

The appraisal of two adjacent land parcels of MR1 zoned land as though one legal parcel

LOCATED AT:

1051-1065 West 190th Street Gardena mailing, CA 90248

CLIENT:

Marjorie Crow

AS OF:

December 12, 2019

APPRAISED VALUE:

\$2,400,000 - (A Hypothetical Value appraising both parcels as though one legal parcel)

BY:

Robert Rey Walker - Marketplace Appraisal Services (310-999-3700) - Certified General Appraiser # AG018463 18411 Crenshaw Blvd. suite 212, Torrance, CA 90504 - Celebrating 34 years in real estate appraising

Market Data Appraisal Report Land Appraisal Report

			ient with a credible opinion		of the subject property, giv I mcrowrealestate@		ui tile applaisai.	
SE	Client Address	ser Marjorie Crow		E-mai City	Inclowlealestate	ginali.com	State Zip	
бĞ		(s) It is this appraiser	s understanding th	,	al report is to be ut	ilized by the cl		ended for
١UR	any other users.		s understanding th					
Δ_	Intended Use It is this appraiser's understanding that this appraisal report is to be utilized for portfolio purposes with possible listing							
		nd is not intended for						
		1-1065 West 190th St		City (Gardena mailing		State CA Zip S	90248
Ľ	Owner of Public Record	Rocket Express Car \	Wash LLC				County Los Angeles	3
Я	Legal Description A po	ortion of Lot 108 McDo	onald tract of maps	s as recorded i	n the county asses	sor's office		
SUBJ		PN: 7351-029-004 &		Tax Y	ear 2018		R.E. Taxes \$ 30,208.	00
()	0	ILS area 120 - South			Reference 764-A2		Census Tract 2920.00)
	Property Rights Appraise			describe)				
		X did not reveal any prior sal						
۲Y		Date 08/22/2017 transfer history of the subject p	Price \$2,383		e(s) Public Records			the Greater
ТQ		al Multiple Listing Se						
SIH		a Regional Multiple Li						
ES			;;;;	,,				
SALES HISTORY								
	Offerings, options and co	ontracts as of the effective date	of the appraisal None	e indicated by t	he current owners	of record.		
		ood Characteristics		One-Unit Housing		One-Unit	Housing Prese	nt Land Use %
	Location Urban	X Suburban Rural	Property Values	=	Stable Declinin		AGE One-Unit	%
~	Built-Up X Over 75%			=	In Balance Over Su		(yrs) 2-4 Unit	%
ORHOOD	Growth Rapid	X Stable Slow	•		3-6 mths Over 6 r		ow Multi-Famil	,
SHC	boundaries.	es A 2 mile radius fro	m the subject prop	erty comprises	s the general		igh Commercia red. Other	al % %
BO		on In addition the close	se provimity of the	shopping facili	ties along the Wes			
GH		amino Community co						
ШZ		of many other comme						
		ding support for the above con						ace. Interest
		with tight credit restri		ł		11	.	
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	Dimensions 122 X 3		Area 44408		Shape Rectang	gular	View No View A	Amenity
	Specific Zoning Classific				Industrial Zone			
	e ·		nforming (Grandfathered U	· -				
	•	the subject property <u>A deta</u>	ailed feasibility stu	dy for the high	est and best use of	the subject pr	operty is beyond the	ne scope of
	this appraisal stu Utilities Public	•						
						011 - 11 - 1		But the British
SITE		Other (describe)	Wator		her (describe)		provements—Type	Public Private
	Electricity X		Water Sanitary Sewer	X	her (describe)	Street Asp	halt Paved	Public Private X
	Electricity X Gas X		Sanitary Sewer	X (X (Street Asp Alley Nor	halt Paved	
SITE	ElectricityXGasXFEMA Special Flood Ha		Sanitary Sewer FEMA Flood Zone X		FEMA Map # 060370	Street Asp Alley Nor C-1935F	halt Paved ne FEMA Map Date 09/26 /	X /2008
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MARKET DATA ANALYSIS	Electricity X Gas X FEMA Special Flood Ha Site Comments Extr. geological condit ITEM Address 1051-10 Gardena Proximity to subject Sales Price Price \$/ SF Data Source Data Source Date of Sale and Time Adjustment Location Site/View Interior vs. Corner Improved Zoning Topography Sales or Financing Concessions Net Adj. (Total) Indicated Value of Subject Summary of Sales Comp from a low of 41. they are reflecting to \$54 SF is well expressed as foll This appraisal is made easements, toxic observed, or note parcel, and also a	Zard Area Yes No aordinary Assumption ions that would adver SUBJECT 065 West 190th St 065 West 190th St \$ 0.00 Public Records DESCRIPTION Arterial Street 44408 SF Lot Interior Lot Vacant Land MR1 - Industrial Level at St grade Darrison Approach The ince 66 to a high of \$63.56 g a value per SF of \$5 bracketed and is choos ows: \$54 X 44408 SI "as is," X subject to th soil contamination, o ed for this appraisal re	Sanitary Sewer FEMA Flood Zone X as - It is hereby ass sely impact the val COMPARABI 21029 Figueroa S Carson 1.19 miles NE MLS Doc # SB18 DESCRIPTION 9/24/2019 COE Arterial Street 8005 SF Lot Interior Lot Paved ML&D Industrial Level at St grade Conventional None indicated U + X - S Net Adj2.4% Gross Adj. 2.4% S dicated values per 5. Greater weight is 53.56 by giving equ sen to represent th F land = \$2,398,03 re following: Extraordir r geological condit eport. Hypothetical /acant land with no	X (X (X (Sumed that the lue of the subjection (LE NO. 1 Street (Street (Street) (Street Asp Alley Nor C-1935F encroachments = NO. 2 t \$625,000 52.23 255386 +(-) Adjust. -1.57 -1	COMPARABI FEMA Map Date 09/26/ FEMA Map Date 09/26/ S, easements, or an 21240 Main Street 21240 Main Street Carson 1.72 miles NE MLS Doc # SB192 DESCRIPTION 3/29/2019 COE Arterial Street 10406 SF Lot Interior Lot Vacant Land CG&D Commercial Level at St grade Conventional None indicated X + - S and one active lis y to the subject prodited value of \$53.50 land value can no dendum for summar Averse encroachmend Not be known all s though they were	X
A ANALYSIS	Electricity X Gas X FEMA Special Flood Ha Site Comments Extr. geological condit ITEM Address 1051-10 Gardena Proximity to subject Sales Price Price \$/ SF Data Source Date of Sale and Time Adjustment Location Site/View Interior vs. Corner Improved Zoning Topography Sales or Financing Concessions Net Adj. (Total) Indicated Value of Subject Summary of Sales Comp from a low of 41. they are reflecting to \$54 SF is well expressed as foll This appraisal is made easements, toxic observed, or note parcel, and also a Based on the scope	Image: Subject in the image: Subjec	Sanitary Sewer FEMA Flood Zone X as - It is hereby ass sely impact the val COMPARABI 21029 Figueroa S Carson 1.19 miles NE 21029 Figueroa S Carson 1.19 miles NE MLS Doc # SB18 DESCRIPTION 9/24/2019 COE Arterial Street 8005 SF Lot Interior Lot Paved ML&D Industrial Level at St grade Conventional None indicated 1.4% Gross Adj2.4% Gross Adj. 2.4% 5. Greater weight is 53.56 by giving equ sen to represent the F land = \$2,398,03 re following: Extraordir r geological conditions and miting conditions and	X X X X X Sumed that the Le NO. 1 Street X		Street Asp Alley Nor C-1935F encroachments Encroachments = NO. 2 t \$625,000 52.23 255386 +(-) Adjust. -1.57	COMPARABI FEMA Map Date 09/26/ FEMA Map Date 09/26/ S, easements, or an 21240 Main Street 21240 Main Street Carson 1.72 miles NE MLS Doc # SB192 DESCRIPTION 3/29/2019 COE Arterial Street 10406 SF Lot Interior Lot Vacant Land CG&D Commercial Level at St grade Conventional None indicated X + - S and one active lis y to the subject prodited value of \$53.50 land value can no dendum for summar Averse encroachmend Not be known all s though they were	X

