENDALE CA, 91203**

NOTICE OF PENDENCY OF ACTION DATED 08/31/2009 RECORDED 09/09/2009 AS INSTRUMENT NO. 20091378247

**MAILING ADDRESS: AHMADREZA ILKHANI 4131 MCLAUGHLIN AVE., #11 LOS ANGELES, CA 90066**

NOTICE OF PENDENCY OF ACTION DATED 09/13/2014 RECORDED 10/07/2014 AS INSTRUMENT NO. 20141060327

**MAILING ADDRESS: JAMES S. UYEDA, ESQ. 445 SO. FIGEROA ST. SUITE 2700 LOS ANGELES, CA 90071**

RECORDING REQUESTED BY:

99 1527514

When Recorded Mail Document and Tax Statement To:

3460 LARGA AVE  
L.A CA 90039

FEE  
\$7  
2

Escrow No  
Title Order No.

SPACE ABOVE THIS LINE FOR RECORDER'S USE

APN: 224102-0009

QUITCLAIM DEED

The undersigned grantor(s) declare(s)

Documentary transfer tax is \$ 0 Gift City tax \$

- 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

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

HUSSEIN FATEHMANESH

hereby remises, releases and quitclaims to

SHAHLA TEHRANI DROUMAND

the following described real property in the City of VAN NUYS  
County of LOS ANGELES

State of California.

Lot 13 Block 37 TRACK 1200 Book 19  
Pg 35

DATED: 8-6-99

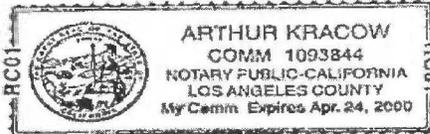
Hussein - Fatehmanesh

STATE OF CALIFORNIA  
COUNTY OF Los Angeles  
ON 8-6-99 before me,

HUSSEIN FATEHMANESH

Hussein Fatehmanesh personally appeared

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 Arthur Kracow

MAIL TAX STATEMENT AS DIRECTED ABOVE

REPRODUCTION PENALTY \$400

98 2078076

RECORDATION REQUESTED BY:

Commonwealth

RECORDED/FILED IN OFFICIAL RECORDS  
RECORDER'S OFFICE  
LOS ANGELES COUNTY  
CALIFORNIA  
NOV 13 1998 AT 8 A.M.

WHEN RECORDED MAIL TO:

Bank of Yorba Linda, a division of BYL Bank Group  
28137 La Paz Road  
Suite 102  
Mission Viejo, CA 92691

D.A. FEE Code 2C \$ 600

FEE \$4500 1

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY

DEED OF TRUST

THIS DEED OF TRUST IS DATED NOVEMBER 10, 1998, among Hossein - Fatehmanesh, a Single Man, whose address is 3460 Larga Avenue, Los Angeles, CA 90039 (referred to below as "Trustor"); Bank of Yorba Linda, a division of BYL Bank Group, whose address is 28137 La Paz Road, Suite 102, Mission Viejo, CA 92691 (referred to below sometimes as "Lender" and sometimes as "Beneficiary"); and Bank of Yorba Linda, a division of BYL Bank Group, whose address is 28137 La Paz Road, Suite 102, Mission Viejo, California 92691 (referred to below as "Trustee").

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

LOT (S) 13, IN BLOCK 37 OF TRACT NO. 1200, IN THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 19, PAGE (S) 35 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING ALL MINERALS, COAL, OILS, PETROLEUM AND KINDRED SUBSTANCES AND NATURAL GAS UNDER AND IN SAID LAND.

The Real Property or its address is commonly known as 14520 Delano Street, Van Nuys, CA 91411-2819. The Assessor's Parcel Number for the Real Property is 2241-020-009.

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

DEFINITIONS. The following words shall have the following meanings when used in this Deed of Trust. Terms not otherwise defined in this Deed of Trust shall have the meanings attributed to such terms in the Uniform Commercial Code. All references to dollar amounts shall mean amounts in lawful money of the United States of America.

Beneficiary. The word "Beneficiary" means Bank of Yorba Linda, a division of BYL Bank Group, its successors and assigns. Bank of Yorba Linda, a division of BYL Bank Group also is referred to as "Lender" in this Deed of Trust.

Deed of Trust. The words "Deed of Trust" mean this Deed of Trust among Trustor, Lender, and Trustee, and includes without limitation all assignment and security interest provisions relating to the Personal Property and Rents.

Guarantor. The word "Guarantor" means and includes without limitation any and all guarantors, sureties, and accommodation parties in connection with the Indebtedness.

Improvements. The word "Improvements" means and includes without limitation all existing and future improvements, buildings, structures, mobile homes affixed on the Real Property, facilities, additions, replacements and other construction on the Real Property.

Indebtedness. The word "Indebtedness" means all principal and interest payable under the Note and any amounts expended or advanced by Lender to discharge obligations of Trustor or expenses incurred by Trustee or Lender to enforce obligations of Trustor under this Deed of Trust, together with interest on such amounts as provided in this Deed of Trust.

Lender. The word "Lender" means Bank of Yorba Linda, a division of BYL Bank Group, its successors and assigns.

Note. The word "Note" means the Note dated November 10, 1998, in the principal amount of \$240,000.00 from Trustor to Lender, together with all renewals, extensions, modifications, refinancings, and substitutions for the Note. NOTICE TO TRUSTOR: THE NOTE CONTAINS A VARIABLE INTEREST RATE.

NOTIFICATION SENT BY MAIL

11-10-1998

DEED OF TRUST  
(Continued)

Page 7

ADDITIONAL PROVISIONS REGARDING SBA LOAN. See EXHIBIT "A" attached hereto and made a part hereof.

MISCELLANEOUS PROVISIONS. The following miscellaneous provisions are a part of this Deed of Trust:

**Amendments.** This Deed of Trust, together with any Related Documents, constitutes the entire understanding and agreement of the parties as to the matters set forth in this Deed of Trust. No alteration of or amendment to this Deed of Trust shall be effective unless given in writing and signed by the party or parties sought to be charged or bound by the alteration or amendment.

**Annual Reports.** If the Property is used for purposes other than Trustor's residence, Trustor shall furnish to Lender, upon request, a certified statement of net operating income received from the Property during Trustor's previous fiscal year in such form and detail as Lender shall require. "Net operating income" shall mean all cash receipts from the Property less all cash expenditures made in connection with the operation of the Property.

**Acceptance by Trustee.** Trustee accepts this Trust when this Deed of Trust, duly executed and acknowledged, is made a public record as provided by law.

**Applicable Law.** This Deed of Trust has been delivered to Lender and accepted by Lender in the State of California. This Deed of Trust shall be governed by and construed in accordance with the laws of the State of California.

**Caption Headings.** Caption headings in this Deed of Trust are for convenience purposes only and are not to be used to interpret or define the provisions of this Deed of Trust.

**Merger.** There shall be no merger of the interest or estate created by this Deed of Trust with any other interest or estate in the Property at any time held by or for the benefit of Lender in any capacity, without the written consent of Lender.

**Severability.** If a court of competent jurisdiction finds any provision of this Deed of Trust to be invalid or unenforceable as to any person or circumstance, such finding shall not render that provision invalid or unenforceable as to any other persons or circumstances. If feasible, any such offending provision shall be deemed to be modified to be within the limits of enforceability or validity; however, if the offending provision cannot be so modified, it shall be stricken and all other provisions of this Deed of Trust in all other respects shall remain valid and enforceable.

**Successors and Assigns.** Subject to the limitations stated in this Deed of Trust on transfer of Trustor's interest, this Deed of Trust shall be binding upon and inure to the benefit of the parties, their successors and assigns. If ownership of the Property becomes vested in a person other than Trustor, Lender, without notice to Trustor, may deal with Trustor's successors with reference to this Deed of Trust and the indebtedness by way of forbearance or extension without releasing Trustor from the obligations of this Deed of Trust or liability under the indebtedness.

**Time is of the Essence.** Time is of the essence in the performance of this Deed of Trust.

**Waivers and Consents.** Lender shall not be deemed to have waived any rights under this Deed of Trust (or under the Related Documents) unless such waiver is in writing and signed by Lender. No delay or omission on the part of Lender in exercising any right shall operate as a waiver of such right or any other right. A waiver by any party of a provision of this Deed of Trust shall not constitute a waiver of or prejudice the party's right otherwise to demand strict compliance with that provision or any other provision. No prior waiver by Lender, nor any course of dealing between Lender and Trustor, shall constitute a waiver of any of Lender's rights or any of Trustor's obligations as to any future transactions. Whenever consent by Lender is required in this Deed of Trust, the granting of such consent by Lender in any instance shall not constitute continuing consent to subsequent instances where such consent is required.

EACH TRUSTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS DEED OF TRUST, AND EACH TRUSTOR AGREES TO ITS TERMS, INCLUDING THE VARIABLE RATE PROVISIONS OF THE NOTE SECURED BY THIS DEED OF TRUST.

TRUSTOR:

x Hani - Fatemeh  
Hossein - Fatemeh

98 2078076

11-10-1998

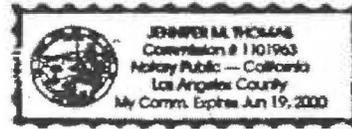
DEED OF TRUST  
(Continued)

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CERTIFICATE OF ACKNOWLEDGMENT

STATE OF California )  
COUNTY OF Los Angeles ) ss

On November 10, 1998, before me, Jennifer M. Thomas, personally appeared Hossein - Fatehmanesh, 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 Jennifer M. Thomas (Seal)

(DO NOT RECORD)  
REQUEST FOR FULL RECONVEYANCE  
(To be used only when obligations have been paid in full)

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

Date: \_\_\_\_\_ Beneficiary: \_\_\_\_\_  
By: \_\_\_\_\_  
Its: \_\_\_\_\_

LASER PRO, Reg. U.S. Pat. & T.M. Off., Ver. 3.25a (c) 1996 CFI ProServices, Inc. All rights reserved. [CA-001 F3.26 FFAUTO.LN]

Order No  
Escrow No  
Loan No. 500

99 1948541

2

WHEN RECORDED MAIL TO.

