

PROPERTY REPORTS



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Property Information Report



Subject Property Location

9659 TALOFA AVE, TOLUCA LAKE, CA 91602-1630

County:	LOS ANGELES CA	Census Tract:	1256.00
Property Use:	Single Family Residential	Zoning:	LARE9
Parcel Number:	999-999-9999	Thomas Bros Pg-Grid:	563-4C

Current Owner:

Owner Name:	SMITH, RUTH G RUTH G SMITH REVOCABLE TRUST,	Recording Date:	03/16/2007
Care Of Name:			
Mailing Address:	9659 TALOFA AVE, TOLUCA LAKE, CA 91602-1630		

County Tax & Assessment:

Assessment Year:	2003	Market Value Year:		Tax Rate Code Area:	0-013
Assd Land Value:	\$43,965	Market Land Value:		Tax Year:	2002
Assd Improvement:	\$42,470	Market Improvement Value:		Total Tax Amount:	\$996
Total Assessed Value:	\$86,435	Total Assessor Market Value:		Delinquent Year:	
Assessee Name:	SMITH, RUTH G TR			Tax Account ID:	
Mailing Address:	9659 TALOFA AVE			Homeowner's Exemption:	H
	TOLUCA LAKE, CA 91602-1630			Tax Exemptions:	

Assessment Legal Description

Tract No: 26523
 Abbreviated Description: TRACT NO 26523 LOT 9

Property Characteristics:

Lot Size:	8,999 SF	Bedrooms:	3	Pool:	Yes
Building Area:	1,835 SF	Baths:	2	Fireplace:	
Year Built:	1952	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:	1	Garage Type:		Heating:	Central
Number of Stories:		Number of Cars:		A/C:	Central

TOLUCA LAKE, CA 91602-1537

APN: 2420-029-006 Document #: 77-8888888
 Document Type: Grant Deed Price Code: F
 Land Use: Single Family Residential
 Legal Lot: 4 Tract No: 10717 MapRef: MB184 PG8&9 City/Muni/Twp: LOS ANGELES
 Buyer Name: ANDY, GROVER AND SHOEMAKER, MARY
 Seller Name: HANOVER, WILBUR DELIGHT AND JOAN HANOVER LIVING TRUST
 Loan Amount: \$1,000,000 Lender Name: WELLS FARGO HOME MORTGAGE INC

4 .4Mi. **5555 MARIOTA AVE** 03/28/2007 \$622,500 \$276 2250 /2/2 1932 7,396 SF

TOLUCA LAKE, CA 91602-1911

APN: 6666-888-005 Document #: 55-7777770
 Document Type: Grant Deed Price Code: F
 Land Use: Single Family Residential
 Legal Lot: 16 Block: 5 Tract No: 8064 MapRef: MB100 PG47-49 City/Muni/Twp: LOS ANGELES
 Buyer Name: PREMA, RAMESH MARIA
 Seller Name: JAMUNA, SULTAN L AND WONG, DAVID
 Loan Amount: \$435,750 Lender Name: IMPAC LENDING GROUP

5 .52Mi. **1000000 BLOOMFIELD ST** 03/30/2007 \$521,000 \$403 1291 /2/1 1949 6,129 SF

TOLUCA LAKE, CA 91602-2811

APN: 171717-15151-3838 Document #: 33-6666661
 Document Type: Grant Deed Price Code: F
 Land Use: Single Family Residential
 Legal Lot: 66 Tract No: 9340 MapRef: MB125 PG38 City/Muni/Twp: LOS ANGELES
 Buyer Name: PINTO, ARNOLD J AND , PINTO
 Seller Name: WANTSON, WENDY
 Loan Amount: \$467,839 Lender Name: WASHINGTON MUTUAL BANK FA

