



**State of California  
Secretary of State**

LP-1

File # 2011-1-8100006

**Certificate of Limited Partnership**

**FILED**  
in the office of the Secretary of State  
of the State of California

*Caruso*  
*[Signature]*

**JUN 30 2011**

A \$70.00 filing fee must accompany this form.

**Important – Read instructions before completing this form.**

*This Space For Filing Use Only*

**Entity Name** (End the name with the words "Limited Partnership" or the abbreviation "LP" or "L.P.")

1. NAME OF LIMITED PARTNERSHIP

EL AJOU INVESTMENT GROUP, L.P.

**Initial Designated Office Address** (Do not abbreviate the name of the city.)

2. ADDRESS OF INITIAL DESIGNATED OFFICE IN CALIFORNIA

CITY

STATE ZIP CODE

11978 Marginata Court

San Diego

CA 92131

**Initial Agent For Service of Process** (If the initial agent is an individual, the agent must reside in California and both Items 3 and 4 must be completed. If the initial agent is a corporation, the agent must have on file with the California Secretary of State a certificate pursuant to Corporations Code section 1505 and Item 3 must be completed (leave Item 4 blank).)

3. NAME OF INITIAL AGENT FOR SERVICE OF PROCESS

Ronald J. Chin

4. IF AN INDIVIDUAL, ADDRESS OF INITIAL AGENT FOR SERVICE OF PROCESS IN CA

CITY

STATE ZIP CODE

1020 Isabella Avenue

Coronado

CA 92118

**General Partners** (Enter the names and addresses of all the general partners. Attach additional pages, if necessary.)

5a. NAME

ADDRESS

CITY

STATE ZIP CODE

Di Foggia Specialty, 11978 Marginata Court

San Diego

CA 92131

Foods Inc.

5b. NAME

ADDRESS

CITY

STATE ZIP CODE

**Additional Information**

6. ADDITIONAL INFORMATION SET FORTH ON THE ATTACHED PAGES, IF ANY, IS INCORPORATED HEREIN BY THIS REFERENCE AND MADE A PART OF THIS CERTIFICATE.

**Execution** (This certificate must be signed by all of the general partners. If additional signature space is necessary, the signatures may be made on an attachment to this certificate.)

7. I DECLARE I AM THE PERSON WHO EXECUTED THIS INSTRUMENT, WHICH EXECUTION IS MY ACT AND DEED.

June 28, 2011 *S*

DATE

*Said El Ajou*

SIGNATURE OF GENERAL PARTNER

Said El Ajou, President of Di Foggia Specialty  
TYPE OR PRINT NAME OF GENERAL PARTNER Foods Inc.

SIGNATURE OF GENERAL PARTNER

TYPE OR PRINT NAME OF GENERAL PARTNER

LP-2

Amendment to Certificate of Limited Partnership (LP)

FILED

Secretary of State  
State of California

MAY 04 2016

To change information of record for your LP, fill out this form, and submit for filing along with:

- A \$30 filing fee.
- A separate, non-refundable \$15 service fee also must be included, if you drop off the completed form.

Items 3-7: Only fill out the information that is changing. Attach extra pages if you need more space or need to include any other matters.

This Space For Office Use Only

For questions about this form, go to [www.sos.ca.gov/business/be/filing-tips.htm](http://www.sos.ca.gov/business/be/filing-tips.htm)

① LP's File No. (issued by CA Secretary of State)

20118100006

② LP's Exact Name (on file with CA Secretary of State)

El Ajou Investment Group, L.P.

New LP Name

③ San Diego Trade Partners LP

Proposed New LP Name

The new LP name: must end with: "Limited Partnership," "LP," or "L.P." and may not contain "bank," "insurance," "trust," "trustee," "incorporated," "inc.," "corporation," or "corp."

New LP Addresses

④ a. Street Address of Designated Office in CA City (no abbreviations) CA State Zip

b. Mailing Address of LP, if different from 4a City (no abbreviations) State Zip

New Agent/Address for Service of Process (The agent must be a CA resident or qualified 1505 corporation in CA.)

⑤ a. Agent's Name

b. Agent's Street Address (if agent is not a corporation) City (no abbreviations) CA State Zip

General Partner Changes

⑥ a. New general partner: Name Address City (no abbreviations) State Zip

b. Address change: Name New Address City (no abbreviations) State Zip

c. Name change: Old name: New name:

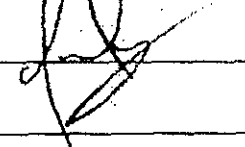
d. Name of dissociated general partner:

Dissolved LP (Either check box a or check box b and complete the information. Note: To terminate the LP, also file a Certificate of Cancellation (Form LP-4/7), available at [www.sos.ca.gov/business/be/forms.htm](http://www.sos.ca.gov/business/be/forms.htm).)

⑦ a.  The LP is dissolved and wrapping up its affairs.

b.  The LP is dissolved and has no general partners. The following person has been appointed to wrap up the affairs of the LP: Name Address City (no abbreviations) State Zip

Read and sign below: This form must be signed by (1) at least one general partner, (2) by each person listed in item 6a; and (3) by each person listed in item 6d if that person has not filed a Certificate of Dissociation (Form LP-101). If item 7b is checked, the person listed must sign. If a trust, association, attorney-in-fact, or any other person not listed above is signing, go to [www.sos.ca.gov/business/be/filing-tips.htm](http://www.sos.ca.gov/business/be/filing-tips.htm) for more information. If you need more space, attach extra pages that are 1-sided and on standard letter-size paper (8 1/2" x 11"). All attachments are part of this amendment. Signing this document affirms under penalty of perjury that the stated facts are true.

