



File No. 191210VL

## APPRAISAL OF



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**

File No. 191210VL

**PURPOSE**  
The purpose of this appraisal report is to provide the client with a credible opinion of the defined value of the subject property, given the intended use of the appraisal.  
Client Name/Intended User **Marjorie Crow** E-mail **mcrowrealestate@gmail.com**  
Client Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
Additional Intended User(s) **It is this appraiser's understanding that this appraisal report is to be utilized by the client, and is not intended for any other users.**  
Intended Use **It is this appraiser's understanding that this appraisal report is to be utilized for portfolio purposes with possible listing considerations and is not intended for any other uses.**

**SUBJECT**  
Property Address **1051-1065 West 190th Street** City **Gardena mailing** State **CA** Zip **90248**  
Owner of Public Record **Rocket Express Car Wash LLC** County **Los Angeles**  
Legal Description **A portion of Lot 108 McDonald tract of maps as recorded in the county assessor's office**  
Assessor's Parcel # **APN: 7351-029-004 & 014** Tax Year **2018** R.E. Taxes \$ **30,208.00**  
Neighborhood Name **MLS area 120 - South Gardena** Map Reference **764-A2** Census Tract **2920.00**  
Property Rights Appraised  Fee Simple  Leasehold  Other (describe)

**SALES HISTORY**  
My research  did  did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.  
Prior Sale/Transfer: Date **08/22/2017** Price **\$2,383,000** Source(s) **Public Records document # 951535 doc - multi**  
Analysis of prior sale or transfer history of the subject property (and comparable sales, if applicable) **The subject property has not been listed for sale in the Greater California Regional Multiple Listing Service during the previous 12 month time period. All sales utilized herein were also taken from the Greater California Regional Multiple Listing Service, Loopnet.com, and AIRCRE MLS, as well as the public records.**  
Offerings, options and contracts as of the effective date of the appraisal **None indicated by the current owners of record.**

**NEIGHBORHOOD**

Neighborhood Characteristics			One-Unit Housing Trends			One-Unit Housing		Present Land Use %			
Location	<input type="checkbox"/> Urban	<input checked="" type="checkbox"/> Suburban	<input type="checkbox"/> Rural	Property Values	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining	PRICE	AGE	One-Unit	%
Built-Up	<input checked="" type="checkbox"/> Over 75%	<input type="checkbox"/> 25-75%	<input type="checkbox"/> Under 25%	Demand/Supply	<input type="checkbox"/> Shortage	<input checked="" type="checkbox"/> In Balance	<input type="checkbox"/> Over Supply	\$(000)	(yrs)	2-4 Unit	%
Growth	<input type="checkbox"/> Rapid	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Slow	Marketing Time	<input checked="" type="checkbox"/> Under 3 mths	<input checked="" type="checkbox"/> 3-6 mths	<input type="checkbox"/> Over 6 mths	Low		Multi-Family	%
Neighborhood Boundaries	<b>A 2 mile radius from the subject property comprises the general boundaries.</b>						High		Commercial		%
							Pred.		Other		%

Neighborhood Description **In addition the close proximity of the shopping facilities along the Western Ave commercial corridor, the South Bay Galleria, and El Camino Community college, the Hawthorne Municipal Airport, easy access to two freeways, the public beaches, as well as the proximity of many other commercial support facilities, are all judged to have a favorable effect on demand for area.**  
Market Conditions (including support for the above conclusions) **The real estate marketplace appears to be a stable to appreciating marketplace. Interest rates remain low with tight credit restrictions.**

**SITE**  
Dimensions **122 X 364** Area **44408 SF Lot** Shape **Rectangular** View **No View Amenity**  
Specific Zoning Classification **MR1** Zoning Description **Restricted Industrial Zone**  
Zoning Compliance  Legal  Legal Nonconforming (Grandfathered Use)  No Zoning  Illegal (describe)  
Highest and best use of the subject property **A detailed feasibility study for the highest and best use of the subject property is beyond the scope of this appraisal study.**

Utilities	Public	Other (describe)	Public	Other (describe)	Off-site Improvements—Type	Public	Private
Electricity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Water	<input checked="" type="checkbox"/>	Street	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Gas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sanitary Sewer	<input checked="" type="checkbox"/>	Alley	<input type="checkbox"/>	<input type="checkbox"/>

FEMA Special Flood Hazard Area  Yes  No FEMA Flood Zone **X** FEMA Map # **06037C-1935F** FEMA Map Date **09/26/2008**  
Site Comments **Extraordinary Assumptions - It is hereby assumed that there are no adverse encroachments, easements, or adverse geological conditions that would adversely impact the value of the subject property.**