6 .43Mi. **848489 PONCA AVE** 04/01/2007 \$720,000 \$412 1745 /3/2 1925 5,946 SF

TOLUCA LAKE, CA 91602-2915

APN: 7676-7676-767 Document #: 55-444444089
 Document Type: Grant Deed Price Code: F
 Land Use: Single Family Residential
 Legal Lot: 16 Block: 7 Tract No: 8064 MapRef: MB100 PG47-49 City/Muni/Twp: LOS ANGELES
 Buyer Name: PIERSE, MATY T
 Seller Name: JACKSON, JOHN AND JACKSON, MARY
 Loan Amount: \$576,000 Lender Name: METROCITI MORTGAGE LLC

7 .13Mi. **9999 CLYBOURN AVE** 04/03/2007 \$723,000 \$266 2708 /5/4 1940 5,711 SF Yes

TOLUCA LAKE, CA 91602-2503

APN: 5456-535-939 Document #: 33-5555594
 Document Type: Grant Deed Price Code: F
 Land Use: Single Family Residential
 Legal Lot: 1 Block: 1 Tract No: 8064 MapRef: MB100 PG47-49 Abbreviated Description: EXCEPT W100 FT THEREOF City/Muni/Twp: LOS ANGELES
 Buyer Name: DICKSON, DON
 Seller Name: XAVIER, DAN L
 Loan Amount: \$571,200 Lender Name: WASHINGTON MUTUAL BANK FA

8 .38Mi. **9999 CAMARILLO ST** 04/05/2007 \$940,000 \$264 3552 /4/5 1973 14,636 SF Yes

TOLUCA LAKE, CA 91602-1525

APN: 1111-2222-3333 Document #: 44-7676767
 Document Type: Grant Deed Price Code: F
 Land Use: Single Family Residential
 Legal Lot: B MapRef: PM1408 MB17 PG29 City/Muni/Twp: LOS ANGELES
 Buyer Name: SMITH, TIFFANY
 Seller Name: CHRIST, XAVIER
 Loan Amount: \$290,000 Lender Name: CFC MORTGAGE BANKERS

9 .31Mi. **1111 MOORPARK ST** 04/07/2007 \$1,400,000 \$304 4599 /5/6 1935 15,621 SF Yes

TOLUCA LAKE, CA 91602-2511

APN: 3333-4444-5555 Document #: 66-9999415
 Document Type: Grant Deed Price Code: F
 Land Use: Single Family Residential
 Legal Lot: 95&96 Tract No: 9491 MapRef: MB133 PG92&93 City/Muni/Twp: LOS ANGELES
 Buyer Name: JENSON, PINTO
 Seller Name: MANLY, RICH
 Loan Amount: \$1,000,000 Lender Name: WASHINGTON MUTUAL BANK FA

10 .13Mi. **1111 CLYBOURN AVE** 04/09/2007 \$765,000 \$388 1967 /3/2 1928 6,957 SF

TOLUCA LAKE, CA 91602-2503

APN: 3333-123-223 Document #: 22-7777506
 Document Type: Grant Deed Price Code: F
 Land Use: Single Family Residential
 Legal Lot: 5 Block: 1 Tract No: 8064 MapRef: MB100 PG47-49 City/Muni/Twp: LOS ANGELES
 Buyer Name: MARK, SMITH
 Seller Name: SCOTT, ADAM AND WHEELER DEALER
 Loan Amount: \$612,000 Lender Name: AMERICAS WHOLESAL LENDER

11 .13Mi. **5555 FORMAN AVE** 04/11/2007 \$669,000 \$322 2073 /3/2 1948 12,645 SF

TOLUCA LAKE, CA 91602-1614

APN: 3344-334-444 Document #: 33-3233181
 Document Type: Grant Deed Price Code: F
 Land Use: Single Family Residential
 Legal Lot: 12&11 Tract No: 10294 MapRef: MB208 PG10-12 Abbreviated Description: PORTION LOT11 City/Muni/Twp: LOS ANGELES
 Buyer Name: WONG, SILVER DON AND WONG, JANE
 Seller Name: SMITH, MARK
 Loan Amount: \$535,200 Lender Name: BANK OF AMERICA NA