Bank of Yorba Linda  
26137 La Paz Road, Ste 102  
Mission Viejo, CA 92691

|         |    |
|---------|----|
| FEE \$7 | IF |
| DAF \$2 |    |

SPACE ABOVE THIS FOR RECORDER'S USE

**ASSIGNMENT OF DEED OF TRUST**

FOR VALUE RECEIVED, Bank of Yorba Linda, as Agent and Servicer pursuant to the Pooling and Servicing Agreement hereinafter referenced, hereby sells, transfers, assigns, sets over and conveys, without recourse, to Marine Midland Bank, ("Assignee") its successors and assigns, as Trustee under the Pooling and Servicing Agreement dated as of October 31, 1998, subject to the Multi-Party Agreement dated as of October 31, 1998, all its right, title and interest under the Certain Deed of Trust Dated November 10, 1998, executed by Hossein - Fatehmanesh, a Single Man, whose address is 3460 Larga Avenue, Los Angeles, CA 90039, Trustor, to Marine Midland Bank, Trustee, and recorded as Instrument No. 98-2078076, on November 13, 1998, in Book N/A, Page N/A of Official Records in the Office of the County Recorder of Los Angeles County, State of California.

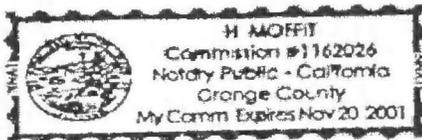
TOGETHER with the note or notes therein described or referred to, the money due and to become due thereon with interest, and all rights accrued or to accrue under said Deed of Trust

Bank of Yorba Linda

Dated: 9/29/99

By: *Robert Forsythe*  
Robert Forsythe, Senior Vice President

State of California  
County of Orange} ss..



On 9/29/99 before me, H. Moffit, a notary public, personally appeared Robert Forsythe personally known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument

Notarial Seal

WITNESS my hand and official seal.

*H. Moffit*  
H. Moffit, Notary Public

RECORDING REQUESTED BY  
AND WHEN RECORDED MAIL TO

First Bank  
Attn: Lois Smith, MI-199-060  
600 James S. McDonnell Blvd.  
Hazelwood, MO 63042  
466460005000



2

**ASSIGNMENT OF DEED OF TRUST**

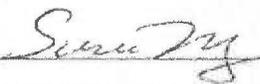
FOR VALUE RECEIVED, **HSBC Bank USA, National Association**, as successor in interest to Marine Midland Bank ("**Assignor**"), as Trustee under the Pooling and Servicing Agreement, BYL Bank Group SBA Loan-Backed Adjustable Rate Certificates, Series 1998-1, Class A, Class M and Class B, dated as of October 31, 1998, as amended by the Amendment to Pooling and Servicing Agreement, BYL Bank Group SBA Loan-Backed Adjustable Rate Certificates, Series 1998-1, dated as of January 18, 2013 (jointly, the "Pooling Agreement"), does hereby grant, sell, assign, transfer and convey **First Bank**, a Missouri state chartered bank ("**Assignee**") whose address is 600 James S. McDonnell Blvd., Hazelwood, MO 63042, all of Assignor's right, title and interest in, to and under that certain Deed of Trust dated November 10, 1998, executed by Hossein - Fatchmanesh, a single man, as Trustor, and recorded as Instrument No. 98-2078076, on November 13, 1998, in Book N/A, Page N/A of Official Records in the Office of the County Recorder of Los Angeles County, State of California, as assigned to Assignor by Assignment of Deed of Trust dated September 29, 1999, and recorded as Instrument No. 99-1948541, on October 14, 1999, in Book N/A, Page N/A of Official Records in the Office of the County Recorder of Los Angeles County, State of California, in describing certain land therein as:

See Exhibit A attached hereto and by this referenced incorporated herein (the "Property").

TOGETHER with the note or notes therein described or referred to, the money due and to become due thereon with interest, and all rights accrued or to accrue under said Deed of Trust.

Dated: March, 2013

**HSBC Bank USA, National Association,**  
successor to Marine Midland Bank

By:   
Printed Name: \_\_\_\_\_  
Title: SUSIE MOY  
VICE PRESIDENT

3

CERTIFICATE OF ACKNOWLEDGEMENT OF NOTARY PUBLIC

STATE OF New York )

COUNTY OF New York )

On March 1, 2013 before me, Audrey H. Zabriskie personally appeared Susie May, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that s/he executed the same in his/her authorized capacity, and that Susie May, by his/her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

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

WITNESS my hand and official seal.

Audrey H. Zabriskie  
Notary Public

(SEAL)

AUDREY H. ZABRISKIE  
No. 012A6168090  
Notary Public, State of New York  
Qualified in New York County  
My Commission Expires 03/22/2015

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RAMIN AZADEGAN, ESQ. Bar No.: 131402  
LAW OFFICES OF RAMIN AZADEGAN  
9107 Wilshire Boulevard, 8<sup>th</sup> Floor  
Beverly Hills, CA 90210-5533  
(310) 271-4800

Attorney for Plaintiff ALEX GABAYAN

SUPERIOR COURT OF THE STATE OF CALIFORNIA  
FOR THE COUNTY OF LOS ANGELES

ALEX GABAYAN, an individual.  
Plaintiff,  
vs.  
SHAHLA TEHRANI BROOMAND, an individual  
DOES 1 through 100, AND DOES 1 THROUGH  
100  
Defendant.

CASE NO. LC062886  
NOTICE OF LIS PENDENS  
(C.C.P. SECTION 409)

NOTICE IS HEREBY GIVEN that the above-entitled action is pending in the above-entitled Court between the parties named in the above caption. The action seeks a decree of specific performance and concerns and affects title to and the right of possession of that certain real property in Los Angeles County, which is described as follows:

LOT 13 IN BLOCK 37 TRACT NO. 1200 IN THE CITY OF LOS ANGELES,  
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP

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RECORDED IN BOOK IN 19, PAGE(S) 35 OF MAPS IN THE OFFICE OF THE  
COUNTY RECORDER OF SAID COUNTY.

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DATED: November 6, 2002

LAW OFFICES OF RAMIN AZADEGAN

By: *Ramin Azadegan*  
 RAMIN AZADEGAN  
 Attorney for Plaintiff  
 ALEX GABAYAN

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110602\GABAYAN\BROOMAND\P-LIS PENDENS

LIS PENDENS

ORIGINAL

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1 LAW OFFICES OF B. KWAKU DUREN  
2 B. Kwaku Duren, Esq. - SBN - 147789  
3 1467 W. 49<sup>TH</sup> Street  
4 Los Angeles, California 90062  
5 Tele: (323) 290-6146  
6 Fax: (323) 290-1645  
7 Email: [kwaku@globalpanther.com](mailto:kwaku@globalpanther.com)

8 Attorney for Plaintiff, HOSSEIN FATEHMANISH

9  
10  
11 SUPERIOR COURT OF THE STATE OF CALIFORNIA  
12 COUNTY OF LOS ANGELES

13 HOSSEIN FATEHMANISH,  
14 Plaintiff,  
15 vs.

CASE NO. LC-070737

NOTICE OF PENDENCY  
OF ACTION

16 FARHAD REZA FATEHMANESH,  
17 SHAHLA TEHRANI BROUMAND,  
18 ABDOLREZA ILKHANI, UNITED  
19 ESCROW, a business entity form  
20 unknown, and DOES 1 through 100,  
21 Inclusive,  
22 Defendants.

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25 TO ALL INTERESTED PARTIES HEREIN AND THEIR ATTORNEYS OF  
26 RECORD:

27 NOTICE IS HEREBY GIVEN that in the above-entitled action, now pending in the  
28 above-entitled Court, Plaintiff has brought an action affecting title to and Plaintiff's right to  
the conveyance of the real property known and described as follows:

Commonly described as a business structure and real property located at 14520  
Delano Street, Van Nuys, California, and legally described as:

"Lot 13, Block 37, Track 1200, Book 19, Page 35 of the records of the Los Angeles  
County Recorder." (Hereinafter referred to as the SUBJECT BUSINESS PROPERTY).

//

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NOTICE OF PENDENCY OF ACTION  
Page 1 of 3

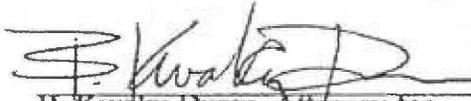
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The parties to the Action are plaintiff HOSSEIN FATEHMANISH, and defendants FARHAD REZA FATEHMANESH, SHAHLA TEHRANI BROUMAND, ABDOLREZA ILKHANI, UNITED ESCROW, a business entity form unknown, and DOES 1 through 100, Inclusive, also known as CASE NO. LC-070737, filed in the Los Angeles Superior Court on March 2, 2005.

The object of the action is to obtain an order of the Court requiring defendants, and each of them, to specifically perform the Agreement dated April 16, 2001, which was duly entered into and executed by the parties requiring defendant Farhad Fatehmanesh to pay plaintiff the balance of the purchase price of an automotive repair business or re-convey title of said business real property to the plaintiff. This purchase agreement is fair and binding on each of the parties, and the defendants have failed, and/or refused to comply with the Agreement as lawfully required.

Dated: June 21, 2005

  
B. Kwaku Duren, Attorney for  
Plaintiff HOSSEIN FATEHMANISH

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**PROOF OF PERSONAL AND/OR MAIL SERVICE  
AND/OR BY FACSIMILE MACHINE**

STATE OF CALIFORNIA            )  
  )        ss  
COUNTY OF LOS ANGELES        )

**RE: HOSSEIN FATEMANISH vs. FARAHAD REZA FATEHMANESH/CASE NO.  
LC-070737**

I am employed in the County of Los Angeles, State of California. I am over the age of 18. I am a party to the within action; my business address is 1467 West 49th Street, Los Angeles, California, 90062. On June 21, 2005, I caused the herein NOTICE OF RULING to be served as follows:

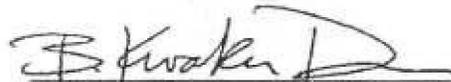
- By telephone or facsimile:
- By causing the parties to be personally served at their place of business;
- By placing a true copy thereof enclosed in a sealed envelope addressed as follows:

**UNITED ESCROW CO.  
10145 RESEADA BLVD.  
SUITE A  
NORTHRIDGE, CA. 91324        FAX: (818) 993-4989**

I am readily familiar with the office's practice of collection and processing correspondence for mailing. Under that practice it would be deposited with the U.S. Postal Service on that same day with postage thereon fully prepaid at Los Angeles, California, in the ordinary course of business. I am aware that on motion of the party served, service is presumed invalid if postal cancellation date or postage meter date is more than one day after date of deposit for mailing in affidavit.

