

PROPERTY PROFILE



Date: 04/20/2024
Property: 101 N PACIFIC COAST HWY,
REDONDO BEACH, CA
90277-3149
APN: 7505-007-001
County: LOS ANGELES

Subject Property Location

Property Address 101 N PACIFIC COAST HWY
 City, State & Zip REDONDO BEACH, CA 90277-3149
 County LOS ANGELES COUNTY
 Mailing Address 3030 SAWTELLE BLVD, LOS ANGELES, CA 90066-1408
 Census Tract 6212.04
 Thomas Bros Pg-Grid

Report Date: 04/20/2024
 Order ID: R146165181

Property Use Retail Stores (Personal Services, Photography, Travel)
 Parcel Number 7505-007-001
 Latitude 33.842251
 Longitude -118.386107

Legal Description Details Lot Number: A,B Subdivision Name: EMERALD TRACT Brief Description: EMERALD TRACT LOT A AND THAT PART NE OF A LINE PARALLEL WITH AND DIST NE AT R/A 14.5 FT FROM SW LINE OF LOT B

Current Ownership Information *Source of Ownership data: Assessment Data

Primary Owner Name(s)	3030 SAWTELLE BOULEVARD LLC
Vesting	Company


Latest Full Sale Information

Primary Owner Name(s)	3030 SAWTELLE BOULEVARD LLC,	Sale Price	\$1,775,000
		Sale Date	08/18/2021
		Recording Date	09/03/2021
Vesting		Recorder Doc #	21-1356913
		Book/Page	



Financing Details at Time of Purchase

1	Loan Amount	\$1,508,537	Origination Lender Name	FIRST CITIZENS BANK & TRUST CO
	Loan Type	Future Advance Clause/Open End Mortgage	Recording Doc #	21-1356914

Property Characteristics

	Bedrooms		Year Built	1932	Living Area (SF)	2,535
	Bathrooms/Partial		Garage/No. of Cars		Price (\$/SF)	\$700/SF
	Total Rooms		Stories/Floors	1 Story	Lot Size (SF/AC)	3,280/.08
	Construction Type	Wood	No. of Units		Fireplace	
	Exterior Walls		No. of Buildings		Pool	
	Roof Material/Type		Basement Type/Area		Heat Type	
	Foundation Type		Style		A/C	
	Property Type	Commercial	View		Elevator	
	Land Use	Retail Stores (Personal Services, Photography, Travel)			Zoning	RBRH-2

Assessment & Taxes

	Assessment Year	2023	Tax Year	2023	Tax Exemption	
	Total Assessed Value	\$1,810,500	Tax Amount	\$20,658.59	Tax Rate Area	8-055
	Land Value	\$1,020,000	Tax Account ID			
	Improvement Value	\$790,500	Tax Status	No Delinquency Found		
	Improvement Ratio	43.66%	Delinquent Tax Year			
	Total Value		Market Improvement Value			
	Market Land Value		Market Value Year			

Lien History				
Trans. ID	Recording Date	Lender	Amount	Purchase Money
1	09/03/2021	FIRST CITIZENS BANK & TRUST CO	\$1,508,537	YES

