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## Property Profile

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### Cover Page

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#### Subject Property:

**Site Address**

4541 LEDGE AVE ,  
TOLUCA LAKE, CA, 91602

**Mail Address**

630 N ROSEMEAD BLVD STE 100 ,  
PASADENA, CA, 91107

#### Prepared By:

**Dennis Murphy**

Dennis Murphy, Cpa

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E: dmmurphy@ix.netcom.com



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#### Document Contents

- Property Overview Page
- Property History Page
- Property Comparables
- Neighborhood Demographics
- Public Schools Report
- Private Schools Report
- Crime Report
- Cyberhomes.com Content

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## Property Overview

4541 LEDGE AVE, TOLUCA LAKE, CA, 91602- 1568

### Owner and Geographic Information



<b>Primary Owner:</b> EMVEST MORTGAGE FUND LLC,	<b>Secondary Owner:</b>
<b>Mail Address:</b>	630 N ROSEMEAD BLVD STE 100 PASADENA CA 91107
<b>Site Address:</b>	4541 LEDGE AVE TOLUCA LAKE CA 91602
<b>APN :</b> 2420-034-010	<b>Lot Number :</b> 134
<b>Census Tract :</b> 1256.00	<b>Page Grid :</b> 563-B4
<b>Housing Tract Number:</b>	10619
<b>Phone:</b>	
<b>Legal Description :</b> Lot: 134 Tract No: 10619 Abbreviated Description: CITY:REGION/CLUSTER: 03/03160 TRACT NO 10619 LOT 134 City/Muni/Twp: REGION/CLUSTER: 03/03160	

### Property Details



<b>Bedrooms :</b> 2	<b>Year Built :</b> 1939	<b>Square Feet :</b> 2,284 SF
<b>Bathrooms :</b> 2	<b>Garage :</b>	<b>Lot Size :</b> 7,196 SF
<b>Total Rooms :</b>	<b>Fireplace :</b>	<b>Number of Units :</b> 1
<b>Zoning :</b> LARE9	<b>Pool :</b>	<b>Use Code :</b> Single Family Residential

### Sale & Loan



<b>Transfer Date :</b> 02/21/2008	<b>Seller :</b> STEVENS, MCCALLISTER
<b>Transfer Value :</b> \$442,588	<b>Document # :</b> 08-0303077
<b>Cost/Sq Feet :</b> \$193	
<b>First Loan Amt :</b> N/A	<b>Lender :</b>

### Assessment & Taxes



<b>Assessed Value :</b> \$367,092	<b>Percent Improvement :</b> 34.69%	<b>Homeowner Exemption :</b> H
<b>Land Value :</b> \$239,758	<b>Tax Amount :</b> \$4,420.81	<b>Tax Rate Area :</b> 0-013
<b>Improvement Value :</b> \$127,334	<b>Tax Status :</b> Current	<b>Tax Account ID :</b>
<b>Market Improvement Value :</b>	<b>Market Land Value :</b>	<b>Market Value :</b>

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## Property History

4541 LEDGE AVE, TOLUCA LAKE, CA, 91602- 1568

### Prior Transfer

<b>Recording Date</b>	02/21/2008	<b>Document #</b>	<a href="#">08-0303077 BK-PG -</a>
<b>Price</b>	\$442,588	<b>Document Type</b>	Trustee's Deed
<b>First TD</b>	N/A	<b>Type of Sale</b>	Full Amount on Deed
<b>Mortgage Doc #</b>		<b>Interest Rate</b>	
<b>Lender Name</b>		<b>Buyer Vesting</b>	N/A
<b>Buyer Name</b>	EMVEST MORTGAGE FUND LLC,	<b>Seller Name</b>	STEVENS, MCCALLISTER
<b>Legal Description</b> : Lot: 134 Tract No: 10619 Map Ref: MB162 PG23&24 City/Muni/Twp: LOS ANGELES			

### Prior Transfer

<b>Recording Date</b>	01/27/2006	<b>Document #</b>	<a href="#">06-0205252 BK-PG -</a>
<b>Price</b>	N/A	<b>Document Type</b>	Deed
<b>First TD</b>	N/A	<b>Type of Sale</b>	Price as "0", "None", "No Consideration"
<b>Mortgage Doc #</b>		<b>Interest Rate</b>	
<b>Lender Name</b>		<b>Buyer Vesting</b>	Trust
<b>Buyer Name</b>	GRAYSTAR MORAN TRUST,	<b>Seller Name</b>	STEVENS, MCCALLISTER
<b>Legal Description</b> : Lot: 134 Tract No: 10619 Map Ref: MB162 PG23&24 City/Muni/Twp: NORTH HOLLYWOOD			

### Prior Transfer

<b>Recording Date</b>	12/19/2005	<b>Document #</b>	<a href="#">05-3109845 BK-PG -</a>
<b>Price</b>	N/A	<b>Document Type</b>	Grant Deed
<b>First TD</b>	\$350,000	<b>Type of Sale</b>	Price as "0", "None", "No Consideration"
<b>Mortgage Doc #</b>	<a href="#">05-3109846</a>	<b>Interest Rate</b>	
<b>Lender Name</b>	EMVEST MORTGAGE FUND LLC	<b>Buyer Vesting</b>	N/A
<b>Buyer Name</b>	STEVENS, MCCALLISTER	<b>Seller Name</b>	GRAYSTAR MORAN TRUST, ; MACDONALD, PATRICIA
<b>Legal Description</b> : Lot: 134 Tract No: 10619 Map Ref: MB162 PG23&24 City/Muni/Twp: LOS ANGELES			

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### Mortgage Record

<b>Recording Date</b>	01/19/2005	<b>Document #</b>	<u>05-0127728 BK-PG -</u>
<b>Loan Amount:</b>	\$130,000	<b>Loan Type</b>	Unknown
<b>TD Due Date</b>		<b>Type of Financing</b>	
<b>Lender Name</b>	PEAK FINANCIAL PARTNERS INC	<b>Buyer Vesting</b>	Trust
<b>Lender Type</b>	*N	<b>Vesting</b>	Trust
<b>Borrowers Name</b>	MACDONALD,PATRICIA; GRAYSTAR MORAN TRUST,		

### Mortgage Record

<b>Recording Date</b>	12/29/2004	<b>Document #</b>	<u>04-3384591 BK-PG -</u>
<b>Loan Amount:</b>	N/A	<b>Loan Type</b>	Unknown
<b>TD Due Date</b>		<b>Type of Financing</b>	
<b>Lender Name</b>	SCOTT WU ESQUIRE	<b>Buyer Vesting</b>	N/A
<b>Lender Type</b>	Private Party	<b>Vesting</b>	
<b>Borrowers Name</b>	GRAYSTAR MORAN TRUST,		

### Mortgage Record

<b>Recording Date</b>	06/03/2003	<b>Document #</b>	<u>03-1576412 BK-PG -</u>
<b>Loan Amount:</b>	\$150,000	<b>Loan Type</b>	Unknown
<b>TD Due Date</b>		<b>Type of Financing</b>	
<b>Lender Name</b>	MONARCH SECURITIES SERVICES	<b>Buyer Vesting</b>	Trust
<b>Lender Type</b>	*N	<b>Vesting</b>	Trust
<b>Borrowers Name</b>	GRAYSTAR MORAN TRUST,		