alreport

Market Data Appraisal Report

File No. 191210VL

ITEM	SUBJECT	COMPARABL	E NO 4	COMPARABI	E NO 5	COMPARABL	
			-				
	065 West 190th St	21828 Avalon Blvo	b	1650 West 130th	Street	13919 S Normand	ie Avenue
Gardena		Carson		Gardena		Gardena	
Proximity to subject		2.69 miles SE		3.89 miles NW		3.24 miles NW	
Sales Price	\$	\$	420,000	\$	1,750,000	\$	999,000
Price \$/ SF	0.00	ψ.	41.66	4	44.80	\$	65.53
						L	
Data Source	Public Records	AIR CRE # 10570		AIR CRE # 10314		Loopnet #1630513	
Date of Sale and	DESCRIPTION	DESCRIPTION	+(-) Adjust.	DESCRIPTION	+(-) Adjust.	DESCRIPTION	+(-) Adjust.
Time Adjustment		2/19/2019 COE		5/11/2018 COE		Active Listing	
Location	Arterial Street	Arterial Street		Minor Street	+4.48	Arterial Street	
Site/View	44408 SF Lot	10082 SF Lot		39060 SF Lot		15246 SF Lot	
Interior vs. Corner	Interior Lot	Interior Lot		Interior Lot		Corner Lot	-1.97
Improved	Vacant Land	Vacant Land		Vacant Land		Vacant Land	1.07
Zoning	MR1 - Industrial	CG Commercial		M1 Industrial		M1 Industrial	
Topography	Level at St grade	Level at St grade		Level at St grade		Level at St grade	
Sales or Financing							
Concessions							
Net Adj. (Total)		X + - \$	0.00	X +	4.48	+ X- \$	1.97
Indicated Value		Net Adj. 0.0%		Net Adj. 10.0%		Net Adj3.0%	
		Gross Adj. 0.0% \$	\$41.66		10.20	Gross Adj. 3.0% \$	\$63.56
of Subject							
	parrison Approach Sales 4						
	also has been include	d due to its Garden	a location and	industrial zoning.	The listing wa	as posted on Loopn	et with a
start date of 6/10	/2019.						
i							
17514	SUBJECT	COMPARABL					
ITEM	SUBJECT		.E NO. /	COMPARABI	_E NO. 8	COMPARABL	E NO. 9
			.E NO. 7	COMPARABI	_E NO. 8	COMPARABL	E NO. 9
Address 1051-10	065 West 190th St	COMPARAD	.E NO. 7	COMPARABI	_E NO. 8	COMPARABL	E NO. 9
Address 1051-10 Gardena			.E NO. /	COMPARABI	_E NO. 8	COMPARABL	E NO. 9
Address 1051-10			E NO. 7	COMPARABI	_E NO. 8	COMPARABL	E NO. 9
Address 1051-10 Gardena		s s		COMPARABI		COMPARABL	E NO. 9
Address 1051-10 Gardena Proximity to subject Sales Price	065 West 190th St				;		
Address 1051-10 Gardena Proximity to subject Sales Price Price \$/ SF	065 West 190th St \$ 0.00						E NO. 9 0.00
Address 1051-10 Gardena Proximity to subject Sales Price Price \$/ SF Data Source	065 West 190th St \$ 0.00 Public Records	\$	0.00	\$	0.00	\$	0.00
Address 1051-10 Gardena Proximity to subject Sales Price Price \$ / SF Data Source Date of Sale and	065 West 190th St \$ 0.00				;		
Address 1051-10 Gardena Proximity to subject Sales Price Price \$/ SF Data Source	065 West 190th St \$ 0.00 Public Records DESCRIPTION	\$	0.00	\$	0.00	\$	0.00
Address 1051-10 Gardena Proximity to subject Sales Price Price \$ / SF Data Source Date of Sale and	065 West 190th St \$ 0.00 Public Records	\$	0.00	\$	0.00	\$	0.00
Address 1051-10 Gardena Proximity to subject Sales Price Price \$ / SF Data Source Date of Sale and Time Adjustment	065 West 190th St \$ 0.00 Public Records DESCRIPTION	\$	0.00	\$	0.00	\$	0.00
Address 1051-10 Gardena Proximity to subject Sales Price Price \$ / SF Data Source Date of Sale and Time Adjustment Location Site/View	065 West 190th St \$ 0.00 Public Records DESCRIPTION Arterial Street 44408 SF Lot	\$	0.00	\$	0.00	\$	0.00
Address 1051-10 Gardena Proximity to subject Sales Price Price \$ / SF Data Source Date of Sale and Time Adjustment Location Site/View Interior vs. Corner	065 West 190th St \$ 0.00 Public Records DESCRIPTION Arterial Street 44408 SF Lot Interior Lot	\$	0.00	\$	0.00	\$	0.00
Address 1051-10 Gardena Proximity to subject Sales Price Price \$ / SF Data Source Date of Sale and Time Adjustment Location Site/View Interior vs. Corner Improved	\$ 0.00 Public Records DESCRIPTION Arterial Street 44408 SF Lot Interior Lot Vacant Land	\$	0.00	\$	0.00	\$	0.00
Address 1051-10 Gardena Proximity to subject Sales Price Price \$ / SF Data Source Date of Sale and Time Adjustment Location Site/View Interior vs. Corner Improved Zoning	065 West 190th St 065 West 190th St 0.00 Public Records DESCRIPTION Arterial Street 44408 SF Lot Interior Lot Vacant Land MR1 - Industrial	\$	0.00	\$	0.00	\$	0.00
Address 1051-10 Gardena Proximity to subject Sales Price Price \$ / SF Data Source Date of Sale and Time Adjustment Location Site/View Interior vs. Corner Improved Zoning Topography	\$ 0.00 Public Records DESCRIPTION Arterial Street 44408 SF Lot Interior Lot Vacant Land	\$	0.00	\$	0.00	\$	0.00
Address 1051-10 Gardena Proximity to subject Sales Price Price \$ / SF Data Source Date of Sale and Time Adjustment Location Site/View Interior vs. Corner Improved Zoning	065 West 190th St 065 West 190th St 0.00 Public Records DESCRIPTION Arterial Street 44408 SF Lot Interior Lot Vacant Land MR1 - Industrial	\$	0.00	\$	0.00	\$	0.00
Address 1051-10 Gardena Proximity to subject Sales Price Price \$ / SF Data Source Date of Sale and Time Adjustment Location Site/View Interior vs. Corner Improved Zoning Topography Sales or Financing	065 West 190th St 065 West 190th St 0.00 Public Records DESCRIPTION Arterial Street 44408 SF Lot Interior Lot Vacant Land MR1 - Industrial	\$	0.00	\$	0.00	\$	0.00
Address 1051-10 Gardena Proximity to subject Sales Price Price \$ / SF Data Source Date of Sale and Time Adjustment Location Site/View Interior vs. Corner Improved Zoning Topography Sales or Financing Concessions	065 West 190th St 065 West 190th St 0.00 Public Records DESCRIPTION Arterial Street 44408 SF Lot Interior Lot Vacant Land MR1 - Industrial	DESCRIPTION	0.00 +(-) Adjust.	DESCRIPTION	0.00 +(-) Adjust.	DESCRIPTION	0.00 +(-) Adjust.
Address 1051-10 Gardena Proximity to subject Sales Price Price \$ / SF Data Source Date of Sale and Time Adjustment Location Site/View Interior vs. Corner Improved Zoning Topography Sales or Financing Concessions Net Adj. (Total)	065 West 190th St 065 West 190th St 0.00 Public Records DESCRIPTION Arterial Street 44408 SF Lot Interior Lot Vacant Land MR1 - Industrial	DESCRIPTION	0.00 +(-) Adjust.	DESCRIPTION		DESCRIPTION	0.00 +(-) Adjust.
Address 1051-10 Gardena Proximity to subject Sales Price Price \$ / SF Data Source Date of Sale and Time Adjustment Location Site/View Interior vs. Corner Improved Zoning Topography Sales or Financing Concessions Net Adj. (Total) Indicated Value	065 West 190th St 065 West 190th St 0.00 Public Records DESCRIPTION Arterial Street 44408 SF Lot Interior Lot Vacant Land MR1 - Industrial	DESCRIPTION	0.00 +(-) Adjust.	DESCRIPTION		DESCRIPTION	0.00 +(-) Adjust.
Address 1051-10 Gardena Proximity to subject Sales Price Price \$ / SF Data Source Date of Sale and Time Adjustment Location Site/View Interior vs. Corner Improved Zoning Topography Sales or Financing Concessions Net Adj. (Total) Indicated Value of Subject	\$ 0.00 Public Records DESCRIPTION Arterial Street 44408 SF Lot Interior Lot Vacant Land MR1 - Industrial Level at St grade	DESCRIPTION	0.00 +(-) Adjust.	DESCRIPTION		DESCRIPTION	0.00 +(-) Adjust.
Address 1051-10 Gardena Proximity to subject Sales Price Price \$ / SF Data Source Date of Sale and Time Adjustment Location Site/View Interior vs. Corner Improved Zoning Topography Sales or Financing Concessions Net Adj. (Total) Indicated Value	\$ 0.00 Public Records DESCRIPTION Arterial Street 44408 SF Lot Interior Lot Vacant Land MR1 - Industrial Level at St grade	DESCRIPTION	0.00 +(-) Adjust.	DESCRIPTION		DESCRIPTION	0.00 +(-) Adjust.
Address 1051-10 Gardena Proximity to subject Sales Price Price \$ / SF Data Source Date of Sale and Time Adjustment Location Site/View Interior vs. Corner Improved Zoning Topography Sales or Financing Concessions Net Adj. (Total) Indicated Value of Subject	\$ 0.00 Public Records DESCRIPTION Arterial Street 44408 SF Lot Interior Lot Vacant Land MR1 - Industrial Level at St grade	DESCRIPTION	0.00 +(-) Adjust.	DESCRIPTION		DESCRIPTION	0.00 +(-) Adjust.
Address 1051-10 Gardena Proximity to subject Sales Price Price \$ / SF Data Source Date of Sale and Time Adjustment Location Site/View Interior vs. Corner Improved Zoning Topography Sales or Financing Concessions Net Adj. (Total) Indicated Value of Subject	\$ 0.00 Public Records DESCRIPTION Arterial Street 44408 SF Lot Interior Lot Vacant Land MR1 - Industrial Level at St grade	DESCRIPTION	0.00 +(-) Adjust.	DESCRIPTION		DESCRIPTION	0.00 +(-) Adjust.
Address 1051-10 Gardena Proximity to subject Sales Price Price \$ / SF Data Source Date of Sale and Time Adjustment Location Site/View Interior vs. Corner Improved Zoning Topography Sales or Financing Concessions Net Adj. (Total) Indicated Value of Subject	\$ 0.00 Public Records DESCRIPTION Arterial Street 44408 SF Lot Interior Lot Vacant Land MR1 - Industrial Level at St grade	DESCRIPTION	0.00 +(-) Adjust.	DESCRIPTION		DESCRIPTION	0.00 +(-) Adjust.
Address 1051-10 Gardena Proximity to subject Sales Price Price \$ / SF Data Source Date of Sale and Time Adjustment Location Site/View Interior vs. Corner Improved Zoning Topography Sales or Financing Concessions Net Adj. (Total) Indicated Value of Subject	\$ 0.00 Public Records DESCRIPTION Arterial Street 44408 SF Lot Interior Lot Vacant Land MR1 - Industrial Level at St grade	DESCRIPTION	0.00 +(-) Adjust.	DESCRIPTION		DESCRIPTION	0.00 +(-) Adjust.
Address 1051-10 Gardena Proximity to subject Sales Price Price \$ / SF Data Source Date of Sale and Time Adjustment Location Site/View Interior vs. Corner Improved Zoning Topography Sales or Financing Concessions Net Adj. (Total) Indicated Value of Subject	\$ 0.00 Public Records DESCRIPTION Arterial Street 44408 SF Lot Interior Lot Vacant Land MR1 - Industrial Level at St grade	DESCRIPTION	0.00 +(-) Adjust.	DESCRIPTION		DESCRIPTION	0.00 +(-) Adjust.
Address 1051-10 Gardena Proximity to subject Sales Price Price \$ / SF Data Source Date of Sale and Time Adjustment Location Site/View Interior vs. Corner Improved Zoning Topography Sales or Financing Concessions Net Adj. (Total) Indicated Value of Subject	\$ 0.00 Public Records DESCRIPTION Arterial Street 44408 SF Lot Interior Lot Vacant Land MR1 - Industrial Level at St grade	DESCRIPTION	0.00 +(-) Adjust.	DESCRIPTION		DESCRIPTION	0.00 +(-) Adjust.
Address 1051-10 Gardena Proximity to subject Sales Price Price \$ / SF Data Source Date of Sale and Time Adjustment Location Site/View Interior vs. Corner Improved Zoning Topography Sales or Financing Concessions Net Adj. (Total) Indicated Value of Subject	\$ 0.00 Public Records DESCRIPTION Arterial Street 44408 SF Lot Interior Lot Vacant Land MR1 - Industrial Level at St grade	DESCRIPTION	0.00 +(-) Adjust.	DESCRIPTION		DESCRIPTION	0.00 +(-) Adjust.
Address 1051-10 Gardena Proximity to subject Sales Price Price \$ / SF Data Source Date of Sale and Time Adjustment Location Site/View Interior vs. Corner Improved Zoning Topography Sales or Financing Concessions Net Adj. (Total) Indicated Value of Subject	\$ 0.00 Public Records DESCRIPTION Arterial Street 44408 SF Lot Interior Lot Vacant Land MR1 - Industrial Level at St grade	DESCRIPTION	0.00 +(-) Adjust.	DESCRIPTION		DESCRIPTION	0.00 +(-) Adjust.
Address 1051-10 Gardena Proximity to subject Sales Price Price \$ / SF Data Source Date of Sale and Time Adjustment Location Site/View Interior vs. Corner Improved Zoning Topography Sales or Financing Concessions Net Adj. (Total) Indicated Value of Subject	\$ 0.00 Public Records DESCRIPTION Arterial Street 44408 SF Lot Interior Lot Vacant Land MR1 - Industrial Level at St grade	DESCRIPTION	0.00 +(-) Adjust.	DESCRIPTION		DESCRIPTION	0.00 +(-) Adjust.
Address 1051-10 Gardena Proximity to subject Sales Price Price \$ / SF Data Source Date of Sale and Time Adjustment Location Site/View Interior vs. Corner Improved Zoning Topography Sales or Financing Concessions Net Adj. (Total) Indicated Value of Subject	\$ 0.00 Public Records DESCRIPTION Arterial Street 44408 SF Lot Interior Lot Vacant Land MR1 - Industrial Level at St grade	DESCRIPTION	0.00 +(-) Adjust.	DESCRIPTION		DESCRIPTION	0.00 +(-) Adjust.
Address 1051-10 Gardena Proximity to subject Sales Price Price \$ / SF Data Source Date of Sale and Time Adjustment Location Site/View Interior vs. Corner Improved Zoning Topography Sales or Financing Concessions Net Adj. (Total) Indicated Value of Subject	\$ 0.00 Public Records DESCRIPTION Arterial Street 44408 SF Lot Interior Lot Vacant Land MR1 - Industrial Level at St grade	DESCRIPTION	0.00 +(-) Adjust.	DESCRIPTION		DESCRIPTION	0.00 +(-) Adjust.
Address 1051-10 Gardena Proximity to subject Sales Price Price \$ / SF Data Source Date of Sale and Time Adjustment Location Site/View Interior vs. Corner Improved Zoning Topography Sales or Financing Concessions Net Adj. (Total) Indicated Value of Subject	\$ 0.00 Public Records DESCRIPTION Arterial Street 44408 SF Lot Interior Lot Vacant Land MR1 - Industrial Level at St grade	DESCRIPTION	0.00 +(-) Adjust.	DESCRIPTION		DESCRIPTION	0.00 +(-) Adjust.
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Appraiser's Certification