I declare under penalty of perjury of perjury under the laws of the State of California that the above statement are true and correct. Executed on June 21, 2005. at Los Angeles, California.

B. Kwaku Duren  
Declarant's Printed Name

  
Declarant's Signature

**05 1460950**

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RECORDING REQUESTED BY

CHICKIE'S BAIL BONDS  
2118 WILSHIRE BLVD., #812  
SANTA MONICA, CA 90403

06 2625647

AND WHEN RECORDED MAIL TO  
ASSOCIATED BOND AND INSURANCE AGENCY, INC.  
23901 CALABASAS ROAD, SUITE 1085  
CALABASAS, CA 91302-3303

DEED OF TRUST

This Deed of Trust made this 10<sup>th</sup> day of November, 2004  
Between Shahla Tehrani, herein called TRUSTOR, and  
Robert W. Nairn and Jeffrey S. Nairn of Calabasas, California, herein called TRUSTEE, and Chickie Leventhal  
herein called BENEFICIARY. WITNESSETH: That Trustor hereby GRANTS to TRUSTEE, IN TRUST, WITH POWER OF SALE, all that property in the County  
of Los Angeles in the State of California, described as:  
Lot 13 Block 37 Tract 1200 APN 2241 020 009 06000  
as per map recorded in Book \_\_\_\_\_ Page \_\_\_\_\_ of Maps, Official Records  
In the office of the County Recorder of Los Angeles County.  
Commonly known as 14520 Delano St. Van Nuys, CA 91411-2819

FOR THE PURPOSE OF SECURING payment to the said Beneficiary, of the monies due to and of all losses, damages, expenditures and liability suffered, sustained, made or incurred by the International Fidelity Insurance Company, hereinafter called the Surety or Beneficiary (and as more fully set forth and described in a certain Bail Bond Agreement, which agreement is made a part hereof by reference as though herein fully set forth) on account of, growing out of, or resulting from the execution of a certain bond on behalf of Marje H. Lashgari  
In the matter of People of the State of CA vs. Marje H. Lashgari

AND FOR WHICH AMOUNTS and the matters set forth in the said indemnity agreement, are security. (Power No. II 430658)  
IT IS AGREED AND CONDITIONED that a certificate signed by the Beneficiary at any time hereafter setting forth that the said bond has been declared forfeited or that a loss, damage, expenditures or liability has been sustained by the Surety or Beneficiary on account of the aforesaid Undertaking; the date or dates and amount or amounts of such loss, damages, expenditures and/or liability; that payment has been demanded of the party or parties on whose behalf the aforesaid Undertaking was or is about to be executed; and that such loss, damages, expenditures or determined liability has not been paid to the Beneficiary, shall be conclusive and binding on the Trustor, and shall be the warrant of the Trustee to proceed forthwith to foreclose and sell upon the security herein, and from the proceeds of sale (after deducting expenses including cost and search of evidence of title) pay to the Beneficiary the amount so certified, including interest at the highest legal rate per month from demand to date of payment and attorneys fees.

IT IS FURTHER AGREED THAT: upon delivery of said Certificate to Trustee, Beneficiary may declare all sums or obligations secured hereby due and payable by delivery to Trustee of written declaration of default and demand for sale and of written notice of default and of election to cause to be sold said property, which notice Trustee shall cause to be duly filed for record.  
IT SHALL BE DEEMED SUFFICIENT if proceedings to foreclose and sell the security herein are executed by any one of the above-named Trustees and it shall be deemed sufficient if a full reconveyance is executed by any one of the above-named Trustees; and, said one Trustee shall be deemed to be the attorney-in-fact for the other Trustees for those purposes. The authority thus granted herein shall be deemed to be coupled with an interest and shall not be affected by the death or incompetency of any of the Trustees for whom such one Trustee shall be acting.  
THE UNDERSIGNED TRUSTOR REQUESTS that a copy of any notice of default and of any notice of sale hereunder be mailed to him at his mailing address opposite his signature hereto. Failure to insert such address shall be deemed a waiver of any request hereunder for a copy of such notices.

SIGNATURE OF TRUSTOR Shahla Tehrani STREET AND NUMBER 340 W. Wilson Ave. CITY Glendale STATE CA 91203  
Shahla Tehrani

STATE OF California  
COUNTY OF Los Angeles

On 11-10-06 before me Deborah L. Pifer  
Notary Public (here insert name and title of the officer), personally appeared  
Shahla Tehrani



personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) are subscribed to the within instrument and acknowledged to me that she executed the same in his (her) own authorized capacity, and that by her 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 Deborah L. Pifer

Form No. TD-1-FIC (REV. 9/04)

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1 Yana K. Gershfeld (State Bar No. 201998)  
2 Law Office of Yana k. Gershfeld  
3 6400 Quebec Drive, 1<sup>st</sup> Floor  
4 Los Angeles, CA 90068  
5 Telephone (323) 467-5500  
6 Facsimile (323) 467-5876

7  
8 Attorney for Plaintiff,  
9 ARTHUR KHACHATRYAN

10 SUPERIOR COURT OF CALIFORNIA  
11 COUNTY OF LOS ANGELES  
12 NORTHWEST DISTRICT

13 ARTHUR KHACHATRYAN, an  
14 individual  
15 Plaintiff,

Case No. LC078329  
NOTICE OF PENDENCY OF ACTION

16 v.

17 SHAHLA TEHRANI BROOMAND,  
18 an individual; FRED  
19 FATEHMANESH, an individual, and  
20 DOES 1 through 10, inclusive  
21 Defendants.

22 TO ALL INTERESTED PARTIES HEREIN AND THEIR ATTORNEYS OF RECORD:  
23 NOTICE IS HEREBY GIVEN that in the above entitled action, now pending in the above-  
24 entitled Court, Plaintiff has brought an action affecting title to and Plaintiff's right to the conveyance  
25 of the real property known and commonly described as follows:

26 A business structure and real property located at 14520 Delano Street, Van Nuys, CA, and  
27 legally described as:

28 "Lot 13, Block 37, Track 1200, Book 19, Page 35 of the records of the Los Angeles County  
Recorder." (hereinafter the "Property").

Plaintiff filed this action to obtain an order from the Court requiring Defendants, and each  
of them, to specifically perform on the Purchase and Sale Agreement dated January 6, 2005, which

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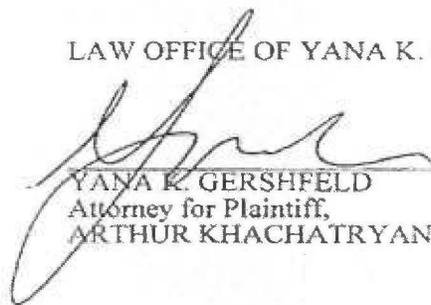
1 was duly entered into and executed by the parties, requiring Defendants to sell Plaintiff the Property  
2 on the price and terms agreed upon and with clean and marketable title. The Purchase and Sale  
3 Agreement is fair and binding on each of the parties, and Defendants have failed and/or refuse to  
4 comply with the terms of the Agreements as lawfully required.

5 Plaintiff also files this action because he has reason to believe that while the arbitration is  
6 ongoing Defendants may attempt to sell the Property to other Sellers. Plaintiff hereby files the within  
7 action in order to enable him to record a notice of pending action. In addition to money damages,  
8 Plaintiff also seeks injunctive and declarative relief as provisional remedies pending completion of  
9 the arbitration.

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DATED: January 19, 2007

LAW OFFICE OF YANA K. GERSHFELD

  
\_\_\_\_\_  
YANA K. GERSHFELD  
Attorney for Plaintiff,  
ARTHUR KHACHATRYAN

# EXHIBIT B

ASSIGNED INSPECTOR: **WILLIE ROSS**

Date: **December 12, 2014**

JOB ADDRESS: **14520 WEST DELANO STREET, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **2241-020-009**

Last Full Title: **11/14/2014**

Last Update to Title:

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## LIST OF OWNERS AND INTERESTED PARTIES

- 1). SHAHLA TEHRANI BROOMAND  
14520 DELANO STREET  
VAN NUYS, CA. 91411-2819                      CAPACITY: OWNER
  
- 2). SHAHLA TEHRANI BROOMAND  
3460 LARGA AVENUE  
LOS ANGELES, CA. 90039                      CAPACITY: OWNER
  
- 3). BANK OF YORBA LINDA  
20137 LA PAZ ROAD, SUITE 102  
MISSION VIEJO, CA. 92691                      CAPACITY: INTERESTED PARTIES
  
- 4). HOSSEIN - FATEHMANESH  
3480 LARGA AVENUE  
LOS ANGELES, CA. 90039                      CAPACITY: INTERESTED PARTIES
  
- 5). MARINE MIDLAND BANK  
3460 LARGA AVENUE  
LOS ANGELES, CA. 90039                      CAPACITY: INTERESTED PARTIES
  
- 6). FIRST BANK  
ATTN: LOUIS SMITH  
MI-199-060  
600 JAMES S. MCDONNELL BLVD.  
HAZELWOOD, MO. 63042                      CAPACITY: INTERESTED PARTIES
  
- 7). ASSOCIATED BONDS AND INSURANCE AGENCY, INC.  
23901 CALABASAS ROAD, SUITE 1085  
CALABASAS, CA. 91302-3303                      CAPACITY: INTERESTED PARTIES