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### Prior Transfer

<b>Recording Date</b>	03/21/2001	<b>Document #</b>	<a href="#">01-0454508 BK-PG -</a>
<b>Price</b>	N/A	<b>Document Type</b>	Grant Deed
<b>First TD</b>	N/A	<b>Type of Sale</b>	Price as "0", "None", "No Consideration"
<b>Mortgage Doc #</b>		<b>Interest Rate</b>	
<b>Lender Name</b>		<b>Buyer Vesting</b>	Trust
<b>Buyer Name</b>	GRAYSTAR/MORAN TRUST,	<b>Seller Name</b>	STEVENS, MCCALLISTER
<b>Legal Description</b> : Lot: 134 Tract No: 10619 Map Ref: MB162 PG23&24 City/Muni/Twp: LOS ANGELES			

### Mortgage Record

<b>Recording Date</b>	05/30/2000	<b>Document #</b>	<a href="#">00-0823503 BK-PG -</a>
<b>Loan Amount:</b>	\$367,500	<b>Loan Type</b>	Unknown
<b>TD Due Date</b>	06/01/2030 IR:4.2%	<b>Type of Financing</b>	ADJ
<b>Lender Name</b>	DOWNEY S/L	<b>Buyer Vesting</b>	N/A
<b>Lender Type</b>	Lending institution	<b>Vesting</b>	
<b>Borrowers Name</b>	STEVENS,MCCALLISTER		

### Prior Transfer

<b>Recording Date</b>	02/22/2000	<b>Document #</b>	<a href="#">00-0262491 BK-PG -</a>
<b>Price</b>	N/A	<b>Document Type</b>	Grant Deed
<b>First TD</b>	N/A	<b>Type of Sale</b>	Price as "0", "None", "No Consideration"
<b>Mortgage Doc #</b>		<b>Interest Rate</b>	
<b>Lender Name</b>		<b>Buyer Vesting</b>	N/A
<b>Buyer Name</b>	STEVENS, MCCALLISTER	<b>Seller Name</b>	, MASON ZURICH INC TR DEJALMANE TRUST
<b>Legal Description</b> : Abbreviated Description: TRACT NO 10619 LOT 134City/Muni/Twp: LOS ANGELES			

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### Prior Transfer

<b>Recording Date</b>	06/25/1998	<b>Document #</b>	<a href="#">98-1077063 BK-PG -</a>
<b>Price</b>	N/A	<b>Document Type</b>	Grant Deed
<b>First TD</b>	N/A	<b>Type of Sale</b>	
<b>Mortgage Doc #</b>		<b>Interest Rate</b>	
<b>Lender Name</b>		<b>Buyer Vesting</b>	Trust
<b>Buyer Name</b>	THE DEJALMANE TRUST, ; MASON/ZURICH INC,	<b>Seller Name</b>	CROSLEY, CHRISTIAN
<b>Legal Description</b> : Abbreviated Description: TRACT NO 10619 LOT 134City/Muni/Twp: LOS ANGELES			

### Mortgage Record

<b>Recording Date</b>	02/27/1998	<b>Document #</b>	<a href="#">98-0325733 BK-PG -</a>
<b>Loan Amount:</b>	\$50,000	<b>Loan Type</b>	Unknown
<b>TD Due Date</b>	03/02/2013	<b>Type of Financing</b>	
<b>Lender Name</b>	CIT GROUP/CONSUMER FINANCE INC	<b>Buyer Vesting</b>	N/A
<b>Lender Type</b>	Other	<b>Vesting</b>	
<b>Borrowers Name</b>	CROSLEY,CHRISTIAN		

### Prior Transfer

<b>Recording Date</b>	10/06/1997	<b>Document #</b>	<a href="#">97-1546057 BK-PG -</a>
<b>Price</b>	\$437,000	<b>Document Type</b>	Grant Deed
<b>First TD</b>	\$305,900	<b>Type of Sale</b>	Full-Computed from Transfer Tax
<b>Mortgage Doc #</b>		<b>Interest Rate</b>	
<b>Lender Name</b>	WMC MTG CORP	<b>Buyer Vesting</b>	N/A
<b>Buyer Name</b>	CROSLEY, CHRISTIAN	<b>Seller Name</b>	BARRY, MARY ROSE; THE OSTEGO TRUST,
<b>Legal Description</b> : Abbreviated Description: TRACT NO 10619 LOT 134City/Muni/Twp: LOS ANGELES			

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### Prior Transfer

<b>Recording Date</b>	10/06/1997	<b>Document #</b>	<a href="#">97-1546056 BK-PG -</a>
<b>Price</b>	N/A	<b>Document Type</b>	Gift Deed
<b>First TD</b>	N/A	<b>Type of Sale</b>	
<b>Mortgage Doc #</b>		<b>Interest Rate</b>	
<b>Lender Name</b>		<b>Buyer Vesting</b>	Trust
<b>Buyer Name</b>	BARRY, MARY ROSE; THE OSTEGO TRUST,	<b>Seller Name</b>	TENE, ELI
<b>Legal Description</b> : Abbreviated Description: TRACT NO 10619 LOT 134City/Muni/Twp: LOS ANGELES			

### Prior Transfer

<b>Recording Date</b>	08/28/1997	<b>Document #</b>	<a href="#">97-1337893 BK-PG -</a>
<b>Price</b>	\$236,000	<b>Document Type</b>	Grant Deed
<b>First TD</b>	\$265,500	<b>Type of Sale</b>	Price Unconfirmed
<b>Mortgage Doc #</b>		<b>Interest Rate</b>	
<b>Lender Name</b>	JAMES H PAUL	<b>Buyer Vesting</b>	Tenants in Common
<b>Buyer Name</b>	TENE, ELI; BARRY, MARY ROSE	<b>Seller Name</b>	UNIVERSAL AMERICAN MTG COMPANY,
<b>Legal Description</b> : Abbreviated Description: TRACT NO 10619 LOT 134City/Muni/Twp: LOS ANGELES			

### Prior Transfer

<b>Recording Date</b>	08/28/1997	<b>Document #</b>	<a href="#">97-1337892 BK-PG -</a>
<b>Price</b>	N/A	<b>Document Type</b>	Grant Deed
<b>First TD</b>	N/A	<b>Type of Sale</b>	
<b>Mortgage Doc #</b>		<b>Interest Rate</b>	
<b>Lender Name</b>		<b>Buyer Vesting</b>	Married Man as his sole and separate property
<b>Buyer Name</b>	TENE, ELI	<b>Seller Name</b>	TENE, DAENA
<b>Legal Description</b> : Abbreviated Description: TRACT NO 10619 LOT 134City/Muni/Twp: LOS ANGELES			

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### Prior Transfer

<b>Recording Date</b>	01/10/1997	<b>Document #</b>	<a href="#">97-0043154 BK-PG -</a>
<b>Price</b>	\$260,000	<b>Document Type</b>	Trustee's Deed
<b>First TD</b>	N/A	<b>Type of Sale</b>	Full Amount on Deed
<b>Mortgage Doc #</b>		<b>Interest Rate</b>	
<b>Lender Name</b>		<b>Buyer Vesting</b>	N/A
<b>Buyer Name</b>	UNIVERSAL AMERICAN MTG COMPANY,	<b>Seller Name</b>	ERICSSON, KAREN; UNIVERSAL AMERICAN MTG COMPANY,
<b>Legal Description</b> : Abbreviated Description: TRACT NO 10619 LOT 134City/Muni/Twp: LOS ANGELES			