Loan Officer Insights				
No details available				

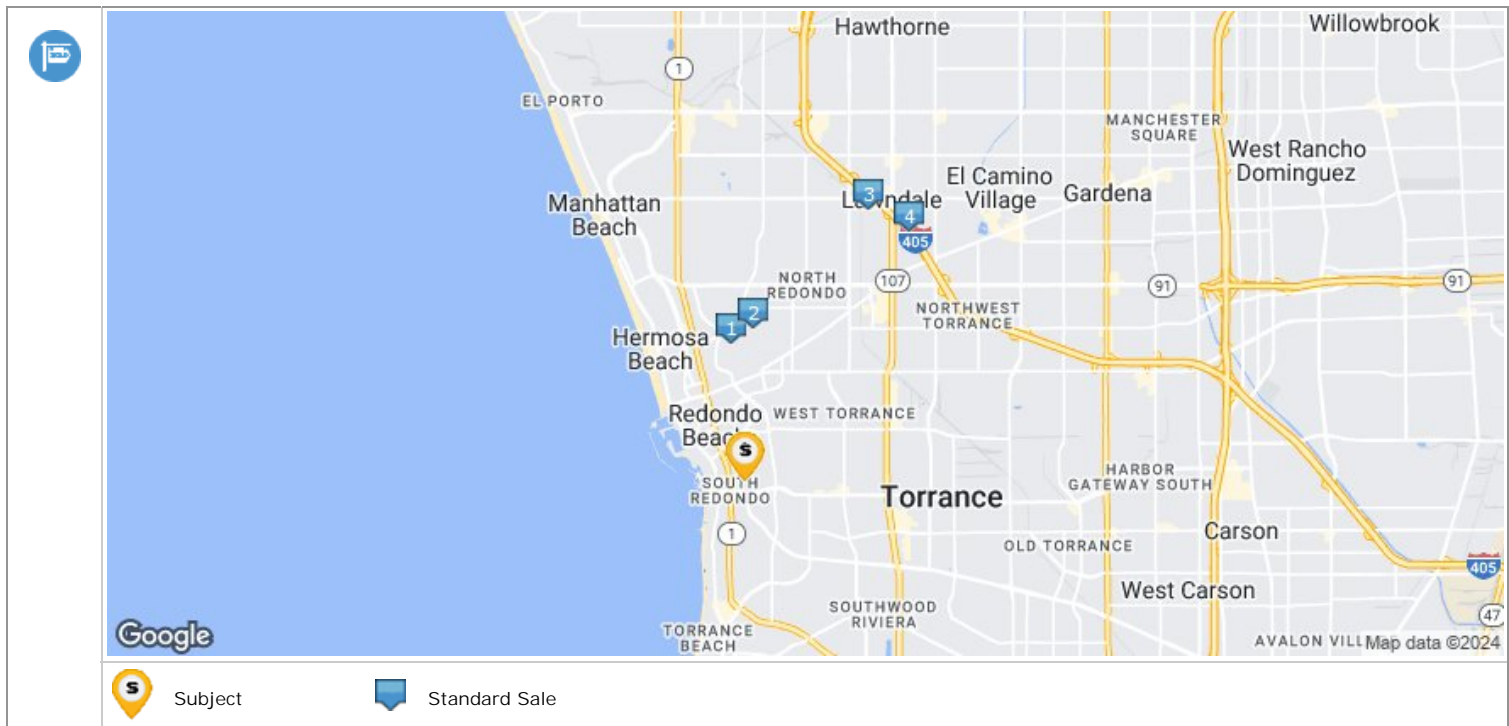
Subject Property Location

Property Address 101 N PACIFIC COAST HWY
City, State & Zip REDONDO BEACH, CA 90277-3149

Report Date: 04/20/2024
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County: LOS ANGELES

Comparable Sales 4 Comps

Pin	Sale Type	Address	Record Date	Sale Price	S/SF	Living SF	Rm	Bd	Ba	Year	Lot SF	Pool	Dist
		SUBJECT PROPERTY	09/03/2021	\$1,775,017	\$700	2,535	0			1932	3,280/.08		
1		1075 AVIATION BLVD	02/16/2024	\$2,000,000	\$1,629	1,228	0			1963	3,016/.07		
2		1416 AVIATION BLVD	07/14/2023	\$1,849,000	\$593	3,120	0			1963	1,935/.04		
3		4728 MANHATTAN BEACH BLVD	11/16/2023	\$1,100,000	\$430	2,556	0			1963	4,806/.11		
4		16206 HAWTHORNE BLVD	12/14/2023	\$540,000	\$300	1,800	0			1960	3,906/.09		



Area Sales Analysis

Total Area Sales/ Count	\$5,489,000/ 4	Median # of Baths	NaN	Median Lot Size (SF/AC)	3,461 /.08
Price Range - 2 years	\$540,000 - \$2,000,000	Median # of Bedrooms		Median Year Built	1963
Age Range	61 - 64	Median Living Area (SF)	2,178	Median Value	\$1,474,500
Median Age	61	Median Price (\$/SF)	\$512/SF		

Subject Property Location

Property Address 101 N PACIFIC COAST HWY
City, State & Zip REDONDO BEACH, CA 90277-3149

County LOS ANGELES COUNTY

Mailing Address 3030 SAWTELLE BLVD, LOS ANGELES, CA 90066-1408

Report Date: 04/20/2024

Order ID: R146165183

Property Use

Retail Stores (Personal Services, Photography, Travel)

Parcel Number

7505-007-001

Transaction Summary

Trans ID	Recording Date	Document Type	Document Description	Sale Price / Loan Amount	Document Number	Buyer / Borrower	Seller
1	10/18/2021	Release	Release of Mortgage	\$972,000	21-1562081	101 N PACIFIC COAST HWY LLC A CALIFORNIA LIMITED LIABILITY COMPANY	
2	09/03/2021	Mortgage	Future Advance Clause/Open End Mortgage	\$1,508,537	21-1356914	3030 SAWTELLE BOULEVARD LLC	
3	09/03/2021	Deed	Grant Deed	\$1,775,000	21-1356913	3030 SAWTELLE BOULEVARD LLC	ANFUSO, RON J; ANFUSO, DAWN; ANFUSO FAMILY TRUST
4	03/09/2021	Deed	Grant Deed		21-0384617	WESTRAY, LAURA L; ANFUSO, RON J; ANFUSO FAMILY TRUST; LAURA L WESTRAY HANKINS 2006 TRUST; ANFUSO, DAWN	101 N PACIFIC COAST HWY LLC
5	12/12/2013	Release	Release of Mortgage	\$241,600	13-1753340	GARY MICHAEL LANE	
6	12/05/2013	Release	Release of Mortgage	\$378,000	13-1723720	GARY LANE	
7	11/19/2013	Mortgage	Commercial Loan	\$972,000	13-1644978	101 N PACIFIC COAST HWY LLC	
8	11/19/2013	Deed	Grant Deed	\$1,080,000	13-1644977	101 N PACIFIC COAST HWY LLC	GARY M LANE INC
9	11/19/2013	Deed	Intra-family Transfer or Dissolution		13-1644976	GARY M LANE INC	LANE, GARY MICHAEL; LANE, KATHRYN; THE GARY MICHAEL LANE & KATHRYN LANE LIV
10	11/19/2013	Release	Substitution of Trustee and Full Reconveyance		13-1644974	GARY MICHAEL LANE	
11	05/18/2011	Mortgage	Commercial Loan		11-0700265	LANE, GARY MICHAEL; LANE, KATHRYN	
12	05/17/2011	Release	Substitution of Trustee and Full Reconveyance		11-0695165	LANE	
13	01/22/2010	Mortgage	Commercial Loan	\$85,000	10-0099581	LANE, GARY MICHAEL; LANE, KATHRYN	
14	02/01/2007	Release	Release of Mortgage	\$180,000	07-0225109	GARY MICHAEL LANE	
15	06/26/2006	Mortgage	Commercial Loan	\$241,600	06-1392529	LANE, GARY MICHAEL; LANE, KATHRYN	
16	10/15/2004	Mortgage	Commercial Loan	\$180,000	04-2654512	LANE, GARY MICHAEL; LANE, KATHRYN	
17	10/15/2004	Deed	Intra-family Transfer or Dissolution		04-2654510	LANE, GARY MICHAEL; LANE, KATHRYN	LANE, GARY
18	11/26/2003	Mortgage	Commercial Loan	\$378,000	03-3579348	LANE, GARY	
19	11/26/2003	Deed	Intra-family Transfer or Dissolution		03-3579347	LANE, GARY	LANE, SHIRLEY KATHRYN
20	08/05/2002	Mortgage		\$100,000		LANE, GARY	
21	08/05/2002	Mortgage	Commercial Loan	\$160,000	02-1824523	LANE, GARY	
22	08/05/2002	Deed	Grant Deed	\$325,000	02-1824522	LANE, GARY	GRAHAM, DAVID B
23	08/05/2002	Deed	Intra-family Transfer or Dissolution		02-1824521	LANE, GAY M	LANE, SHIRLEY KATHRYN

