

# CITY OF LOS ANGELES

CALIFORNIA

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

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



JACOB STEVENS  
PRESIDENT

NANCY YAP  
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MAYOR

OSAMA YOUNAN, P.E.  
GENERAL MANAGER  
SUPERINTENDENT OF BUILDING

JOHN WEIGHT  
EXECUTIVE OFFICER

October 27, 2025

Council District: # 1

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

**JOB ADDRESS: 1417 WEST WASHINGTON BOULEVARD, LOS ANGELES, CA**  
**ASSESSORS PARCEL NO. (APN): 5056-015-003**  
Re: Invoice #808689-9 Case No: 845591

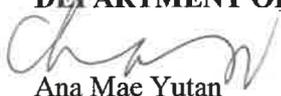
Pursuant to Section 98.0402(e) of the Los Angeles Municipal Code ("L.A.M.C"), the Los Angeles Department of Building and Safety (LADBS) performed annual inspections on vehicle repair facilities located at: **1417 West Washington Boulevard, Los Angeles, CA** ("Property"). The property owner was given notice of the unpaid annual inspection fees on the property as follows:

| <u>Description</u>           | <u>Amount</u>             |
|------------------------------|---------------------------|
| Annual Inspection Fee        | \$ 457.00                 |
| System Development Surcharge | 27.42                     |
| Title Report fee             | <u>30.00</u>              |
| <b>Grand Total</b>           | <b>\$ <u>514.42</u> λ</b> |

Pursuant to the authority granted by Section 7.35.3 of the Los Angeles Administrative Code, it is proposed that a lien for a total sum of **\$514.42** be recorded against the property. It is requested that the Honorable City Council of the City of Los Angeles (the "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 Council instruct LADBS to deposit to Dept 08, Fund 48R, Balance Sheet Account 2200, any payment received against this lien in the amount of **\$514.42** 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

  
Ana Mae Yutan  
Chief, Resource Management Bureau

Lien confirmed by  
City Council on:

*imp*

ATTEST: PATRICE LATTIMORE, CITY CLERK

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



1649 BUCKINGHAM RD.  
LOS ANGELES, CA 90019  
Phone 310-943-9235 [latitle@in2-res.com](mailto:latitle@in2-res.com)

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***Property Title Report***

***Work Order No. T18483***  
***Dated as of: 07/29/2025***

***Prepared for: City of Los Angeles***

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***SCHEDULE A***  
***(Reported Property Information)***

***APN #: 5056-015-003***

***Property Address: 1417 W WASHINGTON BLVD      City: Los Angeles      County: Los Angeles***

***VESTING INFORMATION***

***Type of Document: TRUSTEE'S DEED UPON SALE***

***Grantee : CHON AND HAN, LLC***

***Grantor : FCI LENDER SERVICES, INC.***

***Deed Date : 02/02/2012***

***Recorded : 03/06/2012***

***Instr No. : 12-0349009***

***MAILING ADDRESS: CHON AND HAN, LLC***

***5724 ALVARADO PL, RANCHO CUCAMONGA, CA 91739-2447***

***SCHEDULE B***

***LEGAL DESCRIPTION***

***Lot Number: 4 Block: A,B Subdivision Name: KENNEBEC TRACT Brief Description: SUB OF BLK A AND A REPLAT OF A PORTION OF BLK B OF THE KENNEBEC TRACT EX OF ST LOT 4 BLK A***

***MORTGAGES/LIENS***

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

This page is part of your document - DO NOT DISCARD



**20120349009**



Pages:  
0005

Recorded/Filed in Official Records  
Recorder's Office, Los Angeles County,  
California

03/06/12 AT 08:00AM

|        |          |
|--------|----------|
| FEES:  | 34.00    |
| TAXES: | 3,152.80 |
| OTHER: | 0.00     |
| PAID:  | 3,186.80 |



LEADSHEET



201203060270029

00005470691



003841961

SEQ:  
23

DAR - Title Company (Hard Copy)



**THIS FORM IS NOT TO BE DUPLICATED**

t79

RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:  
CHON AND HAN, LLC  
5724 ALVARADO PLACE  
RANCHO CUCAMONGA, CA 91739

MAIL TAX STATEMENTS TO:  
SAME AS ABOVE



Trustee Sale No. 76094

Space above this line for Recorder's use only

**TRUSTEE'S DEED UPON SALE**

APN 5056-015-003; 5056-015-004; 5056-015-005 and 5056-015-006

The undersigned grantor declares:

- 1) The Grantee herein was the foreclosing beneficiary.
- 2) The amount of the unpaid debt together with costs was .....
- 3) The amount paid by the grantee at the trustee sale was .....
- 4) The documentary transfer tax is .....
- 5) Said property is in the City of LOS ANGELES

80 44

|  |              |
|--|--------------|
|  | \$541,119.20 |
|  | \$563,000.00 |
|  | <del>0</del> |
|  | \$619.30     |
|  | \$2,533.50   |

and FCI LENDER SERVICES, INC.

(herein called Trustee), as the duly appointed Trustee under the Deed of Trust hereinafter described, does hereby grant and convey, but without covenant or warranty, express or implied, to CHON AND HAN, LLC

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

**RECITALS:**

This conveyance is made pursuant to the powers conferred upon Trustee by that certain Deed of Trust dated 02/26/2007 and executed by YOUNG SHIN SON AND KOOM SOUN SON, HUSBAND AND WIFE AS JOINT TENANTS,

as Trustor, and RECORDED ON 03/09/07 AS DOC #20070519996 of official records of Los Angeles County, California, and after fulfillment of the conditions specified in said Deed of Trust authorizing this conveyance.

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



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Trustee Sale No.: 76094

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

Said property was sold by said Trustee at public auction on 02/02/2012 at the place named in the Notice of Sale, in the County of Los Angeles, California, in which the property is situated. Grantee, being the highest bidder at said sale, became the purchaser of said property and paid therefore to said trustee the amount bid being \$563,000.00 in lawful money of the United States, or by the satisfaction, pro tanto, of the obligations then secured by said deed of trust.