**MARKET DATA ANALYSIS**

ITEM	SUBJECT	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3
Address	<b>1051-1065 West 190th St Gardena</b>	<b>21029 Figueroa Street Carson</b>	<b>21250 Main Street Carson</b>	<b>21240 Main Street Carson</b>
Proximity to subject		<b>1.19 miles NE</b>	<b>1.16 miles NE</b>	<b>1.72 miles NE</b>
Sales Price	\$	\$ <b>410,000</b>	\$ <b>625,000</b>	\$ <b>625,000</b>
Price \$/ SF	<b>0.00</b>	<b>51.22</b>	<b>52.23</b>	<b>60.06</b>
Data Source	<b>Public Records</b>	<b>MLS Doc # SB18281481</b>	<b>MLS Doc # SB19255386</b>	<b>MLS Doc # SB19255386</b>
Date of Sale and Time Adjustment	DESCRIPTION	DESCRIPTION +(-) Adjust.	DESCRIPTION +(-) Adjust.	DESCRIPTION +(-) Adjust.
		<b>9/24/2019 COE</b>	<b>3/29/2019 COE</b>	<b>3/29/2019 COE</b>
Location	<b>Arterial Street</b>	<b>Arterial Street</b>	<b>Arterial Street</b>	<b>Arterial Street</b>
Site/View	<b>44408 SF Lot</b>	<b>8005 SF Lot</b>	<b>11967 SF Lot</b>	<b>10406 SF Lot</b>
Interior vs. Corner	<b>Interior Lot</b>	<b>Interior Lot</b>	<b>Corner Lot</b>	<b>Interior Lot</b>
Improved	<b>Vacant Land</b>	<b>Paved</b>	<b>-1.25</b>	<b>-1.57</b>
Zoning	<b>MR1 - Industrial</b>	<b>ML&amp;D Industrial</b>	<b>CG&amp;D Commercial</b>	<b>CG&amp;D Commercial</b>
Topography	<b>Level at St grade</b>	<b>Level at St grade</b>	<b>Level at St grade</b>	<b>Level at St grade</b>
Sales or Financing Concessions		<b>Conventional</b>	<b>Conventional</b>	<b>Conventional</b>
		<b>None indicated</b>	<b>None indicated</b>	<b>None indicated</b>
Net Adj. (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ <b>1.25</b>	<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ <b>1.57</b>	<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ <b>0.00</b>
Indicated Value of Subject		Net Adj. <b>-2.4%</b> Gross Adj. <b>2.4%</b> \$ <b>\$49.97</b>	Net Adj. <b>-3.0%</b> Gross Adj. <b>3.0%</b> \$ <b>\$50.66</b>	Net Adj. <b>0.0%</b> Gross Adj. <b>0.0%</b> \$ <b>\$60.06</b>

Summary of Sales Comparison Approach **The indicated values per SF, as demonstrated by the 5 vacant land sales and one active listing, range from a low of 41.66 to a high of \$63.56. Greater weight is given to sales 1-3 due to their closer proximity to the subject property, and they are reflecting a value per SF of \$53.56 by giving equal weight to these 3 sales. The adjusted indicated value of \$53.56 SF rounds to \$54 SF is well bracketed and is chosen to represent the appraised value herein. The subject property land value can now be expressed as follows: \$54 X 44408 SF land = \$2,398,032 and rounds to \$2,400,000. See comment addendum for summarization.**

**RECONCILIATION**  
This appraisal is made  "as is,"  subject to the following: **Extraordinary Assumption - It is assumed there are no adverse encroachments, easements, toxic soil contamination, or geological conditions that would adversely impact value that could not be known about, observed, or noted for this appraisal report. Hypothetical Condition - Both parcels are being appraised as though they were one legal parcel, and also as though they were vacant land with no improvements or structures.**  
**Based on the scope of work, assumptions, limiting conditions and appraiser's certification, my (our) opinion of the defined value of the real property that is the subject of this report is \$ \$2,400,000 as of 12/12/2019, which is the effective date of this appraisal.**

**Market Data Appraisal Report  
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ITEM	SUBJECT	COMPARABLE NO. 4		COMPARABLE NO. 5		COMPARABLE NO. 6	
Address	1051-1065 West 190th St Gardena	21828 Avalon Blvd Carson		1650 West 130th Street Gardena		13919 S Normandie Avenue 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		41.66		44.80		65.53
Data Source	Public Records	AIR CRE # 10570064		AIR CRE # 10314948		Loopnet #16305136	
Date of Sale and Time Adjustment	DESCRIPTION	DESCRIPTION	+(-) Adjust.	DESCRIPTION	+(-) Adjust.	DESCRIPTION	+(-) Adjust.
		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	
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)		<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 0.00	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 4.48	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ 1.97
Indicated Value of Subject		Net Adj.	0.0%	Net Adj.	10.0%	Net Adj.	-3.0%
		Gross Adj.	0.0%	Gross Adj.	10.0%	Gross Adj.	3.0%
			\$ \$41.66		\$ 49.28		\$ \$63.56

Summary of Sales Comparison Approach Sales 4 and 5 have been included herein for additional support to the market data approach to value. Active listing #6 also has been included due to its Gardena location and industrial zoning. The listing was posted on Loopnet with a start date of 6/10/2019.