The appraiser(s) certifies that, to the best of the appraiser's knowledge and belief:

1. The statements of fact contained in this report are true and correct.

2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are the appraiser's personal, impartial, and unbiased professional analyses, opinions, and conclusions.

3. Unless otherwise stated, the appraiser has no present or prospective interest in the property that is the subject of this report and has no personal interest with respect to the parties involved.

4. The appraiser has no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.

5. The appraiser's engagement in this assignment was not contingent upon developing or reporting predetermined results

6. The appraiser's compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.

7. The appraiser's analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.

8. Unless otherwise noted, the appraiser has made a personal inspection of the property that is the subject of this report

9. Unless noted below, no one provided significant real property appraisal assistance to the appraiser signing this certification. Significant real property appraisal assistance provided by: This appraisal report has been conducted as a Google drive by desk appraisal with visual inspections of the subject property being provided by the following; google street level and aerial images of the subject property, the street, the neighborhood, as well as the comparable sales.

Additional Certifications:

I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. In the event this appraisal request was generated by way of a referral from an affiliate appraiser that appraiser will receive an affiliate fee as compensation.

Definition of Value: X Market Value Other Value:

Source of Definition: <u>As defined by West's Encyclopedia of American Law, edition 2.</u> Market Value is defined as follows: The amount for which real property or Personal Property would be sold in a voluntary transaction between a buyer and seller, neither of whom is under any obligation to buy or sell. The customary test of fair market value in real estate transactions is the price that a buyer is willing, but is not under any duty, to pay for a particular property to an owner who is willing, but not obligated, to sell. Various factors can have an effect on the fair market value of real estate, including the uses to which the property has been adapted and the demand for similar property. Fair market value can also be referred to as fair cash value or fair value.

ADDRESS OF THE PROPERTY APPRAISED:
1051-1065 West 190th Street
Gardena mailing, CA 90248
EFFECTIVE DATE OF THE APPRAISAL: 12/12/2019
APPRAISED VALUE OF THE SUBJECT PROPERTY \$ \$2,400,000

Signature:	1 mary the
J	ker - Marketplace Appraisal Services (310-
State Certification # AG 018	· · · · · · · · · · · · · · · · · · ·
or License #	
or Other (describe):	State #:
State: California	
Expiration Date of Certification	or License: 2/23/2020
Date of Signature and Report:	12/12/2019
Date of Property Viewing:	
Degree of property viewing:	X Did not personally view

SUPERVISORY APPRAISER

Signature:
Name:
State Certification #
or License #
State:
Expiration Date of Certification or License:
Date of Signature:
Date of Property Viewing:
Degree of property viewing: Did personally view Did not personally view

Produced using ACI software, 800.234.8727 www.aciweb.com Page 3 of 3

Marketplace Appraisal Services

Client: Marjorie Crow		File No.: 191210VL
Property Address: 1051-1065 West 190th Street	Case No.:	
City: Gardena mailing	State: CA	Zip: 90248

Extra Comments

SCOPE OF THE ASSIGNMENT

The sales comparison approach is presented herein for consideration for valuing real estate based on its continued "MR1" zoned vacant land use. This appraisal report is a brief recapitulation of the appraiser's data, analyses, and conclusions. Supporting the documentation is retained in the appraiser's file.

In performing this value estimate, the appraiser:

*Performed the appraisal report valuation study assignment as a Google drive by desk appraisal study with the visual inspections of the subject property provided by one or more of the following; satellite images, and street side images provided by bing.com and Google maps.com relying on Google aerial and street level visual of the subject property.

images of the

*Performed the appraisal report valuation study assignment as a Google drive by desk appraisal study with the visual inspections of the sales provided by one or more of the following; MLS photos, satellite images, and street side images provided by bing.com and Google maps.com relying on Google aerial and street level visual images of the subject neighborhood to ascertain and document the various environmental, social, governmental and economic factors that may influence value;

*Gathered and confirmed information on vacant industrial and commercial lots the area; and

*Considered the market data approach to value in order to arrive at an "as is" value of the subject property.

*The replacement cost approach and the income approach, are considered beyond the scope of work in this study.

*Performed the appraisal assignment as an appraisal report for portfolio purposes with possible pre-listing considerations.

The valuation process is a systematic set of procedures an appraiser follows to provide answers to a client's questions about real property value. The three approaches are interrelated. The appraiser derives separate indications of value for a property being appraised. The appraiser integrates the information derived from each approach to complete the valuation process and develop an opinion of value.

THE APPRAISAL PROCESS

There are three basic recognized approaches to the valuation of real property. These are the Sales Comparison Approach (Market Data Approach), the Income Approach, and the Replacement Cost Approach. The use of all three approaches, while desirable, is not always appropriate for all appraisal problems.

The Replacement Cost Approach develops an estimate of market value by adding the estimated land value, valued as if it were vacant and available for development, to the depreciated replacement cost of the improvements. The reproduction cost new is first estimated; then this is reduced by the estimated amount of accrued depreciation to indicate the in-place value of the improvements. Accrued depreciation is composed of three types which include: (1) physical deterioration; (2) functional obsolescence, when compared to new properties with the same function; (3) economic obsolescence or a loss of value from causes outside the property itself. The land value is estimated by comparing the subject site with similar parcels which have recently sold or are currently offered for sale.

The Income Approach is concerned with estimating the present value of the future potential income stream generated by the subject property. This is usually measured as the net income, which it is justified in assuming the property will produce during its remaining useful economic life. After a comparison with investments of similar and different types, and the selection of an appropriate capitalization rate, the net income is then capitalized into an indication of market value.

The Sales Comparison Approach produces an estimate of the value of a property by comparing it with similar properties of the same type which have recently sold or are currently offered for sale in the same or a competing area. The comparative process utilized in determining the degree of comparability between the two properties involves the appraiser's judgment as to their similarity with respect to many factors, such as: time of sale; property location; type, age, size, quality, utility and condition of improvements; possible plottage; available land for future expansion, etc.