DATE: 02/02/2012

FCI LENDER SERVICES, INC., as Trustee

*Teri Snyder*  
Teri Snyder, Exec. Vice President

CALIFORNIA NOTARY ACKNOWLEDGMENT

STATE OF California  
COUNTY OF Orange

On 02/10/2012 before me, CAROL JOY LONG, Notary Public, personally appeared Teri Snyder who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

*Carol Joy Long*  
Notary Public Signature

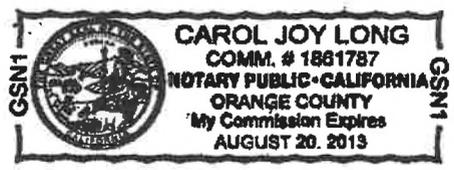


EXHIBIT "A"  
LEGAL DESCRIPTION

PARCEL 1:

LOT 4 IN BLOCK "A" OF THE SUBDIVISION OF BLOCK "A" AND A REPLAT OF A PORTION OF BLOCK "B" OF KENNEBEC TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 52, PAGE 87 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 2:

THE SOUTH 43-1/3 FEET OF THE NORTH 86-2/3 FEET OF LOTS 6 AND 7 IN BLOCK "A" OF THE SUBDIVISION OF BLOCK "A" AND A REPLAT OF A PORTION OF BLOCK "B" OF THE KENNEBEC TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 52, PAGE 87 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AND THE SOUTH 53-1/3 FEET OF LOTS 6 AND 7 IN BLOCK "A" OF THE SUBDIVISION OF BLOCK "A" AND A REPLAT OF A PORTION OF BLOCK "B" OF THE KENNEBEC TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 52, PAGE 87 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THE SOUTH 10 FEET OF SAID LOTS LYING WITHIN THE LIMITS OF WASHINGTON STREET, AS NOW ESTABLISHED.

PARCEL 3:

LOT 5 IN BLOCK "A" OF THE SUBDIVISION OF BLOCK "A" AND A REPLAT OF A PORTION OF BLOCK "B" OF THE KENNEBEC TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 52, PAGE 87 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AND

A.P. # 5056-015-003, 5056-015-004, 5056-015-005

5 AS

EXHIBIT "A"

**LEGAL DESCRIPTION**

THE NORTH 43 1/3 FEET OF LOTS 6 AND 7 IN BLOCK "A" OF THE SUBDIVISION OF BLOCK "A" AND A REPLAT OF A PORTION OF "B" OF THE KENNEBEC TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 52, PAGE 87 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

A.P. # 5056-015-006

# EXHIBIT B

ASSIGNED INSPECTOR: **TIM CROWDER**

Date: **October 27, 2025**

JOB ADDRESS: **1417 WEST WASHINGTON BOULEVARD, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **5056-015-003**

Last Full Title: **07/29/2025**

Last Update to Title:

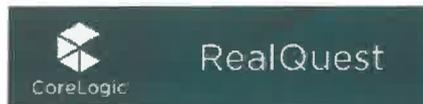
.....

## LIST OF OWNERS AND INTERESTED PARTIES

- 1) CHON AND HAN, LLC  
5724 ALVARADO PLACE  
RANCHO CUCAMONGA, CA 91739-2447      CAPACITY: OWNER
  
- 2) A & I AUTO REPAIR  
1417 W. WASHINGTON BOULEVARD  
LOS ANGELES, CA 90006      CAPACITY: INTERESTED PARTY

# Property Detail Report

For Property Located At :  
**1417 W WASHINGTON BLVD, LOS ANGELES, CA  
 90007-1236**

**Owner Information**

Owner Name: **CHON & HAN LLC**  
 Mailing Address: **5724 ALVARADO PL, RANCHO CUCAMONGA CA 91739-2447 R097**  
 Vesting Codes: **//**

**Location Information**

Legal Description: **SUB OF BLK A AND A REPLAT OF A PORTION OF BLK B OF THE KENNEBEC TRACT EX OF ST LOT 4**

|                       |                 |                       |              |
|-----------------------|-----------------|-----------------------|--------------|
| County:               | LOS ANGELES, CA | APN:                  | 5056-015-003 |
| Census Tract / Block: | 2211.20 / 2     | Alternate APN:        |              |
| Township-Range-Sect:  |                 | Subdivision:          | KENNEBEC     |
| Legal Book/Page:      |                 | Map Reference:        | 44-A4 /      |
| Legal Lot:            | 4               | Tract #:              |              |
| Legal Block:          | A               | School District:      | LOS ANGELES  |
| Market Area:          | C16             | School District Name: | LOS ANGELES  |
| Neighbor Code:        |                 | Munic/Township:       | LOS ANGELES  |

**Owner Transfer Information**

|                      |                         |                     |                                 |
|----------------------|-------------------------|---------------------|---------------------------------|
| Recording/Sale Date: | 03/06/2012 / 02/02/2012 | Deed Type:          | TRUSTEE'S DEED<br>(FORECLOSURE) |
| Sale Price:          | \$563,000               | 1st Mtg Document #: |                                 |
| Document #:          | 349009                  |                     |                                 |

**Last Market Sale Information**

|                      |                         |                         |                  |
|----------------------|-------------------------|-------------------------|------------------|
| Recording/Sale Date: | 10/10/2000 / 10/05/2000 | 1st Mtg Amount/Type:    | \$452,400 / CONV |
| Sale Price:          | \$580,000               | 1st Mtg Int. Rate/Type: | /                |
| Sale Type:           | FULL                    | 1st Mtg Document #:     | 1585125          |
| Document #:          | 1585124                 | 2nd Mtg Amount/Type:    | \$46,400 / CONV  |
| Deed Type:           | GRANT DEED              | 2nd Mtg Int. Rate/Type: | /                |
| Transfer Document #: |                         | Price Per SqFt:         | \$89.23          |
| New Construction:    |                         | Multi/Split Sale:       | MULTIPLE         |
| Title Company:       | CHICAGO TITLE CO        |                         |                  |
| Lender:              | HANMI BK                |                         |                  |
| Seller Name:         | CHO MYUNG K             |                         |                  |

**Prior Sale Information**

|                      |   |                          |   |
|----------------------|---|--------------------------|---|
| Prior Rec/Sale Date: | / | Prior Lender:            |   |
| Prior Sale Price:    |   | Prior 1st Mtg Amt/Type:  | / |
| Prior Doc Number:    |   | Prior 1st Mtg Rate/Type: | / |
| Prior Deed Type:     |   |                          |   |

**Property Characteristics**

|                     |             |                     |  |                  |           |
|---------------------|-------------|---------------------|--|------------------|-----------|
| Year Built / Eff:   | 1927 / 1930 | Total Rooms/Offices |  | Garage Area:     |           |
| Gross Area:         | 6,500       | Total Restrooms:    |  | Garage Capacity: |           |
| Building Area:      | 6,500       | Roof Type:          |  | Parking Spaces:  |           |
| Tot Adj Area:       |             | Roof Material:      |  | Heat Type:       |           |
| Above Grade:        |             | Construction:       |  | Air Cond:        | NONE      |
| # of Stories:       | 1           | Foundation:         |  | Pool:            |           |
| Other Improvements: |             | Exterior wall:      |  | Quality:         |           |
|                     |             | Basement Area:      |  | Condition:       | EXCELLENT |

**Site Information**

|                 |                |                  |      |             |               |
|-----------------|----------------|------------------|------|-------------|---------------|
| Zoning:         | LAC2           | Acres:           | 0.15 | County Use: | STORES (1100) |
| Lot Area:       | 6,500          | Lot Width/Depth: | x    | State Use:  |               |
| Land Use:       | STORE BUILDING | Res/Comm Units:  | /    | Water Type: |               |
| Site Influence: |                |                  |      | Sewer Type: |               |