ITEM	SUBJECT	COMPARABLE NO. 7		COMPARABLE NO. 8		COMPARABLE NO. 9	
Address	1051-1065 West 190th St Gardena						
Proximity to subject							
Sales Price	\$		\$		\$		\$
Price \$/ SF	0.00		0.00		0.00		0.00
Data Source	Public Records						
Date of Sale and Time Adjustment	DESCRIPTION	DESCRIPTION	+(-) Adjust.	DESCRIPTION	+(-) Adjust.	DESCRIPTION	+(-) Adjust.
Location	Arterial Street						
Site/View	44408 SF Lot						
Interior vs. Corner	Interior Lot						
Improved	Vacant Land						
Zoning	MR1 - Industrial						
Topography	Level at St grade						
Sales or Financing Concessions							
Net Adj. (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 0.00	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 0.00	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 0.00
Indicated Value of Subject		Net Adj.	0.0%	Net Adj.	0.0%	Net Adj.	0.0%
		Gross Adj.	0.0%	Gross Adj.	0.0%	Gross Adj.	0.0%
			\$ 0.00		\$ 0.00		\$ 0.00

Summary of Sales Comparison Approach \_\_\_\_\_

**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:**  Market Value  Other Value: \_\_\_\_\_

Source of Definition: As defined by West's Encyclopedia of American Law, edition 2. 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

**APPRAISER**

Signature:   
 Name: Robert Rey Walker - Marketplace Appraisal Services (310-9  
 State Certification # AG 018463  
 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:  
 Did personally view  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



## ADDENDUM

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 images of the subject property.

\*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 appraisal, 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

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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

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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

Site improvements - 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

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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



## ADDENDUM

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:

- b 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 be 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 feel 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**