Normally, these three approaches will each indicate a slightly different value. A final value estimate is derived by carefully weighing the various factors considered in each approach and correlating the value indications. If any of the three approaches were determined to be non-applicable to the property under appraisement, an explanation for the reasoning on such non-applicability will be discussed in the Summary section of this appraisal report.

In this appraisal a current fair market value for the vacant land is being sought after. The comparable sales utilized herein for the Market Data approach to value are herein utilized and are judged to be the best sales

Client: Marjorie Crow	File No.: 191210VL Case No.:		
Property Address: 1051-1065 West 190th Street			
City: Gardena mailing	State: CA	Zip: 90248	

available, and have been taken from the from the subject property area.

ESTIMATE OF LAND VALUE

The basic principle of site valuation for vacant desert land properties are the same as those used in any type of property appraisal. In applying these principles, the task is to determine their applicability to the vacant land use property appraised. There are basically four different methods of estimating land value that are recognized by professional appraisal organizations. They are as follows:

MARKET DATA OR COMPARATIVE METHOD

In this method, sales of comparable sites in the area are investigated and analyzed. In general, the area surrounding the subject property is considered to be the most comparable and, therefore, these sales are utilized when possible. Sometimes there are no sales in the immediate subject area, and a wider search in other areas is made in order to find similar sites, sometimes incorporating a cross-sectional analysis. In analyzing the sales, the many characteristics of the sale properties are compared to the subject site and may be adjusted upward or downward as indicated. If possible, sales with the same zoning designation are utilized; however, sometimes this is not possible. Differences in locational aspects, size and shape, neighborhood and other factors are thoroughly analyzed. The properties listed for sale in an area are also investigated and analyzed. These asking prices tend to set up an upper limit as they are merely asking prices and, in many instances, are consummated at a lower figure.

All sales used are considered to be valid indicators of value, since they directly reflect the actions or buyers and sellers in today's marketplace. Additionally, the sales selected are considered most indicative of the historical real estate marketplace, even though some also have differing locations from the subject. They will be analyzed later in the market data section.

DIRECT CAPITALIZATION OF NET GROUND RENT

When a vacant site is leased independently of the existing improvements, a value estimate can be derived by capitalizing its net annual rent into a present worth estimate. This situation does not apply to the subject.

LAND RESIDUAL TECHNIQUE

The projected net income of the site, as improved to its Highest and Best Use, is estimated. From this income, a fair rate of return and recapture rate (of improvements) is deducted and the resultant amount capitalized into a value estimation. This approach is speculative in nature, as it makes many assumptions regarding future market conditions.

ABSTRACTION METHOD

Where sales of vacant sites cannot be located this method can be utilized to arrive at an approximate land value within the comparable sales. The abstraction method relies on the appraisers skill to estimate the cost of construction, grading, landscaping, paving, parking lot lighting, fencing, etc. Once the cost of construction has been estimated then a subjective visual estimate of physical, functional, and economic obsolescence is analyzed to arrive at an estimated depreciated factor. The sales price less the current depreciated value of all improvements yields the estimated site value by Land Abstraction.

SALES COMPARISON APPROACH SUMMARY

The subject property last transferred on 8/22/2017 for a full value consideration of \$2,383,000. This transaction included both adjacent parcels with all of the improvements.

This recent appraisal request was made by the client wanting me to appraise the value of the underlying land only. To that end a rather extensive research project was conducted that included research using the California Regional MLS, the AIR Commercial Real Estate MLS, as well as Loopnet.com. From all of the sales that were located during the research phase the five closed sale transactions that have been utilized herein are judged to be the most appropriate, and form the basis of the opinion of value.

The subject property is zoned MR1 (restricted Industrial), and no other MR1 zoned sales were made available during the research phase. Other industrial and commercially zoned sales were available and have been utilized herein. This information was made available to the client before accepting this assignment.

The comparable sales are laid out on the grid pages and after receiving adjustments they now are illustrating adjusted indicated values per Square Foot. None of the sales are an exact match but have been taken from the greater subject property neighborhood and surrounding areas. The market is broadly based because there are relatively few vacant land properties on the market in this vacant land environment at any given time. The owner user and investor has limited stock to choose from with little means of making comparisons like the

Client: Marjorie Crow	File No.: 191210VL	
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appraiser. The properties that the appraiser uses for comparison are no longer available for purchase as an alternative.

This appraisal has been conducted as a Google drive by desk appraisal for this vacant land appraisal study. In addition the subject property is assumed to be a buildable lot as per the city of Los Angeles.

Eventual Sales Price - The sales price for any property may or may not be the appraised value. The eventual sales price is going to depend on many things including the mortgage interest rates being offered at the time of sale, the motivation of the seller, the emotional attachment to the subject property on the part of the buyer, a particular buyer's utility needs for a specific property in order to suit a specific residential or commercial need, the negotiation skills of the Realtors involved, as well as the overall health of the economy in general.

Market Grid Adjustments

<u>Site improvements</u> - Minor adjustments have been estimated paving. Adjustments have been estimated at \$10,000 for the depreciated contributing value expressed as a value per SF.

Corner vs. Interior Lots - Adjustments have been estimated at -3% for judged superior corner lot locations.

Minor Street vs. Arterial Streets - Adjustments have been estimated at +10% for minor street locations.

Electronic Signature - All electronic signatures on this report have a security feature maintained by individual passwords for each signing appraiser. This is a digitally signed signature and is protected by code. No person can alter the appraisal with the exception of the original signing appraiser/s.

LIMITING CONDITIONS RELEVANT TO THIS APPRAISAL

1) As defined by West's Encyclopedia of American Law, edition 2. Copyright 2008 The Gale Group, Inc. the term "Market Value" is:

The amount for which real property or Personal Property would be sold in a voluntary transaction between a buyer and seller, neither of whom is under any obligation to buy or sell. The customary test of fair market value in real estate transactions is the price that a buyer is willing, but is not under any duty, to pay for a particular property to an owner who is willing, but not obligated, to sell. Various factors can have an effect on the fair market value of real estate, including the uses to which the property has been adapted and the demand for similar property. Fair market value can also be referred to as fair cash value or fair value.

2. Acceptance of and/or use of this appraisal report by the client or any third party constitutes an acceptance of all limiting conditions. The appraiser's liability extends only to the stated client, not subsequent parties or users, and is limited to the amount of the fee received by the appraiser for the total of any awarded compensatory damages. Further, there is no accountability, obligation or liability to any third party. If the appraisal report is placed in the hands of anyone other than the client for whom it was prepared, the client shall make such party and/or parties aware of all limiting conditions and assumptions of this assignment and related discussions.

3. If the client or any third party brings legal action against Marketplace Appraisal or the signer of this report and the appraiser prevails, the initiating party of such legal action shall reimburse Marketplace Appraisal and/or the appraiser for any and all costs of any nature, including attorney's fees, incurred in their defense. The client or any party bringing legal action against this appraiser, hereby accepts and agrees to binding mediation, that shall take place in the city where the signing appraiser resides at the time any legal action is initiated by the client or subsequent users.

4. The date of value, to which the conclusions and opinions expressed in the report apply, is set forth in the letter of transmittal. Further, that the dollar amount of any value opinion herein rendered is based upon the purchasing power of the U. S. dollar existing on that date.

5. The appraiser assumes no responsibility for economic or physical factors which may affect the opinions herein stated occurring at some date after the date of value as stated in the letter transmitting this report as well as elsewhere in the report.

6. The appraiser reserves the right to make such adjustments to the valuation herein reported as may be required by consideration of additional data that may become available.

7. No opinion as to title is rendered. Data related to ownership and legal description was obtained from public records and is considered reliable. Title is assumed to be marketable and free and clear of all liens and encumbrances, easements and restrictions except those specifically discussed in this report. The property is appraised assuming it to be under responsible ownership and competent management, and available for its highest and best use.

8. No engineering study has been made available to this appraiser. Except as specifically stated, data relative

Client: Marjorie Crow	File No.: 191210VL	
Property Address: 1051-1065 West 190th Street	Case No.:	
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to size and area was taken from sources considered to be reliable, and no encroachment of real property improvements is considered to exist.

9. Maps, plats and exhibits included herein are for illustration only as an aid in visualizing matters discussed within the report. They should not be considered as surveys or relied upon for any other purpose, nor should they be removed from reproduced or used apart from this report.

10. No opinion is expressed as to the value of subsurface oil, gas or mineral rights, or whether the property is subject to surface entry for the exploration or removal of such materials except as is expressly stated.

11. No opinion is intended or expressed for matters that require legal expertise, or specialized investigation or knowledge beyond that customarily employed by real estate appraisers.

12. The valuation contained in this report is the work product of the appraiser. I relied upon specialized professional studies relating to data collection utilized by the undersigned appraiser in the conclusions.

13. Because no title report was made available to the appraiser, I assume no responsibility for such items of record not disclosed by his customary investigation.

14. No detailed soil studies, except as noted, covering the subject property were available to the appraiser. Therefore, premises as to soil qualities employed in this report are not conclusive, but have been discussed with the client and considered consistent with information available to the appraiser.

15. Since earthquakes are not uncommon in the area, no responsibility is assumed due to their possible effect on individual properties unless detailed geologic reports are made available.

16. Testimony or attendance in a court or at any other hearing is not required by reason of rendering this appraisal, unless such arrangements are made a reasonable time in advance. No testimony will be given unless the appraisal fee has been paid and expert witness fees are paid.

17. The appraisal has been conducted as a Google drive by desk appraisal report with an inspection of the subject property relying on satellite and street level images for the visual inspection of the subject property, and found no obvious evidence of structural deficiencies except as stated in this report; however, no responsibility for hidden defects or conformity to specific governmental requirements, such as fire, building and safety, earthquake or occupancy codes can be assumed without provision of specific professional or governmental inspections.

18. No termite inspection report was available. The appraiser did not personally inspect the subject property but rather relied on google aerial and street level imagery where available and found no significant evidence of termite damage or infestation could be determined; however, no guarantee that none exists should be construed.

19. No consideration has been given in this appraisal as to the value of the property considered by the appraiser to be personal, located on the premises, or the cost of moving, relocating such personal property; only the real estate has been considered.