**Tax Information**

|                      |           |                |      |                |            |
|----------------------|-----------|----------------|------|----------------|------------|
| Total Value:         | \$437,145 | Assessed Year: | 2024 | Property Tax:  | \$6,127.40 |
| Land Value:          | \$369,423 | Improved %:    | 15%  | Tax Area:      | 210        |
| Improvement Value:   | \$67,722  | Tax Year:      | 2024 | Tax Exemption: |            |
| Total Taxable Value: | \$437,145 |                |      |                |            |

**Comparable Sales Report**

For Property Located At



**1417 W WASHINGTON BLVD, LOS ANGELES, CA 90007-1236**

20 Comparable(s) Selected.

Report Date: 08/06/2025

**Summary Statistics:**

|                       | Subject   | Low       | High         | Average     |
|-----------------------|-----------|-----------|--------------|-------------|
| Sale Price            | \$580,000 | \$390,000 | \$42,000,000 | \$4,192,225 |
| Bldg/Living Area      | 6,500     | 5,801     | 7,436        | 6,433       |
| Price/Sqft            | \$89.23   | \$63.27   | \$6,690.03   | \$662.77    |
| Year Built            | 1927      | 1921      | 2011         | 1954        |
| Lot Area              | 6,500     | 5,629     | 24,258       | 10,919      |
| Bedrooms              | 0         | 0         | 0            | 0           |
| Bathrooms/Restrooms   | 0         | 5         | 5            | 5           |
| Stories               | 1.00      | 1.00      | 2.00         | 1.17        |
| Total Value           | \$437,145 | \$234,404 | \$5,909,472  | \$1,514,362 |
| Distance From Subject | 0.00      | 0.86      | 13.43        | 7.48        |

\*= user supplied for search only

|              |  |                                     |             |                      |                     |
|--------------|--|-------------------------------------|-------------|----------------------|---------------------|
| Comp #:      | 1  | Distance From Subject: 0.86 (miles) |             |                      |                     |
| Address:     | 2761 W PICO BLVD, LOS ANGELES, CA 90006-3913 |                                     |             |                      |                     |
| Owner Name:  | PICO KINGS LLC                               |                                     |             |                      |                     |
| Seller Name: | YB R/E PROPS II LLC                          |                                     |             |                      |                     |
| APN:         | 5078-035-013                                 | Map Reference:                      | 43-E3 /     | Building Area:       | 6,834               |
| County:      | LOS ANGELES, CA                              | Census Tract:                       | 2133.10     | Total Rooms/Offices: |                     |
| Subdivision: | ELECTRIC RAILWAY<br>HOMESTEAD ASSOC          | Zoning:                             | LAC2        | Total Restrooms:     |                     |
| Rec Date:    | 07/01/2025                                   | Prior Rec Date:                     | 02/23/2016  | Yr Built/Eff:        | 1922 / 1922         |
| Sale Date:   | 06/22/2025                                   | Prior Sale Date:                    | 12/08/2015  | Air Cond:            |                     |
| Sale Price:  | \$1,370,000                                  | Prior Sale Price:                   | \$1,087,000 | Pool:                |                     |
| Sale Type:   | FULL   | Prior Sale Type:                    | FULL        | Roof Mat:            | ROLL<br>COMPOSITION |
| Document #:  | 440805                                       | Acres:                              | 0.16        |                      |                     |
| 1st Mtg Amt: | \$1,125,600                                  | Lot Area:                           | 7,096       |                      |                     |
| Total Value: | \$1,261,552                                  | # of Stories:                       |             |                      |                     |
| Land Use:    | STORE BUILDING                               | Park Area/Cap#:                     | /           |                      |                     |

|              |   |                                     |         |                |       |
|--------------|---|-------------------------------------|---------|----------------|-------|
| Comp #:      | 2   | Distance From Subject: 1.25 (miles) |         |                |       |
| Address:     | 768 S VERMONT AVE, LOS ANGELES, CA 90005-1520 |                                     |         |                |       |
| Owner Name:  | YOMA ENT LLC                                  |                                     |         |                |       |
| Seller Name: | KRISANDI PROPERTIES LLC                       |                                     |         |                |       |
| APN:         | 5077-018-001                                  | Map Reference:                      | 43-F2 / | Building Area: | 6,671 |

|              |                        |                   |                   |                      |                         |
|--------------|------------------------|-------------------|-------------------|----------------------|-------------------------|
| County:      | <b>LOS ANGELES, CA</b> | Census Tract:     | <b>2122.03</b>    | Total Rooms/Offices: |                         |
| Subdivision: | <b>WESTMONT</b>        | Zoning:           | <b>LAC2</b>       | Total Restrooms:     |                         |
| Rec Date:    | <b>02/18/2025</b>      | Prior Rec Date:   | <b>02/06/2004</b> | Yr Built/Eff:        | <b>1924 / 1990</b>      |
| Sale Date:   | <b>01/08/2025</b>      | Prior Sale Date:  | <b>01/12/2004</b> | Air Cond:            | <b>NONE</b>             |
| Sale Price:  | <b>\$2,000,000</b>     | Prior Sale Price: | <b>\$350,000</b>  | Pool:                |                         |
| Sale Type:   | <b>FULL</b>            | Prior Sale Type:  | <b>FULL</b>       | Roof Mat:            | <b>ROLL COMPOSITION</b> |
|              |                        |                   |                   |                      |                         |
| Document #:  | <b>98752</b>           | Acres:            | <b>0.13</b>       |                      |                         |
| 1st Mtg Amt: | <b>\$921,000</b>       | Lot Area:         | <b>5,629</b>      |                      |                         |
| Total Value: | <b>\$1,207,868</b>     | # of Stories:     | <b>1</b>          |                      |                         |
| Land Use:    | <b>STORE BUILDING</b>  | Park Area/Cap#:   | <b>/</b>          |                      |                         |

|              |  |                        |                     |
|--------------|--|------------------------|---------------------|
| Comp #:      | <b>3</b>   | Distance From Subject: | <b>1.52 (miles)</b> |
| Address:     | <b>1250 S BROADWAY, LOS ANGELES, CA 90015-2108</b> |                        |                     |
| Owner Name:  | <b>12TH &amp; BROADWAY LLC</b>                     |                        |                     |
| Seller Name: | <b>ISSA LQBAL</b>                                  |                        |                     |
| APN:         | <b>5139-026-008</b>                                | Map Reference:         | <b>44-C4 /</b>      |
| County:      | <b>LOS ANGELES, CA</b>                             | Census Tract:          | <b>2079.02</b>      |
| Subdivision: | <b>BRUNING TR</b>                                  | Zoning:                | <b>LAC2</b>         |
| Rec Date:    | <b>05/29/2025</b>                                  | Prior Rec Date:        | <b>10/15/2003</b>   |
| Sale Date:   | <b>05/21/2025</b>                                  | Prior Sale Date:       | <b>10/08/2003</b>   |
| Sale Price:  | <b>\$1,675,000</b>                                 | Prior Sale Price:      | <b>\$880,000</b>    |
| Sale Type:   | <b>FULL</b>  | Prior Sale Type:       |                     |
| Document #:  | <b>355346</b>                                      | Acres:                 | <b>0.18</b>         |
| 1st Mtg Amt: |  | Lot Area:              | <b>8,006</b>        |
| Total Value: | <b>\$1,226,630</b>                                 | # of Stories:          | <b>1</b>            |
| Land Use:    | <b>STORE BUILDING</b>                              | Park Area/Cap#:        | <b>/</b>            |