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

File No.: 191210VL  
Case No.:  
State: CA Zip: 90248



**FRONT VIEW OF SUBJECT PROPERTY**

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



**REAR VIEW OF SUBJECT PROPERTY**



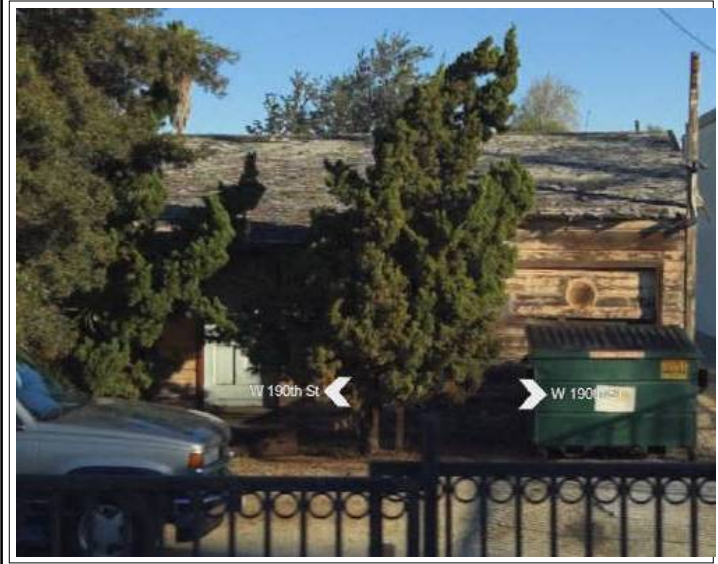
**STREET SCENE**







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

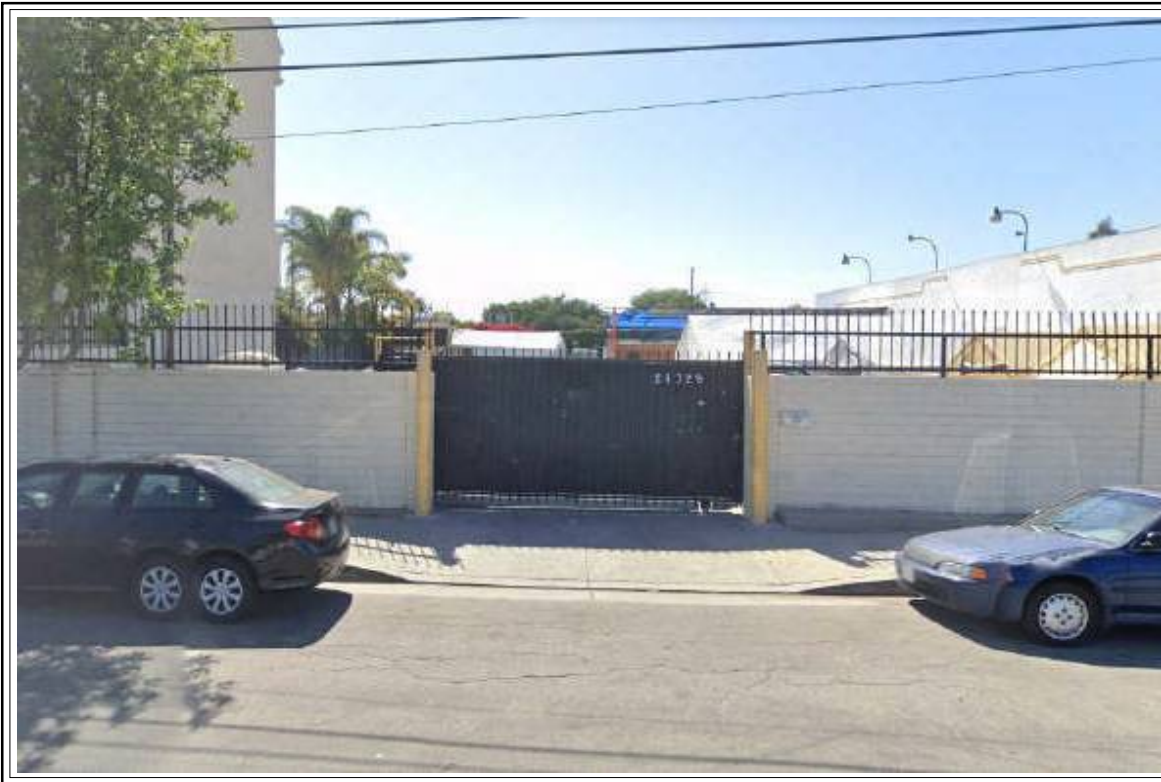






**COMPARABLE PROPERTY PHOTO ADDENDUM**

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



**COMPARABLE SALE #1**

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



**COMPARABLE SALE #2**

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







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



**COMPARABLE SALE #4**

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



**COMPARABLE SALE #5**

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  
City: Gardena mailing

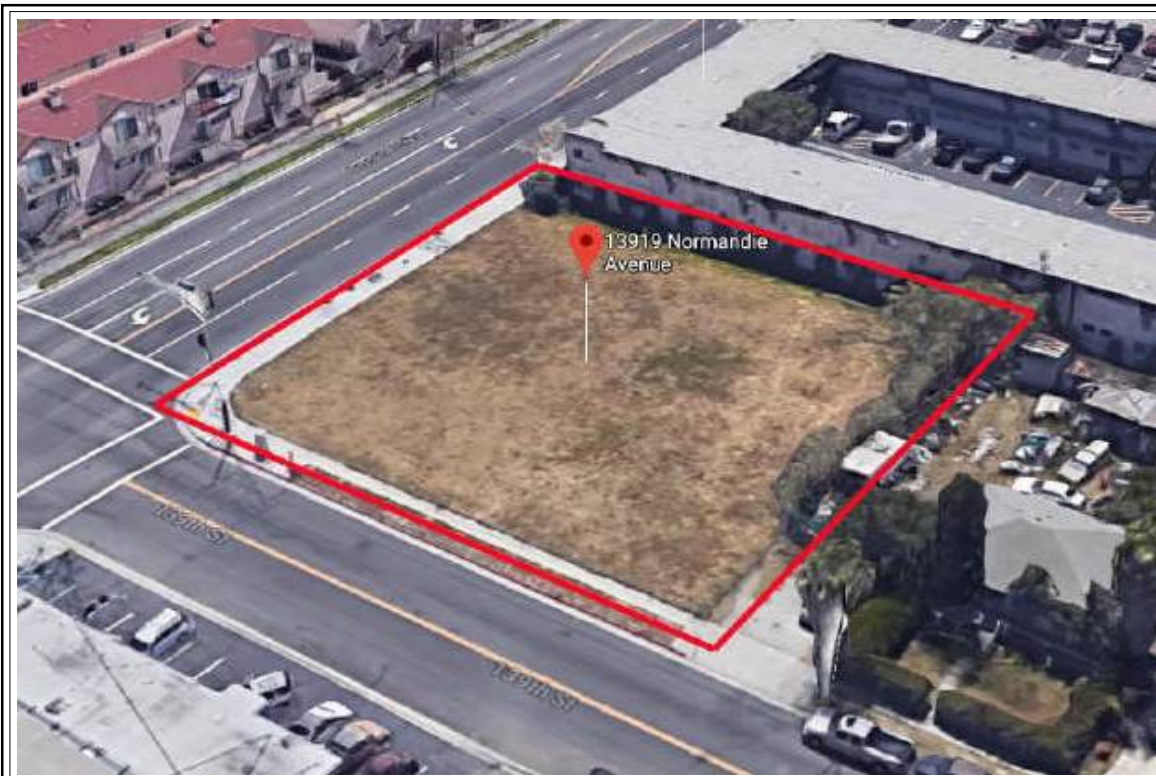
File No.: 191210VL  
Case No.:  
State: CA Zip: 90248