Sign here 

Sign here

By: Abdulla Elajou, Vice President of Di Foggia Specialty Foods, Inc. 5/1/16

Print your name here Date

Print your name here Date

Make check/money order payable to: Secretary of State

Upon filing, we will return one (1) uncertified copy of your filed document for free, and will certify the copy upon request and payment of a \$5 certification fee.

By Mail: Secretary of State, Business Entities, P.O. Box 944225, Sacramento, CA 94244-2250

Drop-Off: Secretary of State, 1500 11th Street, 3rd Floor, Sacramento, CA 95814



*First American*

**Combined Report**

**9350 Trade PI, San Diego, CA 92126**

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Property Address:

**9350 Trade PI  
San Diego, CA 92126**



First American

## Property Profile

9350 Trade Pl, San Diego, CA 92126

Property Information			
<b>Owner(s):</b>	San Diego Trade Partners Lp	<b>Mailing Address:</b>	11978 Marginata Ct, San Diego, CA 92131
<b>Owner Phone:</b>	Unknown	<b>Property Address:</b>	9350 Trade Pl, San Diego, CA 92126
<b>Vesting Type:</b>	N/A	<b>Alt. APN:</b>	
<b>County:</b>	San Diego	<b>APN:</b>	341-050-30-00
<b>Map Coord:</b>	PM15372	<b>Census Tract:</b>	008350
<b>Lot#:</b>		<b>Block:</b>	
<b>Subdivision:</b>		<b>Tract:</b>	15372
<b>Legal:</b>	Par 2 Tr Pm15372		

Property Characteristics					
<b>Use:</b>	Light Industrial	<b>Year Built / Eff. :</b>	1989 / 1989	<b>Sq. Ft. :</b>	41478
<b>Zoning:</b>	I-7	<b>Lot Size Ac / Sq Ft:</b>	2.37 / 103237	<b># of Units:</b>	1
<b>Stories:</b>		<b>Improvements:</b>		<b>Parking / #:</b>	/
<b>Gross Area:</b>	41478	<b>Garage Area :</b>		<b>Basement Area:</b>	

Sale and Loan Information					
<b>Sale / Rec Date:</b>	05/20/2004 / 06/17/2004	<b>*\$/Sq. Ft.:</b>		<b>2nd Mtg.:</b>	
<b>Sale Price:</b>		<b>1st Loan:</b>	\$3,300,000	<b>Prior Sale Amt:</b>	\$1,031,460
<b>Doc No.:</b>	566945	<b>Loan Type:</b>	Conventional	<b>Prior Sale Date:</b>	10/13/1988
<b>Doc Type:</b>	Deed	<b>Transfer Date:</b>	06/17/2004	<b>Prior Doc No.:</b>	0000578693
<b>Seller:</b>	Judd/King #1	<b>Lender:</b>	Zions First National Bank	<b>Prior Doc Type:</b>	

\*\$/Sq.Ft. is a calculation of Sale Price divided by Sq.Feet.

Tax Information			
<b>Imp Value:</b>	\$3,416,463	<b>Exemption Type:</b>	
<b>Land Value:</b>	\$3,006,485	<b>Tax Year / Area:</b>	2022 / 08-139
<b>Total Value:</b>	\$6,422,948	<b>Tax Value:</b>	
<b>Total Tax Amt:</b>	\$76,698.46	<b>Improved:</b>	53%

RECORDING REQUESTED BY  
CHICAGO TITLE COMPANY  
' AND WHEN RECORDED MAIL TO

14288 DOC # 2004-0566945

JUN 17, 2004 3:15 PM

MR. SAID EL AJOU  
9673 DISTRIBUTION AVE.  
SAN DIEGO, CALIF. 92121

Ob  
SP  
ND  
H  
1cent

OFFICIAL RECORDS  
SAN DIEGO COUNTY RECORDER'S OFFICE  
GREGORY J. SMITH, COUNTY RECORDER  
FEES: 20.00  
OC: OC

TAX: N.D.

Escrow No. 43010309 - U46  
Order No. 43010309 - U13



SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

Assessor's Parcel No:  
341-050-30

THE UNDERSIGNED GRANTOR(S) DECLARE(S)  
DOCUMENTARY TRANSFER TAX IS \$

- unincorporated area       City of SAN DIEGO
- computed on the full value of the interest or property conveyed, or is
- computed on the full value less the value of liens or encumbrances remaining at time of sale, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
JUDD/KING NO. I, A CALIFORNIA GENERAL PARTNERSHIP

hereby GRANT(S) to  
SAID EL AJOU, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY

the following described real property in the City of SAN DIEGO  
County of SAN DIEGO, State of California:

PARCEL 2 OF PARCEL MAP NO. 15372, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, STATE OF CALIFORNIA ON SEPTEMBER 15, 1988 AS FILE/PAGE NO. 88-464708, OFFICIAL RECORDS.

Dated May 27, 2004

JUDD/KING NO. I, A CALIFORNIA  
GENERAL PARTNERSHIP  
(SEE SIGNATURE PAGE ATTACHED)

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_ } SS.  
On \_\_\_\_\_ before me,

\_\_\_\_\_ a Notary Public in and for said County and State, personally appeared

\_\_\_\_\_ personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

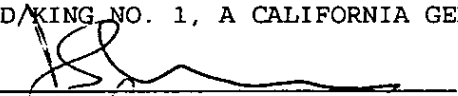
WITNESS my hand and official seal.