Transaction History Legend



Transfer



Mortgage



Mortgage Assignment



Foreclosure Activity



Mortgage Release

Transaction Details

Mortgage Release

	Transaction ID	1	Recorder Doc Number	21-1562081	Loan Amount	\$972,000
	Effective Date	10/14/2021	Document Type	Release	Origination Doc #	13-1644978
	Borrower(s) Name	101 N PACIFIC COAST HWY LLC A CALIFORNIA LIMITED LIABILITY COMPANY	Document Description	Release of Mortgage	Origination Recording Date	11/19/2013
	Current Lender	WELLS FARGO BANK NATIONAL ASSOCIATION	Recording Date	10/18/2021	Original Lender	WELLS FARGO BANK NATIONAL ASSOCIATION

Mortgage

	Transaction ID	2	Recorder Doc Number	21-1356914	Recorder Book/Page	
	Mortgage Date	08/18/2021	Document Type	Mortgage	Rate Change Freq	
	Loan Amount	\$1,508,537	Document Description	Future Advance Clause/Open End Mortgage	1st Periodic Floor Rate	
	Loan Type	Future Advance Clause/Open End Mortgage	Recording Date	09/03/2021	1st Periodic Cap Rate	
	Origination Lender Name	FIRST CITIZENS BANK & TRUST CO	Origination Interest Rate		Lifetime Cap Rate	
	Origination Lender Type	Bank	First Rate Change Date		Change Index	
	Type Financing		Maturity Date		IO Period	
	Borrower 1	3030 SAWTELLE BOULEVARD LLC	Balloon Rider		Prepayment Penalty Rider	
	Borrower 2		Fixed/Step Rate Rider		Prepayment Penalty Term	
	Additional Borrowers		Adj Rate Rider		Adj Rate Index	
	Vesting					

Transfer

	Transaction ID	3	Recorder Doc Number	21-1356913	Partial Interest Transferred	
	Sale Date	08/18/2021	Document Type	Deed	Type of Transaction	Non Residential Transfer
	Sale Price	\$1,775,000	Document Description	Grant Deed	Multiple APNs on Deed	
	Recorder Book/Page		Recording Date	09/03/2021	Property Use	Retail Stores (Personal Services, Photography, Travel)
	Buyer 1	3030 SAWTELLE BOULEVARD LLC	Buyer 1 Entity	Limited Liability Company	Buyer Vesting	
	Buyer 2		Buyer 2 Entity		Buyer Mailing Address	3030 SAWTELLE BLVD, LOS ANGELES, CA 90066-1408
	Seller 1	ANFUSO, RON J	Seller 1 Entity	Trustee or Conservator	Seller Mailing Address	
	Seller 2	ANFUSO, DAWN	Seller 2 Entity	Trustee or Conservator	Legal City/ Muni/ Township	REDONDO BEACH
	Legal Recorder's Map Ref	MB 12 PG 161	Legal Subdivision	THE EMERALD TRACT	Legal Section/ Twn/ Rng/ Mer	
	Legal Brief Description/ Unit/ Phase/ Tract			Title Company Name		FIDELITY NATIONAL TITLE CO

Transfer

	Transaction ID	4	Recorder Doc Number	21-0384617	Partial Interest Transferred	
	Transfer Date	03/01/2021	Document Type	Deed	Type of Transaction	Non Arms-Length Transfer
	Sale Price		Document Description	Grant Deed	Multiple APNs on Deed	
	Recorder Book/Page		Recording Date	03/09/2021	Property Use	
	Buyer 1	WESTRAY, LAURA L	Buyer 1 Entity	Trustee or Conservator	Buyer Vesting	Tenants in Common
	Buyer 2	ANFUSO, RON J	Buyer 2 Entity	Trustee or Conservator	Buyer Mailing Address	1617 S PACIFIC COAST HWY STE A, REDONDO BEACH, CA 90277-5612