### Prior Transfer

<b>Recording Date</b>	11/25/1996	<b>Document #</b>	<a href="#">96-1906417 BK-PG -</a>
<b>Price</b>	\$260,000	<b>Document Type</b>	Trustee's Deed
<b>First TD</b>	N/A	<b>Type of Sale</b>	Full Amount on Deed
<b>Mortgage Doc #</b>		<b>Interest Rate</b>	
<b>Lender Name</b>		<b>Buyer Vesting</b>	N/A
<b>Buyer Name</b>	,	<b>Seller Name</b>	ERICSSON, KAREN
<b>Legal Description</b> : Abbreviated Description: TRACT NO 10619 LOT 134City/Muni/Twp: LOS ANGELES			

### Prior Transfer

<b>Recording Date</b>	07/15/1994	<b>Document #</b>	<a href="#">94-1326709 BK-PG -</a>
<b>Price</b>	N/A	<b>Document Type</b>	Grant Deed
<b>First TD</b>	N/A	<b>Type of Sale</b>	
<b>Mortgage Doc #</b>		<b>Interest Rate</b>	
<b>Lender Name</b>		<b>Buyer Vesting</b>	N/A
<b>Buyer Name</b>	GOODWIN, H EVERETT	<b>Seller Name</b>	ERICSSON, KAREN
<b>Legal Description</b> : Lot: 134 Tract No: 10619 Map Ref: MAP162 PG23&24 City/Muni/Twp: LOS ANGELES			

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### Prior Transfer

<b>Recording Date</b>	03/02/1994	<b>Document #</b>	<a href="#">94-0423367 BK-PG -</a>
<b>Price</b>	\$450,000	<b>Document Type</b>	Grant Deed
<b>First TD</b>	\$360,000	<b>Type of Sale</b>	Full-Computed from Transfer Tax
<b>Mortgage Doc #</b>		<b>Interest Rate</b>	
<b>Lender Name</b>	AMERISTAR FINANCIAL SERVICES INC	<b>Buyer Vesting</b>	N/A
<b>Buyer Name</b>	ERICSSON, KAREN	<b>Seller Name</b>	CAL PAC VENTURES,
<b>Legal Description</b> : Lot: 134 Tract No: 10619 Map Ref: MAP162 PG23&24 City/Muni/Twp: LOS ANGELES			

### Prior Transfer

<b>Recording Date</b>	12/15/1993	<b>Document #</b>	<a href="#">93-2449171 BK-PG -</a>
<b>Price</b>	\$255,000	<b>Document Type</b>	Grant Deed
<b>First TD</b>	N/A	<b>Type of Sale</b>	Full-Computed from Transfer Tax
<b>Mortgage Doc #</b>		<b>Interest Rate</b>	
<b>Lender Name</b>		<b>Buyer Vesting</b>	N/A
<b>Buyer Name</b>	CAL PAC VENTURES,	<b>Seller Name</b>	AMERICAN SVGS BANK F A , ; AMERICAN SVGS BANK,
<b>Legal Description</b> : Lot: 134 Tract No: 10619 Map Ref: MAP162 PG23&24 City/Muni/Twp: LOS ANGELES			

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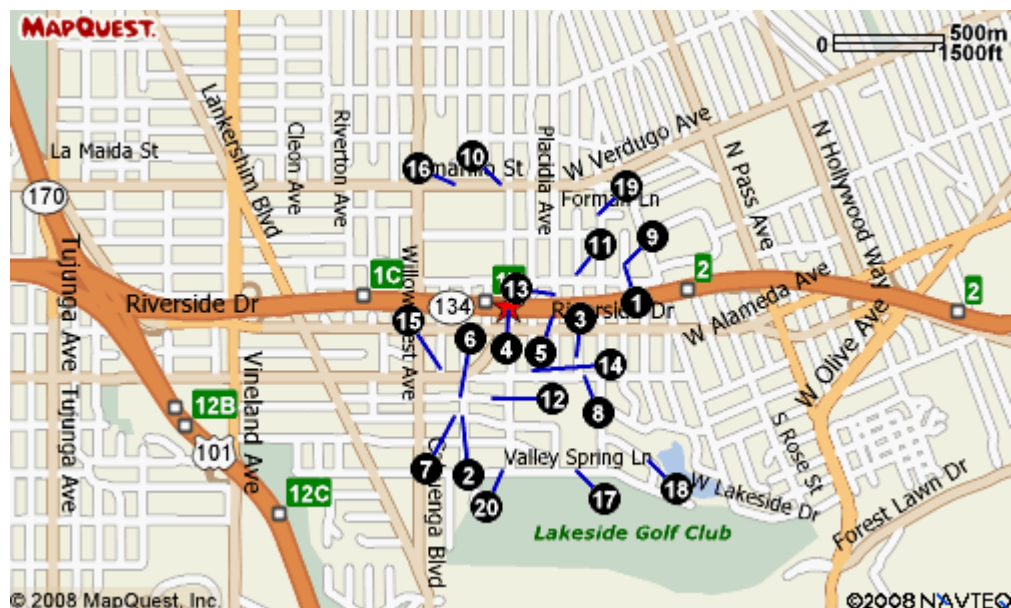
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## Comparable Sales Data

4541 LEDGE AVE, TOLUCA LAKE, CA, 91602- 1568



**EMVEST MORTGAGE FUND LLC,  
4541 LEDGE AVE, TOLUCA LAKE 91602-1568  
APN: 2420-034-010 LOS ANGELES COUNTY**

<input checked="" type="checkbox"/>	Address	Date	Price	\$/SF	Bld/Area	RM/BR/Bth	YB	Lot	Pool	Proxim.
1	4629 TALOFA AVE	09/18/2008	\$1,200,000	\$504	2,377	/3/2	1957	11,996 SF	Yes	.33Mi.
<b>Site Address</b>		TOLUCA LAKE, CA 91602-1630		<b>APN</b>		2420-020-011				
<b>Doc Type</b>		Grant Deed		<b>Document #</b>		08-1687049				
<b>Price Code</b>		F		<b>Land Use</b>		Single Family Residential				
<b>Buyer Name</b>		HOVNANNISIAN, ARMEN		<b>Seller Name</b>		COPELIN, AVIS R				
<b>Loan Amount</b>		N/A		<b>Lender Name</b>						
<b>Legal: Lot : 190 MapRef : MR31 PG39 City/Muni/Twp : LOS ANGELES</b>										

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<input checked="" type="checkbox"/>	Address	Date	Price	\$/SF	Bld/Area	RM/BR/Bth	YB	Lot	Pool	Proxim.
2	10503 WOODBRIDGE ST	07/24/2008	\$750,000	\$516	1,453	/2/2	1936	6,190 SF		.32Mi.
<b>Site Address</b>		TOLUCA LAKE, CA 91602-2824		<b>APN</b>		2424-012-020				
<b>Doc Type</b>		Grant Deed		<b>Document #</b>		08-1321898				
<b>Price Code</b>		F		<b>Land Use</b>		Single Family Residential				
<b>Buyer Name</b>		VON DER AHE, WILFRED		<b>Seller Name</b>		ESCOBAR, GEORGE				
<b>Loan Amount</b>		\$417,000		<b>Lender Name</b>		WELLS FARGO BANK NA				
<b>Legal:</b> Lot : 62 Tract No : 9340 MapRef : MB125 PG38-40 City/Muni/Twp : LOS ANGELES										