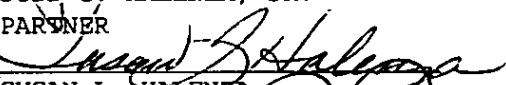
\_\_\_\_\_  
Signature of Notary      Date My Commission Expires      FOR NOTARY SEAL OR STAMP  
MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE: IF NO PARTY SO SHOWN, MAIL AS DIRECTED ABOVE


\_\_\_\_\_  
Name      Street Address      City, State & Zip

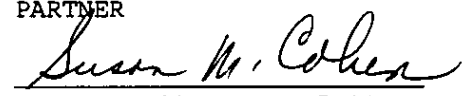
SELLER SIGNATURE PAGE


JUDD/KING NO. 1, A CALIFORNIA GENERAL PARTNERSHIP


BY:   
JUDD G. HALENZA, JR.  
PARTNER

BY:   
SUSAN L. HALENZA  
PARTNER

BY:   
EARL COHEN, TRUSTEE  
OF THE COHEN 1997 TRUST  
PARTNER

BY:   
SUSAN M. COHEN, TRUSTEE  
OF THE COHEN 1997 TRUST  
PARTNER

BY:   
CLARENCE ANDREWS  
PARTNER

BY:   
SUSAN M. WILSON  
PARTNER

14290

STATE OF CALIFORNIA )  
 ) SS.  
COUNTY OF San Diego )

On June 7, 2004 before me, Tatiana Southard

a Notary Public in and for said County and State, personally appeared Judd G. Halenza Jr.  
and Susan L. Halenza

personally known to me (~~or proved to me on the basis of satisfactory evidence~~) to be the person(s) whose name(s) ~~is/are~~ subscribed to the within instrument and acknowledged to me that ~~he/she/they~~ executed the same in ~~his/her/their~~ authorized capacity(ies), and that by ~~his/her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Tatiana Southard  
Signature of Notary



STATE OF ~~CALIFORNIA~~ Texas )  
 ) SS.  
COUNTY OF Polk )

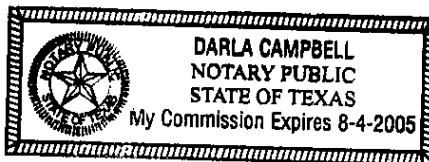
On June 9, 2004 before me, Darla Campbell

a Notary Public in and for said County and State, personally appeared Clarence Andrews

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that ~~he/she/they~~ executed the same in ~~his/her/their~~ authorized capacity(ies), and that by ~~his/her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Darla Campbell  
Signature of Notary



STATE OF ~~CALIFORNIA~~ IDAHO )  
COUNTY OF Blaine ) SS.

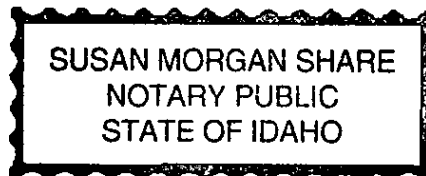
On June 12, 2004 before me, Susan Morgan Share

a Notary Public in and for said County and State, personally appeared Susan M. COHEN  
EARL COHEN

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Susan Morgan Share  
Signature of Notary  
exp 4-2-2008



STATE OF CALIFORNIA )  
COUNTY OF \_\_\_\_\_ ) SS.

On \_\_\_\_\_ before me, \_\_\_\_\_

a Notary Public in and for said County and State, personally appeared \_\_\_\_\_

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

\_\_\_\_\_  
Signature of Notary

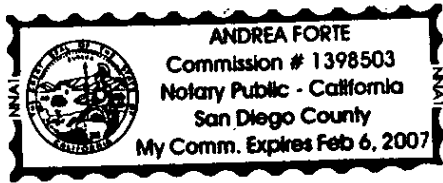


**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

State of California }  
County of San Diego } ss.

On June 16, 2004 before me, Andrea Forte Notary Public  
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")  
personally appeared Susan Wilson  
Name(s) of Signer(s)

personally known to me  
 proved to me on the basis of satisfactory evidence



to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Andrea Forte  
Signature of Notary Public

**OPTIONAL**

*Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.*

**Description of Attached Document**

Title or Type of Document: \_\_\_\_\_

Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer**

Signer's Name: \_\_\_\_\_

- Individual
- Corporate Officer — Title(s): \_\_\_\_\_
- Partner —  Limited  General
- Attorney-in-Fact
- Trustee
- Guardian or Conservator
- Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

**RIGHT THUMBPRINT OF SIGNER**

Top of thumb here





**First American**

## Transaction History

**9350 Trade PI, San Diego, CA 92126**

To request additional information, please contact your local Sales Representative, Customer Service Department, or for an additional fee you may [click here](#).