	Seller 1	101 N PACIFIC COAST HWY LLC	Seller 1 Entity	Limited Liability Company	Seller Mailing Address	
	Seller 2		Seller 2 Entity		Legal City/ Muni/ Township	REDONDO BEACH
	Legal Recorder's Map Ref	MB 12 PG 161	Legal Subdivision	THE EMERALD TRACT	Legal Section/ Twn/ Rng/ Mer	
	Legal Brief Description/ Unit/ Phase/ Tract				Title Company Name	ACCOMMODATION
Mortgage Release						
	Transaction I D	5	Recorder Doc Number	13-1753340	Loan Amount	\$241,600
	Effective Date		Document Type	Release	Origination Doc #	06-1392529
	Borrower(s) Name	GARY MICHAEL LANE	Document Description	Release of Mortgage	Origination Recording Date	06/26/2006
	Current Lender	AMERICAN SECURITIES COMPANY, A CORPORATION, TRUSTEE	Recording Date	12/12/2013	Original Lender	WELLS FARGO BANK NA
Mortgage Release						
	Transaction I D	6	Recorder Doc Number	13-1723720	Loan Amount	\$378,000
	Effective Date		Document Type	Release	Origination Doc #	03-3579348
	Borrower(s) Name	GARY LANE	Document Description	Release of Mortgage	Origination Recording Date	11/26/2003
	Current Lender	EAST WEST INVESTMENT INC BY T.D. SERVICE COMPANY AS AGENT FOR THE TRUSTEE, AS TRUSTEE, OR SUCCESSOR TRUSTEE, OR SUBSTITUTED TRUSTEE	Recording Date	12/05/2013	Original Lender	EAST WEST BANK
Mortgage						
	Transaction I D	7	Recorder Doc Number	13-1644978	Recorder Book/Page	
	Mortgage Date	11/01/2013	Document Type	Mortgage	Rate Change Freq	
	Loan Amount	\$972,000	Document Description	Commercial Loan	1st Periodic Floor Rate	
	Loan Type	Commercial Loan	Recording Date	11/19/2013	1st Periodic Cap Rate	
	Origination Lender Name	WELLS FARGO BANK NA	Origination Interest Rate		Lifetime Cap Rate	
	Origination Lender Type	Bank	First Rate Change Date		Change Index	
	Type Financing		Maturity Date		IO Period	
	Borrower 1	101 N PACIFIC COAST HWY LLC	Balloon Rider		Prepayment Penalty Rider	
	Borrower 2		Fixed/Step Rate Rider		Prepayment Penalty Term	
	Additional Borrowers		Adj Rate Rider		Adj Rate Index	
Vesting						
Transfer						
	Transaction I D	8	Recorder Doc Number	13-1644977	Partial Interest Transferred	
	Sale Date	11/01/2013	Document Type	Deed	Type of Transaction	Non Residential Transfer
	Sale Price	\$1,080,000	Document Description	Grant Deed	Multiple APNs on Deed	
	Recorder Book/Page		Recording Date	11/19/2013	Property Use	Retail Stores (Personal Services, Photography, Travel)
	Buyer 1	101 N PACIFIC COAST HWY LLC	Buyer 1 Entity	Company or Corporation	Buyer Vesting	
	Buyer 2		Buyer 2 Entity		Buyer Mailing Address	1617 S PACIFIC COAST HWY STE A, REDONDO BEACH, CA 90277-5612
	Seller 1	GARY M LANE INC	Seller 1 Entity	Company or Corporation	Seller Mailing Address	

	Seller 2		Seller 2 Entity		Legal City/ Muni/ Township	REDONDO BEACH
	Legal Recorder's Map Ref	MB12 PG161	Legal Subdivision	THE EMERALD TRACT	Legal Section/ Twn/ Rng/ Mer	
	Legal Brief Description/ Unit/ Phase/ Tract				Title Company Name	USA NATIONAL TITLE COMPANY
Transfer						
	Transaction ID	9	Recorder Doc Number	13-1644976	Partial Interest Transferred	
	Transfer Date	11/01/2013	Document Type	Deed	Type of Transaction	Non Arms-Length Transfer
	Sale Price		Document Description	Intra-family Transfer or Dissolution	Multiple APNs on Deed	
	Recorder Book/Page		Recording Date	11/19/2013	Property Use	
	Buyer 1	GARY M LANE INC	Buyer 1 Entity	Company or Corporation	Buyer Vesting	
	Buyer 2		Buyer 2 Entity		Buyer Mailing Address	2212 PACIFIC COAST HWY, HERMOSA BEACH, CA 90254-2747
	Seller 1	LANE, GARY MICHAEL	Seller 1 Entity	Trustee or Conservator	Seller Mailing Address	
	Seller 2	LANE, KATHRYN	Seller 2 Entity	Trustee or Conservator	Legal City/ Muni/ Township	REDONDO BEACH
	Legal Recorder's Map Ref	MB12 PG161	Legal Subdivision	EMERALD TRACT	Legal Section/ Twn/ Rng/ Mer	
	Legal Brief Description/ Unit/ Phase/ Tract				Title Company Name	USA NATIONAL TITLE COMPANY
Mortgage Release						
	Transaction ID	10	Recorder Doc Number	13-1644974	Loan Amount	
	Effective Date		Document Type	Release	Origination Doc #	11-0700265
	Borrower(s) Name	GARY MICHAEL LANE	Document Description	Substitution of Trustee and Full Reconveyance	Origination Recording Date	05/18/2011
	Current Lender	PUAL F. JENSEN, TRUSTEE OF THE PAUL F. JENSEN FAMILY TRUST DTD 5/7/1991	Recording Date	11/19/2013	Original Lender	PAUL F JENSEN ETAL
Mortgage						
	Transaction ID	11	Recorder Doc Number	11-0700265	Recorder Book/Page	
	Mortgage Date	05/11/2011	Document Type	Mortgage	Rate Change Freq	
	Loan Amount		Document Description	Commercial Loan	1st Periodic Floor Rate	
	Loan Type	Commercial Loan	Recording Date	05/18/2011	1st Periodic Cap Rate	
	Origination Lender Name	PAUL F JENSEN ETAL	Origination Interest Rate		Lifetime Cap Rate	
	Origination Lender Type	Private Party	First Rate Change Date		Change Index	
	Type Financing		Maturity Date		IO Period	
	Borrower 1	LANE, GARY MICHAEL	Balloon Rider		Prepayment Penalty Rider	
	Borrower 2	LANE, KATHRYN	Fixed/Step Rate Rider		Prepayment Penalty Term	
	Additional Borrowers		Adj Rate Rider		Adj Rate Index	
	Vesting	Living Trust				
Mortgage Release						
	Transaction ID	12	Recorder Doc Number	11-0695165	Loan Amount	
	Effective Date		Document Type	Release	Origination Doc #	10-0099581
	Borrower(s) Name	LANE	Document Description	Substitution of Trustee and Full Reconveyance	Origination Recording Date	01/12/2010

