

Property Address: 2615 Mount Olympus Drive, L.A., CA Date: 7-20-00

- 24. EQUAL HOUSING OPPORTUNITY: The Property is sold in compliance with federal, state, and local anti-discrimination laws.
- 25. ATTORNEY'S FEES: In any action, proceeding, or arbitration between Buyer and Seller arising out of this Agreement, the prevailing Buyer or Seller shall be entitled to reasonable attorney's fees and costs from the non-prevailing Buyer or Seller, except as provided in paragraph 21A.
- 26. SELECTION OF SERVICE PROVIDERS: If Brokers give Buyer or Seller referrals to persons, vendors, or service or product providers ("Providers"), Brokers do not guarantee the performance of any of those Providers. Buyer and Seller may select ANY Providers of their own choosing.
- 27. TIME OF ESSENCE: ENTIRE CONTRACT; CHANGES: Time is of the essence. All understandings between the parties are incorporated in this Agreement. Its terms are intended by the parties as a final, complete, and exclusive expression of their agreement with respect to its subject matter, and may not be contradicted by evidence of any prior agreement or contemporaneous oral agreement. This Agreement may not be extended, amended, modified, altered, or changed, except in writing signed by Buyer and Seller.
- 28. OTHER TERMS AND CONDITIONS, INCLUDING ATTACHED SUPPLEMENTS.
  - Buyer Inspection Advisory (C.A.B. Form BIA-14)
  - Purchase Agreement Addendum (C.A.B. Form PAA-14 paragraph numbers: \_\_\_\_\_)

- 29. AGENCY CONFIRMATION: The following agency relationships are hereby confirmed for this transaction:
  - Listing Agent: \_\_\_\_\_ (Print Firm Name) is the agent of (check one):
    - the Seller exclusively; or  both the Buyer and Seller.
  - Selling Agent: \_\_\_\_\_ (Print Firm Name) (if not same as Listing Agent) is the agent of (check one):
    - the Buyer exclusively; or  the Seller exclusively; or  both the Buyer and Seller.
- 30. REAL ESTATE BROKERS are not parties to the Agreement between Buyer and Seller.
  - 30. OFFER: This is an offer to purchase the Property on the above terms and conditions. All paragraphs with spaces for initials by Buyer and Seller are incorporated in this Agreement only if initialed by all parties. If at least one but not all parties initial, a counter offer is required until agreement is reached. Unless Acceptance of Offer is signed by Seller, and a signed copy delivered in person, by mail, or facsimile, and personally received by Buyer, or by \_\_\_\_\_, who is authorized to receive it, by (date) \_\_\_\_\_ at \_\_\_\_\_ AM/PM, the offer shall be deemed revoked and the deposit shall be returned. Buyer has read and acknowledges receipt of a copy of the offer and agrees to the above confirmation of agency relationships. If this offer is accepted and Buyer subsequently defaults, Buyer may be responsible for payment of Brokers' compensation. This Agreement and any supplement, addendum, or modification, including any photocopy or facsimile, may be signed in two or more counterparts, all of which shall constitute one and the same writing.

Buyer and Seller acknowledge and agree that Brokers: (a) Do not decide what price Buyer should pay or Seller should accept; (b) Do not guarantee the condition of the Property; (c) Shall not be responsible for defects that are not known to Broker(s) and are not visually observable in reasonably accessible areas of the Property; (d) Do not guarantee the performance or repairs of others who have provided services or products to Buyer or Seller; (e) Cannot identify location of boundary lines or other items affecting Property title; (f) Cannot verify inspection reports, square footage or representations of others; (g) Cannot provide legal or tax advice; (h) Will not provide other advice or information that exceeds the knowledge, education and experience required to obtain a real estate license. Buyer and Seller agree that they will seek legal, tax, insurance, title, and other desired assistance from appropriate professionals.

BUYER [Signature] BUYER [Signature]

- 31. BROKER COMPENSATION: Seller agrees to pay compensation for services as follows:
  - \_\_\_\_\_ to \_\_\_\_\_ Broker, and \_\_\_\_\_ to \_\_\_\_\_ Broker,
  - payable: (a) On recordation of the deed or other evidence of title; or (b) if completion of sale is prevented by default of Seller, upon Seller's default; or, (c) if completion of sale is prevented by default of Buyer, only if and when Seller collects damages from Buyer, by suit or otherwise, and then in an amount equal to one-half of the damages recovered, but not to exceed the above compensation, after first deducting title and escrow expenses and the expenses of collection, if any. Seller hereby irrevocably assigns to Brokers such compensation from Seller's proceeds, and irrevocably instructs Escrow Holder to disburse those funds to Brokers as close of escrow. Commission instructions can be amended or revoked only with the written consent of Brokers. In any action, proceeding or arbitration relating to the payment of such compensation, the prevailing party shall be entitled to reasonable attorney's fees and costs, except as provided in paragraph 21A.