<input checked="" type="checkbox"/>	Address	Date	Price	\$/SF	Bld/Area	RM/BR/Bth	YB	Lot	Pool	Proxim.
3	4440 SANCOLA AVE	06/06/2008	\$1,750,000	\$999	1,751	/3/2	1936	7,597 SF		.25Mi.
<b>Site Address</b>		TOLUCA LAKE, CA 91602-2520		<b>APN</b>		2424-006-024				
<b>Doc Type</b>		Grant Deed		<b>Document #</b>		08-1001356				
<b>Price Code</b>		F		<b>Land Use</b>		Single Family Residential				
<b>Buyer Name</b>		FEINSTEIN, SCOTT ; BELLA PRIMA CASA TRUST		<b>Seller Name</b>		HARLEQUIN HOMES LLC				
<b>Loan Amount</b>		\$500,000		<b>Lender Name</b>		CITY NATIONAL BANK				
<b>Legal:</b> Lot : 90 Tract No : 9491 MapRef : MB133 PG92&93 City/Muni/Twp : LOS ANGELES										

<input checked="" type="checkbox"/>	Address	Date	Price	\$/SF	Bld/Area	RM/BR/Bth	YB	Lot	Pool	Proxim.
4	4538 LEDGE AVE	06/06/2008	\$899,000	\$373	2,409	/4/2	1938	10,807 SF	Yes	.02Mi.
<b>Site Address</b>		TOLUCA LAKE, CA 91602-1567		<b>APN</b>		2420-035-012				
<b>Doc Type</b>		Grant Deed		<b>Document #</b>		08-1001700				
<b>Price Code</b>		F		<b>Land Use</b>		Single Family Residential				
<b>Buyer Name</b>		VIRCHOW, KELLY SCOTT ; VIRCHOW, NANCY A		<b>Seller Name</b>		STEPHENS, SPENCER ; STEPHENS, YAVONE EVANS				
<b>Loan Amount</b>		\$417,000		<b>Lender Name</b>		JPMORGAN CHASE BANK NA				
<b>Legal:</b> Lot : 51&50 Tract No : 10294 MapRef : MB208 PG10-12 Abbreviated Description : SOUTHERLY5 FT LOT50 City/Muni/Twp : LOS ANGELES										

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<input checked="" type="checkbox"/>	Address	Date	Price	\$/SF	Bld/Area	RM/BR/Bth	YB	Lot	Pool	Proxim.
5	4536 ARCOLA AVE	03/05/2008	\$785,000	\$320	2,452	/4/2	1938	9,139 SF		.15Mi.
<b>Site Address</b>		TOLUCA LAKE, CA 91602-1518		<b>APN</b>		2420-036-010				
<b>Doc Type</b>		Grant Deed		<b>Document #</b>		08-0380734				
<b>Price Code</b>		F		<b>Land Use</b>		Single Family Residential				
<b>Buyer Name</b>		NEIBERT, STEVEN ; NEIBERT, TANNER		<b>Seller Name</b>		HAMPTON, BRENDA ; BUI, TIM; AMENDED & RESTATED HAMPTON BUI FAMILY TR; KOSTANIAN, SHAWN				
<b>Loan Amount</b>		\$628,000		<b>Lender Name</b>		COUNTRYWIDE BANK FSB				
<b>Legal:</b> Lot : 27 Tract No : 10294 MapRef : MB208 PG10-12 City/Muni/Twp : LOS ANGELES										

<input checked="" type="checkbox"/>	Address	Date	Price	\$/SF	Bld/Area	RM/BR/Bth	YB	Lot	Pool	Proxim.
6	10505 BLOOMFIELD ST	02/15/2008	\$1,100,000	\$348	3,154	/4/4	1940	6,338 SF		.27Mi.
<b>Site Address</b>		TOLUCA LAKE, CA 91602-2812		<b>APN</b>		2424-011-021				
<b>Doc Type</b>		Grant Deed		<b>Document #</b>		08-0275688				
<b>Price Code</b>		F		<b>Land Use</b>		Single Family Residential				
<b>Buyer Name</b>		MANGUM, JONATHAN ; MANGUM, LEAH		<b>Seller Name</b>		SHORT, LOIS N ; THE SHORT FAMILY TRUST				
<b>Loan Amount</b>		\$880,000		<b>Lender Name</b>		WELLS FARGO BANK NA				
<b>Legal:</b> Lot : 20 Tract No : 9340 MapRef : MB125 PG38-40 City/Muni/Twp : LOS ANGELES										

<input checked="" type="checkbox"/>	Address	Date	Price	\$/SF	Bld/Area	RM/BR/Bth	YB	Lot	Pool	Proxim.
7	10519 WOODBRIDGE ST	02/05/2008	\$1,040,000	\$454	2,288	/3/3	1935	6,024 SF		.33Mi.
<b>Site Address</b>		TOLUCA LAKE, CA 91602-2824		<b>APN</b>		2424-012-017				
<b>Doc Type</b>		Grant Deed		<b>Document #</b>		08-0212104				
<b>Price Code</b>		F		<b>Land Use</b>		Single Family Residential				
<b>Buyer Name</b>		YAMAGUCHI, SCOTT TSUNEO ; YAMAGUCHI, SASHA DIANE		<b>Seller Name</b>		MEKRUT JR, JOHN S ; ASHE, JENNIFER R				
<b>Loan Amount</b>		\$832,000		<b>Lender Name</b>		WELLS FARGO BANK NA				
<b>Legal:</b> Lot : 59 Tract No : 9340 MapRef : MB125 PG38-40 City/Muni/Twp : LOS ANGELES										

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<input checked="" type="checkbox"/>	Address	Date	Price	\$/SF	Bld/Area	RM/BR/Bth	YB	Lot	Pool	Proxim.
8	10221 MOORPARK ST	01/17/2008	\$1,950,000	\$424	4,599	/5/6	1935	15,621 SF	Yes	.30Mi.
<b>Site Address</b>		TOLUCA LAKE, CA 91602-2511		<b>APN</b>		2424-006-029				
<b>Doc Type</b>		Grant Deed		<b>Document #</b>		08-0096985				
<b>Price Code</b>		F		<b>Land Use</b>		Single Family Residential				
<b>Buyer Name</b>		KRINSKY, DAVID		<b>Seller Name</b>		VISCO, DIANA				
<b>Loan Amount</b>		N/A		<b>Lender Name</b>						
<b>Legal: Lot : 95 Tract No : 9491 MapRef : MB133 PG92&amp;93 City/Muni/Twp : LOS ANGELES</b>										

<input checked="" type="checkbox"/>	Address	Date	Price	\$/SF	Bld/Area	RM/BR/Bth	YB	Lot	Pool	Proxim.
9	4635 TALOFA AVE	12/07/2007	\$1,490,000	\$366	4,064	/5/5	1923	11,996 SF		.33Mi.
<b>Site Address</b>		TOLUCA LAKE, CA 91602-1630		<b>APN</b>		2420-020-010				
<b>Doc Type</b>		Grant Deed		<b>Document #</b>		07-2687388				
<b>Price Code</b>		F		<b>Land Use</b>		Single Family Residential				
<b>Buyer Name</b>		MORTON, CRAIG A ; OCONNELL, JALON M		<b>Seller Name</b>		PACK, SAM				
<b>Loan Amount</b>		N/A		<b>Lender Name</b>						
<b>Legal: City/Muni/Twp : LOS ANGELES</b>										