### History Record # 1 : RELEASE

<b>Recording Date:</b>	03/29/2019	
<b>Recorded Doc #:</b>	000000113017	
<b>Document Type:</b>	RELEASE	<b>Vesting Type:</b>

### History Record # 2 : RELEASE

<b>Recording Date:</b>	03/22/2019	
<b>Recorded Doc #:</b>	000000102946	
<b>Document Type:</b>	RELEASE	<b>Vesting Type:</b>

### History Record # 3 : FINANCE

<b>Mortgage Recording Date:</b>	03/14/2019	<b>Mortgage Transfer Type:</b>	Refinance
<b>Mortgage Document #:</b>	0000090159	<b>Mortgage Rate Type:</b>	Unknown
<b>Lender:</b>	Puerto Loreto Llc,	<b>Mortgage Term:</b>	
<b>Document Type</b>	Trust Deed/Mortgage	<b>Vesting Type:</b>	N/A
<b>Loan Amount:</b>	\$4,200,000	<b>Mortgage Rate:</b>	4
<b>Borrower 1:</b>	San Diego Trade Partners Lp	<b>Borrower 2:</b>	
<b>Borrower 3:</b>		<b>Borrower 4:</b>	

Continued on next page...

**History Record # 4 : FINANCE**

<b>Mortgage Recording Date:</b>	02/13/2018	<b>Mortgage Transfer Type:</b>	Refinance
<b>Mortgage Document #:</b>	0000058077	<b>Mortgage Rate Type:</b>	Unknown
<b>Lender:</b>	Tgp Opportunity Fund I LI, Tgp	<b>Mortgage Term:</b>	
<b>Document Type</b>	Trust Deed/Mortgage	<b>Vesting Type:</b>	N/A
<b>Loan Amount:</b>	\$700,000	<b>Mortgage Rate:</b>	399
<b>Borrower 1:</b>	San Diego Trade Partners Lp	<b>Borrower 2:</b>	
<b>Borrower 3:</b>		<b>Borrower 4:</b>	

**History Record # 5 : SALE/TRANSFER**

<b>Buyer:</b>	San Diego Trade Partners Lp	<b>Seller:</b>	EI Ajou Investment Group Lp
<b>Transaction Date:</b>	06/06/2016	<b>Sale Price:</b>	
<b>Recording Date:</b>	06/08/2016	<b>Sale Price Type:</b>	Full Value
<b>Recorded Doc #:</b>	000000282557	<b>Title Company:</b>	
<b>Document Type:</b>	Deed Transfer	<b>Vesting Type:</b>	N/A

**History Record # 6 : RELEASE**

<b>Recording Date:</b>	12/05/2013	<b>Vesting Type:</b>	
<b>Recorded Doc #:</b>	000000708315		
<b>Document Type:</b>	RELEASE		

**History Record # 7 : FINANCE**

<b>Mortgage Recording Date:</b>	11/15/2013	<b>Mortgage Transfer Type:</b>	Stand Alone Finance
<b>Mortgage Document #:</b>	000000676143	<b>Mortgage Rate Type:</b>	Adjustable
<b>Lender:</b>	Everbank	<b>Mortgage Term:</b>	10
<b>Document Type</b>	Trust Deed/Mortgage	<b>Vesting Type:</b>	N/A
<b>Loan Amount:</b>	\$2,800,000	<b>Mortgage Rate:</b>	
<b>Borrower 1:</b>	EI Ajou Investment Group Lp	<b>Borrower 2:</b>	
<b>Borrower 3:</b>		<b>Borrower 4:</b>	

Continued on next page...

**History Record # 8 : SALE/TRANSFER**

<b>Buyer:</b>	El Ajou Investment Group Lp	<b>Seller:</b>	Ajou Said E
<b>Transaction Date:</b>	06/28/2011	<b>Sale Price:</b>	
<b>Recording Date:</b>	07/07/2011	<b>Sale Price Type:</b>	
<b>Recorded Doc #:</b>	344670	<b>Title Company:</b>	
<b>Document Type:</b>	Deed Transfer	<b>Vesting Type:</b>	N/A

**History Record # 9 : RELEASE**

<b>Recording Date:</b>	08/03/2007	<b>Vesting Type:</b>	
<b>Recorded Doc #:</b>	2007 521057		
<b>Document Type:</b>	ASSIGNMENT		

**History Record # 10 : RELEASE**

<b>Recording Date:</b>	11/27/2006	<b>Vesting Type:</b>	
<b>Recorded Doc #:</b>	2006 839243		
<b>Document Type:</b>	RELEASE		

**History Record # 11 : RELEASE**

<b>Recording Date:</b>	11/27/2006	<b>Vesting Type:</b>	
<b>Recorded Doc #:</b>	2006 839243		
<b>Document Type:</b>	RELEASE		

**History Record # 12 : FINANCE**

<b>Mortgage Recording Date:</b>	10/31/2006	<b>Mortgage Transfer Type:</b>	Refinance
<b>Mortgage Document #:</b>	771704	<b>Mortgage Rate Type:</b>	Var
<b>Lender:</b>	Washington Mutual Fsb	<b>Mortgage Term:</b>	
<b>Document Type</b>	Trust Deed/Mortgage	<b>Vesting Type:</b>	N/A
<b>Loan Amount:</b>	\$2,975,000	<b>Mortgage Rate:</b>	639
<b>Borrower 1:</b>	Elajou Said	<b>Borrower 2:</b>	
<b>Borrower 3:</b>		<b>Borrower 4:</b>	

Continued on next page...