- 8). CHICKIE'S BAIL BONDS  
2118 WILSHIRE BLVD. #812  
SANTA MONICA, CA. 90403  
CAPACITY: INTERESTED PARTIES
- 9). LAW OFFICES OF RAMIN AZADEGAN  
9107 WILSHIRE BLVD., SUITE 800  
BEVERLY HILLS, CA. 90210-5533  
CAPACITY: INTERESTED PARTIES
- 10). HOSSEIN - FATEHMANESH  
5333 BELLINGHAM STREET #5  
VALLEY VILLAGE, CA. 91607  
CAPACITY: INTERESTED PARTIES
- 11). UNITED ESCROW CO.  
10145 RESEDA BLVD., SUITE A  
NORTHRIDGE, CA. 91324  
CAPACITY: INTERESTED PARTIES
- 12). LAW OFFICES OF YANA K. GERSHFELD  
6400 QUEBEC DRIVE, 1ST FLOOR  
LOS ANGELES, CA. 90068  
CAPACITY: INTERESTED PARTIES
- 13). TEHRANI SHAHLA  
340 W. WILSHIRE AVENUE  
GLENDALE, CA. 91203  
CAPACITY: INTERESTED PARTIES
- 14). AHMADREZA ILKHANI  
4131 MCLAUGHLIN AVENUE, #11  
LOS ANGELES, CA. 90066  
CAPACITY: INTERESTED PARTIES
- 15). JAMES S UYEDA, ESQ.  
445 S. FIGUEROA STREET, SUITE 2700  
LOS ANGELES, CA. 90071  
CAPACITY: INTERESTED PARTIES

# Property Detail Report

For Property Located At :  
**14520 DELANO ST, VAN NUYS, CA 91411-2819**



### Owner Information

Owner Name: **TEHRANI SHAHLA**  
 Mailing Address: **14520 DELANO ST, VAN NUYS CA 91411-2819 C028**  
 Vesting Codes: **//**

### Location Information

|                       |                            |                       |                       |
|-----------------------|----------------------------|-----------------------|-----------------------|
| Legal Description:    | <b>TRACT # 1200 LOT 13</b> | APN:                  | <b>2241-020-009</b>   |
| County:               | <b>LOS ANGELES, CA</b>     | Alternate APN:        |                       |
| Census Tract / Block: | <b>1283.03 / 2</b>         | Subdivision:          | <b>1200</b>           |
| Township-Range-Sect:  |                            | Map Reference:        | <b>15-D5 / 532-A7</b> |
| Legal Book/Page:      | <b>19-35</b>               | Tract #:              | <b>1200</b>           |
| Legal Lot:            | <b>13</b>                  | School District:      | <b>LOS ANGELES</b>    |
| Legal Block:          | <b>37</b>                  | School District Name: |                       |
| Market Area:          | <b>VN</b>                  | Munic/Township:       |                       |
| Neighbor Code:        |                            |                       |                       |

### Owner Transfer Information

|                      |          |                     |  |
|----------------------|----------|---------------------|--|
| Recording/Sale Date: | <b>/</b> | Deed Type:          |  |
| Sale Price:          |          | 1st Mtg Document #: |  |
| Document #:          |          |                     |  |

### Last Market Sale Information

|                      |                                |                         |          |
|----------------------|--------------------------------|-------------------------|----------|
| Recording/Sale Date: | <b>08/13/1999 / 08/06/1999</b> | 1st Mtg Amount/Type:    | <b>/</b> |
| Sale Price:          |                                | 1st Mtg Int. Rate/Type: | <b>/</b> |
| Sale Type:           |                                | 1st Mtg Document #:     | <b>/</b> |
| Document #:          | <b>1527514</b>                 | 2nd Mtg Amount/Type:    | <b>/</b> |
| Deed Type:           | <b>QUIT CLAIM DEED</b>         | 2nd Mtg Int. Rate/Type: | <b>/</b> |
| Transfer Document #: |                                | Price Per SqFt:         |          |
| New Construction:    |                                | Multi/Split Sale:       |          |
| Title Company:       |                                |                         |          |
| Lender:              |                                |                         |          |
| Seller Name:         | <b>FATEHMANESH HOSSEIN</b>     |                         |          |

### Prior Sale Information

|                      |                                |                          |                            |
|----------------------|--------------------------------|--------------------------|----------------------------|
| Prior Rec/Sale Date: | <b>11/13/1998 / 11/09/1998</b> | Prior Lender:            | <b>BANK OF YORBA LINDA</b> |
| Prior Sale Price:    | <b>\$320,000</b>               | Prior 1st Mtg Amt/Type:  | <b>\$240,000 / CONV</b>    |
| Prior Doc Number:    | <b>2078075</b>                 | Prior 1st Mtg Rate/Type: | <b>/ ADJ</b>               |
| Prior Deed Type:     | <b>GRANT DEED</b>              |                          |                            |

### Property Characteristics

|                     |                    |                      |                         |                  |                |
|---------------------|--------------------|----------------------|-------------------------|------------------|----------------|
| Year Built / Eff:   | <b>1929 / 1930</b> | Total Rooms/Offices: |                         | Garage Area:     |                |
| Gross Area:         | <b>5,000</b>       | Total Restrooms:     |                         | Garage Capacity: |                |
| Building Area:      | <b>5,000</b>       | Roof Type:           |                         | Parking Spaces:  |                |
| Tot Adj Area:       |                    | Roof Material:       | <b>ROLL COMPOSITION</b> | Heat Type:       |                |
| Above Grade:        |                    | Construction:        | <b>BRICK</b>            | Air Cond:        |                |
| # of Stories:       | <b>1.00</b>        | Foundation:          | <b>CONCRETE</b>         | Pool:            |                |
| Other Improvements: |                    | Exterior wall:       | <b>BLOCK/STUCCO</b>     | Quality:         | <b>AVERAGE</b> |
|                     |                    | Basement Area:       |                         | Condition:       | <b>FAIR</b>    |

### Site Information

|                 |                         |                   |             |                 |                                   |
|-----------------|-------------------------|-------------------|-------------|-----------------|-----------------------------------|
| Zoning:         | <b>LAC2</b>             | Acres:            | <b>0.17</b> | County Use:     | <b>LIGHT MANUFACTURING (3100)</b> |
| Lot Area:       | <b>7,518</b>            | Lot Width/Depth:  | <b>x</b>    | State Use:      |                                   |
| Land Use:       | <b>LIGHT INDUSTRIAL</b> | Commercial Units: |             | Water Type:     |                                   |
| Site Influence: |                         | Sewer Type:       |             | Building Class: |                                   |

### Tax Information

|                      |                  |                |             |                |                   |
|----------------------|------------------|----------------|-------------|----------------|-------------------|
| Total Value:         | <b>\$401,205</b> | Assessed Year: | <b>2014</b> | Property Tax:  | <b>\$5,351.57</b> |
| Land Value:          | <b>\$160,481</b> | Improved %:    | <b>60%</b>  | Tax Area:      | <b>13</b>         |
| Improvement Value:   | <b>\$240,724</b> | Tax Year:      | <b>2013</b> | Tax Exemption: |                   |
| Total Taxable Value: | <b>\$401,205</b> |                |             |                |                   |

## Comparable Summary

For Property Located At



**14520 DELANO ST, VAN NUYS, CA 91411-2819**

**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            | \$0              | \$618,000 | \$6,291,500 | \$1,421,941 |
| Bldg/Living Area      | 5,000            | 4,350     | 5,500       | 4,871       |
| Price/Sqft            | \$0.00           | \$122.73  | \$1,431.84  | \$300.13    |
| Year Built            | 1929             | 1925      | 1982        | 1959        |
| Lot Area              | 7,518            | 4,562     | 10,371      | 7,798       |
| Bedrooms              | 0                | 0         | 0           | 0           |
| Bathrooms/Restrooms   | 0                | 0         | 0           | 0           |
| Stories               | 1.00             | 1.00      | 1.00        | 1.00        |
| Total Value           | \$401,205        | \$77,408  | \$1,675,000 | \$506,229   |
| Distance From Subject | 0.00             | 0.23      | 11.55       | 5.74        |