Sale #4 Aerial View  
21828 Avalon Blvd



Sale #5 Aerial View  
1650 West 130th Street



Active Listing #6  
13919 S Normandie Ave

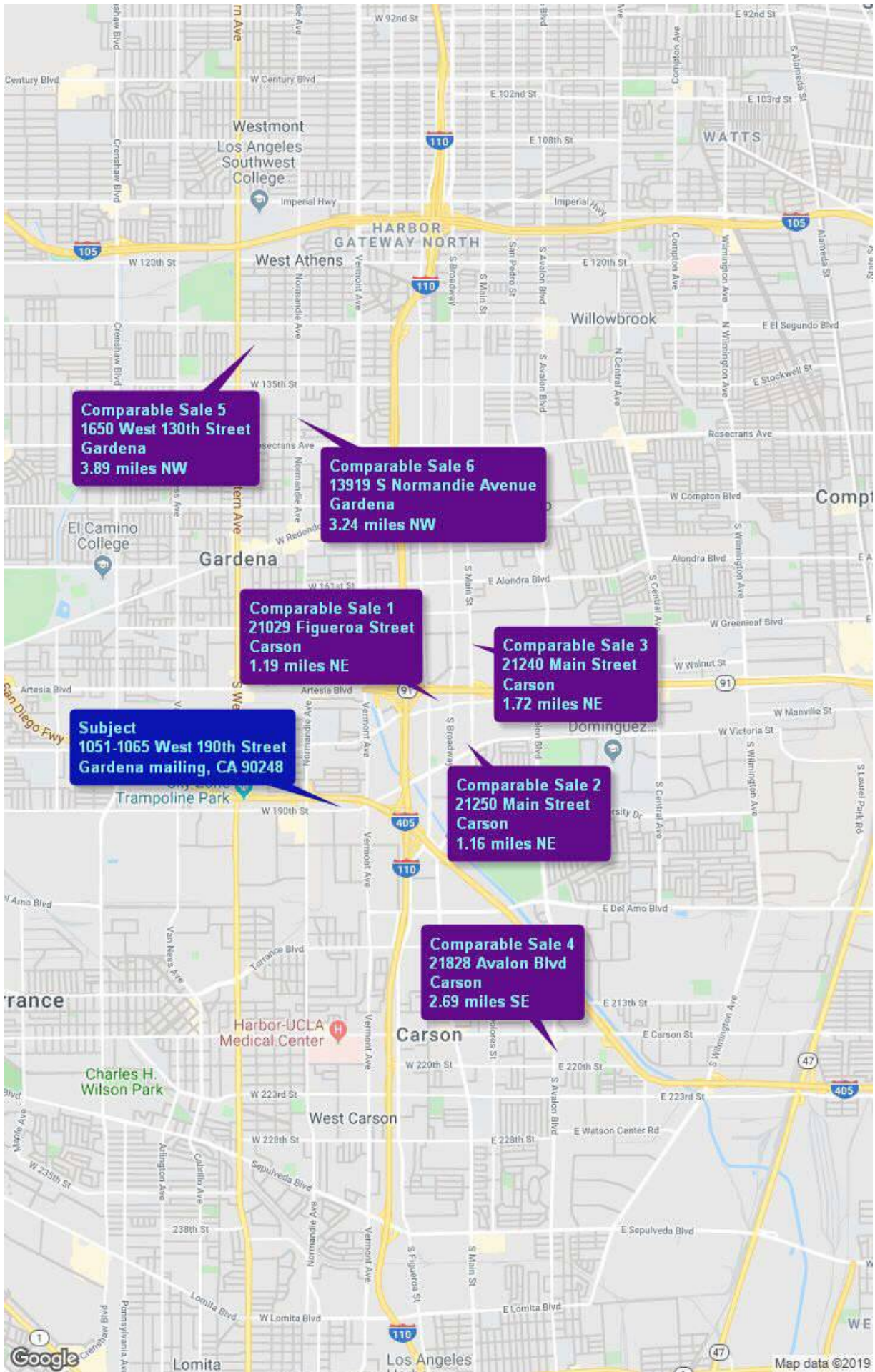




LOCATION MAP

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

File No.: 191210VL  
Case No.:  
State: CA Zip: 90248



**1051 W 190th St, Gardena, CA 90248-4302, Los Angeles County**

**Multiple Building Property Summary**



<b>8</b>	<b>18,322</b>	<b>20,367</b>	<b>\$2,382,836</b>
<b>Beds</b>	<b>Bldg Sq Ft</b>	<b>Lot Sq Ft</b>	<b>MLS Sale Price</b>
<b>8</b>	<b>1970</b>	<b>STRS &amp; RES</b>	<b>08/23/2017</b>
<b>Baths</b>	<b>Yr Built</b>	<b>Type</b>	<b>MLS Sale Date</b>

**Owner Information**

Owner Name:	<b>Rocket Express Car Wash LLC</b>	Tax Billing Zip:	<b>91106</b>
Mall Owner Name:	<b>Rocket Express Car Wash LLC</b>	Tax Billing Zip+4:	<b>2906</b>
Tax Billing Address:	<b>909 E Green St</b>	Owner Occupied:	<b>No</b>
Tax Billing City & State:	<b>Pasadena, CA</b>		