|              |  |                        |                     |
|--------------|--|------------------------|---------------------|
| Comp #:      | <b>4</b>   | Distance From Subject: | <b>2.21 (miles)</b> |
| Address:     | <b>1430 W MARTIN LUTHER KING JR BLVD B, LOS ANGELES, CA 90062-1247</b> |                        |                     |
| Owner Name:  | <b>JAYWAY PROPERTIES LLC</b>   |                        |                     |
| Seller Name: | <b>DELANEY LYNN T</b>  |                        |                     |
| APN:         | <b>5021-002-001</b>  | Map Reference:         | <b>51-E2 /</b>      |
| County:      | <b>LOS ANGELES, CA</b>   | Census Tract:          | <b>2316.01</b>      |
| Subdivision: | <b>L L BOWENS NORMANDIE</b>  | Zoning:                | <b>LAC2</b>         |
| Rec Date:    | <b>02/26/2025</b>  | Prior Rec Date:        |                     |
| Sale Date:   | <b>01/02/2025</b>  | Prior Sale Date:       |                     |
| Sale Price:  | <b>\$390,000</b>   | Prior Sale Price:      |                     |
| Sale Type:   | <b>FULL</b>  | Prior Sale Type:       |                     |
| Document #:  | <b>123063</b>  | Acres:                 | <b>0.17</b>         |
| 1st Mtg Amt: |  | Lot Area:              | <b>7,196</b>        |
| Total Value: | <b>\$258,155</b>   | # of Stories:          |                     |
| Land Use:    | <b>STORE BUILDING</b>  | Park Area/Cap#:        | <b>/</b>            |

|              |   |                        |                         |
|--------------|---|------------------------|-------------------------|
| Comp #:      | <b>5</b>  | Distance From Subject: | <b>2.34 (miles)</b>     |
| Address:     | <b>4201 W PICO BLVD, LOS ANGELES, CA 90019-3162</b> |                        |                         |
| Owner Name:  | <b>4201 PICO INVESTMENT LLC</b>                     |                        |                         |
| Seller Name: | <b>YB R/E PROPS IV LLC</b>                          |                        |                         |
| APN:         | <b>5082-024-018</b>                                 | Map Reference:         | <b>43-C3 /</b>          |
| County:      | <b>LOS ANGELES, CA</b>                              | Census Tract:          | <b>2128.00</b>          |
| Subdivision: | <b>BENTON TERRACE</b>                               | Zoning:                | <b>LAC4</b>             |
| Rec Date:    | <b>12/30/2024</b>                                   | Prior Rec Date:        | <b>02/23/2016</b>       |
| Sale Date:   | <b>12/13/2024</b>                                   | Prior Sale Date:       | <b>11/18/2015</b>       |
| Sale Price:  | <b>\$4,000,000</b>                                  | Prior Sale Price:      | <b>\$1,429,000</b>      |
| Sale Type:   | <b>FULL</b>   | Prior Sale Type:       | <b>FULL</b>             |
| Document #:  |   | Acres:                 |                         |
| 1st Mtg Amt: |   | Lot Area:              |                         |
| Total Value: |   | # of Stories:          |                         |
| Land Use:    |   | Park Area/Cap#:        |                         |
|              |   | Building Area:         | <b>6,018</b>            |
|              |   | Total Rooms/Offices:   |                         |
|              |   | Total Restrooms:       |                         |
|              |   | Yr Built/Eff:          | <b>1921 / 1922</b>      |
|              |   | Air Cond:              | <b>YES</b>              |
|              |   | Pool:                  |                         |
|              |   | Roof Mat:              | <b>ROLL COMPOSITION</b> |

|              |                       |                 |              |
|--------------|-----------------------|-----------------|--------------|
| Document #:  | <b>927722</b>         | Acres:          | <b>0.20</b>  |
| 1st Mtg Amt: | <b>\$2,000,000</b>    | Lot Area:       | <b>8,550</b> |
| Total Value: | <b>\$2,304,915</b>    | # of Stories:   | <b>1</b>     |
| Land Use:    | <b>STORE BUILDING</b> | Park Area/Cap#: | <b>/</b>     |

|                  |   |                        |                     |
|------------------|---|------------------------|---------------------|
| Comp #:          | <b>6</b>  | Distance From Subject: | <b>3.11 (miles)</b> |
| Address:         | <b>714 N BROADWAY, LOS ANGELES, CA 90012-2820</b> |                        |                     |
| Owner Name:      | <b>MAK KEVIN</b>                                  |                        |                     |
| Seller Name:     | <b>TSE TRUST</b>                                  |                        |                     |
| APN:             | <b>5408-022-004</b>                               | Map Reference:         | <b>44-E2 /</b>      |
| County:          | <b>LOS ANGELES, CA</b>                            | Census Tract:          | <b>2071.02</b>      |
| Subdivision:     | <b>1633</b>                                       | Zoning:                | <b>LAC2</b>         |
| Rec Date:        | <b>07/14/2025</b>                                 | Prior Rec Date:        |                     |
| Sale Date:       | <b>07/03/2025</b>                                 | Prior Sale Date:       |                     |
| Sale Price:      | <b>\$4,150,000</b>                                | Prior Sale Price:      |                     |
| Sale Type:       | <b>FULL</b>                                       | Prior Sale Type:       |                     |
| Document #:      | <b>469750</b>                                     | Acres:                 | <b>0.17</b>         |
| 1st Mtg Amt:     |   | Lot Area:              | <b>7,404</b>        |
| Total Value:     | <b>\$927,434</b>                                  | # of Stories:          |                     |
| Land Use:        | <b>STORE BUILDING</b>                             | Park Area/Cap#:        | <b>/</b>            |
| Building Area:   | <b>6,693</b>                                      | Total Rooms/Offices:   |                     |
| Total Restrooms: |   | Yr Built/Eff:          | <b>1925 /</b>       |
| Air Cond:        | <b>YES</b>  | Pool:                  |                     |
| Roof Mat:        |   |                        |                     |