\*= user supplied for search only

| <input checked="" type="checkbox"/> | #  | F | Address             | Sale Price  | Yr Bit | Bed | Baths/Restrooms(Full) | Last Recording | Bld/Liv | Lot Area | Dist  |
|-------------------------------------|----|---|---------------------|-------------|--------|-----|-----------------------|----------------|---------|----------|-------|
| <b>Subject Property</b>             |    |   |                     |             |        |     |                       |                |         |          |       |
|                                     |    |   | 14520 DELANO ST     |             | 1929   |     |                       | 08/13/1999     | 5,000   | 7,518    | 0.0   |
| <b>Comparables</b>                  |    |   |                     |             |        |     |                       |                |         |          |       |
| <input checked="" type="checkbox"/> | 1  |   | 14721 CALVERT ST    | \$738,000   | 1958   |     |                       | 04/08/2014     | 5,000   | 7,500    | 0.23  |
| <input checked="" type="checkbox"/> | 2  |   | 14743 KESWICK ST    | \$618,000   | 1954   |     |                       | 07/17/2014     | 4,587   | 7,799    | 1.95  |
| <input checked="" type="checkbox"/> | 3  |   | 15111 KESWICK ST    | \$835,000   | 1965   |     |                       | 07/31/2014     | 4,440   | 7,472    | 2.05  |
| <input checked="" type="checkbox"/> | 4  |   | 16128 RUNNYMEDE ST  | \$710,000   | 1981   |     |                       | 07/03/2014     | 4,868   | 8,101    | 2.55  |
| <input checked="" type="checkbox"/> | 5  |   | 16146 COVELLO ST    | \$940,000   | 1972   |     |                       | 09/29/2014     | 4,850   | 6,884    | 2.65  |
| <input checked="" type="checkbox"/> | 6  |   | 7119 GERALD AVE     | \$948,000   | 1963   |     |                       | 03/18/2014     | 4,860   | 8,599    | 2.78  |
| <input checked="" type="checkbox"/> | 7  |   | 7419 BELLAIRE AVE   | \$1,050,000 | 1982   |     |                       | 05/01/2014     | 5,187   | 9,487    | 2.81  |
| <input checked="" type="checkbox"/> | 8  |   | 15331 RAYEN ST      |             | 1960   |     |                       | 10/07/2014     | 4,960   | 7,672    | 3.55  |
| <input checked="" type="checkbox"/> | 9  |   | 5722 TUJUNGA AVE    | \$665,000   | 1973   |     |                       | 05/29/2014     | 5,000   | 6,600    | 4.08  |
| <input checked="" type="checkbox"/> | 10 |   | 5447 SATSUMA AVE    | \$825,000   | 1964   |     |                       | 03/21/2014     | 5,000   | 7,003    | 4.77  |
| <input checked="" type="checkbox"/> | 11 |   | 18141 NAPA ST       | \$675,000   | 1959   |     |                       | 09/23/2014     | 5,500   | 9,589    | 5.45  |
| <input checked="" type="checkbox"/> | 12 |   | 8717 DARBY AVE      |             | 1947   |     |                       | 10/01/2014     | 5,000   | 7,237    | 5.8   |
| <input checked="" type="checkbox"/> | 13 |   | 11255 ILEX AVE      | \$720,000   | 1960   |     |                       | 10/31/2014     | 4,960   | 9,599    | 6.4   |
| <input checked="" type="checkbox"/> | 14 |   | 515 S FLOWER ST     | \$907,500   | 1955   |     |                       | 04/17/2014     | 4,900   | 6,971    | 8.12  |
| <input checked="" type="checkbox"/> | 15 |   | 1036 N HIGHLAND AVE | \$2,425,000 | 1927   |     |                       | 11/17/2014     | 4,650   | 9,242    | 9.03  |
| <input checked="" type="checkbox"/> | 16 |   | 8755 REMMET AVE     | \$875,000   | 1967   |     |                       | 11/17/2014     | 4,920   | 10,371   | 9.2   |
| <input checked="" type="checkbox"/> | 17 |   | 1624 COTNER AVE     | \$4,200,000 | 1967   |     |                       | 10/31/2014     | 5,000   | 6,998    | 9.32  |
| <input checked="" type="checkbox"/> | 18 |   | 510 W GARFIELD AVE  | \$750,000   | 1925   |     |                       | 07/10/2014     | 4,350   | 4,562    | 11.07 |
| <input checked="" type="checkbox"/> | 19 |   | 1664 12TH ST        |             | 1951   |     |                       | 10/01/2014     | 5,000   | 7,522    | 11.49 |
| <input checked="" type="checkbox"/> | 20 |   | 3515 EASTHAM DR     | \$6,291,500 | 1960   |     |                       | 03/18/2014     | 4,394   | 6,757    | 11.55 |

|              |   |                   |                        |                      |             |
|--------------|---|-------------------|------------------------|----------------------|-------------|
| Comp #:      | 1   |                   | Distance From Subject: | 0.23 (miles)         |             |
| Address:     | 14721 CALVERT ST, VAN NUYS, CA 91411-2706 |                   |                        |                      |             |
| Owner Name:  | 14721 CALVERT INVESTMENT CORP             |                   |                        |                      |             |
| Seller Name: | ERETH JOHN M                              |                   |                        |                      |             |
| APN:         | 2241-018-022                              | Map Reference:    | 15-D5 / 531-J7         | Building Area:       | 5,000       |
| County:      | LOS ANGELES, CA                           | Census Tract:     | 1283.03                | Total Rooms/Offices: |             |
| Subdivision: | 1200                                      | Zoning:           | LAM2                   | Total Restrooms:     |             |
| Rec Date:    | 04/08/2014                                | Prior Rec Date:   | 02/19/1997             | Yr Built/Eff:        | 1958 / 1958 |
| Sale Date:   | 03/24/2014                                | Prior Sale Date:  |                        | Air Cond:            |             |
| Sale Price:  | \$738,000                                 | Prior Sale Price: |                        | Pool:                |             |
| Sale Type:   | FULL                                      | Prior Sale Type:  |                        | Roof Mat:            |             |
| Document #:  | 352053                                    | Acres:            | 0.17                   |                      |             |
| 1st Mtg Amt: |   | Lot Area:         | 7,500                  |                      |             |
| Total Value: | \$110,760                                 | # of Stories:     |                        |                      |             |
| Land Use:    | LIGHT INDUSTRIAL                          | Park Area/Cap#:   | /                      |                      |             |

|              |   |                   |                        |                      |        |
|--------------|---|-------------------|------------------------|----------------------|--------|
| Comp #:      | 2   |                   | Distance From Subject: | 1.95 (miles)         |        |
| Address:     | 14743 KESWICK ST, VAN NUYS, CA 91405-1206 |                   |                        |                      |        |
| Owner Name:  | 14743 KESWICK STREET LLC                  |                   |                        |                      |        |
| Seller Name: | SWTB PROPERTIES LLC                       |                   |                        |                      |        |
| APN:         | 2210-025-016                              | Map Reference:    | 15-D2 / 531-J3         | Building Area:       | 4,587  |
| County:      | LOS ANGELES, CA                           | Census Tract:     | 1272.10                | Total Rooms/Offices: |        |
| Subdivision: | 1532                                      | Zoning:           | LAM2                   | Total Restrooms:     |        |
| Rec Date:    | 07/17/2014                                | Prior Rec Date:   |                        | Yr Built/Eff:        | 1954 / |
| Sale Date:   | 06/04/2014                                | Prior Sale Date:  |                        | Air Cond:            |        |
| Sale Price:  | \$618,000                                 | Prior Sale Price: |                        | Pool:                |        |
| Sale Type:   | FULL                                      | Prior Sale Type:  |                        | Roof Mat:            |        |
| Document #:  | 736717                                    | Acres:            | 0.18                   |                      |        |
| 1st Mtg Amt: | \$494,400                                 | Lot Area:         | 7,799                  |                      |        |
| Total Value: | \$573,771                                 | # of Stories:     |                        |                      |        |
| Land Use:    | LIGHT INDUSTRIAL                          | Park Area/Cap#:   | /                      |                      |        |

|              |   |                   |                        |                      |             |
|--------------|---|-------------------|------------------------|----------------------|-------------|
| Comp #:      | 3   |                   | Distance From Subject: | 2.05 (miles)         |             |
| Address:     | 15111 KESWICK ST, VAN NUYS, CA 91405-1135 |                   |                        |                      |             |
| Owner Name:  | BALIKIAN ANASTASIYA & HAIK                |                   |                        |                      |             |
| Seller Name: | VELEZ ALAN R                              |                   |                        |                      |             |
| APN:         | 2209-037-052                              | Map Reference:    | 15-C2 / 531-H3         | Building Area:       | 4,440       |
| County:      | LOS ANGELES, CA                           | Census Tract:     | 1272.10                | Total Rooms/Offices: |             |
| Subdivision: | 18163                                     | Zoning:           | LAM1                   | Total Restrooms:     |             |
| Rec Date:    | 07/31/2014                                | Prior Rec Date:   | 04/25/1994             | Yr Built/Eff:        | 1965 / 1965 |
| Sale Date:   | 07/07/2014                                | Prior Sale Date:  |                        | Air Cond:            |             |
| Sale Price:  | \$835,000                                 | Prior Sale Price: |                        | Pool:                |             |
| Sale Type:   | FULL                                      | Prior Sale Type:  |                        | Roof Mat:            |             |
| Document #:  | 797208                                    | Acres:            | 0.17                   |                      |             |
| 1st Mtg Amt: | \$501,000                                 | Lot Area:         | 7,472                  |                      |             |
| Total Value: | \$103,957                                 | # of Stories:     |                        |                      |             |
| Land Use:    | LIGHT INDUSTRIAL                          | Park Area/Cap#:   | /                      |                      |             |

|              |   |                   |                        |                      |             |
|--------------|---|-------------------|------------------------|----------------------|-------------|
| Comp #:      | 4   |                   | Distance From Subject: | 2.55 (miles)         |             |
| Address:     | 16128 RUNNYMEDE ST, VAN NUYS, CA 91406-2912 |                   |                        |                      |             |
| Owner Name:  | BASE PROPERTIES LLC                         |                   |                        |                      |             |
| Seller Name: | HAZLEWOOD FAMILY TRUST 1                    |                   |                        |                      |             |
| APN:         | 2205-024-019                                | Map Reference:    | 15-A3 / 531-F4         | Building Area:       | 4,868       |
| County:      | LOS ANGELES, CA                             | Census Tract:     | 1274.00                | Total Rooms/Offices: |             |
| Subdivision: | 6872  | Zoning:           | LAM1                   | Total Restrooms:     |             |
| Rec Date:    | 07/03/2014                                  | Prior Rec Date:   | 01/27/1984             | Yr Built/Eff:        | 1981 / 1981 |
| Sale Date:   | 06/20/2014                                  | Prior Sale Date:  |                        | Air Cond:            |             |
| Sale Price:  | \$710,000                                   | Prior Sale Price: |                        | Pool:                |             |
| Sale Type:   | FULL  | Prior Sale Type:  |                        | Roof Mat:            |             |
| Document #:  | 690166                                      | Acres:            | 0.19                   |                      |             |
| 1st Mtg Amt: |   | Lot Area:         | 8,101                  |                      |             |
| Total Value: | \$487,512                                   | # of Stories:     |                        |                      |             |
| Land Use:    | LIGHT INDUSTRIAL                            | Park Area/Cap#:   | /                      |                      |             |