	Current Lender	RAED BARGHASH AND TONYA BARGHASH	Recording Date	05/17/2011	Original Lender	RAED BARGHASH AND TONYA BARGHASH, HUSBAND AND WIFE AS COMMUNITY PROPERTY
Mortgage						
	Transaction ID	13	Recorder Doc Number	10-0099581	Recorder Book/Page	
	Mortgage Date	01/07/2010	Document Type	Mortgage	Rate Change Freq	
	Loan Amount	\$85,000	Document Description	Commercial Loan	1st Periodic Floor Rate	
	Loan Type	Commercial Loan	Recording Date	01/22/2010	1st Periodic Cap Rate	
	Origination Lender Name	RAED BARGHASH ETUX	Origination Interest Rate		Lifetime Cap Rate	
	Origination Lender Type	Private Party	First Rate Change Date		Change Index	
	Type Financing		Maturity Date		IO Period	
	Borrower 1	LANE, GARY MICHAEL	Balloon Rider		Prepayment Penalty Rider	
	Borrower 2	LANE, KATHRYN	Fixed/Step Rate Rider		Prepayment Penalty Term	
	Additional Borrowers		Adj Rate Rider		Adj Rate Index	
	Vesting	Living Trust				
Mortgage Release						
	Transaction ID	14	Recorder Doc Number	07-0225109	Loan Amount	\$180,000
	Effective Date		Document Type	Release	Origination Doc #	04-2654512
	Borrower(s) Name	GARY MICHAEL LANE	Document Description	Release of Mortgage	Origination Recording Date	10/15/2004
	Current Lender	PATRICK DAVERN	Recording Date	02/01/2007	Original Lender	PATRICK DAVERN
Mortgage						
	Transaction ID	15	Recorder Doc Number	06-1392529	Recorder Book/Page	
	Mortgage Date	05/18/2006	Document Type	Mortgage	Rate Change Freq	
	Loan Amount	\$241,600	Document Description	Commercial Loan	1st Periodic Floor Rate	
	Loan Type	Commercial Loan	Recording Date	06/26/2006	1st Periodic Cap Rate	
	Origination Lender Name	WELLS FARGO BANK NA	Origination Interest Rate		Lifetime Cap Rate	
	Origination Lender Type	Bank	First Rate Change Date		Change Index	
	Type Financing		Maturity Date		IO Period	
	Borrower 1	LANE, GARY MICHAEL	Balloon Rider		Prepayment Penalty Rider	
	Borrower 2	LANE, KATHRYN	Fixed/Step Rate Rider		Prepayment Penalty Term	
	Additional Borrowers		Adj Rate Rider		Adj Rate Index	
	Vesting	Living Trust				
Mortgage						
	Transaction ID	16	Recorder Doc Number	04-2654512	Recorder Book/Page	
	Mortgage Date	09/21/2004	Document Type	Mortgage	Rate Change Freq	
	Loan Amount	\$180,000	Document Description	Commercial Loan	1st Periodic Floor Rate	
	Loan Type	Commercial Loan	Recording Date	10/15/2004	1st Periodic Cap Rate	
	Origination Lender Name	PATRICK DAVERN	Origination Interest Rate		Lifetime Cap Rate	
	Origination Lender Type	Private Party	First Rate Change Date		Change Index	

	Type Financing		Maturity Date		IO Period	
	Borrower 1	LANE, GARY MICHAEL	Balloon Rider		Prepayment Penalty Rider	
	Borrower 2	LANE, KATHRYN	Fixed/Step Rate Rider		Prepayment Penalty Term	
	Additional Borrowers		Adj Rate Rider		Adj Rate Index	
	Vesting	Living Trust				
Transfer						
	Transaction ID	17	Recorder Doc Number	04-2654510	Partial Interest Transferred	
	Transfer Date	09/21/2004	Document Type	Deed	Type of Transaction	Non Arms-Length Transfer
	Sale Price		Document Description	Intra-family Transfer or Dissolution	Multiple APNs on Deed	
	Recorder Book/Page		Recording Date	10/15/2004	Property Use	
	Buyer 1	LANE, GARY MICHAEL	Buyer 1 Entity	Trustee or Conservator	Buyer Vesting	Living Trust
	Buyer 2	LANE, KATHRYN	Buyer 2 Entity	Trustee or Conservator	Buyer Mailing Address	800 S JUANITA AVE, REDONDO BEACH, CA 90277-4358
	Seller 1	LANE, GARY	Seller 1 Entity	Married Man	Seller Mailing Address	800 S JUANITA AVE, REDONDO BEACH, CA 90277-4358
	Seller 2		Seller 2 Entity		Legal City/ Muni/ Township	REDONDO BEACH
	Legal Recorder's Map Ref	MB12 PG161	Legal Subdivision	EMERALD TRACT	Legal Section/ Twn/ Rng/ Mer	
	Legal Brief Description/ Unit/ Phase/ Tract		EXCEPT FR SD LOT B W14.5 FT THEREOF MEAS R/A WLY LN/ / /		Title Company Name	
Mortgage						
	Transaction ID	18	Recorder Doc Number	03-3579348	Recorder Book/Page	
	Mortgage Date	11/10/2003	Document Type	Mortgage	Rate Change Freq	
	Loan Amount	\$378,000	Document Description	Commercial Loan	1st Periodic Floor Rate	
	Loan Type	Commercial Loan	Recording Date	11/26/2003	1st Periodic Cap Rate	
	Origination Lender Name	EAST WEST BANK	Origination Interest Rate		Lifetime Cap Rate	
	Origination Lender Type	Bank	First Rate Change Date		Change Index	
	Type Financing	Variable	Maturity Date	12/01/2013	IO Period	
	Borrower 1	LANE, GARY	Balloon Rider		Prepayment Penalty Rider	
	Borrower 2		Fixed/Step Rate Rider		Prepayment Penalty Term	
	Additional Borrowers		Adj Rate Rider		Adj Rate Index	
	Vesting	Married Man as his sole and separate property				
Transfer						
	Transaction ID	19	Recorder Doc Number	03-3579347	Partial Interest Transferred	
	Transfer Date	11/10/2003	Document Type	Deed	Type of Transaction	Non Arms-Length Transfer
	Sale Price		Document Description	Intra-family Transfer or Dissolution	Multiple APNs on Deed	
	Recorder Book/Page		Recording Date	11/26/2003	Property Use	
	Buyer 1	LANE, GARY	Buyer 1 Entity	Married Man	Buyer Vesting	Married Man as his sole and separate property
	Buyer 2		Buyer 2 Entity		Buyer Mailing Address	800 S JUANITA AVE, REDONDO BEACH, CA 90277-4358
	Seller 1	LANE, SHIRLEY KATHRYN	Seller 1 Entity	Married Woman	Seller Mailing Address	800 S JUANITA AVE, REDONDO BEACH, CA 90277-4358