**Location Information**

Zip Code:	<b>90248</b>	Comm College District Code:	<b>Los Angeles City</b>
Carrier Route:	<b>C016</b>	Census Tract:	<b>2920.00</b>
Zoning:	<b>LAMR1</b>	Topography:	<b>Rolling/Hilly</b>
School District:	<b>Los Angeles</b>		

**Tax Information**

APN :	<b>7351-029-004</b>	Lot:	<b>108</b>
% Improved:	<b>23%</b>	Water Tax Dist:	<b>Central And W Basin</b>
Tax Area:	<b>309</b>		
Legal Description:	<b>MC DONALD TRACT SAN PEDRO RANCHO THAT PART (EX OF ST) S OF SAN DIEGO FRWY OF E 56 FT OF W 254 FT OF LOT 108</b>		

**Assessment & Tax**

Assessment Year	2019	2018	2017
Assessed Value - Total	\$1,318,860	\$1,293,000	\$511,695
Assessed Value - Land	\$1,020,000	\$1,000,000	\$107,079
Assessed Value - Improved	\$298,860	\$293,000	\$404,616
YOY Assessed Change (\$)	\$25,860	\$781,305	
YOY Assessed Change (%)	2%	152.69%	

Tax Year	Total Tax	Change (\$)	Change (%)
2016	\$7,141		
2017	\$7,369	\$228	3.19%
2018	\$16,740	\$9,371	127.17%

Special Assessment	Tax Amount
Flood Control 62	\$176.95
La Stormwater 21	\$141.07
County Park Dist83	\$38.67
Laco Vectr Cntrl80	\$12.79
Lacity Park Dist21	\$101.45
Cnty San Dist 0556	\$304.03
City Lt Maint 21	\$137.16
Rposd Measure A 83	\$94.83
Trauma/Emerg Srv86	\$268.05
Total Of Special Assessments	\$1,275.00

Courtesy of Robert Walker, Marketplace Appraisal Service, California Regional MLS

The data within this report is compiled 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 county or municipality.

**Property Detail**

Generated on 11/27/2019  
 Page 1 of 4





**Characteristics**

County Land Use:	<b>Store &amp; Resid</b>	Bedrooms:	<b>8</b>
Universal Land Use:	<b>Stores &amp; Residential</b>	Total Baths:	<b>8</b>
Lot Acres:	<b>0.4676</b>	Full Baths:	<b>8</b>
Lot Area:	<b>20,367</b>	Heat Type:	<b>Central</b>
Building Sq Ft:	<b>18,322</b>	Cooling Type:	<b>Yes</b>
Gross Area:	<b>Tax: 18,322 MLS: 7,209</b>	Year Built:	<b>1970</b>
Total Units:	<b>4</b>	# of Buildings:	<b>4</b>

**Estimated Value**

Value As Of: **11/13/2019**

**Listing Information**

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

**Last Market Sale & Sales History**

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

**Mortgage History**

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

Courtesy of Robert Walker, Marketplace Appraisal Service, California Regional MLS

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**Property Detail**

Generated on 11/27/2019  
 Page 2 of 4



**1065 W 190th St, Gardena, CA 90248-4302, Los Angeles County**



<b>3</b>	<b>887</b>	<b>24,003</b>	<b>\$2,382,836</b>
<b>Beds</b>	<b>Bldg Sq Ft</b>	<b>Lot Sq Ft</b>	<b>MLS Sale Price</b>
<b>1</b>	<b>1941</b>	<b>COM-NEC</b>	<b>08/23/2017</b>
<b>Baths</b>	<b>Yr Built</b>	<b>Type</b>	<b>MLS Sale Date</b>

**Owner Information**

Owner Name:	<b>Rocket Express Car Wash LLC</b>	Tax Billing Zip:	<b>91106</b>
Mail Owner Name:	<b>Rocket Express Car Wash LLC</b>	Tax Billing Zip+4:	<b>2906</b>
Tax Billing Address:	<b>909 E Green St</b>	Owner Occupied:	<b>No</b>
Tax Billing City & State:	<b>Pasadena, CA</b>		

**Location Information**

Zip Code:	<b>90248</b>	School District:	<b>Los Angeles</b>
Carrier Route:	<b>C016</b>	Comm College District Code:	<b>Los Angeles City</b>
Zoning:	<b>LAMR</b>	Census Tract:	<b>2920.00</b>

**Tax Information**

APN :	<b>7351-029-014</b>	Lot:	<b>108</b>
% Improved:	<b>8%</b>	Water Tax Dist:	<b>Central And W Basin</b>
Tax Area:	<b>309</b>		
Legal Description:	<b>TR=MCDONALD TRACT SAN PEDRO RANCHO LOT ON N LINE OF 190TH ST COM E THEREON 132 FT FROM W LINE OF LOT 108 TH E ON SD N LINE 66 FT TH N TO S LINE OF SAN DIEGO FWY TH W THEREON 66 FT TH S TO BEG POR OF LOT 108</b>		