|              |  |  |                       |
|--------------|--|--|-----------------------|
| Comp #:      | <b>5</b>   | Distance From Subject: <b>2.65 (miles)</b> |                       |
| Address:     | <b>16146 COVELLO ST, VAN NUYS, CA 91406-2910</b> |  |                       |
| Owner Name:  | <b>COVELLO INVESTMENT GROUP LLC</b>              |  |                       |
| Seller Name: | <b>PRODUCTION BUILDING RENTALS LL</b>            |  |                       |
| APN:         | <b>2205-022-025</b>                              | Map Reference:                             | <b>15-A3 / 531-F4</b> |
| County:      | <b>LOS ANGELES, CA</b>                           | Census Tract:                              | <b>1274.00</b>        |
| Subdivision: | <b>6872</b>                                      | Zoning:                                    | <b>LAM1</b>           |
| Rec Date:    | <b>09/29/2014</b>                                | Prior Rec Date:                            |                       |
| Sale Date:   | <b>09/22/2014</b>                                | Prior Sale Date:                           |                       |
| Sale Price:  | <b>\$940,000</b>                                 | Prior Sale Price:                          |                       |
| Sale Type:   | <b>FULL</b>                                      | Prior Sale Type:                           |                       |
| Document #:  | <b>1024837</b>                                   | Acres:                                     | <b>0.16</b>           |
| 1st Mtg Amt: | <b>\$708,000</b>                                 | Lot Area:                                  | <b>6,884</b>          |
| Total Value: | <b>\$578,915</b>                                 | # of Stories:                              |                       |
| Land Use:    | <b>LIGHT INDUSTRIAL</b>                          | Park Area/Cap#:                            | <b>/</b>              |

|              |   |  |                       |
|--------------|---|--|-----------------------|
| Comp #:      | <b>6</b>  | Distance From Subject: <b>2.78 (miles)</b> |                       |
| Address:     | <b>7119 GERALD AVE, VAN NUYS, CA 91406-3712</b> |  |                       |
| Owner Name:  | <b>6950 DUME TRUST</b>                          |  |                       |
| Seller Name: | <b>GERALD PROPERTIES LLC</b>                    |  |                       |
| APN:         | <b>2225-004-032</b>                             | Map Reference:                             | <b>14-F3 / 531-E5</b> |
| County:      | <b>LOS ANGELES, CA</b>                          | Census Tract:                              | <b>1321.02</b>        |
| Subdivision: | <b>26613</b>                                    | Zoning:                                    | <b>LAM1</b>           |
| Rec Date:    | <b>03/18/2014</b>                               | Prior Rec Date:                            | <b>07/24/2008</b>     |
| Sale Date:   | <b>03/11/2004</b>                               | Prior Sale Date:                           | <b>06/11/2008</b>     |
| Sale Price:  | <b>\$948,000</b>                                | Prior Sale Price:                          | <b>\$1,050,000</b>    |
| Sale Type:   | <b>FULL</b>                                     | Prior Sale Type:                           | <b>FULL</b>           |
| Document #:  | <b>268623</b>                                   | Acres:                                     | <b>0.20</b>           |
| 1st Mtg Amt: |   | Lot Area:                                  | <b>8,599</b>          |
| Total Value: | <b>\$710,000</b>                                | # of Stories:                              | <b>1.00</b>           |
| Land Use:    | <b>LIGHT INDUSTRIAL</b>                         | Park Area/Cap#:                            | <b>/</b>              |

|              |  |  |                       |
|--------------|--|--|-----------------------|
| Comp #:      | <b>7</b>   | Distance From Subject: <b>2.81 (miles)</b> |                       |
| Address:     | <b>7419 BELLAIRE AVE, NORTH HOLLYWOOD, CA 91605-4304</b> |  |                       |
| Owner Name:  | <b>LANAT LLC</b>   |  |                       |
| Seller Name: | <b>WRIGHT PROPERTIES LLC</b>                             |  |                       |
| APN:         | <b>2305-026-036</b>                                      | Map Reference:                             | <b>16-B3 / 532-E4</b> |
| County:      | <b>LOS ANGELES, CA</b>                                   | Census Tract:                              | <b>1216.00</b>        |
| Subdivision: | <b>1212</b>  | Zoning:                                    | <b>LAM1</b>           |
| Rec Date:    | <b>05/01/2014</b>  | Prior Rec Date:                            | <b>03/01/2011</b>     |
| Sale Date:   | <b>04/24/2014</b>  | Prior Sale Date:                           | <b>10/26/2010</b>     |
| Sale Price:  | <b>\$1,050,000</b>                                       | Prior Sale Price:                          | <b>\$700,000</b>      |
| Sale Type:   | <b>FULL</b>  | Prior Sale Type:                           | <b>FULL</b>           |
| Document #:  | <b>449503</b>  | Acres:                                     | <b>0.22</b>           |
| 1st Mtg Amt: |  | Lot Area:                                  | <b>9,487</b>          |
| Total Value: | <b>\$731,584</b>   | # of Stories:                              |                       |
| Land Use:    | <b>LIGHT INDUSTRIAL</b>                                  | Park Area/Cap#:                            | <b>/</b>              |

|              |  |  |                      |
|--------------|--|--|----------------------|
| Comp #:      | <b>8</b>                                     | Distance From Subject: <b>3.55 (miles)</b> |                      |
| Address:     | <b>15331 RAYEN ST, NORTH HILLS, CA 91343</b> |  |                      |
| Owner Name:  | <b>PENNY LANE CENTERS</b>                    |  |                      |
| Seller Name: | <b>POLLAK FAMILY LLC</b>                     |  |                      |
| APN:         | <b>2654-005-029</b>                          | Map Reference:                             | <b>8-C6 / 501-H7</b> |
| County:      | <b>LOS ANGELES, CA</b>                       | Census Tract:                              | <b>1175.10</b>       |
| Subdivision: | <b>PORTER LAND &amp; WATER CO SUB #1</b>     | Zoning:                                    | <b>LAM1</b>          |
| Rec Date:    | <b>10/07/2014</b>                            | Prior Rec Date:                            | <b>07/13/1994</b>    |
| Sale Date:   | <b>09/22/2014</b>                            | Prior Sale Date:                           |                      |
| Sale Price:  |  | Prior Sale Price:                          | <b>\$215,000</b>     |
| Sale Type:   | <b>N</b>                                     | Prior Sale Type:                           | <b>FULL</b>          |
| Document #:  | <b>1059212</b>                               | Acres:                                     | <b>0.18</b>          |
| 1st Mtg Amt: | <b>\$562,500</b>                             | Lot Area:                                  | <b>7,672</b>         |
| Total Value: | <b>\$642,905</b>                             | # of Stories:                              | <b>1.00</b>          |
| Land Use:    | <b>LIGHT INDUSTRIAL</b>                      | Park Area/Cap#:                            | <b>/</b>             |

|              |   |                   |                       |                        |                     |
|--------------|---|-------------------|-----------------------|------------------------|---------------------|
| Comp #:      | <b>9</b>  |                   |                       | Distance From Subject: | <b>4.08 (miles)</b> |
| Address:     | <b>5722 TUJUNGA AVE, NORTH HOLLYWOOD, CA 91601-1833</b> |                   |                       |                        |                     |
| Owner Name:  | <b>5722 TUJUNGA AVE LLC</b>                             |                   |                       |                        |                     |
| Seller Name: | <b>GHARABAGI ARMEK</b>                                  |                   |                       |                        |                     |
| APN:         | <b>2337-037-006</b>                                     | Map Reference:    | <b>16-D6 / 562-J1</b> | Building Area:         | <b>5,000</b>        |
| County:      | <b>LOS ANGELES, CA</b>                                  | Census Tract:     | <b>1242.04</b>        | Total Rooms/Offices:   |                     |
| Subdivision: | <b>6168</b>   | Zoning:           | <b>LAC2</b>           | Total Restrooms:       |                     |
| Rec Date:    | <b>05/29/2014</b>                                       | Prior Rec Date:   | <b>06/18/2004</b>     | Yr Built/Eff:          | <b>1973 / 1973</b>  |
| Sale Date:   | <b>05/23/2014</b>                                       | Prior Sale Date:  | <b>04/14/2000</b>     | Air Cond:              |                     |
| Sale Price:  | <b>\$665,000</b>  | Prior Sale Price: | <b>\$680,000</b>      | Pool:                  |                     |
| Sale Type:   | <b>FULL</b>   | Prior Sale Type:  | <b>FULL</b>           | Roof Mat:              |                     |
| Document #:  | <b>551125</b>   | Acres:            | <b>0.15</b>           |                        |                     |
| 1st Mtg Amt: | <b>\$470,400</b>  | Lot Area:         | <b>6,600</b>          |                        |                     |
| Total Value: | <b>\$690,000</b>  | # of Stories:     |                       |                        |                     |
| Land Use:    | <b>LIGHT INDUSTRIAL</b>                                 | Park Area/Cap#:   | <b>/</b>              |                        |                     |

|              |   |                   |                       |                        |                     |
|--------------|---|-------------------|-----------------------|------------------------|---------------------|
| Comp #:      | <b>10</b>   |                   |                       | Distance From Subject: | <b>4.77 (miles)</b> |
| Address:     | <b>5447 SATSUMA AVE, NORTH HOLLYWOOD, CA 91601-2838</b> |                   |                       |                        |                     |
| Owner Name:  | <b>PRIME MANAGEMENT &amp; INVESTMENT</b>                |                   |                       |                        |                     |
| Seller Name: | <b>STROUD TODD</b>                                      |                   |                       |                        |                     |
| APN:         | <b>2416-012-004</b>                                     | Map Reference:    | <b>23-E1 / 563-A2</b> | Building Area:         | <b>5,000</b>        |
| County:      | <b>LOS ANGELES, CA</b>                                  | Census Tract:     | <b>1253.10</b>        | Total Rooms/Offices:   |                     |
| Subdivision: | <b>1768</b>   | Zoning:           | <b>LAMR2</b>          | Total Restrooms:       |                     |
| Rec Date:    | <b>03/21/2014</b>                                       | Prior Rec Date:   | <b>03/21/2014</b>     | Yr Built/Eff:          | <b>1964 / 1964</b>  |
| Sale Date:   | <b>03/14/2014</b>                                       | Prior Sale Date:  | <b>03/21/2012</b>     | Air Cond:              |                     |
| Sale Price:  | <b>\$825,000</b>  | Prior Sale Price: | <b>\$687,000</b>      | Pool:                  |                     |
| Sale Type:   | <b>FULL</b>   | Prior Sale Type:  | <b>FULL</b>           | Roof Mat:              |                     |
| Document #:  | <b>283228</b>   | Acres:            | <b>0.16</b>           |                        |                     |
| 1st Mtg Amt: |   | Lot Area:         | <b>7,003</b>          |                        |                     |
| Total Value: | <b>\$141,305</b>  | # of Stories:     |                       |                        |                     |
| Land Use:    | <b>LIGHT INDUSTRIAL</b>                                 | Park Area/Cap#:   | <b>/</b>              |                        |                     |