	Seller 2		Seller 2 Entity		Legal City/ Muni/ Township	REDONDO BEACH
	Legal Recorder's Map Ref	MB12 PG161	Legal Subdivision	EMERALD TRACT	Legal Section/ Twn/ Rng/ Mer	
	Legal Brief Description/ Unit/ Phase/ Tract		EXCEPT FR SD LOT B W14.5 FT THEREOF MEAS R/A WLY LN/ / /		Title Company Name	STEWART TITLE

Mortgage

	Transaction ID	20	Recorder Doc Number		Recorder Book/Page	
	Mortgage Date		Document Type	Mortgage	Rate Change Freq	
	Loan Amount	\$100,000	Document Description		1st Periodic Floor Rate	
	Loan Type		Recording Date	08/05/2002	1st Periodic Cap Rate	
	Origination Lender Name		Origination Interest Rate		Lifetime Cap Rate	
	Origination Lender Type		First Rate Change Date		Change Index	
	Type Financing		Maturity Date		IO Period	
	Borrower 1	LANE, GARY	Balloon Rider		Prepayment Penalty Rider	
	Borrower 2		Fixed/Step Rate Rider		Prepayment Penalty Term	
	Additional Borrowers		Adj Rate Rider		Adj Rate Index	
	Vesting	Married Man as his sole and separate property				

Mortgage

	Transaction ID	21	Recorder Doc Number	02-1824523	Recorder Book/Page	
	Mortgage Date	05/31/2002	Document Type	Mortgage	Rate Change Freq	
	Loan Amount	\$160,000	Document Description	Commercial Loan	1st Periodic Floor Rate	
	Loan Type	Commercial Loan	Recording Date	08/05/2002	1st Periodic Cap Rate	
	Origination Lender Name	EDWARD F LEVINE ACCOUNT #60764448	Origination Interest Rate		Lifetime Cap Rate	
	Origination Lender Type	Private Party	First Rate Change Date		Change Index	
	Type Financing		Maturity Date	08/15/2017	IO Period	
	Borrower 1	LANE, GARY	Balloon Rider		Prepayment Penalty Rider	
	Borrower 2		Fixed/Step Rate Rider		Prepayment Penalty Term	
	Additional Borrowers		Adj Rate Rider		Adj Rate Index	
	Vesting	Married Man as his sole and separate property				

Transfer

	Transaction ID	22	Recorder Doc Number	02-1824522	Partial Interest Transferred	
	Sale Date	05/31/2002	Document Type	Deed	Type of Transaction	Non Residential Transfer
	Sale Price	\$325,000	Document Description	Grant Deed	Multiple APNs on Deed	
	Recorder Book/Page		Recording Date	08/05/2002	Property Use	
	Buyer 1	LANE, GARY	Buyer 1 Entity	Married Man	Buyer Vesting	Married Man as his sole and separate property
	Buyer 2		Buyer 2 Entity		Buyer Mailing Address	101-107 PACIFIC COAST HWY, REDONDO BEACH, CA 90277
	Seller 1	GRAHAM, DAVID B	Seller 1 Entity		Seller Mailing Address	PO BOX 1259, LAKE ELSINORE, CA 92531-1259
	Seller 2		Seller 2 Entity		Legal City/ Muni/ Township	REDONDO BEACH

	Legal Recorder's Map Ref	MB12 PG161	Legal Subdivision	EMERALD TRACT	Legal Section/ Twn/ Rng/ Mer	
	Legal Brief Description/ Unit/ Phase/ Tract				Title Company Name	EQUITY TITLE COMPANY
Transfer						
	Transaction ID	23	Recorder Doc Number	02-1824521	Partial Interest Transferred	
	Transfer Date	07/30/2002	Document Type	Deed	Type of Transaction	Non Arms-Length Transfer
	Sale Price		Document Description	Intra-family Transfer or Dissolution	Multiple APNs on Deed	
	Recorder Book/Page		Recording Date	08/05/2002	Property Use	
	Buyer 1	LANE, GAY M	Buyer 1 Entity	Married Man	Buyer Vesting	Married Man as his sole and separate property
	Buyer 2		Buyer 2 Entity		Buyer Mailing Address	101 PACIFIC COAST HWY, REDONDO BEACH, CA 90277
	Seller 1	LANE, SHIRLEY KATHRYN	Seller 1 Entity	Married Woman	Seller Mailing Address	101 PACIFIC COAST HWY, REDONDO BEACH, CA 90277
	Seller 2		Seller 2 Entity		Legal City/ Muni/ Township	REDONDO BEACH
	Legal Recorder's Map Ref	MB12 PG161	Legal Subdivision	EMERALD TRACT	Legal Section/ Twn/ Rng/ Mer	
	Legal Brief Description/ Unit/ Phase/ Tract		EXCEPT FR SD LOT B W14.5 FT THEREOF MEAS R/A WLY LN/ / /		Title Company Name	EQUITY TITLE COMPANY