**Assessment & Tax**

Assessment Year	2019	2018	2017
Assessed Value - Total	\$1,111,800	\$1,090,000	\$143,414
Assessed Value - Land	\$1,020,000	\$1,000,000	\$57,361
Assessed Value - Improved	\$91,800	\$90,000	\$86,053
YOY Assessed Change (\$)	\$21,800	\$946,586	
YOY Assessed Change (%)	2%	660.04%	

Tax Year	Total Tax	Change (\$)	Change (%)
2016	\$2,191		
2017	\$2,244	\$52	2.4%
2018	\$13,468	\$11,224	500.22%

Special Assessment	Tax Amount
Flood Control 62	\$4.75
La Stormwater 21	\$3.78
County Park Dist83	\$21.19
Laco Vectr Cntri80	\$12.79
Lacity Park Dist21	\$17.09
Cnty San Dist 0556	\$159.00
City Lt Maint 21	\$161.65
Rposd Measure A 83	\$13.30
Trauma/Emerg Srv86	\$37.60
Total Of Special Assessments	\$431.15

**Characteristics**

County Land Use:	<b>Vacant Commercial</b>	Total Baths:	<b>1</b>
Universal Land Use:	<b>Commercial (NEC)</b>	Full Baths:	<b>1</b>

Courtesy of Robert Walker, Marketplace Appraisal Service, California Regional MLS

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**Property Detail**

Generated on 11/27/2019  
 Page 1 of 3



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

File No.: 191210VL  
 Case No.:  
 State: CA Zip: 90248

Lot Acres:	<b>0.551</b>	Heat Type:	<b>Heated</b>
Lot Area:	<b>24,003</b>	Year Built:	<b>1941</b>
Building Sq Ft:	<b>887</b>	Effective Year Built:	<b>1947</b>
Gross Area:	<b>887</b>	Building Type:	<b>Type Unknown</b>
Bedrooms:	<b>3</b>	# of Buildings:	<b>1</b>

**Estimated Value**

Value As Of: **11/13/2019**

**Listing Information**

MLS Listing Number:	<b>SB16742322</b>	MLS Original List Price:	<b>\$2,499,000</b>
MLS Status:	<b>Closed</b>	Closing Date:	<b>08/23/2017</b>
MLS Area:	<b>120 - SOUTH GARDENA</b>	MLS Sale Price :	<b>\$2,382,836</b>
MLS Status Change Date:	<b>08/23/2017</b>	MLS Listing Agent:	<b>Swebelau-Lauren Weber</b>
MLS Current List Price:	<b>\$2,499,000</b>	MLS Listing Broker:	<b>BEACH CITY BROKERS</b>

<b>MLS Listing #</b>	Sb16742322
<b>MLS Status</b>	Sold
<b>MLS Listing Date</b>	12/05/2016
<b>MLS Listing Price</b>	\$2,499,000
<b>MLS Orig Listing Price</b>	\$2,499,000
<b>MLS Close Date</b>	08/23/2017
<b>MLS Listing Close Price</b>	\$2,382,835

**Last Market Sale & Sales History**

Recording Date:	<b>08/22/2017</b>	Document Number:	<b>951535</b>
Sale Date:	<b>Tax: 07/05/2017 MLS: 08/23/2017</b>	Sale Type:	<b>Full</b>
Sale Price:	<b>\$2,383,000</b>	Deed Type:	<b>Grant Deed</b>
Price Per Square Feet:	<b>\$2,686.58</b>	Owner Name:	<b>Rocket Express Car Wash LLC</b>
Multi/Split Sale:	<b>Multiple</b>	Seller:	<b>Asahi Fancy Koi Inc</b>

<b>Recording Date</b>	08/22/2017	08/04/2004	06/11/2003	11/28/1995	11/16/1981
<b>Sale Date</b>	07/05/2017	07/26/2004	06/10/2003		
<b>Sale Price</b>	\$2,383,000				\$100,000
<b>Nominal</b>		Y	Y	Y	
<b>Buyer Name</b>	Rocket Express Car Wash LLC	Pyo Carol M Trust	Nakamaru Tatsue Trust	Nakamaru Tatsue & Henry K & Clarence K	Nakamaru Mitsuru
<b>Seller Name</b>	Asahi Fancy Koi Inc	Pyo Carol M	Nakamaru Tatsue	Nakamaru Mitsuru	Heene Claire
<b>Document Number</b>	951535	2002820	1670251	1881311	1125816
<b>Document Type</b>	Grant Deed	Grant Deed	Grant Deed	Affidavit	Deed (Reg)

**Mortgage History**

<b>Mortgage Date</b>	12/17/2018	08/22/2017	11/09/2016	11/28/1995	11/16/1981
<b>Mortgage Amount</b>	\$1,400,000	\$1,297,500	\$490,000	\$290,000	\$80,000
<b>Mortgage Lender</b>	* Other Institutional Lenders	* Other Institutional Lenders	Preferred Bk	Union Bk	
<b>Mortgage Code</b>	Conventional	Conventional	Conventional	Conventional	Conventional