|              |   |                   |                      |                        |                     |
|--------------|---|-------------------|----------------------|------------------------|---------------------|
| Comp #:      | <b>11</b>                                       |                   |                      | Distance From Subject: | <b>5.45 (miles)</b> |
| Address:     | <b>18141 NAPA ST, NORTHRIDGE, CA 91325-3319</b> |                   |                      |                        |                     |
| Owner Name:  | <b>NAPA INDUSTRIES LLC</b>                      |                   |                      |                        |                     |
| Seller Name: | <b>NAPA STREET PROPERTIES LLC</b>               |                   |                      |                        |                     |
| APN:         | <b>2786-002-021</b>                             | Map Reference:    | <b>7-C6 / 531-A1</b> | Building Area:         | <b>5,500</b>        |
| County:      | <b>LOS ANGELES, CA</b>                          | Census Tract:     | <b>1154.03</b>       | Total Rooms/Offices:   |                     |
| Subdivision: | <b>ZELZAH</b>                                   | Zoning:           | <b>LAM1</b>          | Total Restrooms:       |                     |
| Rec Date:    | <b>09/23/2014</b>                               | Prior Rec Date:   |                      | Yr Built/Eff:          | <b>1959 / 1959</b>  |
| Sale Date:   | <b>09/15/2014</b>                               | Prior Sale Date:  |                      | Air Cond:              |                     |
| Sale Price:  | <b>\$675,000</b>                                | Prior Sale Price: |                      | Pool:                  |                     |
| Sale Type:   | <b>FULL</b>                                     | Prior Sale Type:  |                      | Roof Mat:              |                     |
| Document #:  | <b>1004797</b>                                  | Acres:            | <b>0.22</b>          |                        |                     |
| 1st Mtg Amt: | <b>\$310,000</b>                                | Lot Area:         | <b>9,589</b>         |                        |                     |
| Total Value: | <b>\$199,058</b>                                | # of Stories:     |                      |                        |                     |
| Land Use:    | <b>LIGHT INDUSTRIAL</b>                         | Park Area/Cap#:   | <b>/</b>             |                        |                     |

|              |  |                   |                      |                        |                         |
|--------------|--|-------------------|----------------------|------------------------|-------------------------|
| Comp #:      | <b>12</b>  |                   |                      | Distance From Subject: | <b>5.8 (miles)</b>      |
| Address:     | <b>8717 DARBY AVE, NORTHRIDGE, CA 91325-3009</b> |                   |                      |                        |                         |
| Owner Name:  | <b>8717 DARBY LLC</b>                            |                   |                      |                        |                         |
| Seller Name: | <b>KARIMI-RAD M &amp; E LIVING TRUST</b>         |                   |                      |                        |                         |
| APN:         | <b>2769-025-011</b>                              | Map Reference:    | <b>7-C6 / 530-J1</b> | Building Area:         | <b>5,000</b>            |
| County:      | <b>LOS ANGELES, CA</b>                           | Census Tract:     | <b>1152.02</b>       | Total Rooms/Offices:   |                         |
| Subdivision: | <b>2114</b>                                      | Zoning:           | <b>LAM1</b>          | Total Restrooms:       |                         |
| Rec Date:    | <b>10/01/2014</b>                                | Prior Rec Date:   | <b>11/18/2002</b>    | Yr Built/Eff:          | <b>1947 / 1947</b>      |
| Sale Date:   | <b>09/24/2014</b>                                | Prior Sale Date:  | <b>10/09/2002</b>    | Air Cond:              |                         |
| Sale Price:  |  | Prior Sale Price: | <b>\$580,000</b>     | Pool:                  |                         |
| Sale Type:   | <b>N</b>   | Prior Sale Type:  | <b>UNKNOWN</b>       | Roof Mat:              | <b>ROLL COMPOSITION</b> |
| Document #:  | <b>1041904</b>                                   | Acres:            | <b>0.17</b>          |                        |                         |
| 1st Mtg Amt: |  | Lot Area:         | <b>7,237</b>         |                        |                         |
| Total Value: | <b>\$437,141</b>                                 | # of Stories:     | <b>1.00</b>          |                        |                         |
| Land Use:    | <b>LIGHT INDUSTRIAL</b>                          | Park Area/Cap#:   | <b>/</b>             |                        |                         |

|              |   |                   |                      |                        |                    |
|--------------|---|-------------------|----------------------|------------------------|--------------------|
| Comp #:      | <b>13</b>                                     |                   |                      | Distance From Subject: | <b>6.4 (miles)</b> |
| Address:     | <b>11255 ILEX AVE, PACOIMA, CA 91331-2725</b> |                   |                      |                        |                    |
| Owner Name:  | <b>FER PROPERTIES LP</b>                      |                   |                      |                        |                    |
| Seller Name: | <b>JANECK FAMILY TRUST</b>                    |                   |                      |                        |                    |
| APN:         | <b>2616-020-012</b>                           | Map Reference:    | <b>8-F1 / 502-B1</b> | Building Area:         | <b>4,960</b>       |
| County:      | <b>LOS ANGELES, CA</b>                        | Census Tract:     | <b>1043.10</b>       | Total Rooms/Offices:   |                    |
| Subdivision: | <b>24779</b>                                  | Zoning:           | <b>LAM1</b>          | Total Restrooms:       |                    |
| Rec Date:    | <b>10/31/2014</b>                             | Prior Rec Date:   | <b>04/04/1975</b>    | Yr Built/Eff:          | <b>1960 / 1960</b> |
| Sale Date:   | <b>09/10/2014</b>                             | Prior Sale Date:  |                      | Air Cond:              |                    |
| Sale Price:  | <b>\$720,000</b>                              | Prior Sale Price: | <b>\$18,000</b>      | Pool:                  |                    |
| Sale Type:   | <b>FULL</b>                                   | Prior Sale Type:  | <b>FULL</b>          | Roof Mat:              |                    |
| Document #:  | <b>1157335</b>                                | Acres:            | <b>0.22</b>          |                        |                    |
| 1st Mtg Amt: |   | Lot Area:         | <b>9,599</b>         |                        |                    |
| Total Value: | <b>\$77,408</b>                               | # of Stories:     |                      |                        |                    |
| Land Use:    | <b>LIGHT INDUSTRIAL</b>                       | Park Area/Cap#:   | <b>/</b>             |                        |                    |

|              |  |                   |                       |                        |                     |
|--------------|--|-------------------|-----------------------|------------------------|---------------------|
| Comp #:      | <b>14</b>                                      |                   |                       | Distance From Subject: | <b>8.12 (miles)</b> |
| Address:     | <b>515 S FLOWER ST, BURBANK, CA 91502-2107</b> |                   |                       |                        |                     |
| Owner Name:  | <b>KIRAKOSYAN SEVAK</b>                        |                   |                       |                        |                     |
| Seller Name: | <b>HOLLYWOOD PROPERTY RENTAL LLC</b>           |                   |                       |                        |                     |
| APN:         | <b>2451-005-039</b>                            | Map Reference:    | <b>17-E6 / 563-H1</b> | Building Area:         | <b>4,900</b>        |
| County:      | <b>LOS ANGELES, CA</b>                         | Census Tract:     | <b>3118.02</b>        | Total Rooms/Offices:   |                     |
| Subdivision: | <b>PROVIDENCIA &amp; SCOTT TR</b>              | Zoning:           | <b>BUM2*</b>          | Total Restrooms:       |                     |
| Rec Date:    | <b>04/17/2014</b>                              | Prior Rec Date:   | <b>03/01/2006</b>     | Yr Built/Eff:          | <b>1955 / 1955</b>  |
| Sale Date:   | <b>04/09/2014</b>                              | Prior Sale Date:  | <b>02/06/2006</b>     | Air Cond:              |                     |
| Sale Price:  | <b>\$907,500</b>                               | Prior Sale Price: | <b>\$1,770,000</b>    | Pool:                  |                     |
| Sale Type:   | <b>FULL</b>                                    | Prior Sale Type:  | <b>FULL</b>           | Roof Mat:              |                     |
| Document #:  | <b>389230</b>                                  | Acres:            | <b>0.16</b>           |                        |                     |
| 1st Mtg Amt: | <b>\$725,000</b>                               | Lot Area:         | <b>6,971</b>          |                        |                     |
| Total Value: | <b>\$837,500</b>                               | # of Stories:     |                       |                        |                     |
| Land Use:    | <b>LIGHT INDUSTRIAL</b>                        | Park Area/Cap#:   | <b>/</b>              |                        |                     |