12 .27Mi. **2222 SANCOLA AVE** 04/13/2007 \$628,000 \$223 2815 /3/3 1990 3,798 SF

TOLUCA LAKE, CA 91602-2520

APN: 4444-222-221 Document #: 22-2378281
 Document Type: Grant Deed Price Code: F
 Land Use: Single Family Residential
 Legal Lot: 89 Tract No: 9491 Legal Unit: 102 MapRef: MB133 PG92&93 City/Muni/Twp: LOS ANGELES
 Buyer Name: JEFFERSONyer, BASL
 Seller Name: PEARSE, DAVID J
 Loan Amount: \$502,400 Lender Name: WASHINGTON MUTUAL BANK FA

13 .31Mi. **9567 LEDGE AVE** 04/15/2007 \$1,350,000 \$284 4742 /7/6 1936 31,163 SF Yes

TOLUCA LAKE, CA 91602-1535

APN: 8888-888-989 Document #: 99-7882367
 Document Type: Grant Deed Price Code: F
 Land Use: Single Family Residential
 Legal Lot: 7&8 Tract No: 10717 MapRef: MB104 PG8&9 Abbreviated Description: WESTERLY 15 FT LOT7 City/Muni/Twp: LOS ANGELES
 Buyer Name: HENDRIX, JIM
 Seller Name: CASANADRA SCOTT, SCOTT SPENSER
 Loan Amount: \$880,000 Lender Name: MORGAN STANLEY DEAN WITTER CREDIT CORP

14 .3Mi. **2345 LEDGE AVE** 04/17/2007 \$745,000 \$287 9594 /3/3 1936 10,123 SF Yes

TOLUCA LAKE, CA 91602-1538

APN: 2420-027-006 Document #: 03-1236861
 Document Type: Grant Deed Price Code: F
 Land Use: Single Family Residential
 Legal Lot: 6 Tract No: 10997 MapRef: MB193 PG31&32 City/Muni/Twp: LOS ANGELES
 Buyer Name: EDWARD, JOHN Y
 Seller Name: WHEELER, PEARSON A AND SCOTT ADAMT
 Loan Amount: \$596,000 Lender Name: MEGA CAPITAL FUNDING INC

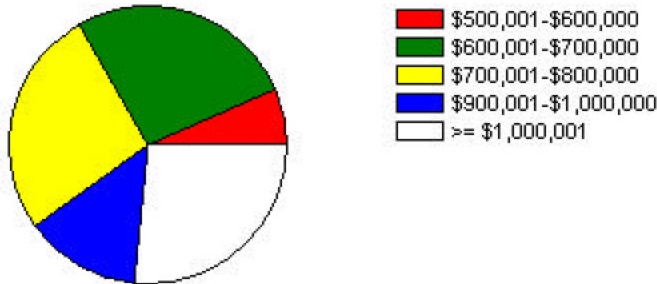
15 .02Mi. **5789 TALOFA AVE** 04/19/2007 \$1,000,000 \$307 3248 /5/4 1951 11,478 SF Yes

TOLUCA LAKE, CA 91602-1631

APN: 8888-999-9999 Document #: 03-1046165

Document Type: Grant Deed Price Code: F
 Land Use: Single Family Residential
 Legal Lot: 6 Tract No: 13959 MapRef: MB341 PG16&17 City/Muni/Twp: LOS ANGELES
 Buyer Name: APRIL, MARK A AND WOLF, SPENSER A
 Seller Name: BRIKLAYER, DANNY G AND SONG N, MAYFLOWER E
 Loan Amount: \$800,000 Lender Name: WELLS FARGO HOME MORTGAGE INC

Comparable Sales Chart
 % Distribution Sales for Two Years



The Subject Property Information report will provide all the information available to us from public records for the address listed above. In addition to any recent sales data and mortgage information, it will include, where available, the physical characteristics of the property.