<input checked="" type="checkbox"/>	Address	Date	Price	\$/SF	Bld/Area	RM/BR/Bth	YB	Lot	Pool	Proxim.
10	10418 CAMARILLO ST	12/05/2007	\$1,600,000	\$535	2,989	/4/3	1935	26,606 SF	Yes	.29Mi.
<b>Site Address</b>		TOLUCA LAKE, CA 91602-1526		<b>APN</b>		2420-029-002				
<b>Doc Type</b>		Grant Deed		<b>Document #</b>		07-2661757				
<b>Price Code</b>		F		<b>Land Use</b>		Single Family Residential				
<b>Buyer Name</b>		DANIELS, CHARLES ALEXANDER ; DANIELS, CAROLYN SAPP		<b>Seller Name</b>		MEURER, WILLIAM HENRY ; WILLIAM HENRY MEURER 1997 TRUST				
<b>Loan Amount</b>		\$1,280,000		<b>Lender Name</b>		INDYMAC BANK FSB				
<b>Legal: Lot : 2 Tract No : 10717 MapRef : MB184 PG8 City/Muni/Twp : LOS ANGELES</b>										

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<input checked="" type="checkbox"/>	Address	Date	Price	\$/SF	Bld/Area	RM/BR/Bth	YB	Lot	Pool	Proxim.
11	4610 SANCOLA AVE	11/30/2007	\$1,165,000	\$439	2,650	/3/3	1938	13,477 SF		.22Mi.
<b>Site Address</b>		TOLUCA LAKE, CA 91602-1625		<b>APN</b>		2420-021-008				
<b>Doc Type</b>		Grant Deed		<b>Document #</b>		07-2632217				
<b>Price Code</b>		F		<b>Land Use</b>		Single Family Residential				
<b>Buyer Name</b>		HERNANDEZ, MAURICIO		<b>Seller Name</b>		GROSS, LINDA ; THE LINO A DONATONI FAMILY TRUST				
<b>Loan Amount</b>		\$932,000		<b>Lender Name</b>		ALLIANT CU				
<b>Legal:</b> Lot : 54 Tract No : 11153 MapRef : MB198 PG25&26 City/Muni/Twp : LOS ANGELES										

<input checked="" type="checkbox"/>	Address	Date	Price	\$/SF	Bld/Area	RM/BR/Bth	YB	Lot	Pool	Proxim.
12	10434 BLOOMFIELD ST	11/28/2007	\$1,185,000	\$552	2,144	/3/2	1939	6,386 SF		.27Mi.
<b>Site Address</b>		TOLUCA LAKE, CA 91602-2811		<b>APN</b>		2424-017-005				
<b>Doc Type</b>		Grant Deed		<b>Document #</b>		07-2614356				
<b>Price Code</b>		F		<b>Land Use</b>		Single Family Residential				
<b>Buyer Name</b>		LOPEZ, GEORGE E ; LOPEZ, ANN		<b>Seller Name</b>		LINTON, CORNELIA FORT				
<b>Loan Amount</b>		\$888,750		<b>Lender Name</b>		COUNTRYWIDE BANK FSB				
<b>Legal:</b> Lot : 67 Tract No : 9340 MapRef : MB125 PG38-40 City/Muni/Twp : LOS ANGELES										

<input checked="" type="checkbox"/>	Address	Date	Price	\$/SF	Bld/Area	RM/BR/Bth	YB	Lot	Pool	Proxim.
13	4550 ARCOLA AVE	11/01/2007	\$1,425,000	\$543	2,620	/4/2	1940	13,508 SF	Yes	.15Mi.
<b>Site Address</b>		TOLUCA LAKE, CA 91602-1517		<b>APN</b>		2420-036-008				
<b>Doc Type</b>		Grant Deed		<b>Document #</b>		07-2465297				
<b>Price Code</b>		F		<b>Land Use</b>		Single Family Residential				
<b>Buyer Name</b>		QUINTANA, JOSE LUIS ; QUINTANA, DIANE WAGNER; QUINTANA, HEATHER ASHLEY		<b>Seller Name</b>		BADCOCK III, WOGAN S				
<b>Loan Amount</b>		N/A		<b>Lender Name</b>						
<b>Legal:</b> Lot : 25 Tract No : 10294 MapRef : MB208 PG10-12 City/Muni/Twp : LOS ANGELES										

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<input checked="" type="checkbox"/>	Address	Date	Price	\$/SF	Bld/Area	RM/BR/Bth	YB	Lot	Pool	Proxim.
14	4410 PLACIDIA AVE	08/24/2007	\$1,940,000	\$445	4,353	/6/5	1938	7,601 SF	Yes	.19Mi.
<b>Site Address</b>		TOLUCA LAKE, CA 91602-2419		<b>APN</b>		2424-005-038				
<b>Doc Type</b>		Grant Deed		<b>Document #</b>		07-1984463				
<b>Price Code</b>		F		<b>Land Use</b>		Single Family Residential				
<b>Buyer Name</b>		ARDAKANI, HESHMATALLAH M ; ARDAKANI, SONIA E		<b>Seller Name</b>		MICKELSON, JAMES A ; MICKELSON, PAULINE S				
<b>Loan Amount</b>		\$1,358,000		<b>Lender Name</b>		WASHINGTON MUTUAL BANK FA				
<b>Legal:</b> Lot : 63 Tract No : 9491 MapRef : MB133 PG92&93 City/Muni/Twp : LOS ANGELES										

<input checked="" type="checkbox"/>	Address	Date	Price	\$/SF	Bld/Area	RM/BR/Bth	YB	Lot	Pool	Proxim.
15	4414 AUCKLAND AVE	08/21/2007	\$686,000	\$495	1,385	/2/1	1940	7,327 SF		.24Mi.
<b>Site Address</b>		TOLUCA LAKE, CA 91602-2403		<b>APN</b>		2424-002-013				
<b>Doc Type</b>		Grant Deed		<b>Document #</b>		07-1956947				
<b>Price Code</b>		F		<b>Land Use</b>		Single Family Residential				
<b>Buyer Name</b>		YERIKYAN, ARUTYUN		<b>Seller Name</b>		COANE, DIANNE T ; ESTATE OF WILLIAM V COANE; COANE, WILLIAM VINCENT; OBRIEN, DORIS MARIE; PROBATE CASE BP104877				
<b>Loan Amount</b>		\$548,800		<b>Lender Name</b>		WELLS FARGO BANK NA				
<b>Legal:</b> Lot : 13 Tract No : 11105 MapRef : MB211 PG16&17 City/Muni/Twp : LOS ANGELES										

<input checked="" type="checkbox"/>	Address	Date	Price	\$/SF	Bld/Area	RM/BR/Bth	YB	Lot	Pool	Proxim.
16	10514 CAMARILLO ST	08/21/2007	\$1,700,000	\$321	5,280	/5/6	1937	18,247 SF	Yes	.32Mi.
<b>Site Address</b>		TOLUCA LAKE, CA 91602-1528		<b>APN</b>		2420-030-021				
<b>Doc Type</b>		Grant Deed		<b>Document #</b>		07-1955962				
<b>Price Code</b>		F		<b>Land Use</b>		Single Family Residential				
<b>Buyer Name</b>		ARNDT, NEWMAN		<b>Seller Name</b>		OFFERMAN, ALMA ALEXIE				
<b>Loan Amount</b>		\$1,105,000		<b>Lender Name</b>		BRIDGELock CAPITAL				
<b>Legal:</b> Lot : A MapRef : PM LA2687 MB50 PG96 City/Muni/Twp : LOS ANGELES										