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|------------------|--|------------------------|---------------------|
| Comp #:          | <b>7</b>   | Distance From Subject: | <b>5.23 (miles)</b> |
| Address:         | <b>6137 PACIFIC BLVD, HUNTINGTON PARK, CA 90255-2922</b> |                        |                     |
| Owner Name:      | <b>ALVARADOS LLC</b>                                     |                        |                     |
| Seller Name:     | <b>CARRILLO GUADALUPE</b>                                |                        |                     |
| APN:             | <b>6320-020-021</b>                                      | Map Reference:         | <b>52-F4 /</b>      |
| County:          | <b>LOS ANGELES, CA</b>                                   | Census Tract:          | <b>5326.05</b>      |
| Subdivision:     | <b>HUNTINGTON PARK</b>                                   | Zoning:                | <b>HPCBD*</b>       |
| Rec Date:        | <b>01/31/2025</b>  | Prior Rec Date:        | <b>03/17/1989</b>   |
| Sale Date:       | <b>01/27/2025</b>  | Prior Sale Date:       | <b>03/1989</b>      |
| Sale Price:      | <b>\$1,200,000</b>                                       | Prior Sale Price:      | <b>\$475,000</b>    |
| Sale Type:       | <b>FULL</b>  | Prior Sale Type:       | <b>FULL</b>         |
| Document #:      | <b>63759</b>   | Acres:                 | <b>0.17</b>         |
| 1st Mtg Amt:     | <b>\$999,900</b>   | Lot Area:              | <b>7,492</b>        |
| Total Value:     | <b>\$1,434,635</b>                                       | # of Stories:          | <b>2</b>            |
| Land Use:        | <b>STORE BUILDING</b>                                    | Park Area/Cap#:        | <b>/</b>            |
| Building Area:   | <b>6,500</b>   | Total Rooms/Offices:   |                     |
| Total Restrooms: |  | Yr Built/Eff:          | <b>1990 / 1990</b>  |
| Air Cond:        | <b>YES</b>   | Pool:                  |                     |
| Roof Mat:        | <b>ROLL COMPOSITION</b>                                  |                        |                     |

|                  |  |                        |                     |
|------------------|--|------------------------|---------------------|
| Comp #:          | <b>8</b>   | Distance From Subject: | <b>6.20 (miles)</b> |
| Address:         | <b>1860 FIRESTONE BLVD, LOS ANGELES, CA 90001-4061</b> |                        |                     |
| Owner Name:      | <b>VALDEZ MARCE G</b>                                  |                        |                     |
| Seller Name:     | <b>ROMAN M D &amp; LOPEZ M L/TR</b>                    |                        |                     |
| APN:             | <b>6044-025-001</b>                                    | Map Reference:         | <b>58-E2 /</b>      |
| County:          | <b>LOS ANGELES, CA</b>                                 | Census Tract:          | <b>5353.00</b>      |
| Subdivision:     | <b>BURKHARD HOME TR</b>                                | Zoning:                | <b>LCC3*</b>        |
| Rec Date:        | <b>07/28/2025</b>                                      | Prior Rec Date:        | <b>05/14/2015</b>   |
| Sale Date:       | <b>07/21/2025</b>                                      | Prior Sale Date:       | <b>05/11/2015</b>   |
| Sale Price:      | <b>\$1,000,000</b>                                     | Prior Sale Price:      | <b>\$630,000</b>    |
| Sale Type:       | <b>FULL</b>  | Prior Sale Type:       | <b>UNKNOWN</b>      |
| Document #:      | <b>504606</b>  | Acres:                 | <b>0.16</b>         |
| 1st Mtg Amt:     | <b>\$700,000</b>                                       | Lot Area:              | <b>7,167</b>        |
| Total Value:     | <b>\$742,310</b>                                       | # of Stories:          |                     |
| Land Use:        | <b>STORE BUILDING</b>                                  | Park Area/Cap#:        | <b>/</b>            |
| Building Area:   | <b>7,436</b>   | Total Rooms/Offices:   |                     |
| Total Restrooms: |  | Yr Built/Eff:          | <b>1926 / 1926</b>  |
| Air Cond:        | <b>NONE</b>  | Pool:                  |                     |
| Roof Mat:        |  |                        |                     |

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|----------|--|------------------------|---------------------|
| Comp #:  | <b>9</b>   | Distance From Subject: | <b>6.76 (miles)</b> |
| Address: | <b>2157 W CENTURY BLVD, LOS ANGELES, CA 90047-4053</b> |                        |                     |

|                                       |                                      |                                   |  |
|---------------------------------------|--------------------------------------|-----------------------------------|--|
| Owner Name: <b>2157 W CENTURY LLC</b> |                                      |                                   |  |
| Seller Name: <b>CENTURY 2157 LLC</b>  |                                      |                                   |  |
| APN: <b>6057-020-031</b>              | Map Reference: <b>57-D3 /</b>        | Building Area: <b>5,801</b>       |  |
| County: <b>LOS ANGELES, CA</b>        | Census Tract: <b>2380.00</b>         | Total Rooms/Offices:              |  |
| Subdivision:                          | Zoning: <b>LAC2</b>                  | Total Restrooms:                  |  |
| Rec Date: <b>05/07/2025</b>           | Prior Rec Date: <b>02/15/2022</b>    | Yr Built/Eff: <b>1985 / 1985</b>  |  |
| Sale Date: <b>05/07/2025</b>          | Prior Sale Date: <b>10/06/2021</b>   | Air Cond: <b>YES</b>              |  |
| Sale Price: <b>\$2,575,000</b>        | Prior Sale Price: <b>\$1,900,000</b> | Pool:                             |  |
| Sale Type: <b>FULL</b>                | Prior Sale Type: <b>FULL</b>         | Roof Mat: <b>TAR &amp; GRAVEL</b> |  |
| Document #: <b>297710</b>             | Acres: <b>0.26</b>                   |                                   |  |
| 1st Mtg Amt:                          | Lot Area: <b>11,278</b>              |                                   |  |
| Total Value: <b>\$1,976,760</b>       | # of Stories: <b>1</b>               |                                   |  |
| Land Use: <b>STORE BUILDING</b>       | Park Area/Cap#: <b>/</b>             |                                   |  |