**History Record # 13 : SALE/TRANSFER**

<b>Buyer:</b>	El Ajou,Said	<b>Seller:</b>	Judd/King #I
<b>Transaction Date:</b>	05/20/2004	<b>Sale Price:</b>	
<b>Recording Date:</b>	06/17/2004	<b>Sale Price Type:</b>	
<b>Recorded Doc #:</b>	566945	<b>Title Company:</b>	Chicago Title
<b>Document Type:</b>	Deed Transfer	<b>Vesting Type:</b>	N/A

**FINANCE**

<b>Mortgage Recording Date:</b>	06/17/2004	<b>Mortgage Transfer Type:</b>	Resale
<b>Mortgage Document #:</b>	566946	<b>Mortgage Rate Type:</b>	Var
<b>Lender:</b>	Zions First National Bank	<b>Mortgage Term:</b>	
<b>Document Type</b>	Trust Deed/Mortgage	<b>Vesting Type:</b>	N/A
<b>Loan Amount:</b>	\$3,300,000	<b>Mortgage Rate:</b>	609
<b>Borrower 1:</b>	El Ajou Said	<b>Borrower 2:</b>	
<b>Borrower 3:</b>		<b>Borrower 4:</b>	

**History Record # 14 : SALE/TRANSFER**

<b>Buyer:</b>	El Ajou,Said	<b>Seller:</b>	El Ajou Eman
<b>Transaction Date:</b>	05/20/2004	<b>Sale Price:</b>	
<b>Recording Date:</b>	06/17/2004	<b>Sale Price Type:</b>	
<b>Recorded Doc #:</b>	566944	<b>Title Company:</b>	Chicago Title
<b>Document Type:</b>	Deed Transfer	<b>Vesting Type:</b>	N/A

**History Record # 15 : SALE/TRANSFER**

<b>Buyer:</b>	Judd/King,No I	<b>Seller:</b>	Unknown
<b>Transaction Date:</b>	10/13/1988	<b>Sale Price:</b>	\$1,031,460
<b>Recording Date:</b>	11/10/1988	<b>Sale Price Type:</b>	Full Value
<b>Recorded Doc #:</b>	0000578693	<b>Title Company:</b>	
<b>Document Type:</b>	Deed Transfer	<b>Vesting Type:</b>	N/A

Continued on next page...

**History Record # 16 : SALE/TRANSFER**

<b>Buyer:</b>	Judd King No I	<b>Seller:</b>	Klh Miramar Asso
<b>Transaction Date:</b>		<b>Sale Price:</b>	\$1,031,500
<b>Recording Date:</b>	11/10/1988	<b>Sale Price Type:</b>	Full Value
<b>Recorded Doc #:</b>	0000578693	<b>Title Company:</b>	Transamerica Title
<b>Document Type:</b>	Deed Transfer	<b>Vesting Type:</b>	N/A



Comparable Sales

9350 Trade Pl, San Diego, CA 92126

Subject Property

APN	Property Address	Sale Price	Year Built	Sq. Ft.	Rec. Date	Dist. from Subj.
341-050-30-00	9350 Trade Pl, San Diego, CA 92126	\$0	1989	41478		

Comparable Sales

A.	341-380-29-00	7795 Arjons DR , San Diego, CA 92126	\$3,550,000	1987	2252	09/21/2021	0.15 mi
B.	343-210-05-00	7666 Formula PL , San Diego, CA 92121	\$10,500,000	1987	9945	07/22/2022	0.41 mi
C.	341-160-42-00	9431 Dowdy DR , San Diego, CA 92126	\$17,354,545	1979	5200	05/17/2022	0.45 mi
D.	343-082-48-00	9202 Mira Este CT , San Diego, CA 92126	\$8,600,000	1988	8903	07/24/2023	0.47 mi
E.	343-082-46-00	9215 Mira Este CT , San Diego, CA 92126	\$8,600,000	1988	4000	07/24/2023	0.48 mi
F.	343-082-40-00	9265 Dowdy DR #85, San Diego, CA 92126	\$13,718,181	1990	7440	05/12/2022	0.50 mi
G.	343-082-41-00	9225 Dowdy DR #45, San Diego, CA 92126	\$13,718,181	1990	2384	05/12/2022	0.53 mi
H.	343-082-29-00	Miramar RD , San Diego, CA 92126	\$13,800,000	1976	7150	11/12/2021	0.57 mi
I.	343-050-84-00	7081 Consolidated WAY , San Diego, CA 92121	\$7,250,000	1980	2750	07/21/2022	1.16 mi
J.	343-200-14-00	8676 Commerce AVE , San Diego, CA 92121	\$1,260,000	1979	4941	12/02/2021	1.18 mi
K.	343-200-21-00	8606 Commerce AVE , San Diego, CA 92121	\$1,875,000	1979	4941	07/10/2023	1.21 mi
L.	343-170-17-00	8554 Commerce AVE , San Diego, CA 92121	\$1,481,000	1979	4745	09/09/2021	1.24 mi
M.	343-170-23-00	8494 Commerce AVE , San Diego, CA 92121	\$1,580,000	1979	5429	09/21/2021	1.31 mi
N.	343-280-22-00	6828 Nancy Ridge DR #38, San Diego, CA 92121	\$37,000,000	1982	9832	01/27/2022	1.38 mi
O.	343-330-33-00	6989 Corte Santa Fe , San Diego, CA 92121	\$12,200,000	1988	7190	08/29/2022	1.41 mi
P.	341-341-26-00	6825 Flanders DR , San Diego, CA 92121	\$129,300,000	1989	6548	09/14/2021	1.43 mi
Q.	341-341-23-00	10125 Mesa Ridge RD , San Diego, CA 92121	\$129,300,	1989	6784	09/14/2021	1.45 mi