Information regarding the physical characteristics of a given property, such as living area, year built, bedrooms baths, etc... and previous sales information are obtained from public record and reported as is. As such, they will vary in content and completeness from county to county and state to state.

Further, such information has not been verified by this service through site inspection and may be subject to errors due to building additions or deletions or any other changes as well as inaccurate reporting by previous owners, agents or the public agency.

Assessment Cluster

The following are the Tax Assessment for the 15 closest residential properties to the identified subject. The assessed value for each identified property may or may not be representative of the market value, or have the same tax ratios subject to local tax law.

Proxim. Address	Last Transaction Date	Assessor Market Values	Assessed Values	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
0 9659 TALOFA AVE	03/16/2007		\$86,435	1,835	1/3/2	1952	8,999 SF	Yes
0.00 1111 TALOFA AVE	03/14/2007		\$392,482	1,599	1/3/2	1951	8,930 SF	Yes
0.00 2222 TALOFA AVE	03/12/2007		\$92,139	2,125	1/2/3	1951	8,847 SF	
0.01 7777 TALOFA AVE	03/10/2007		\$77,309	1,680	1/2/2	1952	8,699 SF	
0.01 6666 TALOFA AVE	03/08/2007		\$109,503	2,439	1/3/3	1952	11,008 SF	Yes
0.01 4444 TALOFA AVE	03/06/2007		\$657,900	2,057	1/3/2	1951	12,049 SF	Yes
0.01 2221 TALOFA AVE	03/04/2007		\$505,967	2,973	1/4/3	1951	8,930 SF	Yes
0.02 0001 TALOFA AVE	03/02/2007		\$299,139	891	1/1/2	1947	7,349 SF	
0.02 1111 TALOFA AVE	02/28/2007		\$282,648	2,160	1/2/4	1951	10,759 SF	Yes
0.02 1212 TALOFA AVE	02/26/2007		\$87,599	2,507	1/3/2	1951	14,571 SF	Yes
0.02 2323 TALOFA AVE	02/24/2007		\$434,682	3,248	1/5/4	1951	11,478 SF	Yes
0.02 2225 TALOFA AVE	02/22/2007		\$384,983	2,055	1/2/2	1923	11,996 SF	
0.02 1112 TALOFA AVE	02/20/2007		\$82,623	1,682	1/3/3	1953	7,497 SF	Yes
0.02 1234 TALOFA AVE	02/18/2007		\$130,279	2,377	1/3/2	1957	11,996 SF	Yes

Flood Report

The Subject Property of 9659 TALOFA AVE, TOLUCA LAKE, CA 91602-1630 is in **Zone X** and is considered to be **OUT** of the Special Flood Hazard Area (SFHA).

AN AREA THAT IS DETERMINED TO BE OUTSIDE THE 1% AND 0.2% ANNUAL CHANCE FLOODPLAINS.

The flood information contained in this report was obtained from maps provided by the Federal Emergency Management Agency (FEMA). Whenever possible we will report if the subject property is inside or outside of a 100 year Flood Hazard Area.

These areas are defined as areas that have a one percent (1%) chance in any given year of being affected by a significant flood.

The flood information contained in this report is merely a preliminary review intended to provide the buyer, seller or agent guidance and general proximity of the subject property in relation to the 100 years flood hazard area. The buyer should obtain exact specific information from the seller or agent prior to finalizing his decision regarding the purchase of a given property.

Landslide Report

The Subject Property of **9659 TALOFA AVE, TOLUCA LAKE, CA 91602-1630** is **OUT** of the Landslide Seismic Hazard Zone (SHZ) pursuant to Section 2696 of the Public Resources Code. These maps are established by the State of California Department of Conservation, Division of Mines and Geology, Seismic Hazard Mapping Program.