|   |  |                                  |  |
|---|--|----------------------------------|--|
| Comp #: <b>10</b>   | Distance From Subject: <b>8.37 (miles)</b> |                                  |  |
| Address: <b>11021 W PICO BLVD, LOS ANGELES, CA 90064-1931</b> |  |                                  |  |
| Owner Name: <b>11021 W PICO PROPERTY LP</b>                   |  |                                  |  |
| Seller Name: <b>11021 WEST PICO BOULEVARD LL</b>              |  |                                  |  |
| APN: <b>4322-015-014</b>                                      | Map Reference: <b>41-F4 /</b>              | Building Area: <b>6,204</b>      |  |
| County: <b>LOS ANGELES, CA</b>                                | Census Tract: <b>2678.00</b>               | Total Rooms/Offices:             |  |
| Subdivision: <b>5609</b>                                      | Zoning: <b>LAC2</b>                        | Total Restrooms: <b>5</b>        |  |
| Rec Date: <b>03/06/2025</b>                                   | Prior Rec Date: <b>12/29/1994</b>          | Yr Built/Eff: <b>1948 / 1948</b> |  |
| Sale Date: <b>02/26/2025</b>                                  | Prior Sale Date:                           | Air Cond: <b>NONE</b>            |  |
| Sale Price: <b>\$3,850,000</b>                                | Prior Sale Price:                          | Pool:                            |  |
| Sale Type: <b>FULL</b>  | Prior Sale Type:                           | Roof Mat:                        |  |
| Document #: <b>142789</b>                                     | Acres: <b>0.23</b>                         |                                  |  |
| 1st Mtg Amt: <b>\$2,850,000</b>                               | Lot Area: <b>10,233</b>                    |                                  |  |
| Total Value: <b>\$2,127,975</b>                               | # of Stories:                              |                                  |  |
| Land Use: <b>STORE BUILDING</b>                               | Park Area/Cap#: <b>/</b>                   |                                  |  |

|   |  |                             |  |
|---|--|-----------------------------|--|
| Comp #: <b>11</b>   | Distance From Subject: <b>8.84 (miles)</b> |                             |  |
| Address: <b>1327 HUNTINGTON DR, SOUTH PASADENA, CA 91030-4511</b> |  |                             |  |
| Owner Name: <b>MOX JET 1331 FREMONT LLC</b>                       |  |                             |  |
| Seller Name: <b>SPOUSES SURVIVING TRUS</b>                        |  |                             |  |
| APN: <b>5319-019-001</b>  | Map Reference: <b>36-F3 /</b>              | Building Area: <b>6,520</b> |  |
| County: <b>LOS ANGELES, CA</b>                                    | Census Tract: <b>4807.04</b>               | Total Rooms/Offices:        |  |
| Subdivision: <b>4303</b>  | Zoning: <b>SPC1*</b>                       | Total Restrooms:            |  |
| Rec Date: <b>05/23/2025</b>                                       | Prior Rec Date:                            | Yr Built/Eff: <b>/ 1945</b> |  |
| Sale Date: <b>05/20/2025</b>                                      | Prior Sale Date:                           | Air Cond: <b>YES</b>        |  |
| Sale Price: <b>\$843,000</b>                                      | Prior Sale Price:                          | Pool:                       |  |
| Sale Type: <b>FULL</b>  | Prior Sale Type:                           | Roof Mat:                   |  |
| Document #: <b>344154</b>   | Acres: <b>0.17</b>                         |                             |  |
| 1st Mtg Amt: <b>\$600,000</b>                                     | Lot Area: <b>7,217</b>                     |                             |  |
| Total Value: <b>\$256,406</b>                                     | # of Stories:                              |                             |  |
| Land Use: <b>STORE BUILDING</b>                                   | Park Area/Cap#: <b>/</b>                   |                             |  |

|  |  |                                  |  |
|--|--|----------------------------------|--|
| Comp #: <b>12</b>  | Distance From Subject: <b>9.06 (miles)</b> |                                  |  |
| Address: <b>1801 W VERDUGO AVE, BURBANK, CA 91506-2149</b> |  |                                  |  |
| Owner Name: <b>1801 W VERDUGO LLC</b>                      |  |                                  |  |
| Seller Name: <b>WHITE E M &amp; S A L/TR</b>               |  |                                  |  |
| APN: <b>2447-020-004</b>                                   | Map Reference: <b>24-C1 /</b>              | Building Area: <b>6,211</b>      |  |
| County: <b>LOS ANGELES, CA</b>                             | Census Tract: <b>3108.00</b>               | Total Rooms/Offices:             |  |
| Subdivision: <b>6379</b>                                   | Zoning: <b>BUC3*</b>                       | Total Restrooms:                 |  |
| Rec Date: <b>04/25/2025</b>                                | Prior Rec Date:                            | Yr Built/Eff: <b>1948 / 1959</b> |  |
| Sale Date: <b>02/21/2025</b>                               | Prior Sale Date:                           | Air Cond:                        |  |
| Sale Price: <b>\$2,971,500</b>                             | Prior Sale Price:                          | Pool:                            |  |
| Sale Type: <b>FULL</b>                                     | Prior Sale Type:                           | Roof Mat:                        |  |
| Document #: <b>272110</b>                                  | Acres: <b>0.25</b>                         |                                  |  |

|              |                       |                 |               |
|--------------|-----------------------|-----------------|---------------|
| 1st Mtg Amt: | <b>\$2,439,200</b>    | Lot Area:       | <b>10,866</b> |
| Total Value: | <b>\$234,404</b>      | # of Stories:   |               |
| Land Use:    | <b>STORE BUILDING</b> | Park Area/Cap#: | <b>/</b>      |

|                  |  |                        |                     |
|------------------|--|------------------------|---------------------|
| Comp #:          | <b>13</b>  | Distance From Subject: | <b>9.34 (miles)</b> |
| Address:         | <b>12402 INGLEWOOD AVE, HAWTHORNE, CA 90250-4216</b> |                        |                     |
| Owner Name:      | <b>MULTANI PLAZA LLC</b>                             |                        |                     |
| Seller Name:     | <b>KIM TERRY</b>                                     |                        |                     |
| APN:             | <b>4041-018-051</b>                                  | Map Reference:         | <b>56-F6 /</b>      |
| County:          | <b>LOS ANGELES, CA</b>                               | Census Tract:          | <b>6021.06</b>      |
| Subdivision:     | <b>HAWTHORNE</b>                                     | Zoning:                | <b>HACM*</b>        |
| Rec Date:        | <b>07/31/2025</b>                                    | Prior Rec Date:        | <b>04/19/1993</b>   |
| Sale Date:       | <b>05/12/2025</b>                                    | Prior Sale Date:       |                     |
| Sale Price:      | <b>\$2,450,000</b>                                   | Prior Sale Price:      |                     |
| Sale Type:       | <b>FULL</b>  | Prior Sale Type:       |                     |
| Document #:      | <b>515473</b>  | Acres:                 | <b>0.37</b>         |
| 1st Mtg Amt:     | <b>\$1,500,000</b>                                   | Lot Area:              | <b>16,203</b>       |
| Total Value:     | <b>\$1,836,000</b>                                   | # of Stories:          |                     |
| Land Use:        | <b>STORE BUILDING</b>                                | Park Area/Cap#:        | <b>/</b>            |
| Building Area:   | <b>6,787</b>   | Total Rooms/Offices:   |                     |
| Total Restrooms: |  | Yr Built/Eff:          | <b>1991 / 1991</b>  |
| Air Cond:        | <b>NONE</b>  | Pool:                  |                     |
| Roof Mat:        |  |                        |                     |