20. Rental areas herein if discussed have been calculated in accordance with the standards developed by the American Standards Association as included in the "Real Estate Appraisal Technology" handbook sponsored by the American Institute of Real Estate Appraisers and the Society of Real Estate Appraisers.

21. Regarding environmental problems: The appraisers are not qualified to detect hazardous waste and/or toxic materials. Any comment made by the appraiser that might suggest the possibility of such substances should not be taken as confirmation of the presence of hazardous waste and/or toxic materials. Such a determination would require investigation by a qualified expert in the field of environmental assessment.

The presence of substances such as asbestos, urea-formaldehyde foam insulation or other potentially hazardous materials may affect the value of the property. The appraiser's value estimate is predicated on the assumption that there is no such material on or in the property that would cause a loss in value. No responsibility is assumed for any environmental conditions, or for any expertise or engineering knowledge required to discover them. The appraiser's descriptions and resulting comments are the result of the routine observations made during the appraisal process.

The subject property is appraised assuming that it is not adversely affected by the presence of potentially hazardous materials that my adversely affect its value, marketability, or utility.

22. It is the appraiser's intention that this report complies with all statutes, rules, and regulations prohibiting discrimination on the basis of race, color, religion, sex national origin and martial status.

23. The Americans with Disabilities Act (ADA) became effective January 26, 1992. We have not made a specific compliance survey and analysis of the property to determine whether or not it is in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the property together with a detailed analysis of the requirements of the ADA could reveal that the property is not in compliance with one or more of the requirements of the Act. If so, this could have a negative effect on the property's market value. Since we have no direct evidence relating to this issue, we did not consider possible non-compliance with the requirements of the ADA in our market value estimates.

24. In accordance with the Fair Housing Amendments Act, it is illegal for an appraiser to discriminate against

Client: Marjorie Crow	File No.: 191210VL	
Property Address: 1051-1065 West 190th Street	Case No.:	
City: Gardena mailing	State: CA	Zip: 90248

any person because of race, color, religion, sex, hardship, familial status, or national origin. This appraisal complies with all rules and regulations prohibiting discrimination on the basis of race, color, religion, sex, nation origin, and marital status.

PRIVACY NOTICE

Appraisers, along with all providers of personal financial services, are now required by federal law to inform their clients of the policies of the firm with regard to the privacy of client non-public personal information. As professionals, we understand that your privacy is very important to you and are pleased to provide you with this information.

Types of non-public personal information we collect

In the course of performing appraisals, we may collect what is known as "non-public personal information" about you. This information is used to facilitate the services that we provide to you and may include information provided to us by you directly or received by us from others with your authorization. Some examples of non-public personal information we might collect in the course of doing an appraisal are:

þ Phone numbers

- b Information about the real estate being appraised not available from public sources that might include photos - both interior and exterior, floor plans, and the condition of the real estate
- b The intended use of the appraisal
- b The income and expenses with the subject Your payment arrangements,
- b Any other information you provide to us.

Parties to whom we disclose information

We do not disclose any non-public personal information obtained in the course of our engagement with our clients to no-affiliated third parties except as necessary or required by law. By way of example, a necessary disclosure would by to our employees, and in certain situations, to unrelated third party consultants who need to know that information to assist us in providing appraisal services to you. All of our employees and any third party consultants we employ are informed that any information they see as part of an appraisal assignment is to be maintained in strict confidence with the firm.

A disclosure required by law would be a disclosure that is ordered by a court of competent jurisdiction with regard to a legal action to which you are a party.

Confidentiality and security

We will retain records relating to professional services that we have provided to you for a period of time in conformity with industry standards. In order to protect your non-public personal information from unauthorized access by third parties, we maintain physical, electronic and procedural safeguards that comply with our professional standards to insure the security and integrity of your information. Please fee free to call us at any time if you have any questions about confidentiality of the information that you provide to us.

Opt out provision

On occasion, non-public information obtained in the course of performing an appraisal is used in other appraisals that we perform such as, but not limited to, rental income and related expenses. If you desire that this information not be reused, please contact us by phone at 310-999-3700.

SUBJECT PROPERTY PHOTO ADDENDUM

State: CA

Client: Marjorie Crow Property Address: 1051-1065 West 190th Street City: Gardena mailing

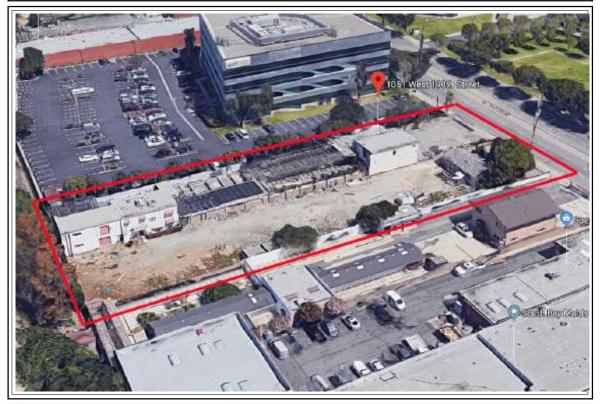
Case No.: Zip: 90248

File No.: 191210VL



FRONT VIEW OF SUBJECT PROPERTY

Date: December 12, 2019 Appraised Value: \$ \$2,400,000 - (A H)



REAR VIEW OF SUBJECT PROPERTY





Client: Marjorie Crow	File No.: 191210VL		
Property Address: 1051-1065 West 190th Street	Case No.:		
City: Gardena mailing	State: CA	Zip: 90248	



Front of 1051 by Bing Maps



Front of 1065 by Bing Maps

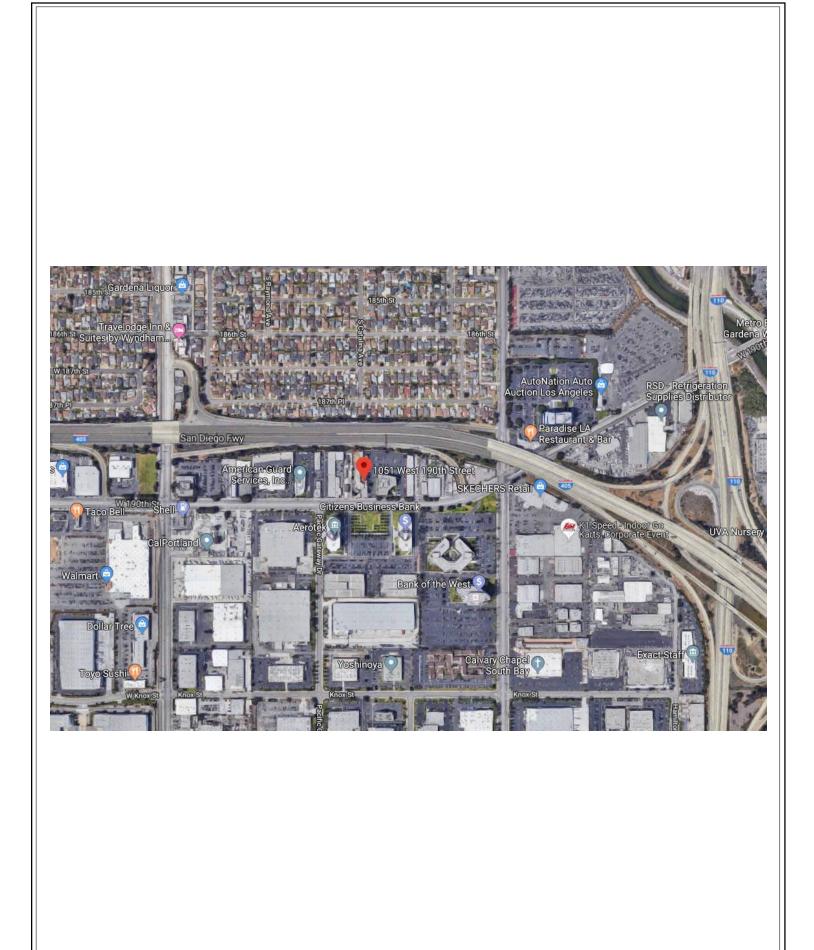


Front of 1065 and 1051 (subject property) by Google Maps



Front of 1065 and 1051 (subject property) by Google Maps

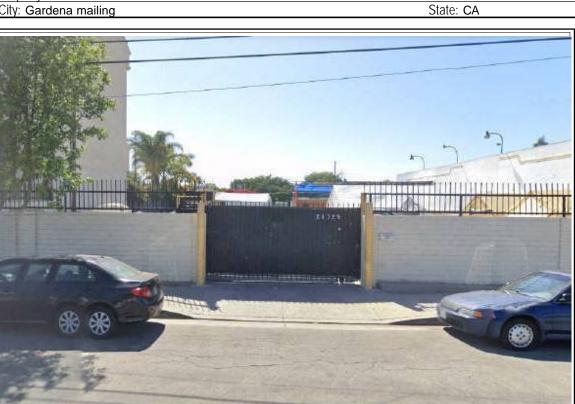
Client: Marjorie Crow	File N	lo.: 191210VL
Property Address: 1051-1065 West 190th Street	Case	No.:
City: Gardena mailing	State: CA	Zip: 90248





COMPARABLE PROPERTY PHOTO ADDENDUM

Client: Marjorie Crow Property Address: 1051-1065 West 190th Street City: Gardena mailing File No.: 191210VL Case No.: Zip: 90248



COMPARABLE SALE #1

21029 Figueroa Street Carson Sale Date: 9/24/2019 COE Sale Price: \$ 410,000



21250 Main Street Carson Sale Date: 3/29/2019 COE Sale Price: \$ 625,000





COMPARABLE SALE #3

21240 Main Street Carson Sale Date: 3/29/2019 COE Sale Price: \$ 625,000



Client: Marjorie Crow Property Address: 1051-1065 West 190th Street City: Gardena mailing

File No.: 191210VL Case No.: State: CA





Sale #1 Aerial View 21029 Figueroa Street



Sale #2 aerial view 21250 Main Street

Sale #3 aerial view 21240 Main Street



COMPARABLE PROPERTY PHOTO ADDENDUM

Client: Marjorie Crow Property Address: 1051-1065 West 190th Street City: Gardena mailing