**Subject Property**

APN	Property Address	Sale Price	Year Built	Sq. Ft.	Rec. Date	Dist. from Subj.
341-050-30-00	9350 Trade Pl, San Diego, CA 92126	\$0	1989	41478		

**Comparable Sales**

			000				
R.	341-341-37-00	10140 Mesa Rim RD , San Diego, CA 92121	\$15,050,000	1986	1034	09/30/2022	1.54 mi
S.	343-310-01-00	6650 Nancy Ridge DR , San Diego, CA 92121	\$15,900,000	1998	3501	08/24/2021	1.54 mi
T.	341-220-31-00	9292 Activity RD , San Diego, CA 92126	\$10,725,000	1981	320	10/13/2021	1.56 mi
U.	343-310-24-00	6665 Nancy Ridge DR , San Diego, CA 92121	\$3,200,000	1990	7321	04/18/2022	1.56 mi
V.	341-361-06-00	6615 Flanders DR #35, San Diego, CA 92121	\$15,550,000	1989	8009	12/06/2021	1.62 mi
W.	341-361-07-00	6491 Weathers PL , San Diego, CA 92121	\$13,000,000	1988	1700	06/01/2022	1.63 mi
X.	341-362-09-00	10020 Huennekens ST , San Diego, CA 92121	\$41,300,000	1989	9500	10/14/2021	1.71 mi
Y.	343-300-03-00	6230 Marindustry DR , San Diego, CA 92121	\$4,975,000	1985	4922	08/09/2022	1.77 mi



<b>Comparable Statistics</b>			
	<u>Average :</u>	<u>Low :</u>	<u>High :</u>
<b>Sale Price:</b>	\$21,231,476	\$1,260,000	\$129,300,000
<b>Loan Amount:</b>	\$24,461,004	\$250,000	\$128,250,000
<b>Sq. Ft.:</b>	5470	320	9945
<b>Sale \$ / Sq. Ft.*:</b>	\$3,881	\$3,938	\$13,002

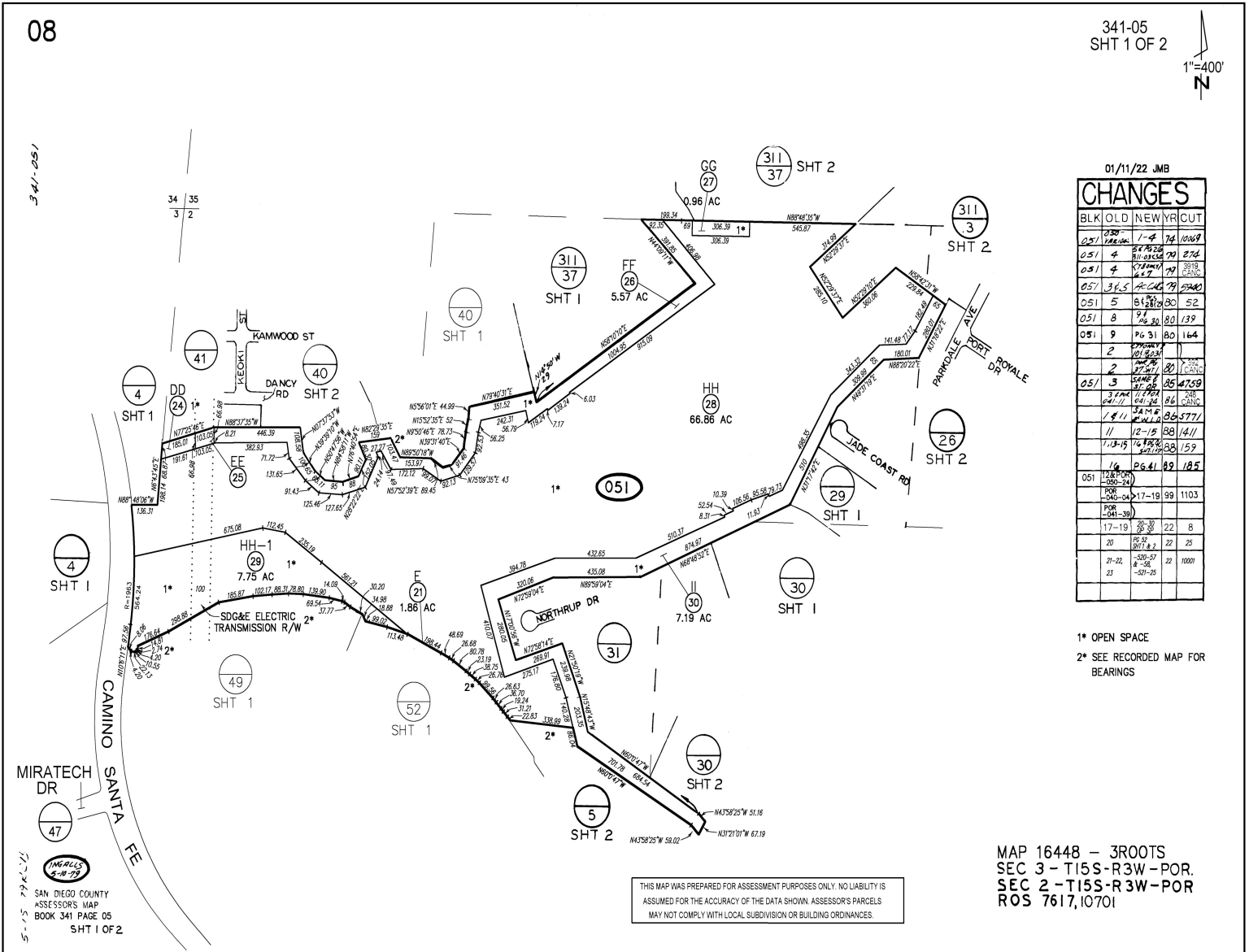
\*\$/Sq.Ft. is a calculation of Sale Price divided by Sq.Ft.