Subject Property Location

Property Address 101 N PACIFIC COAST HWY
City, State & Zip REDONDO BEACH, CA 90277-3149

County LOS ANGELES COUNTY

Mailing Address 3030 SAWTELLE BLVD, LOS ANGELES, CA 90066-1408

Report Date: 04/20/2024

Order ID: R146165184

Property Use

Retail Stores (Personal Services, Photography, Travel)

Parcel Number

7505-007-001

Subject Property

Address	101 N PACIFIC COAST HWY, REDONDO BEACH, CA 90277			APN	7505-007-001
Owner	3030 SAWTELLE BOULEVARD LLC			Lot Size (SF/AC)	3,280/.08
Bedrooms	0	Year Built	1932	Living Area (SF)	2,535
Bathrooms/Partial		Garage/No. of Cars		Phones	

Nearby Neighbor #1

Address	417 EMERALD ST, REDONDO BEACH, CA 90277			APN	7505-007-030
Owner	HART HELEN B; HALE ANTHONY L			Lot Size (SF/AC)	3,113/.07
Bedrooms	3	Year Built	1907	Living Area (SF)	1,847
Bathrooms/Partial	2	Garage/No. of Cars		Phones	

Nearby Neighbor #2

Address	107 N PACIFIC COAST HWY, REDONDO BEACH, CA 90277			APN	7505-007-008
Owner	BROWN MICHAEL L; MICHAEL L BROWN TRUST			Lot Size (SF/AC)	2,138/.05
Bedrooms	3	Year Built	1913	Living Area (SF)	1,174
Bathrooms/Partial	1	Garage/No. of Cars		Phones	

Nearby Neighbor #3

Address	415 EMERALD ST, REDONDO BEACH, CA 90277			APN	7505-007-029
Owner	SCHULTHEIS ROY M; GUERRA RUTH E			Lot Size (SF/AC)	2,713/.06
Bedrooms	4	Year Built	1907	Living Area (SF)	1,388
Bathrooms/Partial	1	Garage/No. of Cars		Phones	

Nearby Neighbor #4

Address	109 N PACIFIC COAST HWY, REDONDO BEACH, CA 90277			APN	7505-007-009
Owner	BURKE, BRENDAN M			Lot Size (SF/AC)	3,329/.08
Bedrooms	4	Year Built	1912	Living Area (SF)	2,814
Bathrooms/Partial	2	Garage/No. of Cars		Phones	

Nearby Neighbor #5

Address	413 EMERALD ST, REDONDO BEACH, CA 90277			APN	7505-007-027
Owner	GOLDMAN JEFFREY (CO-TR); GOLDMAN FAMILY TRUST			Lot Size (SF/AC)	2,230/.05
Bedrooms	3	Year Built	1908	Living Area (SF)	2,020
Bathrooms/Partial	3	Garage/No. of Cars		Phones	

Nearby Neighbor #6

Address	111 N PACIFIC COAST HWY, REDONDO BEACH, CA 90277			APN	7505-007-010
Owner	BURKE, GEORGE J; GEORGE J BURKE TRUST,			Lot Size (SF/AC)	3,267/.08
Bedrooms	3	Year Built	1910	Living Area (SF)	1,404
Bathrooms/Partial	3	Garage/No. of Cars		Phones	

Nearby Neighbor # 7

Address	115 N PACIFIC COAST HWY, REDONDO BEACH, CA 90277			APN	7505-007-011
Owner	BURKE, LOUIS F; BURKE, KRISTINA SUE			Lot Size (SF/AC)	6,419/.15
Bedrooms	3	Year Built	1912	Living Area (SF)	1,203
Bathrooms/Partial	1	Garage/No. of Cars		Phones	

Nearby Neighbor # 8

Address	411 EMERALD ST, REDONDO BEACH, CA 90277			APN	7505-007-022
Owner	KERZA KWiatecki, PAUL; KERZA KWiatecki, KAYLA			Lot Size (SF/AC)	5,203/.12
Bedrooms	5	Year Built	1910	Living Area (SF)	2,556
Bathrooms/Partial	3	Garage/No. of Cars		Phones	

Nearby Neighbor # 9

Address	108 N PACIFIC COAST HWY, REDONDO BEACH, CA 90277			APN	7505-010-023
Owner	FIRST BAPTIST CHURCH OF REDONDO BEACH			Lot Size (SF/AC)	5,627/.13
Bedrooms	2	Year Built	1902	Living Area (SF)	988
Bathrooms/Partial	1	Garage/No. of Cars		Phones	

Nearby Neighbor # 10

Address	100 N PACIFIC COAST HWY, REDONDO BEACH, CA 90277			APN	7505-010-024
Owner	FIRST BAPTIST CHURCH OF REDONDO BEACH			Lot Size (SF/AC)	21,056/.48
Bedrooms	0	Year Built	1935	Living Area (SF)	23,576
Bathrooms/Partial		Garage/No. of Cars		Phones	

Nearby Neighbor # 11

Address	110 S PACIFIC COAST HWY, REDONDO BEACH, CA 90277			APN	8940-263-008
Owner	L I N C REDONDO BEACH SENIORS INC			Lot Size (SF/AC)	
Bedrooms	0	Year Built		Living Area (SF)	85,400
Bathrooms/Partial		Garage/No. of Cars		Phones	