File No.: 191210VL 190th Street Case No.: State: CA Zip: state:



COMPARABLE SALE #4

Zip: 90248

21828 Avalon Blvd Carson Sale Date: 2/19/2019 COE Sale Price: \$ 420,000



1.00

112



1650 West 130th Street Gardena Sale Date: 5/11/2018 COE Sale Price: \$ 1,750,000

COMPARABLE SALE #6 13919 S Normandie Avenue Gardena Sale Date: Active Listing Sale Price: \$ 999,000

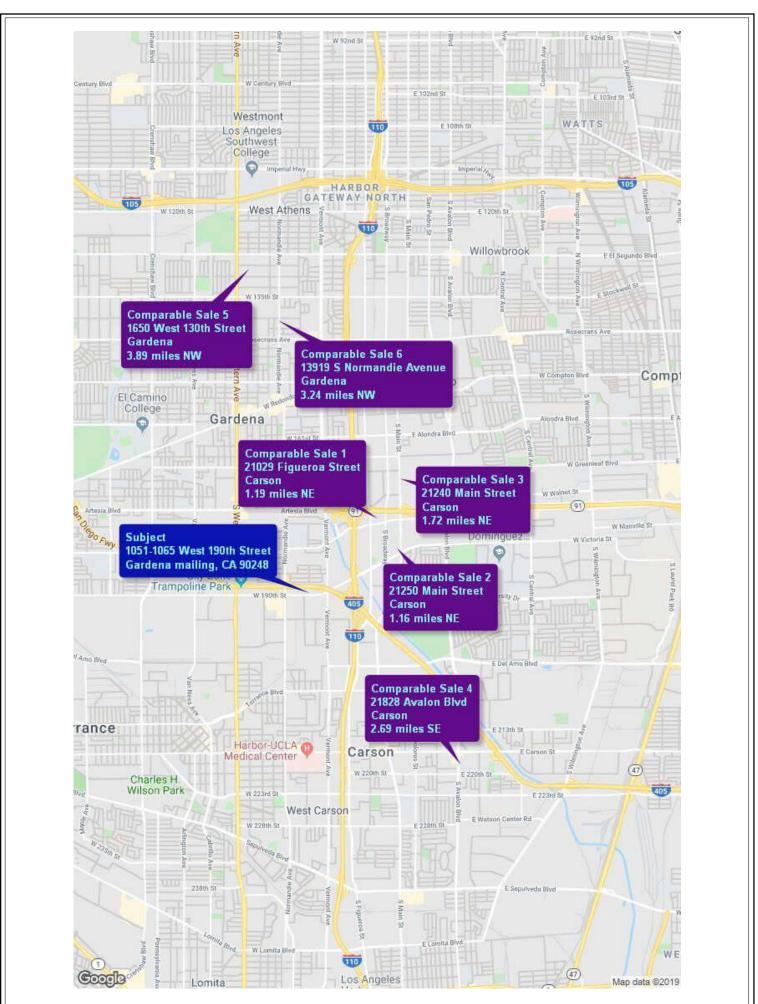


Client: Marjorie Crow Property Address: 1051-1065 West 190th Street	File No.: 191210VL Case No.:
City: Gardena mailing	State: CA Zip: 90248
Fresh-and!Meaty:Burgers	Sale #4 Aerial View 21828 Avalon Blvd
	Sale #5 Aerial View 1650 West 130th Street
	Active Listing #6 13919 S Normandie Ave

PHT3 05212013

LOCATION MAP

Client: Marjorie Crow	File No	D.: 191210VL
Property Address: 1051-1065 West 190th Street	Case I	No.:
City: Gardena mailing	State: CA	Zip: 90248





File N	lo.: 191210VL
Case	No.:
State: CA	Zip: 90248
	·
	Case

8 Beds 8 Baths Rocket Express Car 909 E Green St Pasadena, CA	Wash LLC	20,367 Lot Sq Ft STRS & RES Type Tax Billing Zip: Tax Billing Zip:4 Owner Occupied:			
Rocket Express Car Rocket Express Car 909 E Green St Pasadena, CA	Bidg Sq Ft 1970 Yr Built Wash LLC Wash LLC	Lot Sq Ft STRS & RES Type	MLS Sale Price 08/23/2017 MLS Sale Date	91106 2906	
8 Baths Rocket Express Car Rocket Express Car 909 E Green St Pasadena, CA 90248	1970 Yr Built Wash LLC Wash LLC	STRS & RES Type Tax Billing Zip: Tax Billing Zip+4	08/23/2017 MLS Sale Date	91106 2906	
Baths Rocket Express Car Rocket Express Car 909 E Green St Pasadena, CA 90248	Yr Built Wash LLC Wash LLC	Type Tax Billing Zip: Tax Billing Zip+4	MLS Sale Date	91106 2906	1
Rocket Express Car Rocket Express Car 909 E Green St Pasadena, CA 90248	Wash LLC Wash LLC	Tax Billing Zip: Tax Billing Zip+4	1	91106 2906	
Rocket Express Car 909 E Green St Pasadena, CA 90248	Wash LLC	Tax Billing Zip+4		2906	
Rocket Express Car 909 E Green St Pasadena, CA 90248	Wash LLC	Tax Billing Zip+4		2906	
909 E Green St Pasadena, CA 90248					
Pasadena, CA 90248				110	
C016		Comm College Di Census Tract:	strict Code:	Los Angeles City 2920.00	
LAMR1		Topography:		Rolling/Hilly	
Los Angeles					
7751 070 004		Lati		108	
23%		17.5.51			1
309					
56 FT OF W 254 FT	OF LOT 108				
2019				2017 \$511,695	
\$1,020,000		\$1,000,000		a link exemption / and have not set or set but had been	
				\$107,079	
\$298,860		\$293,000		\$107,079 \$404,616	
\$298,860 \$25,860		\$781,305			
\$298,860 \$25,860 2%		\$781,305 152.69%		\$404,616	
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\$298,860 \$25,860 2%		\$781,305 152.69%		\$404,616	
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\$298,860 \$25,860 2% Total Tax \$7,141 \$7,369		\$781,305 152.69% Change (\$) \$228		\$404,616 Change (%) 3.19%	
\$298,860 \$25,860 2% Total Tax \$7,141 \$7,369 \$16,740 Tax Amount \$176.95		\$781,305 152.69% Change (\$) \$228		\$404,616 Change (%) 3.19%	
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	7351-029-004 23% 309 MC DONALD TRACT 56 FT OF W 254 FT 2019 \$1,318,860	7351-029-004 23% 309 MC DONALD TRACT SAN PEDRO 56 FT OF W 254 FT OF LOT 108 2019 \$1,318,860	7351-029-004 Lot: 23% Water Tax Dist: 309 MC DONALD TRACT SAN PEDRO RANCHO THAT 56 FT OF W 254 FT OF LOT 108 2019 2019 2018 \$1,318,850 \$1,293,000	7351-029-004 Lot: 23% Water Tax Dist: 309 MC DONALD TRACT SAN PEDRO RANCHO THAT PART (EX OF ST 56 FT OF W 254 FT OF LOT 108 2019 2018 \$1,318,850 \$1,293,000	7351-029-004 Lot: 108 23% Water Tax Dist: Central And W Basin 309 MC DONALD TRACT SAN PEDRO RANCHO THAT PART (EX OF ST) S OF SAN DIEGO FI 56 FT OF W 254 FT OF LOT 108 2019 2018



Aarjorie Crow			File No.: 191210VL
Address: 1051-1065 West	190th Street		Case No.:
dena mailing		State: CA	Zip: 90248
Characteristics			
	Store & Resid	Bedrooms:	8
Characteristics County Land Use: Universal Land Use:	Store & Resid Stores & Residential	Bedrooms: Total Baths:	8 8
County Land Use:			
County Land Use: Universal Land Use:	Stores & Residential	Total Baths:	8
County Land Use: Universal Land Use: Lot Acres:	Stores & Residential 0.4676	Total Baths: Full Baths:	8 8
County Land Use: Universal Land Use: Lot Acres: Lot Area:	Stores & Residential 0.4676 20,367	Total Baths: Full Baths: Heat Type:	8 8 Central

Value As Of:

Listing Information

MLS Listing Number:	SB16759576	MLS Original List Price:	\$2,499,000
MLS Status:	Closed	Closing Date:	08/23/2017
MLS Area:	120 - SOUTH GARDENA	MLS Sale Price :	\$2,382,836
MLS Status Change Date:	08/23/2017	MLS Listing Agent:	Sbaccemic-Michelle Accetta
MLS Current List Price:	\$2,499,000	MLS Listing Broker:	BEACH CITY BROKERS
MLS Listing #	Sb16742378	Sb16742378	
MLS Status	Closed	Sold	
MLS Listing Date	12/05/2016	12/05/2016	
MLS Listing Price	\$2,499,000	\$2,499,000	
MLS Orig Listing Price	\$2,499,000	\$2,499,000	
MLS Close Date	08/23/2017	08/23/2017	
MLS Listing Close Price	\$2,382,836	\$2,382,835	

Last Market Sale & Sales History

11/13/2019

Recording Date:	08/22/2017	Document Number:	951535
Sale Date:	Tax: 07/05/2017 MLS: 08/23/2017	Sale Type:	Full
Sale Price:	\$2,383,000	Deed Type:	Grant Deed
Price Per Square Feet:	\$130.06	Owner Name:	Rocket Express Car Wash LLC
Multi/Split Sale:	Multi	Seller:	Asahi Fancy Koi Inc
Recording Date	08/22/2017	09/18/1974	08/15/1966
Sale Date	07/05/2017		
Sale Price	\$2,383,000	\$50,000	
Buyer Name	Rocket Express Car Wash LLC	Asahi Fancy Koi Inc	
Seller Name	Asahi Fancy Koi Inc		
Document Number	951535		
Document Type	Grant Deed	Deed (Reg)	Deed (Reg)