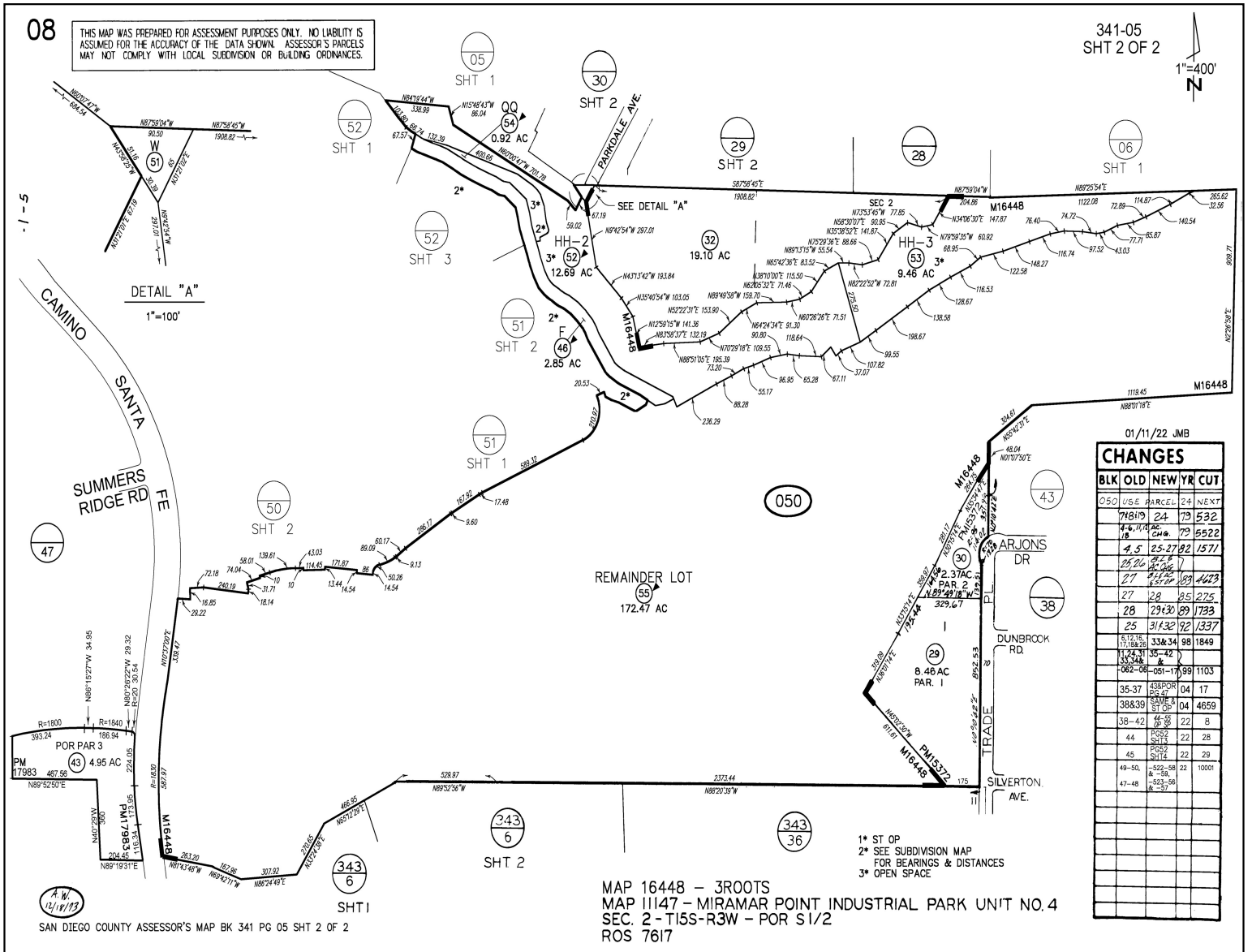


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Tax Map

9350 Trade Pl, San Diego, CA 92126





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**School Information**

**9350 Trade Pl, San Diego, CA 92126**

**School District: San Diego Unified School District**

District #: 0634320

Number of Schools: 3

<b>School Name:</b> Jonas Salk Elementary School	<b>Grade Span:</b> Primary
<b>Address:</b> 7825 Flanders Drive San Diego CA 92126	<b>Number of Teachers:</b> 33
<b>Phone #:</b> 858-935-2100	<b>Number of Students:</b> 661

<b>School Name:</b> San Diego International Studies School	<b>Grade Span:</b> High
<b>Address:</b> 1405 Park Boulevard San Diego CA 92101	<b>Number of Teachers:</b> 46
<b>Phone #:</b> 619-525-7464	<b>Number of Students:</b> 1239

<b>School Name:</b> Perkins Elementary School	<b>Grade Span:</b> Primary & Middle
<b>Address:</b> 1770 Main Street San Diego CA 92113	<b>Number of Teachers:</b> 29
<b>Phone #:</b> 619-344-5300	<b>Number of Students:</b> 464