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<input checked="" type="checkbox"/>	Address	Date	Price	\$/SF	Bld/Area	RM/BR/Bth	YB	Lot	Pool	Proxim.
17	10253 VALLEY SPRING LN	07/10/2007	\$2,100,000	\$478	4,391	/6/6	1952	14,959 SF	Yes	.47Mi.
<b>Site Address</b>		TOLUCA LAKE, CA 91602-2931		<b>APN</b>		2424-023-002				
<b>Doc Type</b>		Grant Deed		<b>Document #</b>		07-1627496				
<b>Price Code</b>		F		<b>Land Use</b>		Single Family Residential				
<b>Buyer Name</b>		DUBROW, ETHAN ; RICO, SUZANNE		<b>Seller Name</b>		POMEROY, JOHN				
<b>Loan Amount</b>		\$1,000,000		<b>Lender Name</b>		WELLS FARGO BANK NA				
<b>Legal:</b> Lot : 217 Subdivision : PROPERTY OF LANKERSHIM RANCH LAND & WATER COMPANY MapRef : MR31 PG39 City/Muni/Twp : LOS ANGELES										

<input checked="" type="checkbox"/>	Address	Date	Price	\$/SF	Bld/Area	RM/BR/Bth	YB	Lot	Pool	Proxim.
18	4234 NAVAJO AVE	07/06/2007	\$5,800,000	\$748	7,749	/4/7	1996	32,670 SF	Yes	.57Mi.
<b>Site Address</b>		TOLUCA LAKE, CA 91602-2914		<b>APN</b>		2424-033-003				
<b>Doc Type</b>		Grant Deed		<b>Document #</b>		07-1608718				
<b>Price Code</b>		F		<b>Land Use</b>		Single Family Residential				
<b>Buyer Name</b>		VIGNALI, HORACIO CARLOS ; VIGNALI, LUZ C		<b>Seller Name</b>		ESCHRICH, GARY E ; ESCHRICH, TYLER H; THE WILLIAM & MARCELLA ESCHRICH LIVING T				
<b>Loan Amount</b>		\$2,900,000		<b>Lender Name</b>		BANK OF AMERICA NA				
<b>Legal:</b> Lot : A Tract No : 8064 MapRef : MB100 PG47-49 City/Muni/Twp : LOS ANGELES										

<input checked="" type="checkbox"/>	Address	Date	Price	\$/SF	Bld/Area	RM/BR/Bth	YB	Lot	Pool	Proxim.
19	4715 FORMAN AVE	06/22/2007	\$1,975,000	N/A		//				.32Mi.
<b>Site Address</b>		TOLUCA LAKE, CA 91602-1618		<b>APN</b>		2420-022-017				
<b>Doc Type</b>		Grant Deed		<b>Document #</b>		07-1503140				
<b>Price Code</b>		F		<b>Land Use</b>		Single Family Residential				
<b>Buyer Name</b>		CARDWELL, JULIA A		<b>Seller Name</b>		4134 NAGLE ASSOCIATES LLC				
<b>Loan Amount</b>		\$1,283,750		<b>Lender Name</b>		WASHINGTON MUTUAL BANK FA				
<b>Legal:</b> Lot : 43 Tract No : 11153 MapRef : MB198 PG25&26 Abbreviated Description : NORTHERLY66.00 FT LOT43 PCL1 City/Muni/Twp : LOS ANGELES										

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<input checked="" type="checkbox"/>	Address	Date	Price	\$/SF	Bld/Area	RM/BR/Bth	YB	Lot	Pool	Proxim.
20	10409 VALLEY SPRING LN	05/31/2007	\$1,424,545	\$589	2,417	/3/2	1934	10,799 SF		.44Mi.
<b>Site Address</b>	TOLUCA LAKE, CA 91602-2805		<b>APN</b>	2424-015-017						
<b>Doc Type</b>	Grant Deed		<b>Document #</b>	07-1310087						
<b>Price Code</b>	F		<b>Land Use</b>	Single Family Residential						
<b>Buyer Name</b>	PAUL, MAXINE		<b>Seller Name</b>	ZIGMOND, FREDERIC M ; ZIGMOND, SHERYL; ZIGMOND LIVING TRUST						
<b>Loan Amount</b>	\$997,500		<b>Lender Name</b>	AMERICAS WHOLESale LENDER						
<b>Legal:</b>	<b>Lot :</b> 168	<b>Tract No :</b> 9340	<b>MapRef :</b> MB125 PG38-40	<b>City/Muni/Twp :</b> LOS ANGELES						

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### Area Sales Analysis

Total Area Sales	20	Median # of Bedrooms	4
Median Lot Size	10,803 SF	Median # of Baths	2.5
Median Living Area	2,536 SF	Median Year Built	1938
Price Range - 2 Yrs	\$686,000 to \$5,800,000	Age Range	12 years to 85 years
Median Value	\$1,424,773	Median Age	70 years

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## Summary Comparables

**EMVEST MORTGAGE FUND LLC,  
4541 LEDGE AVE, TOLUCA LAKE 91602-1568  
APN: 2420-034-010 LOS ANGELES COUNTY**

**Year Built : 1939    Square Feet : 2,284 SF    Lot : 7,196 SF    Bld/Area : 2284SF    Pool :    RM/BR/Bth : /2/2**

#	Address	Date	Price	\$/SF	Bld/Area	RM/BR/Bth	YB	Lot	Pool	Proxim.
1)	4629 TALOFA AVE	09/18/2008	\$1,200,000	\$504	2,377	/3/2	1957	11,996	Yes	.33Mi.
2)	10503 WOODBRIDGE ST	07/24/2008	\$750,000	\$516	1,453	/2/2	1936	6,190		.32Mi.
3)	4440 SANCOLA AVE	06/06/2008	\$1,750,000	\$999	1,751	/3/2	1936	7,597		.25Mi.
4)	4538 LEDGE AVE	06/06/2008	\$899,000	\$373	2,409	/4/2	1938	10,807	Yes	.02Mi.
5)	4536 ARCOLA AVE	03/05/2008	\$785,000	\$320	2,452	/4/2	1938	9,139		.15Mi.
6)	10505 BLOOMFIELD ST	02/15/2008	\$1,100,000	\$348	3,154	/4/4	1940	6,338		.27Mi.
7)	10519 WOODBRIDGE ST	02/05/2008	\$1,040,000	\$454	2,288	/3/3	1935	6,024		.33Mi.
8)	10221 MOORPARK ST	01/17/2008	\$1,950,000	\$424	4,599	/5/6	1935	15,621	Yes	.30Mi.
9)	4635 TALOFA AVE	12/07/2007	\$1,490,000	\$366	4,064	/5/5	1923	11,996		.33Mi.
10)	10418 CAMARILLO ST	12/05/2007	\$1,600,000	\$535	2,989	/4/3	1935	26,606	Yes	.29Mi.
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13)	4550 ARCOLA AVE	11/01/2007	\$1,425,000	\$543	2,620	/4/2	1940	13,508	Yes	.15Mi.
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16)	10514 CAMARILLO ST	08/21/2007	\$1,700,000	\$321	5,280	/5/6	1937	18,247	Yes	.32Mi.
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18)	4234 NAVAJO AVE	07/06/2007	\$5,800,000	\$748	7,749	/4/7	1996	32,670	Yes	.57Mi.
19)	4715 FORMAN AVE	06/22/2007	\$1,975,000	N/A		//				.32Mi.
20)	10409 VALLEY SPRING LN	05/31/2007	\$1,424,545	\$589	2,417	/3/2	1934	10,799		.44Mi.