Mortgage History

12/17/2018	08/22/2017	11/09/2016	09/20/2007	09/18/2006
\$1,400,000	\$1,297,500	\$490,000	\$50,000	\$300,000
* Other Institutional Lenders	* Other Institutional Lenders	Preferred Bk	Preferred Bk	Preferred Bk
Conventional	Conventional	Conventional	Conventional	Conventional
09/18/2006	08/30/2006	08/30/2006		
\$250,000	\$300,000	\$250,000		
Preferred Bk	Preferred Bk	Preferred Bk		
Conventional	Conventional	Conventional		
	\$1,400,000 * Other Institutional Lenders Conventional 09/18/2006 \$250,000 Preferred Bk	\$1,400,000 \$1,297,500 * Other Institutional Lenders * Other Institutional Lenders Conventional Conventional 09/18/2006 08/30/2006 \$250,000 \$300,000 Preferred Bk Preferred Bk	\$1,400,000 \$1,297,500 \$490,000 * Other Institutional Lenders * Other Institutional Lenders Preferred Bk Conventional Conventional Conventional 09/18/2006 08/30/2006 08/30/2006 \$250,000 \$300,000 \$250,000 Preferred Bk Preferred Bk Preferred Bk	\$1,400,000 \$1,297,500 \$490,000 \$50,000 * Other Institutional Lenders * Other Institutional Lenders Preferred Bk Preferred Bk Conventional Conventional Conventional Conventional Conventional 09/18/2006 08/30/2006 08/30/2006 \$250,000 \$250,000 Preferred Bk Preferred Bk Preferred Bk Preferred Bk

Courtesy of Robert Walker, Marketplace Appraisal Service, California Regional MLS The data within this report is complied by CoreLogic from public and private sources. The data is deemed reliable, but is not guaranteed. The accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable country or municipality.