Liquefaction Report

The Subject Property of **9659 TALOFA AVE, TOLUCA LAKE, CA 91602-1630** is **OUT** of the Liquefaction Seismic Hazard Zone (SHZ) pursuant to Section 2696 of the Public Resources Code. These maps are established by the State of California Department of Conservation, Division of Mines and Geology, Seismic Hazard Mapping Program.

Contaminated Sites Report

Item	Proximity	Name/Facility Status	Address
1	.29Mi.	VOLLSTEDT BLDG. WIP:Well Investigation Program (WIP) Lists	4405 Riverside Dr
2	.3Mi.	MAURICE STAN CINEMA WIP:Well Investigation Program (WIP) Lists	4400 Riverside Dr
3	.34Mi.	LAKESIDE VIDEO WIP:Well Investigation Program (WIP) Lists	353 N. Pass Ave
4	.35Mi.	FLAIR CLEANERS WIP:Well Investigation Program (WIP) Lists	337 N. Pass Ave
5	.35Mi.	FUTURE FOTO WIP:Well Investigation Program (WIP) Lists	331 N. Pass Ave
6	.36Mi.	STANDARD LOCK & KEY WIP:Well Investigation Program (WIP) Lists	309 N. Pass Ave
7	.38Mi.	TOLUCA IMPORTED AUTO SERV. WIP:Well Investigation Program (WIP) Lists	4216 Riverside Dr
8	.39Mi.	BURBANK COPY CENTER WIP:Well Investigation Program (WIP) Lists	4201 W. Alameda Ave
9	.43Mi.	FAIRMONT INS. CO. WIP:Well Investigation Program (WIP) Lists	4111 W. Alameda Ave
10	.45Mi.	RESIDENCE APARTMENT WIP:Well Investigation Program (WIP) Lists	4005 Verdugo Ave
11	.45Mi.	WESTERN SECURITY BANK WIP:Well Investigation Program (WIP) Lists	4100 W. Alameda Ave
12	.47Mi.	MASTER DRY CLEANER WIP:Well Investigation Program (WIP) Lists	4021 W. Alameda Ave
13	.47Mi.	ALAMEDA MAPLE OFFICE WIP:Well Investigation Program (WIP) Lists	4001 W. Alameda Ave
14	.48Mi.	ECONO-KLEEN LAUNDRY WIP:Well Investigation Program (WIP) Lists	4010 W. Alameda Ave
15	.48Mi.	GLENDALE FED BANK WIP:Well Investigation Program (WIP) Lists	4000 W. Alameda Ave
16	.48Mi.	KINKO'S COPIES WIP:Well Investigation Program (WIP) Lists	4100 Riverside Dr
17	.48Mi.	SONY SVC. CTR. WIP:Well Investigation Program (WIP) Lists	4100 Riverside Dr

EPA Definitions

WIP

WIP database contains a list of site overseen by Well Investigation Program(WIP) of the Los Angeles Regional Water Quality Control Board (LARWQCB). This program deals with site investigation and remediation on the sites in the WIP case list.

Hazardous Waste Facilities Report

Item	Proximity	Name/Facility Status	Address
1	.41Mi.	TOLUCA LAKE CLEANERS SQG_RCRISO:RCRIS -Small Quantity Hazardous Waste Generator or Other Facility	4200 RIVERSIDE DR UNIT B
2	.48Mi.	MILT AND MICHAEL CLEANERS SQG_RCRISO:RCRIS -Small Quantity Hazardous Waste Generator or Other Facility	4021 W ALAMEDA AVE

EPA Definitions

SQG_RCRISO

Persons or facility generating 220-2200 pounds (or 100-1000 Kg) per month of hazardous waste; are required to keep more records than conditionally exempt generators. The largest category of hazardous waste generators, SQGs, include automotive shops, dry cleaners, photographic developers or other facilities: burner, gas tanks, car oil, underground injection control etc.