|              |  |                   |                       |                        |                         |
|--------------|--|-------------------|-----------------------|------------------------|-------------------------|
| Comp #:      | <b>15</b>  |                   |                       | Distance From Subject: | <b>9.03 (miles)</b>     |
| Address:     | <b>1036 N HIGHLAND AVE, LOS ANGELES, CA 90038-2407</b> |                   |                       |                        |                         |
| Owner Name:  | <b>WILLIAMS LEGACY PARTNERS LLC</b>                    |                   |                       |                        |                         |
| Seller Name: | <b>PAINT BY NUMBERS LLC</b>                            |                   |                       |                        |                         |
| APN:         | <b>5532-027-008</b>                                    | Map Reference:    | <b>34-B4 / 593-E6</b> | Building Area:         | <b>4,650</b>            |
| County:      | <b>LOS ANGELES, CA</b>                                 | Census Tract:     | <b>1919.01</b>        | Total Rooms/Offices:   |                         |
| Subdivision: | <b>4287</b>  | Zoning:           | <b>LAMR1</b>          | Total Restrooms:       |                         |
| Rec Date:    | <b>11/17/2014</b>                                      | Prior Rec Date:   | <b>09/09/2013</b>     | Yr Built/Eff:          | <b>1927 / 1927</b>      |
| Sale Date:   | <b>10/27/2014</b>                                      | Prior Sale Date:  | <b>07/29/2013</b>     | Air Cond:              |                         |
| Sale Price:  | <b>\$2,425,000</b>                                     | Prior Sale Price: | <b>\$1,675,000</b>    | Pool:                  |                         |
| Sale Type:   | <b>UNKNOWN</b>   | Prior Sale Type:  | <b>FULL</b>           | Roof Mat:              | <b>ROLL COMPOSITION</b> |
| Document #:  | <b>1221505</b>   | Acres:            | <b>0.21</b>           |                        |                         |
| 1st Mtg Amt: |  | Lot Area:         | <b>9,242</b>          |                        |                         |
| Total Value: | <b>\$1,675,000</b>                                     | # of Stories:     | <b>1.00</b>           |                        |                         |
| Land Use:    | <b>LIGHT INDUSTRIAL</b>                                | Park Area/Cap#:   | <b>/</b>              |                        |                         |

|              |  |                   |                      |                        |                    |
|--------------|--|-------------------|----------------------|------------------------|--------------------|
| Comp #:      | <b>16</b>  |                   |                      | Distance From Subject: | <b>9.2 (miles)</b> |
| Address:     | <b>8755 REMMET AVE, CANOGA PARK, CA 91304-1519</b> |                   |                      |                        |                    |
| Owner Name:  | <b>UNITED FIRE SERVICES INC</b>                    |                   |                      |                        |                    |
| Seller Name: | <b>ARMINTA-REMMET LLC</b>                          |                   |                      |                        |                    |
| APN:         | <b>2779-041-044</b>                                | Map Reference:    | <b>6-C6 / 530-A1</b> | Building Area:         | <b>4,920</b>       |
| County:      | <b>LOS ANGELES, CA</b>                             | Census Tract:     | <b>1132.33</b>       | Total Rooms/Offices:   |                    |
| Subdivision: | <b>26787</b>                                       | Zoning:           | <b>LAMR2</b>         | Total Restrooms:       |                    |
| Rec Date:    | <b>11/17/2014</b>                                  | Prior Rec Date:   | <b>04/19/1999</b>    | Yr Built/Eff:          | <b>1967 / 1967</b> |
| Sale Date:   | <b>09/16/2014</b>                                  | Prior Sale Date:  | <b>03/31/1999</b>    | Air Cond:              |                    |
| Sale Price:  | <b>\$875,000</b>                                   | Prior Sale Price: | <b>\$330,000</b>     | Pool:                  |                    |
| Sale Type:   | <b>FULL</b>  | Prior Sale Type:  | <b>FULL</b>          | Roof Mat:              |                    |
| Document #:  | <b>1224873</b>                                     | Acres:            | <b>0.24</b>          |                        |                    |
| 1st Mtg Amt: | <b>\$743,600</b>                                   | Lot Area:         | <b>10,371</b>        |                        |                    |
| Total Value: | <b>\$422,017</b>                                   | # of Stories:     |                      |                        |                    |
| Land Use:    | <b>LIGHT INDUSTRIAL</b>                            | Park Area/Cap#:   | <b>/</b>             |                        |                    |

|              |   |                                     |                |                           |
|--------------|---|-------------------------------------|----------------|---------------------------|
| Comp #:      | 17  | Distance From Subject: 9.32 (miles) |                |                           |
| Address:     | 1624 COTNER AVE, LOS ANGELES, CA 90025-3304 |                                     |                |                           |
| Owner Name:  | COTNER DJ PROPERTY LLC                      |                                     |                |                           |
| Seller Name: | SWITZER NORMAN & I TRUST                    |                                     |                |                           |
| APN:         | 4324-035-017                                | Map Reference:                      | 41-E3 / 632-A5 | Building Area: 5,000      |
| County:      | LOS ANGELES, CA                             | Census Tract:                       | 2655.20        | Total Rooms/Offices:      |
| Subdivision: | BARRETT VILLA TR                            | Zoning:                             | LAM1           | Total Restrooms:          |
| Rec Date:    | 10/31/2014                                  | Prior Rec Date:                     | 07/24/1980     | Yr Built/Eff: 1967 / 1967 |
| Sale Date:   | 10/24/2014                                  | Prior Sale Date:                    |                | Air Cond:                 |
| Sale Price:  | \$4,200,000                                 | Prior Sale Price:                   | \$617,000      | Pool:                     |
| Sale Type:   | FULL  | Prior Sale Type:                    | FULL           | Roof Mat:                 |
| Document #:  | 1158892                                     | Acres:                              | 0.16           |                           |
| 1st Mtg Amt: | \$2,730,000                                 | Lot Area:                           | 6,998          |                           |
| Total Value: | \$600,271                                   | # of Stories:                       |                |                           |
| Land Use:    | LIGHT INDUSTRIAL                            | Park Area/Cap#:                     | /              |                           |

|              |   |                                      |                |                            |
|--------------|---|--------------------------------------|----------------|----------------------------|
| Comp #:      | 18  | Distance From Subject: 11.07 (miles) |                |                            |
| Address:     | 510 W GARFIELD AVE, GLENDALE, CA 91204-1802 |                                      |                |                            |
| Owner Name:  | SILVERMAN BONNET FAMILY TRUST               |                                      |                |                            |
| Seller Name: | GHARIB VAROUJAN & AIDA                      |                                      |                |                            |
| APN:         | 5696-021-008                                | Map Reference:                       | 25-C5 / 564-D6 | Building Area: 4,350       |
| County:      | LOS ANGELES, CA                             | Census Tract:                        | 3024.01        | Total Rooms/Offices:       |
| Subdivision: | 5717  | Zoning:                              | GLM2YY         | Total Restrooms:           |
| Rec Date:    | 07/10/2014                                  | Prior Rec Date:                      | 07/03/1991     | Yr Built/Eff: 1925 / 1932  |
| Sale Date:   | 04/11/2014                                  | Prior Sale Date:                     | 07/1991        | Air Cond:                  |
| Sale Price:  | \$750,000                                   | Prior Sale Price:                    | \$251,000      | Pool:                      |
| Sale Type:   | FULL  | Prior Sale Type:                     |                | Roof Mat: ROLL COMPOSITION |
| Document #:  | 712541                                      | Acres:                               | 0.10           |                            |
| 1st Mtg Amt: | \$503,000                                   | Lot Area:                            | 4,562          |                            |
| Total Value: | \$464,483                                   | # of Stories:                        | 1.00           |                            |
| Land Use:    | LIGHT INDUSTRIAL                            | Park Area/Cap#:                      | /              |                            |

|              |   |                                      |                |                           |
|--------------|---|--------------------------------------|----------------|---------------------------|
| Comp #:      | 19  | Distance From Subject: 11.49 (miles) |                |                           |
| Address:     | 1664 12TH ST, SANTA MONICA, CA 90404-3710 |                                      |                |                           |
| Owner Name:  | 12TH STREET LOTS LLC                      |                                      |                |                           |
| Seller Name: | WASSERMAN J A 2003 TRUST                  |                                      |                |                           |
| APN:         | 4283-006-003                              | Map Reference:                       | 41-B6 / 671-F2 | Building Area: 5,000      |
| County:      | LOS ANGELES, CA                           | Census Tract:                        | 7018.02        | Total Rooms/Offices:      |
| Subdivision: | TOWNER TERRACE                            | Zoning:                              | SMM1*          | Total Restrooms:          |
| Rec Date:    | 10/01/2014                                | Prior Rec Date:                      | 01/06/1977     | Yr Built/Eff: 1951 / 1951 |
| Sale Date:   | 09/24/2014                                | Prior Sale Date:                     |                | Air Cond:                 |
| Sale Price:  |   | Prior Sale Price:                    | \$130,000      | Pool:                     |
| Sale Type:   | N   | Prior Sale Type:                     | FULL           | Roof Mat:                 |
| Document #:  | 1041228                                   | Acres:                               | 0.17           |                           |
| 1st Mtg Amt: | \$2,000,000                               | Lot Area:                            | 7,522          |                           |
| Total Value: | \$215,384                                 | # of Stories:                        |                |                           |
| Land Use:    | LIGHT INDUSTRIAL                          | Park Area/Cap#:                      | /              |                           |

|              |   |                                      |                |                           |
|--------------|---|--------------------------------------|----------------|---------------------------|
| Comp #:      | 20  | Distance From Subject: 11.55 (miles) |                |                           |
| Address:     | 3515 EASTHAM DR, CULVER CITY, CA 90232-2440 |                                      |                |                           |
| Owner Name:  | 3515 EASTHAM PARTNERS LLC                   |                                      |                |                           |
| Seller Name: | BERMAN FAMILY TRUST                         |                                      |                |                           |
| APN:         | 4205-022-013                                | Map Reference:                       | 42-D6 / 672-J1 | Building Area: 4,394      |
| County:      | LOS ANGELES, CA                             | Census Tract:                        | 7024.00        | Total Rooms/Offices:      |
| Subdivision: | RINCON DE LOS BUEYES                        | Zoning:                              | CCM1*          | Total Restrooms:          |
| Rec Date:    | 03/18/2014                                  | Prior Rec Date:                      |                | Yr Built/Eff: 1960 / 1961 |
| Sale Date:   | 03/12/2014                                  | Prior Sale Date:                     |                | Air Cond:                 |
| Sale Price:  | \$6,291,500                                 | Prior Sale Price:                    |                | Pool:                     |
| Sale Type:   | FULL  | Prior Sale Type:                     |                | Roof Mat:                 |
| Document #:  | 270439                                      | Acres:                               | 0.16           |                           |
| 1st Mtg Amt: | \$1,950,000                                 | Lot Area:                            | 6,757          |                           |
| Total Value: | \$425,604                                   | # of Stories:                        | 1.00           |                           |
| Land Use:    | LIGHT INDUSTRIAL                            | Park Area/Cap#:                      | /              |                           |