Nearby Neighbor # 12

Address	110 N PACIFIC COAST HWY, REDONDO BEACH, CA 90277			APN	7505-010-022
Owner	BURKE, JENNIFER			Lot Size (SF/AC)	6,805/.16
Bedrooms	4	Year Built	1956	Living Area (SF)	2,315
Bathrooms/Partial	3	Garage/No. of Cars		Phones	

Nearby Neighbor # 13

Address	102 N BROADWAY, REDONDO BEACH, CA 90277			APN	7505-007-023
Owner	MIGUELEZ M D AND DORIA S TRS			Lot Size (SF/AC)	10,562/.24
Bedrooms	9	Year Built	1925	Living Area (SF)	4,440
Bathrooms/Partial	9	Garage/No. of Cars		Phones	

Nearby Neighbor # 14

Address	108 N BROADWAY APT 2, REDONDO BEACH, CA 90277			APN	7505-007-021
Owner	LUTTRELL, ELIZABETH JOY; ELIZABETH JOY LUTTRELL FAMILY TRUST,			Lot Size (SF/AC)	7,608/.17
Bedrooms	8	Year Built	1906	Living Area (SF)	4,352
Bathrooms/Partial	5	Garage/No. of Cars		Phones	

Nearby Neighbor #15					
Address	102 S BROADWAY, REDONDO BEACH, CA 90277			APN	7505-013-015
Owner	SOVEREIGN GRACE BIBLE CHURCH			Lot Size (SF/AC)	29,885/.69
Bedrooms	0	Year Built	1958	Living Area (SF)	7,760
Bathrooms/Partial		Garage/No. of Cars		Phones	

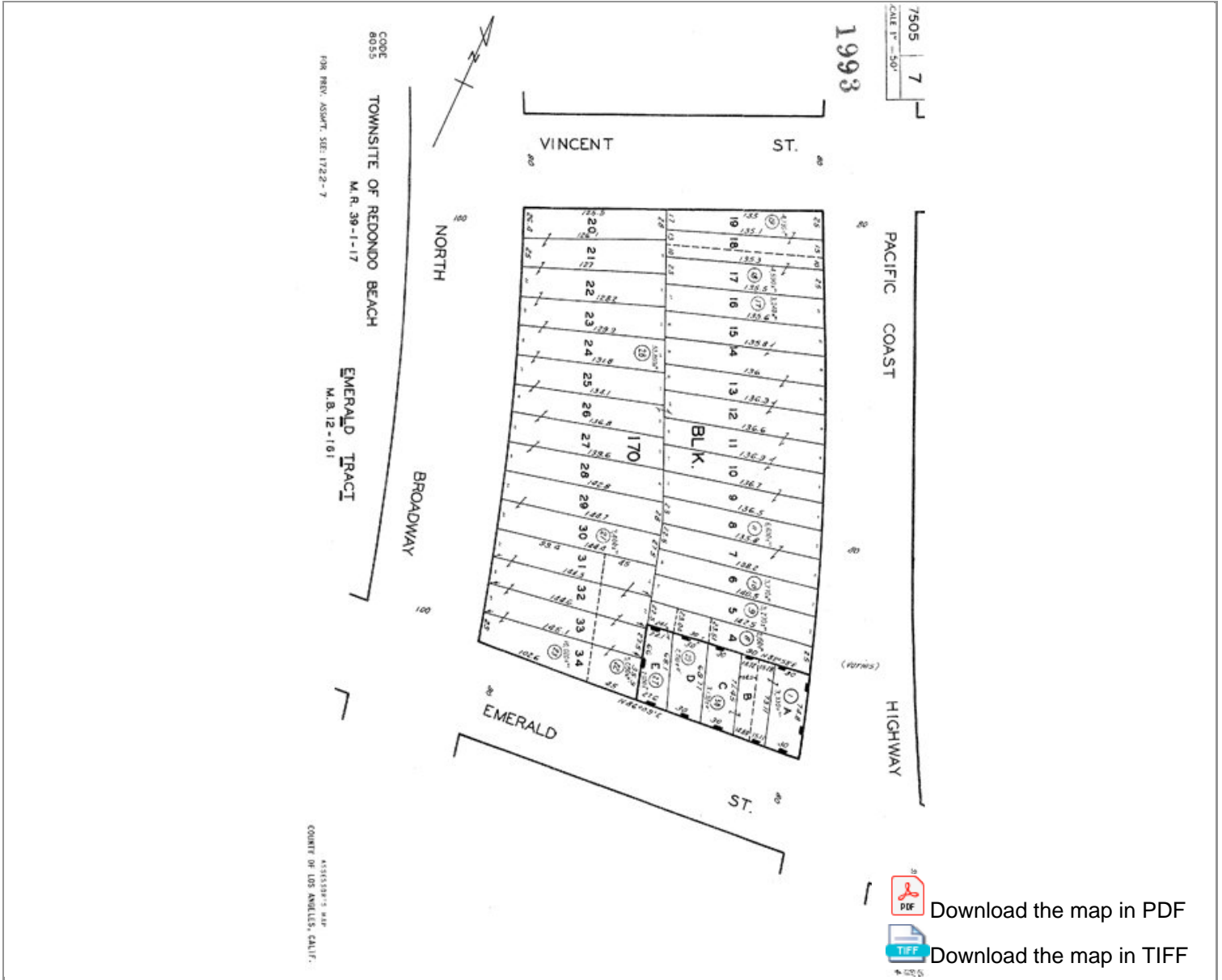


Subject Property Location

Property Address 101 N PACIFIC COAST HWY
City, State & Zip REDONDO BEACH, CA 90277-3149
County LOS ANGELES COUNTY

Report Date: 04/20/2024
Order ID: R146165185

Parcel Number 7505-007-001



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