**Private Schools** (within 5 miles)

<b>School Name:</b> Good Shepherd Catholic	<b>Grade Span:</b> Other
<b>Address:</b> 8160 Gold Coast Drive San Diego CA 92126	<b>Distance:</b> 0.87 mi.
<b>Phone #:</b> 858-693-1522	

<b>School Name:</b> Kinderhouse Montessori Schools, Inc.	<b>Grade Span:</b> Other
<b>Address:</b> 6540 Flanders Drive San Diego CA 92121	<b>Distance:</b> 1.66 mi.
<b>Phone #:</b> 858-550-0097	

<b>School Name:</b> Mira Mesa Christian School	<b>Grade Span:</b> Elementary
<b>Address:</b> 9696 Candida Street San Diego CA 92126	<b>Distance:</b> 1.97 mi.
<b>Phone #:</b> 858-578-0262	

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**Private Schools** (within 5 miles)

<b>School Name:</b> Christ The Cornerstone Lutheran Academy	<b>Grade Span:</b> Other
<b>Address:</b> 9028 Westmore Road San Diego CA 92126	<b>Distance:</b> 2.12 mi.
<b>Phone #:</b> 858-566-1741	
<b>School Name:</b> Scripps Montessori School	<b>Grade Span:</b> Other
<b>Address:</b> 9939 Old Grove Road San Diego CA 92131	<b>Distance:</b> 2.35 mi.
<b>Phone #:</b> 858-566-3632	
<b>School Name:</b> Sierra Academy Of San Diego	<b>Grade Span:</b> Other
<b>Address:</b> 10695 Treena Street San Diego CA 92131	<b>Distance:</b> 2.62 mi.
<b>Phone #:</b> 858-578-5335	
<b>School Name:</b> Fusion Academy San Diego - Scripps Ranch	<b>Grade Span:</b> Other
<b>Address:</b> 9915 Mira Mesa Boulevard San Diego CA 92131	<b>Distance:</b> 2.78 mi.
<b>Phone #:</b> 855-208-0131	
<b>School Name:</b> Montessori Learning Center	<b>Grade Span:</b> Elementary
<b>Address:</b> 11354 Pegasus Avenue San Diego CA 92126	<b>Distance:</b> 2.82 mi.
<b>Phone #:</b> 858-549-2201	
<b>School Name:</b> Renaissance Village Academy	<b>Grade Span:</b> Other
<b>Address:</b> 10625 Scripps Ranch Boulevard San Diego CA 92131	<b>Distance:</b> 2.91 mi.
<b>Phone #:</b> 858-564-9622	
<b>School Name:</b> Torah High Schools Of San Diego	<b>Grade Span:</b> Secondary
<b>Address:</b> 9001 Towne Centre Drive San Diego CA 92122	<b>Distance:</b> 3.45 mi.
<b>Phone #:</b> 858-558-6880	
<b>School Name:</b> Kadima Independent Day School	<b>Grade Span:</b> Elementary
<b>Address:</b> 9001 Towne Centre Drive San Diego CA 92122	<b>Distance:</b> 3.52 mi.
<b>Phone #:</b> 858-450-3222	

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**Private Schools** (within 5 miles)

<p><b>School Name:</b> Chabad Hebrew Academy</p> <p><b>Address:</b> 10785 Pomerado Road San Diego CA 92131</p> <p><b>Phone #:</b> 858-566-1996</p>	<p><b>Grade Span:</b> Other</p> <p><b>Distance:</b> 3.9 mi.</p>
<p><b>School Name:</b> Heritage Christian School Of San Diego</p> <p><b>Address:</b> 5725 Kearny Villa Road San Diego CA 92123</p> <p><b>Phone #:</b> 858-541-2254</p>	<p><b>Grade Span:</b> Other</p> <p><b>Distance:</b> 4.02 mi.</p>
<p><b>School Name:</b> Heritage Christian School Of San Diego</p> <p><b>Address:</b> 5725 Kearny Villa Road San Diego CA 92123</p> <p><b>Phone #:</b> 858-541-2254</p>	<p><b>Grade Span:</b> Other</p> <p><b>Distance:</b> 4.06 mi.</p>
<p><b>School Name:</b> The Cambridge School</p> <p><b>Address:</b> 12855 Black Mountain Road San Diego CA 92129</p> <p><b>Phone #:</b> 858-484-3488</p>	<p><b>Grade Span:</b> Other</p> <p><b>Distance:</b> 4.27 mi.</p>
<p><b>School Name:</b> Reformation Lutheran</p> <p><b>Address:</b> 4670 Mount Abernathy Avenue San Diego CA 92117</p> <p><b>Phone #:</b> 858-291-1048</p>	<p><b>Grade Span:</b> Other</p> <p><b>Distance:</b> 4.67 mi.</p>
<p><b>School Name:</b> Coastal Christian Academy</p> <p><b>Address:</b> 4633 Doliva Drive San Diego CA 92117</p> <p><b>Phone #:</b> 858-598-6846</p>	<p><b>Grade Span:</b> Elementary</p> <p><b>Distance:</b> 4.71 mi.</p>
<p><b>School Name:</b> Cal Coast Academy</p> <p><b>Address:</b> 11555 Clews Ranch Road San Diego CA 92130</p> <p><b>Phone #:</b> 858-481-0882</p>	<p><b>Grade Span:</b> Other</p> <p><b>Distance:</b> 4.96 mi.</p>



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**Neighbors**

**9350 Trade Pl, San Diego, CA 92126**

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**The Neighbors report for this property is currently unavailable via myFirstAm.  
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