|                  |  |                        |                      |
|------------------|--|------------------------|----------------------|
| Comp #:          | <b>14</b>  | Distance From Subject: | <b>10.13 (miles)</b> |
| Address:         | <b>12436 MOORPARK ST, STUDIO CITY, CA 91604-1260</b> |                        |                      |
| Owner Name:      | <b>HVN ACQUISITIONS 2 ALC</b>                        |                        |                      |
| Seller Name:     | <b>12432 MOORPARK LLC</b>                            |                        |                      |
| APN:             | <b>2367-001-002</b>                                  | Map Reference:         | <b>23-B3 /</b>       |
| County:          | <b>LOS ANGELES, CA</b>                               | Census Tract:          | <b>1435.00</b>       |
| Subdivision:     | <b>6891</b>  | Zoning:                | <b>LAC2</b>          |
| Rec Date:        | <b>12/23/2024</b>                                    | Prior Rec Date:        |                      |
| Sale Date:       | <b>11/27/2024</b>                                    | Prior Sale Date:       |                      |
| Sale Price:      | <b>\$4,500,000</b>                                   | Prior Sale Price:      |                      |
| Sale Type:       | <b>FULL</b>  | Prior Sale Type:       |                      |
| Document #:      | <b>913219</b>  | Acres:                 | <b>0.32</b>          |
| 1st Mtg Amt:     |  | Lot Area:              | <b>14,009</b>        |
| Total Value:     | <b>\$5,909,472</b>                                   | # of Stories:          |                      |
| Land Use:        | <b>STORE BUILDING</b>                                | Park Area/Cap#:        | <b>/</b>             |
| Building Area:   | <b>6,528</b>   | Total Rooms/Offices:   |                      |
| Total Restrooms: |  | Yr Built/Eff:          | <b>1956 / 1956</b>   |
| Air Cond:        | <b>NONE</b>  | Pool:                  |                      |
| Roof Mat:        |  |                        |                      |

|                  |  |                        |                      |
|------------------|--|------------------------|----------------------|
| Comp #:          | <b>15</b>                                      | Distance From Subject: | <b>10.24 (miles)</b> |
| Address:         | <b>2216 MARINE AVE, GARDENA, CA 90249-3723</b> |                        |                      |
| Owner Name:      | <b>JJ HOPE LLC</b>                             |                        |                      |
| Seller Name:     | <b>NADER CHARLES A TRUST</b>                   |                        |                      |
| APN:             | <b>4069-001-025</b>                            | Map Reference:         | <b>63-D3 /</b>       |
| County:          | <b>LOS ANGELES, CA</b>                         | Census Tract:          | <b>6036.00</b>       |
| Subdivision:     | <b>12341</b>                                   | Zoning:                | <b>GAC3</b>          |
| Rec Date:        | <b>06/23/2025</b>                              | Prior Rec Date:        | <b>05/09/1997</b>    |
| Sale Date:       | <b>06/13/2025</b>                              | Prior Sale Date:       |                      |
| Sale Price:      | <b>\$1,600,000</b>                             | Prior Sale Price:      |                      |
| Sale Type:       | <b>FULL</b>                                    | Prior Sale Type:       |                      |
| Document #:      | <b>414558</b>                                  | Acres:                 | <b>0.31</b>          |
| 1st Mtg Amt:     |  | Lot Area:              | <b>13,325</b>        |
| Total Value:     | <b>\$694,279</b>                               | # of Stories:          |                      |
| Land Use:        | <b>STORE BUILDING</b>                          | Park Area/Cap#:        | <b>/</b>             |
| Building Area:   | <b>6,480</b>                                   | Total Rooms/Offices:   |                      |
| Total Restrooms: |  | Yr Built/Eff:          | <b>1985 / 1985</b>   |
| Air Cond:        | <b>YES</b>                                     | Pool:                  |                      |
| Roof Mat:        |  |                        |                      |

|              |   |                        |                      |
|--------------|---|------------------------|----------------------|
| Comp #:      | <b>16</b>   | Distance From Subject: | <b>12.10 (miles)</b> |
| Address:     | <b>6801 LANKERSHIM BLVD, NORTH HOLLYWOOD, CA 91605-6112</b> |                        |                      |
| Owner Name:  | <b>UNITED CAPITAL INVESTMENTS LLC/2618 M &amp; J LLC</b>    |                        |                      |
| Seller Name: | <b>D &amp; D BEN LLC</b>                                    |                        |                      |

|              |                        |                   |                    |                      |                    |
|--------------|------------------------|-------------------|--------------------|----------------------|--------------------|
| APN:         | <b>2321-018-022</b>    | Map Reference:    | <b>16-D4 /</b>     | Building Area:       | <b>6,107</b>       |
| County:      | <b>LOS ANGELES, CA</b> | Census Tract:     | <b>1232.03</b>     | Total Rooms/Offices: |                    |
| Subdivision: | <b>6024</b>            | Zoning:           | <b>LAC2</b>        | Total Restrooms:     |                    |
| Rec Date:    | <b>07/29/2025</b>      | Prior Rec Date:   | <b>07/29/2025</b>  | Yr Built/Eff:        | <b>1986 / 1986</b> |
| Sale Date:   | <b>07/24/2025</b>      | Prior Sale Date:  | <b>07/24/2025</b>  | Air Cond:            | <b>YES</b>         |
| Sale Price:  | <b>\$1,500,000</b>     | Prior Sale Price: | <b>\$1,500,000</b> | Pool:                |                    |
| Sale Type:   | <b>FULL</b>            | Prior Sale Type:  | <b>FULL</b>        | Roof Mat:            |                    |
| Document #:  | <b>508912</b>          | Acres:            | <b>0.28</b>        |                      |                    |
| 1st Mtg Amt: |                        | Lot Area:         | <b>12,381</b>      |                      |                    |
| Total Value: | <b>\$1,080,910</b>     | # of Stories:     |                    |                      |                    |
| Land Use:    | <b>STORE BUILDING</b>  | Park Area/Cap#:   | <b>/</b>           |                      |                    |