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Median Value	\$1,424,773	Median Age	70 years

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## Neighborhood Demographics

4541 LEDGE AVE, TOLUCA LAKE, CA, 91602- 1568


### Population

Area	2000	2008	2013	Growth Rate	Growth Centile
 ZIP 91602	15,391	16,291	16,856	0.7 %	45.0 %
National	281,421,906	309,299,265	328,770,749	1.2 %	


### Household

Area	2000	2008	2013	Household Growth Rate	Average Household Size
 ZIP 91602	8,464	8,710	8,950	0.3 %	1.9
National	105,480,101	116,384,754	123,932,585	1.2 %	2.6


### Family

Area	2000	2008	Family Growth Rate
 ZIP 91602	3,125	3,218	0.4 %
National	71,787,347	78,006,259	1.0 %


### Age Distribution

Area	0-4	5-9	10-14	15-19	20-24	25-44	45-64	65-84	85+
 ZIP 91602	4.2 %	3.5 %	3.1 %	3.2 %	6.2 %	41.8 %	27.4 %	8.8 %	1.7 %
National	6.9 %	6.5 %	6.7 %	7.1 %	7.0 %	27.4 %	25.8 %	10.7 %	1.9 %


### Median Age

Area	2008	Male Ratio	Female Ratio
 ZIP 91602	38.5	49.5 %	50.5 %
National	36.8	49.1 %	50.9 %


### Household Income

Area	% <\$25K	% \$25K-50K	% \$50K-100K	% \$100K-150K	% >\$150K
 ZIP 91602	11.9 %	23.3 %	39.5 %	12.4 %	13.0 %
National	21.1 %	24.4 %	34.8 %	11.6 %	8.0 %

### Median Household Income

Area	2008	2013	Per Capita Income
 ZIP 91602	\$67,614.00	\$81,925.00	\$50,655.00
National	\$54,749.00	\$64,042.00	\$28,151.00

### Household Income Centile

Area	National	State
 ZIP 91602	85.0 %	68.0 %
National		

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## Public Schools Report

4541 LEDGE AVE, TOLUCA LAKE, CA, 91602- 1568

### Public School Statistics

Toluca Lake Elementary School							.42Mi. from subject property
4840 Cahuenga Blvd. North Hollywood, CA 91601-4704 818-761-3339							
<ul style="list-style-type: none"> <li>• Grade KG - Grade 5</li> <li>• Student Teacher Ratio: 1:17</li> <li>• Full Time Equivalent Administrators: 34</li> </ul>							
<b>Grade Membership</b>							
KDGN	GR - 1	GR - 2	GR - 3	GR - 4	GR - 5	Total	
91	97	91	82	87	78	526	
<b>API Score:</b>							
1			5		10		

Rio Vista Elementary School							.70Mi. from subject property
4243 Satsuma Ave. North Hollywood, CA 91602-3226 818-761-6147							
<ul style="list-style-type: none"> <li>• Grade KG - Grade 5</li> <li>• Student Teacher Ratio: 1:17</li> <li>• Full Time Equivalent Administrators: 26</li> </ul>							
<b>Grade Membership</b>							
KDGN	GR - 1	GR - 2	GR - 3	GR - 4	GR - 5	Total	
62	64	71	65	87	58	407	
<b>API Score:</b>							
1			5		10		

<b>Walter Reed Middle School</b>			1.62Mi. from subject property	
4525 Irvine Ave. North Hollywood, CA 91602-1915 818-762-0691				
<ul style="list-style-type: none"> <li>• Grade 6 - Grade 8</li> <li>• Student Teacher Ratio: 1:21.9</li> <li>• Full Time Equivalent Administrators: 109</li> </ul>				
<b>Grade Membership</b>				
GR - 6	GR - 7	GR - 8	Total	
698	686	616	2,000	
<b>API Score:</b>				
1				5
			10	

<b>East Valley Senior High School</b>			1.41Mi. from subject property	
5525 Vineland Ave. North Hollywood, CA 91601-2730 818-753-4400				
<ul style="list-style-type: none"> <li>• Grade 8 - Grade 10</li> <li>• Student Teacher Ratio: N/A</li> <li>• Full Time Equivalent Administrators: N/A</li> </ul>				
<b>Grade Membership</b>				
GR - 8	GR - 9	GR - 10	Total	
1	393	366	760	
<b>API Score:</b>				
1				5
			10	

### About School Report

#### Public Schools

The Public School report lists schools within the district boundary of the subject property. For confirmation on schools within this district, please contact Student Services office of your assigned district.

#### API Index

The Academic Performance Index (API) measures academic performance and growth of schools, which includes results of the Stanford 9. The API reports a numeric scale that ranges from 200 to 1000. A school's score or position on the API indicates the level of a school's performance.

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## Private Schools Report

4541 LEDGE AVE, TOLUCA LAKE, CA, 91602- 1568

### Private School Statistics

TOLUCA CROSSROADS SCHOOL 3MS G		.40Mi. from subject property			
4814 CAHUENGA BLVD N HOLLYWOOD, CA 91601- 818-980-3688 Gender: Coed		<ul style="list-style-type: none"> <li>• Prekindergarten - Grade 3</li> <li>• Nonsectarian</li> <li>• Student Teacher Ratio: 1:7.14</li> <li>• Full Time Equivalent Administrators: 3.5</li> </ul>			
<b>Grade Membership</b>					
PK	KDGN	GR - 1	GR - 2	GR - 3	Total
35	12	6	4	3	60

ST CHARLES BORROMEO SCHOOL		.60Mi. from subject property						
10850 MOORPARK ST N HOLLYWOOD, CA 91602- 818-508-5359 Gender: Coed		<ul style="list-style-type: none"> <li>• Kindergarten - Grade 8</li> <li>• Roman Catholic</li> <li>• Student Teacher Ratio: 1:27.96</li> <li>• Full Time Equivalent Administrators: 11.6</li> </ul>						
<b>Grade Membership</b>								
KDGN	GR - 1	GR - 2	GR - 3	GR - 4	GR - 5	GR - 6	GR - 7	Total
32	40	36	39	34	39	38	31	325

JOYCES TOLUCA LAKE PRE-SCHL		.80Mi. from subject property	
10512 MAGNOLIA BLVD N HOLLYWOOD, CA 91601- 818-760-4345 Gender: Coed		<ul style="list-style-type: none"> <li>• Kindergarten - Kindergarten</li> <li>• Nonsectarian</li> <li>• Student Teacher Ratio: 1:12</li> <li>• Full Time Equivalent Administrators: 1</li> </ul>	
<b>Grade Membership</b>			
	KDGN		Total
	12		12

<b>BURBANK MONTESSORI ACADEMY</b>					.95Mi. from subject property
217 N HOLLYWOOD WAY BURBANK, CA 91505- 818-848-8226 Gender: Coed		<ul style="list-style-type: none"> <li>• Prekindergarten - Grade 2</li> <li>• Nonsectarian</li> <li>• Student Teacher Ratio: 1:9.5</li> <li>• Full Time Equivalent Administrators: 2</li> </ul>			
<b>Grade Membership</b>					
PK	KDGN	GR - 1	GR - 2	Total	
40	10	5	4	59	