Property Detail Generated on 11/27/2019 Page 2 of 4



3 857 24,003 \$2,32,836 Bidg Sq Ft LG Sq Ft HLS Sale Price 1 1911 CON-HEC 08/23/2017 Dath Y Built Type HLS Sale Price Owner Name: Rocket Express Car Wash LLC. Tax Billing Zip: 91106 Tax Billing Address Rocket Express Car Wash LLC. Tax Billing Zip: 91106 Tax Billing City & State: Poge E Green St Poge E Green St Poge E Green St Did Cose: 902 E Green St Poge E Green St Poge E Green St Patient Route: CO16 Control College District Code: Los Angeles Zonnor: LAMR Control College District Code: Los Angeles Control And W Bain Mar: 2016 Control College District Code: Los Angeles Control And W Bain Mar: 2017 Control Tab Code St Cod	AnswerAndre Soft 1Andre Soft 2Andre Soft 2Andre Soft 2Andre Soft 2Andre Soft 1Andre Soft 2Andre		Beds 1	Bidg Sq Ft		\$2,382,836		
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11941.COM-NEC09/23/2017BathsYr BuiltTypeNLS Sale DateOwner Name: Tax Billing City & StateBocket Express Car Wash LLC State Express Car Wash LLC State Express Car Wash LLC 	11941 TABUNTCOM-NEC Type0/2/3/2037 MIS Sale DateDensitieName TabutName TypeMIS Sale DateDensitieRocket Express Car Wash LLC Tabut Tab		1		Lab Co. Th			
BathsYr BuiltTypeMLS Sale DateOwner Name: Tax Billing Address: Tax Billing Address: Tax Billing Address: Tax Billing Address: Tax Billing Chy & State: Pasadena, CATax Billing Zip: Tax Billing Zip: Date: Pasadena, CAState Date: School District: Commer Cocupied: No900 E Green St Pasadena, CAZip Code: Carrier Route: Corrier Route: Corrier Route: Corrier Route:90248 Corrier St Const College District Code: Commer College District Code: Code: Commer College District Code: Code: Code: Code: Code: Code: Code: Code: Code: Code: Code: Code: Code: Code: Code: Code: Code: <br< td=""><td>BathsYr BuiltYpeMLS Sale DateOwner Nure Name: Tax Billing AddressBocket Express Car Wash LLC. Tax Billing AddressAll 108 2014All 108 2014All 108 2014Marcia Dial (Value State) Tax Billing AddressBocket Express Car Wash LLC. Tax Billing AddressAll 108 2014All 108 2014All 108 2014Marcia Dial (Value State) Tax Billing AddressBocket Express Car Wash LLC. Tax Billing AddressAll 108 2014All 108 2014Marcia Dial (Value State) Tax Billing AddressBocket Express Car Wash LLC. Tax Billing Zip: 4: 2016All 2014 2014All 2014 2014Marcia Dial (Value State) Tax Billing AddressBocket Express Car Wash LLC. Tax Billing Zip: 4: 2016All 2014 2014All 2014 2014 2014All 2014 2014Marcia Dial (Value State) Tax Billing AddressBocket Express Car Wash LLC. Carsus Tract: 2010Bocket Express Car Wash 2016All 2014 2014All 2014 2014<t< td=""><td></td><td></td><td></td><td>LOT SQ PT</td><td>MLS Sale Price</td><td></td><td></td></t<></td></br<>	BathsYr BuiltYpeMLS Sale DateOwner Nure Name: Tax Billing AddressBocket Express Car Wash LLC. Tax Billing AddressAll 108 2014All 108 2014All 108 2014Marcia Dial (Value State) Tax Billing AddressBocket Express Car Wash LLC. Tax Billing AddressAll 108 2014All 108 2014All 108 2014Marcia Dial (Value State) Tax Billing AddressBocket Express Car Wash LLC. Tax Billing AddressAll 108 2014All 108 2014Marcia Dial (Value State) Tax Billing AddressBocket Express Car Wash LLC. Tax Billing Zip: 4: 2016All 2014 2014All 2014 2014Marcia Dial (Value State) Tax Billing AddressBocket Express Car Wash LLC. Tax Billing Zip: 4: 2016All 2014 2014All 2014 2014 2014All 2014 2014Marcia Dial (Value State) Tax Billing AddressBocket Express Car Wash LLC. Carsus Tract: 2010Bocket Express Car Wash 2016All 2014 2014All 2014 2014 <t< td=""><td></td><td></td><td></td><td>LOT SQ PT</td><td>MLS Sale Price</td><td></td><td></td></t<>				LOT SQ PT	MLS Sale Price		
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Owner Name: Mail Owner Name: Tax Billing Address: Tax Billing Address: 	Owner Name: Rocket Express Car Wash LLC. Tax Billing 2(p: \$11.06 Mail Owner Name: \$90 E Green St. Demer Occupied: \$90 St. Tax Billing 2(p: 4 State: \$90 Streen St. Demer Occupied: \$90 St. Demer Occupied: \$90 St. School District: Los Angeles Los Angeles (Los Angeles Correst Route: Config Activity St. \$90 St. Carrier Route: C016 Corrier Route: Config Activity St. \$90 St. Corn College District Code: Los Angeles (Los Angeles Code St. Los Angeles (Los Angeles Code St. Los Angeles (Los Angeles Code St. School District: Los Angeles (Los Angeles Code St. Los Angeles (Los Angeles Code St. School District: Los Angeles (Los Angeles Code St. School District: Los Angeles (Los Angeles Code St. School District: Scons Tote: Scons Tot:		COAST C	Yr Built	Туре	MLS Sale Date		
Owner Name: Mail Owner Name: Tax Billing Address: Tax Billing Address: Pasadena, CATax Billing Zip: Tax Billing Zip: Tax Billing Zip: Tax Billing City & State:91106 2906 2906Location Information90248 Conter Route: Confer Route: B%6School District: Comm College District Code: Comm College District Code: Confer Route: Confer Route: 20.00Los Angeles Los Angeles City 292.00APN : % Improved: % Improved: Sig Improved: Legal Description:7351-029-014 B%6Lot: Water Tax Dist:Los Angeles Central And W BasinAPN : % Sig Improved: % Sig Improved: Legal Description:7351-029-014 Tax Hee of Lot Dot N Lone 66 FT HN TO S LINE OF SAN DIECO FWY TH W THEREON 66 FT TH S TO BEG POR OF LOT 108108 Central And W BasinAssessment Vear Assessed Value - Lond Sig Sig Sig Sig Sig Sig Sig Sig Sig Sig	Owner Name: Rocket Express Car Wash LLC. Tax Billing 2(p: \$11.06 Mail Owner Name: \$90 E Green St. Demer Occupied: \$90 St. Tax Billing 2(p: 4 State: \$90 Streen St. Demer Occupied: \$90 St. Demer Occupied: \$90 St. School District: Los Angeles Los Angeles (Los Angeles Correst Route: Config Activity St. \$90 St. Carrier Route: C016 Corrier Route: Config Activity St. \$90 St. Corn College District Code: Los Angeles (Los Angeles Code St. Los Angeles (Los Angeles Code St. Los Angeles (Los Angeles Code St. School District: Los Angeles (Los Angeles Code St. Los Angeles (Los Angeles Code St. School District: Los Angeles (Los Angeles Code St. School District: Los Angeles (Los Angeles Code St. School District: Scons Tote: Scons Tot:							
Mail Mail Mail Tax Billing Address: SDD F Green St PDD F Green St SDD F Green St PDD F Green St PD	Mail Control Name: Pocket Express Car Wash LLC Too Billing 2(2):44: 2905 Tax Billing Address: Possediena, CA DO E Green St Possediena, CA Location Information School District: Los Angeles Zip Code: Old S Consus Tract: Los Angeles Zing Code: Col S Consus Tract: Los Angeles Los Angeles Zing Code: Col S Consus Tract: Los Angeles Los Angeles Zonng: LAMR Consus Tract: Los Angeles Los Angeles Yang Tract B%6 Water Tax Dist: Consus Tract: Los Angeles Los Angeles Yang Tract B%6 Water Tax Dist: Consus Tract: Los Express Cont P tract San PEDRO RANCHO LOT ON N LINE 60 F 150TH ST CON E THEREON BI32 FT FROM W LINE 06 FT H S TO BEE POR OF OF LOT 103 The Consus Tract San PEDRO PARCHO LOT ON N LINE 60 F 150TH ST CON E THEREON BI32 FT FROM W LINE 06 FT H S TO BEE POR OF LOT 103 The Consus Tract San PEDRO PARCHO LOT ON N LINE 60 FT H N TO S LINE 07 FS SAN DIECO FW V M WERT RANCHO LOT ON N LINE 60 FT H N TO S LINE 07 FS SAN DIECO FW VY Assessed Value - Land \$1,102,0,000 \$1,000,000 \$57,361 Assessment Year Total Tax Change (%) 2017 Assessed Value - Land \$1,102,0,000 \$90,000 <td></td> <td></td> <td></td> <td></td> <td></td> <td>Les and a second billion</td> <td></td>						Les and a second billion	
Tax Billing Address: Tax Billing Address: 909 E Green St Pasadena, CA Owner Occupied: No Location Information Incommation School District: Los Angeles Carrier Route: Los Angeles Can Angeles City 2010 Zang: LAMR Commo College District: Los Angeles Can Angeles City 2010 Tax Information Tax Information 108 Central Add W Basin 2010 APN : 7351-029-014 % Improved: Lot: 108 Central Add W Basin B% B% Water Tax Dist: 108 Central Add W Basin Day Day Transport B% B% Control On N LINE of The OF 1901 ST CON E THEEDON 132 FT FROM W LINE OF LOT DIS TH E ON SO N LINE 65 FT H Th TO S LINE OF SAN DIEGO FWY TH W THEREON 05 FT H Th S TO BEG FOR OF LOT 108 Assessment & Tax Assessment Year 2019 S1,000,000 \$1,45,414 Assessed Value - Total \$1,111,800 \$1,000,000 \$1,45,414 Assessed Value - Total \$1,000,000 \$57,361 \$50,000 Assessed Value - Tanproved \$51,800 \$60,04% \$50,020 Yo' Assessed Value - Total \$1,112,800 \$1,000,000 \$57,361 Assessed Value - Tanproved \$51,800 \$50,000 \$50,000 Yo' Assessed Value - Tanproved \$51,800 \$50,000 \$50,000 Yo' Assessed Value - Tanproved \$51,800	The Billing Address: 909 E Erreen St Owner Occupied: No Tax Billing City & State: 90248 School District: Los Angeles City 2000 Zip Code: 90248 Contro Cologe District Code: Los Angeles City 2000 Zinno: LAMR Comm Cologe District Code: Los Angeles City 2000 Tax Information Passadena, CA Dotter Tax District: Los Angeles City 2000 APN : 7351-029-014 Lot: Los Central And W Basin APN : 7351-029-014 Lot: J08 Aya Aroa: 309 Central And W Basin Central And W Basin Tax Arras: 309 Log Code City 2000 State City 2000 Logal Description: The MCDONALD TRACT SAM PEDRO RANCHO LOT ON N LINE 06 FT H N TO S LINE 0F SAN DIECO FWT H W THEREON 66 FT H N TO S LINE 0F SAN DIECO FWT H W THEREON 66 FT H N TO S LINE 07 SAN DIECO SAN DIECO FWT H W THEREON 66 FT H N TO S LINE 06 FT H N TO S LINE 0F SAN DIECO FWT H W THEREON 66 FT H S TO BEDR 000 (S 107, 43, 44, 43, 44, 43, 44, 43, 44, 43, 44, 43, 44, 43, 44, 43, 44, 43, 44, 43, 44, 43, 44, 43, 44, 43, 44, 43, 44, 43, 44, 43, 44, 43, 44, 44							
Tax Billing City & State: Pasadena, CA Location Information 20248 School District: Los Angeles Carrier Route: 0016 Comm College District: Los Angeles City 2920.00 Tax Information 7351-029-014 Ldt: 108 APN : 7351-029-014 Ldt: 108 Simproved: 8% Water Tax Dist: Central And W Basin Tax Araa: 399 Legal Description: Tax FMCDONALD TRACT SAN PEDRO RANCHO LOT ON N LINE OF 190TH ST COM E THEREON 132 FT FROM W LINE OF LOT 105 TH E ON SD N LINE OF SAN DIECO PWY TH W THEREON 66 FT H ST OS DN BEG PRO PC OF LOT 105 Assessment X Tax 2019 2018 2017 Assessed Value - Inand \$1,111,800 \$1,000,000 \$143,414 Assessed Value - Iand \$1,1020,000 \$90,000 \$90,653 YOY Assessed Change (%) 2% Genoval (%) YoY Assessed Change (%) 2% Change (%) Z017 \$2,244 \$52 2.4% YoY Assessed Change (%) 2% Genoval (%) YoY Assessed Change (%) 2% Genoval (%) Z016 \$2,191 20.00 Z016 \$2,191 20.00 <td>Tax Billing City & State: Pasadena, CA Decation Information 90248 School District: Los Angeles Corrier Route: 016 Comm College District Code: Los Angeles Zoning: LAMR Census Tract: 200.00 Tax Information 201.6 Central And W Basin My: 7251-029-014 Lot: 108 My: 7251-029-014 Lot: 108 My: 7251-029-014 Lot: 108 My: 7251-029-014 Lot: 108 My: 7351-029-014 Lot: 108 Tax Arao: 399 State: Description: Tax Arao: 399 2018 2017 Assessment Year 2019 2018 2017 Assessment Year 2019 2018 2017 Assessment Year 2019 51,000,000 \$143,414 Assessment Year 2019 51,000,000 \$153,000,000 YoY Assessed Change (%) 521,000 \$946,536 500.025% YoY Assessed Change (%) 521,000 \$946,536 500.22%</td> <td></td> <td></td> <td>Wash LLC</td> <td></td> <td></td> <td></td> <td></td>	Tax Billing City & State: Pasadena, CA Decation Information 90248 School District: Los Angeles Corrier Route: 016 Comm College District Code: Los Angeles Zoning: LAMR Census Tract: 200.00 Tax Information 201.6 Central And W Basin My: 7251-029-014 Lot: 108 My: 7251-029-014 Lot: 108 My: 7251-029-014 Lot: 108 My: 7251-029-014 Lot: 108 My: 7351-029-014 Lot: 108 Tax Arao: 399 State: Description: Tax Arao: 399 2018 2017 Assessment Year 2019 2018 2017 Assessment Year 2019 2018 2017 Assessment Year 2019 51,000,000 \$143,414 Assessment Year 2019 51,000,000 \$153,000,000 YoY Assessed Change (%) 521,000 \$946,536 500.025% YoY Assessed Change (%) 521,000 \$946,536 500.22%			Wash LLC				
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Last Market Sale & Sales History Recording Date: 08/22/2017 Sale Date: 08/22/2017 Sale Price: \$2,383,000 Price Per Square Feet: \$2,686.58 Multi/Split Sale: Multiple Sale Date: 07/05/2017 Multi/Split Sale: Multiple Sale Price: \$2,586.58 Multi/Split Sale: Multiple Sale Price: \$2,383,000 Nulti/Split Sale: Multiple Sale Price: \$2,383,000 Nulti/Split Sale: Multiple Sale Price: \$2,383,000 Name: Nackmaru Misuru Recording Date: \$2,004/2004 06/11/2003 11/28/1995 11/16/1981 Sale Price: \$2,383,000 Y Y Y Y Nakemaru Misuru Buyer Name: Rocket Express Car Mysh Akamaru Misuru Nakemaru Misuru Hener, K & Clarence: M Nakamaru Misuru Document Number: \$951535 2002820 16/70251 1881311 112816 Document Type: Grant Deed Grant Deed Afridavit Deed (Reg)								
Recording Date:: 08/22/2017 Document Number:: 951535 Sale Date:: 17.07/05/2017 MLS: Sale Type:: Full Sale Price: \$2,383,000 Deed Type:: Grant Deed Price Price Square Feet: \$2,686,58 Owner Name: Score Price Price Square Feet: Score Price	MLS Listing Close Pr	ice	\$2,302,03	12				
Counters of Robert Walker, Markaplace Apprelial Service, Cellfornia Regional MLS Sale Type: Full Solie Date: \$2,383,000 Deed Type:: Grant Deed Recording Date: \$2,686,55 Owner Name: Scheler: Recording Date: \$2,686,55 Owner Name: Scheler: Recording Date: \$2,686,55 Owner Name: Scheler: Recording Date: \$2,686,53 Owner Name: Scheler: Sale Date: \$2,686,53 Owner Name: Scheler: Recording Date: \$2,020,7 \$2,020,7 06/11/2003 11/28/1995 Sale Date: \$2,030,00 Y Y Y Nominal Y Y Y Nakamaru Tatsue Buyer Name: Asahi Fancy Koi Inc. Pyo Carol M Trust: Nakamaru Tatsue Nakamaru Misuru Buyer Name: Asahi Fancy Koi Inc. Pyo Carol M Trust: Nakamaru Tatsue Nakamaru Misuru Document Type: Grant Deed Grant Deed Grant Deed Affidavit Deed (Reg) Mortgage Date: 12/17/2018 08/22/2017 11/09/2016 11/28/1995 11/16/1981	Last Market Sal	e & Sales	History	1				
Sale Date: Tax: 07/05/2017 MLS: Sale Type: Full Sale Price: \$2,383,000 Deed Type:: Grant Deed Multi/Split Sale: \$2,686,58 Owner Name: Rocket Express Car Wash Multi/Split Sale: Multiple Seller: \$10,000 Sale Price: \$2,080,00 06/04/2004 06/11/2003 11/28/1995 11/16/1981 Sale Price: \$2,383,000 Y Y Y \$100,000 \$100,000 Nominal Y Y Y Y \$100,000 \$200,000 \$200,000 \$200,000 \$80,000 \$200,000 \$80,000 \$200,000 \$80,000 \$80,000 \$80,000 \$80,000 \$80,000 \$80,000	Recording Date:		08/22/2	2017	Document Number:		951535	
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Courtesy of Robert Walker, Marketplace Appraisal Service, California Regional MLS The data within this report is compiled by CareLogic from public and private sources. The data is deemed reliable, but is not gueranteed. The accuracy of the data contained harein can be independently verified by the receipient of this report with the applicable country or municipality. Property Dec Generated on 11/2					Conventional	Conventiona	1	Conventional
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