|              |   |                        |                         |
|--------------|---|------------------------|-------------------------|
| Comp #:      | <b>17</b>   | Distance From Subject: | <b>12.36 (miles)</b>    |
| Address:     | <b>12802 VICTORY BLVD, NORTH HOLLYWOOD, CA 91606-3013</b> |                        |                         |
| Owner Name:  | <b>1535 S LA CIENEGA LLC</b>                              |                        |                         |
| Seller Name: | <b>VICTORY NENTURA LLC</b>                                |                        |                         |
| APN:         | <b>2332-001-001</b>                                       | Map Reference:         | <b>16-A5 /</b>          |
| County:      | <b>LOS ANGELES, CA</b>                                    | Census Tract:          | <b>1237.00</b>          |
| Subdivision: | <b>15087</b>  | Zoning:                | <b>LAC1</b>             |
| Rec Date:    | <b>12/04/2024</b>   | Prior Rec Date:        | <b>06/28/2000</b>       |
| Sale Date:   | <b>11/20/2024</b>   | Prior Sale Date:       |                         |
| Sale Price:  | <b>\$3,200,000</b>  | Prior Sale Price:      | <b>\$790,000</b>        |
| Sale Type:   | <b>FULL</b>   | Prior Sale Type:       | <b>FULL</b>             |
| Document #:  | <b>852253</b>   | Acres:                 | <b>0.36</b>             |
| 1st Mtg Amt: | <b>\$1,770,000</b>  | Lot Area:              | <b>15,669</b>           |
| Total Value: | <b>\$1,190,387</b>  | # of Stories:          | <b>1</b>                |
| Land Use:    | <b>STORE BUILDING</b>                                     | Park Area/Cap#:        | <b>/</b>                |
|              |   |                        | <b>ROLL COMPOSITION</b> |

|              |  |                        |                      |
|--------------|--|------------------------|----------------------|
| Comp #:      | <b>18</b>  | Distance From Subject: | <b>12.87 (miles)</b> |
| Address:     | <b>2345 E COLORADO BLVD, PASADENA, CA 91107-6832</b> |                        |                      |
| Owner Name:  | <b>TRC PASADENA PLAZA LLC</b>                        |                        |                      |
| Seller Name: | <b>CTPF PASADENA VONS SHOPPING</b>                   |                        |                      |
| APN:         | <b>5746-003-081</b>                                  | Map Reference:         | <b>/</b>             |
| County:      | <b>LOS ANGELES, CA</b>                               | Census Tract:          | <b>4628.00</b>       |
| Subdivision: |  | Zoning:                | <b>PSC-</b>          |
| Rec Date:    | <b>06/27/2025</b>                                    | Prior Rec Date:        | <b>07/26/2012</b>    |
| Sale Date:   | <b>06/13/2025</b>                                    | Prior Sale Date:       | <b>07/24/2012</b>    |
| Sale Price:  | <b>\$42,000,000</b>                                  | Prior Sale Price:      | <b>\$36,540,000</b>  |
| Sale Type:   | <b>FULL</b>  | Prior Sale Type:       | <b>FULL</b>          |
| Document #:  | <b>434398</b>  | Acres:                 | <b>0.56</b>          |
| 1st Mtg Amt: | <b>\$20,500,000</b>                                  | Lot Area:              | <b>24,258</b>        |
| Total Value: | <b>\$3,670,129</b>                                   | # of Stories:          |                      |
| Land Use:    | <b>STORE BUILDING</b>                                | Park Area/Cap#:        | <b>/</b>             |

|              |  |                        |                      |
|--------------|--|------------------------|----------------------|
| Comp #:      | <b>19</b>  | Distance From Subject: | <b>13.29 (miles)</b> |
| Address:     | <b>13407 WOODRUFF AVE, BELLFLOWER, CA 90706-2628</b> |                        |                      |
| Owner Name:  | <b>NGUYEN PETER K</b>                                |                        |                      |
| Seller Name: | <b>SABINO MARTINEZ LIVING TRUST</b>                  |                        |                      |
| APN:         | <b>6281-011-021</b>                                  | Map Reference:         | <b>66-D1 /</b>       |
| County:      | <b>LOS ANGELES, CA</b>                               | Census Tract:          | <b>5532.02</b>       |
| Subdivision: | <b>18954</b>   | Zoning:                | <b>BFCN*</b>         |
| Rec Date:    | <b>02/26/2025</b>                                    | Prior Rec Date:        | <b>09/25/2002</b>    |
| Sale Date:   | <b>02/15/2025</b>                                    | Prior Sale Date:       | <b>07/23/2002</b>    |
| Sale Price:  | <b>\$1,550,000</b>                                   | Prior Sale Price:      | <b>\$630,000</b>     |
| Sale Type:   | <b>FULL</b>  | Prior Sale Type:       | <b>FULL</b>          |
| Document #:  | <b>121534</b>  | Acres:                 | <b>0.35</b>          |
| 1st Mtg Amt: | <b>\$1,000,000</b>                                   | Lot Area:              | <b>15,049</b>        |
|              |  |                        | <b>6,184</b>         |
|              |  |                        | <b>1985 / 1985</b>   |
|              |  |                        | <b>YES</b>           |
|              |  |                        |                      |

|              |                       |                 |   |
|--------------|-----------------------|-----------------|---|
| Total Value: | <b>\$894,542</b>      | # of Stories:   |   |
| Land Use:    | <b>STORE BUILDING</b> | Park Area/Cap#: | / |

|              |   |                        |                      |
|--------------|---|------------------------|----------------------|
| Comp #:      | <b>20</b>   | Distance From Subject: | <b>13.43 (miles)</b> |
| Address:     | <b>6082 ATLANTIC AVE, LONG BEACH, CA 90805-3000</b> |                        |                      |
| Owner Name:  | <b>VERDUZCO JORGE</b>                               |                        |                      |
| Seller Name: | <b>YIP MORRIS &amp; CASSY Y L</b>                   |                        |                      |
| APN:         | <b>7124-016-041</b>                                 | Map Reference:         | <b>65-D6 /</b>       |
| County:      | <b>LOS ANGELES, CA</b>                              | Census Tract:          | <b>5705.03</b>       |
| Subdivision: | <b>6521</b>   | Zoning:                | <b>LBCNA</b>         |
| Rec Date:    | <b>04/14/2025</b>                                   | Prior Rec Date:        | <b>10/26/2016</b>    |
| Sale Date:   | <b>04/08/2025</b>                                   | Prior Sale Date:       | <b>09/07/2016</b>    |
| Sale Price:  | <b>\$1,020,000</b>                                  | Prior Sale Price:      | <b>\$925,000</b>     |
| Sale Type:   | <b>FULL</b>   | Prior Sale Type:       | <b>FULL</b>          |
| Document #:  | <b>239473</b>                                       | Acres:                 | <b>0.21</b>          |
| 1st Mtg Amt: |   | Lot Area:              | <b>9,343</b>         |
| Total Value: | <b>\$1,052,486</b>                                  | # of Stories:          |                      |
| Land Use:    | <b>STORE BUILDING</b>                               | Park Area/Cap#:        | /                    |
|              |   | Building Area:         | <b>6,000</b>         |
|              |   | Total Rooms/Offices:   |                      |
|              |   | Total Restrooms:       |                      |
|              |   | Yr Built/Eff:          | <b>1935 /</b>        |
|              |   | Air Cond:              | <b>NONE</b>          |
|              |   | Pool:                  |                      |
|              |   | Roof Mat:              |                      |