Courtesy of Robert Walker, Marketplace Appraisal Service, California Regional MLS

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**Property Detail**

Generated on 11/27/2019  
 Page 2 of 3



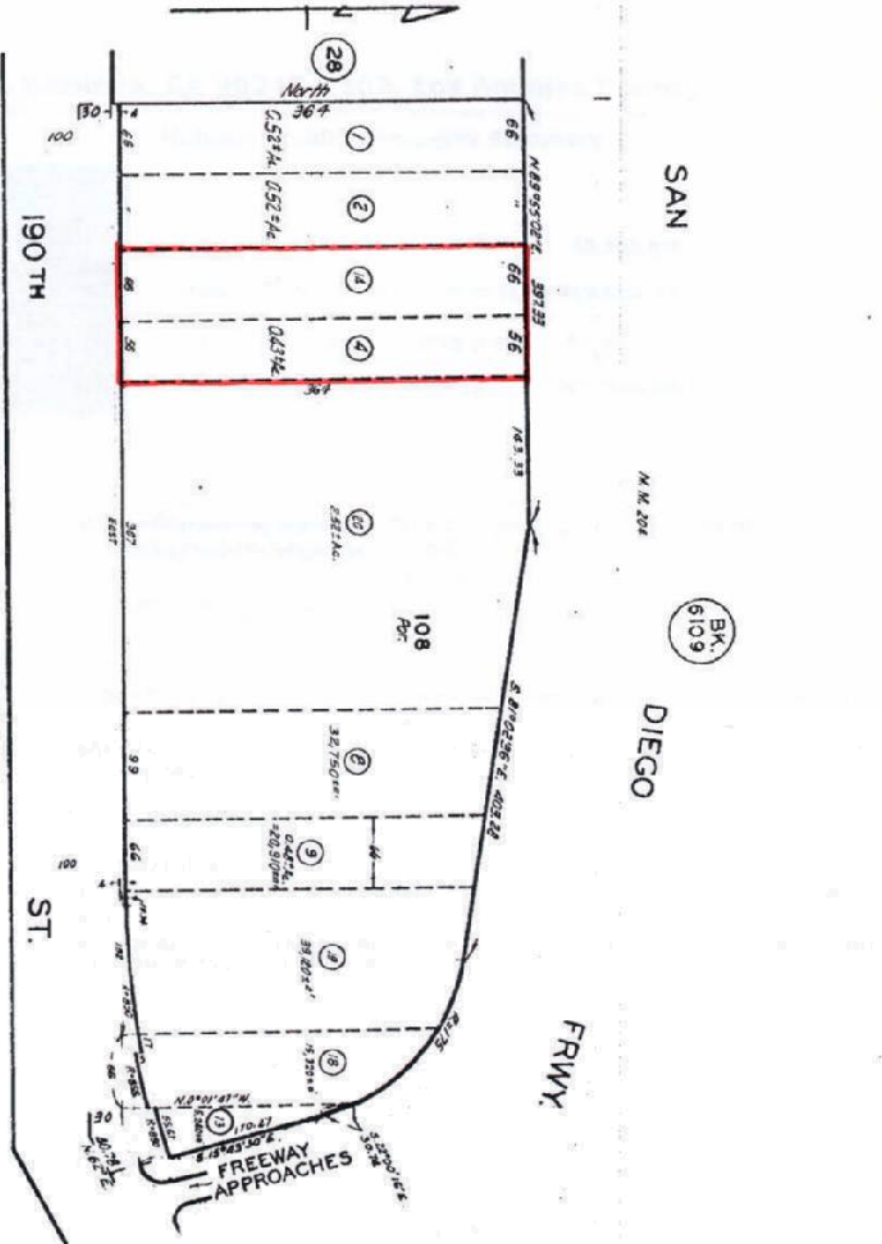


PLAT MAP

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

File No.: 191210VL  
 Case No.:  
 State: CA Zip: 90248

1	29
= 100'	



CODE  
 309

FOR PREV. ASSMT. SEE:  
 7350-7

31 MCDONALD TRACT  
 SAN PEDRO RANCHO  
 M.R. 15-21-22

Street lines per M.R. 15-21-22 are considered the lot lines in this tract, although the divisions of some lots are measured from the centerlines of the streets.

ASSESSOR'S MAP  
 COUNTY OF LOS ANGELES, CALIF.

10'-12'-9"  
 2'-16'-66"  
 2'-22'  
 6000'442

14'-13'-59"  
 6'-13'-59"  
 3'-24'-24"  
 7'-11'-22"  
 7'-11'-22"  
 7'-11'-22"  
 7'-11'-22"  
 7'-11'-22"  
 7'-11'-22"  
 7'-11'-22"