<b>AMERICAN LUTHERAN ELEMENTARY</b>							1.00Mi. from subject property
755 N WHITNALL HIGHWAY BURBANK, CA 91505- 818-846-0491 Gender: Coed		<ul style="list-style-type: none"> <li>• Kindergarten - Grade 5</li> <li>• Evangelical Lutheran Church in America</li> <li>• Student Teacher Ratio: 1:15.5</li> <li>• Full Time Equivalent Administrators: 10</li> </ul>					
<b>Grade Membership</b>							
KDGN	GR - 1	GR - 2	GR - 3	GR - 4	GR - 5	Total	
34	45	30	22	17	7	155	

<b>MEDIA CTR MONTESSORI PRESCHOOL</b>			1.02Mi. from subject property
3711 W CLARK AVE BURBANK, CA 91505- 818-558-3602 Gender: Coed		<ul style="list-style-type: none"> <li>• Prekindergarten - Kindergarten</li> <li>• Nonsectarian</li> <li>• Student Teacher Ratio: 1:1.6</li> <li>• Full Time Equivalent Administrators: 3.8</li> </ul>	
<b>Grade Membership</b>			
PK	KDGN	Total	
24	6	30	

<b>MCA UNIVERSAL CHILDCARE CENTER</b>			1.20Mi. from subject property
3737 BARHAM BLVD LOS ANGELES, CA 90068- 818-777-9130 Gender: Coed		<ul style="list-style-type: none"> <li>• Prekindergarten - Kindergarten</li> <li>• Nonsectarian</li> <li>• Student Teacher Ratio: 1:1.42</li> <li>• Full Time Equivalent Administrators: 12</li> </ul>	
<b>Grade Membership</b>			
PK	KDGN	Total	
48	17	65	

<b>CAHUENGA NURSERY SCHOOL AND KINDERGARTEN</b>			1.25Mi. from subject property
5554 CAHUENGA BLVD N HOLLYWOOD, CA 91601- 818-761-0513 Gender: Coed		<ul style="list-style-type: none"> <li>• Prekindergarten - Kindergarten</li> <li>• Nonsectarian</li> <li>• Student Teacher Ratio: 1:3.25</li> <li>• Full Time Equivalent Administrators: 4</li> </ul>	
<b>Grade Membership</b>			
PK	KDGN	Total	
16	13	29	

<b>SAN FERNANDO VALLEY PROFESSION</b>								1.29Mi. from subject property
11419 MOORPARK ST N HOLLYWOOD, CA 91602- 818-985-9485 Gender: Coed				<ul style="list-style-type: none"> <li>• Grade 3 - Grade 12</li> <li>• Nonsectarian</li> <li>• Student Teacher Ratio: 1:4.87</li> <li>• Full Time Equivalent Administrators: 2.9</li> </ul>				
<b>Grade Membership</b>								
GR - 3	GR - 5	GR - 6	GR - 7	GR - 10	GR - 11	GR - 12	Total	
1	1	1	1	4	3	3	14	

<b>ST PAULS FIRST LUTHERAN SCHOOL</b>										1.47Mi. from subject property
11330 MCCORMICK STREET N HOLLYWOOD, CA 91601- 818-763-2892 Gender: Coed				<ul style="list-style-type: none"> <li>• Prekindergarten - Grade 8</li> <li>• Wisconsin Evangelical Lutheran Synod</li> <li>• Student Teacher Ratio: 1:18.89</li> <li>• Full Time Equivalent Administrators: 10.4</li> </ul>						
<b>Grade Membership</b>										
PK	KDGN	GR - 1	GR - 2	GR - 3	GR - 4	GR - 5	GR - 6	GR - 7	Total	
35	23	23	27	21	19	19	23	26	231	

<b>OAKWOOD SECONDARY SCHOOL</b>													1.77Mi. from subject property
11600 MAGNOLIA BOULEVARD N HOLLYWOOD, CA 91601- 818-752-4400 Gender: Coed					<ul style="list-style-type: none"> <li>• Kindergarten - Grade 12</li> <li>• Nonsectarian</li> <li>• Student Teacher Ratio: 1:13.35</li> <li>• Full Time Equivalent Administrators: 55.1</li> </ul>								
<b>Grade Membership</b>													
KDGN	GR - 1	GR - 2	GR - 3	GR - 4	GR - 5	GR - 6	GR - 7	GR - 8	GR - 9	GR - 10	GR - 11	GR - 12	Total
41	42	40	37	39	36	43	76	80	80	80	76	74	736

<b>N HOLLYWOOD CHRISTIAN SCHOOL</b>			1.89Mi. from subject property
5616 FARMDALE AVENUE N HOLLYWOOD, CA 91601- 818-763-8555 Gender: Coed		<ul style="list-style-type: none"> <li>• Prekindergarten - Kindergarten</li> <li>• Assembly of God</li> <li>• Student Teacher Ratio: 1:3.57</li> <li>• Full Time Equivalent Administrators: 7</li> </ul>	
<b>Grade Membership</b>			
PK	KDGN	Total	
45	25	70	

<b>VALLEY MONTESSORI SCHOOL</b>		1.99Mi. from subject property
10816 CALVERT ST N HOLLYWOOD, CA 91606- 818-985-2996 Gender: Coed		<ul style="list-style-type: none"> <li>• Kindergarten - Kindergarten</li> <li>• Nonsectarian</li> <li>• Student Teacher Ratio: 1:10</li> <li>• Full Time Equivalent Administrators: 2</li> </ul>
<b>Grade Membership</b>		
KDGN	Total	
20	20	

MONTESSORI CHILDREN'S ACADEMIE		2.11Mi. from subject property
2400 W BURBANK BLVD BURBANK, CA 91506- 818-846-5099 Gender: Coed	<ul style="list-style-type: none"> <li>• Prekindergarten - Kindergarten</li> <li>• Nonsectarian</li> <li>• Student Teacher Ratio: 1:4.13</li> <li>• Full Time Equivalent Administrators: 8</li> </ul>	
<b>Grade Membership</b>		
PK	KDGN	Total
21	33	54

## About School Report

### Private Schools

As private schools are not subject to district boundaries, we list up to 15 of the schools closest to the subject property within a five mile radius of the subject property.

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## Crime Report

4541 LEDGE AVE, TOLUCA LAKE, CA, 91602- 1568

### City Crime Stats

FBI Crime Index for LOS ANGELES	
Murder :	168
Forcible Rape:	233
Robbery:	1,910
Aggravated Assault:	5,148
Burglary:	5,024
Motor Vehicle Theft:	6,727
Larceny - Theft:	8,682
Arson:	420
<b>Total Crimes:</b>	<b>28,312</b>

### FBI Uniform Crime Reports (UCR)

Whenever available, actual crime rates are reported using data obtained from the FBI Uniform Crime Reports. The major sources of the data represented in these reports are the individual local enforcement agencies. There are approximately 16,800 city, county and state law enforcement agencies that contributing to these reports. The data is reported by cities and towns police departments. Unincorporated areas and rural areas that are not under city police departments are reported through other enforcement agencies such as Sheriffs, County Police or State Police departments.

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