- 32. ACCEPTANCE OF OFFER: Seller warrants that Seller is the owner of this Property, or has the authority to execute this Agreement. Seller accepts this above offer, agrees to sell the Property on the above terms and conditions, and agrees to the above confirmation of agency relationships. Seller has read and acknowledged receipt of a copy of this Agreement, and authorizes Broker to deliver a signed copy to Buyer.

If checked:  SUBJECT TO ATTACHED COUNTER OFFER, DATED \_\_\_\_\_

SELLER [Signature] Date 6-21-00

SELLER \_\_\_\_\_ Date \_\_\_\_\_

(\_\_\_\_\_) ACKNOWLEDGMENT OF RECEIPT: Buyer or authorized agent acknowledges receipt of signed Acceptance on (date) \_\_\_\_\_ (Initials) at \_\_\_\_\_ AM/PM.

Agency relationships are confirmed as above. Real Estate Brokers are not parties to the Agreement between Buyer and Seller.

Receipt for deposit acknowledged:

Real Estate Broker (Selling Firm Name) \_\_\_\_\_ By \_\_\_\_\_ Date \_\_\_\_\_

Address \_\_\_\_\_ Telephone \_\_\_\_\_ Fax \_\_\_\_\_

Real Estate Broker (Listing Firm Name) \_\_\_\_\_ By \_\_\_\_\_ Date \_\_\_\_\_

Address \_\_\_\_\_ Telephone \_\_\_\_\_ Fax \_\_\_\_\_

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REVISED 4/99 Page 5 of \_\_\_\_\_ Pages.

OFFICE USE ONLY Reviewed by Broker or Designee \_\_\_\_\_ Date \_\_\_\_\_

EXHIBIT SA  
FOR IDENTIFICATION  
TERESA MONTROYA CSR # 12211  
JULY 20 2000  
WITNESS SAKI SHAFIRA

5A  
EXHIBIT  
60  
9-25-02



CALIFORNIA ASSOCIATION OF REALTORS®

BUYER'S INSPECTION ADVISORY

LA 90046

Property Address: 2015 Mount Olympus Drive L.A. (Property)

IMPORTANCE OF PROPERTY INSPECTION: The physical condition of the land and improvements being purchased are not guaranteed by either Seller or Brokers, except as specifically set forth in the purchase agreement. For this reason, Buyer should conduct a thorough inspection of the Property personally and with professionals, who should provide a written report of their inspections. If the professionals recommend further investigation, tests, or inspections, Buyer should contact qualified experts to conduct such additional investigations, tests, or inspections. Disclosure duties: The law requires Seller and Brokers to disclose to Buyer all material facts known to them which affect the value or desirability of the Property. In sales involving residential dwellings with no more than four units, Brokers have a duty to make a diligent visual inspection of the accessible areas of the Property, and to disclose the results of that inspection. However, as some Property defects or conditions may not be discoverable from a visual inspection, it is possible neither Seller nor Brokers are aware of them. Buyer duties: Buyer has an affirmative duty to exercise reasonable care to protect himself or herself, including discovery of the legal, practical and technical implications of disclosed facts, and the investigation of information and facts which are known to Buyer, or are within the diligent attention and observation of Buyer. Property Inspections: Brokers do not have expertise, and therefore cannot advise Buyer on many items, such as soil stability, geologic conditions, hazardous substances, structural conditions of the foundation or other improvements, or the condition of the roof, heating, air conditioning, plumbing, electrical, sewer, septic, waste disposal, or other system. The only way to accurately determine the condition of the Property is through an inspection by an appropriate professional selected by Buyer.

YOU ARE ADVISED TO CONDUCT INSPECTIONS OF THE ENTIRE PROPERTY, INCLUDING BUT NOT LIMITED TO THE FOLLOWING:

- 1. GENERAL CONDITION OF THE PROPERTY, ITS SYSTEMS AND COMPONENTS: Foundation, roof, plumbing, heating, air conditioning, electrical, mechanical, security, pool/spa, and other structural and non structural systems and components, built-in appliances, any personal property included in the sale, and energy efficiency of the Property. (Structural engineers are best suited to determine possible design or construction defects, and whether improvements are structurally sound)
2. SQUARE FOOTAGE, AGE, BOUNDARIES: Square footage, room dimensions, lot size, age of improvements, and boundaries. Any numerical statements regarding these items are APPROXIMATIONS ONLY, and have not been and cannot be verified by Brokers. Fences, hedges, walls, retaining walls, and other natural or constructed barriers or markers do not necessarily identify true Property boundaries. (An appraiser, architect, surveyor, or civil engineer is best suited to determine respectively square footage, dimensions and boundaries of the Property)
3. SOIL STABILITY/GEOLOGIC CONDITIONS: Existence of fill or compacted soil, or expansive or contracting soil, susceptibility to slippage, settling or movement, and the adequacy of drainages. These types of inspections are particularly important for hillside or sloped properties, but the referenced conditions may also exist on flat land. (Geotechnical engineers are best suited to determine such conditions, causes, and remedies.)
4. MOOF: Present condition, approximate age, leaks, and remaining useful life. (Roofing contractors are best suited to determine these conditions)
5. POOL/SPA: Whether there are any cracks, leaks or operational problems. (Pool contractors are best suited to determine these conditions.)
6. WASTE DISPOSAL: Type, size, adequacy, capacity and condition of sewer and septic systems and components, connection to sewer, and applicable fees.
7. WATER AND UTILITIES; WELL SYSTEMS AND COMPONENTS: Water and utility availability, use restrictions, and costs. Adequacy, condition, and performance of well systems and components.
8. ENVIRONMENTAL HAZARDS: Potential environmental hazards, including asbestos, lead-based paint and other lead contamination, methane, other gases, fuel, oil or chemical storage tanks, contaminated soil or water, hazardous waste, waste disposal sites, electromagnetic fields, nuclear sources, and other substances, materials, products, or conditions. (For further information, read the booklet "Environmental Hazards: A Guide for Homeowners and Buyers," or consult an appropriate professional.)
9. EARTHQUAKE AND FLOOD; INSURANCE AVAILABILITY: Susceptibility of the Property to earthquake hazards and propensity of the Property to flood. These and other conditions may affect the availability and need for certain types of insurance. (Geologist, Geotechnical Engineer and Insurance agents are best suited to provide information on these conditions.)
10. GOVERNMENTAL REQUIREMENTS AND LIMITATIONS: Permits, inspections, notifications, zoning, other governmental limitations, restrictions, and requirements affecting the current or future use of the Property, its development or size. (Such information is available through appropriate governmental agencies and private information providers. Brokers are not qualified to obtain, review, or interpret any such information.)
11. RENTAL PROPERTY RESTRICTIONS: Some cities and counties impose restrictions which may limit the amount of rent that can be charged, the maximum number of persons who can occupy the Property, and the circumstances in which tenancies can be terminated. Deadbolt or other locks and security systems for doors and windows should be examined to determine whether they satisfy legal requirements (Local government agencies or locksmiths, respectively, can give information about these restrictions and requirements.)
12. NEIGHBORHOOD, AREA, SUBDIVISION CONDITIONS; PERSONAL FACTORS: Neighborhood or area conditions, including schools, proximity to commercial, industrial or agricultural activities, existing and proposed transportation, construction and development which may affect noise, view, or traffic, airport noise, noise or odor from any source, wild and domestic animals, other nuisances, hazards, or circumstances, protected species, wetland properties, historic or other governmentally protected sites or improvements, facilities and condition of common areas of common interest subdivisions, and possible lack of compliance with any governing documents or Homeowners' Association requirements, conditions and influences of significance to certain cultures and/or religions, and personal needs, requirements and preferences of Buyer.

Buyer acknowledges and agrees that Brokers: (a) Do not guarantee the condition of the Property; (b) Shall not be responsible for defects that are not known to Broker(s) or are not visually observable in reasonably and normally accessible areas of the Property; (c) Cannot verify information contained in inspection reports, square footage or representations made by others; (d) Do not guarantee the performance of others who have provided services or products to Buyer or Seller; (e) Do not guarantee the adequacy or completeness of repairs made by Seller or others; (f) Cannot identify Property boundary lines; and (g) Do not decide what price a buyer should pay or a seller should accept. Buyer agrees to seek desired assistance from appropriate professionals.

YOU ARE STRONGLY ADVISED TO INVESTIGATE THE CONDITION AND SUITABILITY OF ALL ASPECTS OF THE PROPERTY. IF YOU DO NOT DO SO, YOU ARE ACTING AGAINST THE ADVICE OF BROKERS.

By signing below, Buyer acknowledges receipt of a copy of this document. Buyer is encouraged to read it carefully.

Buyer Signature: [Signature] Date: 1-21-00
Buyer(s) (Print Name(s)): LENT FAMILY FUNDS, INC.
Current Address: 2015 N. HAZARD RD, LOS ANGELES, CA

THIS FUND HAS BEEN APPROVED BY THE CALIFORNIA ASSOCIATION OF REALTORS® (C.A.R.). NO REPRESENTATION IS MADE AS TO THE LEGAL VALIDITY OR ADEQUACY OF ANY PROVISION IN ANY SPECIFIC TRANSACTION. A REAL ESTATE BROKER IS THE PERSON QUALIFIED TO ADVISE ON REAL ESTATE TRANSACTIONS. IF YOU DESIRE LEGAL OR TAX ADVICE, CONSULT AN APPROPRIATE PROFESSIONAL.

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REVISED 4/98 Page 5 of 5 Pages.

OFFICE USE ONLY Reviewed by Broker or Designer Date



5A7 JM 7700

# Withholding Exemption Certificate for Real Estate Sales (For use by sellers of California real estate)

590-RE

file form with your withholding agent or buyer.

Withholding agent's name

Name

SARIT SHAFER

Address (number and street)

215 Mt. Julian Rd.

Seller's daytime telephone number

310-770-7015

State

ZIP code

Los Angeles

CA

Read the following carefully and check the box that applies to the seller:

### Certificate of Residency — Individuals:

I am a resident of California and I reside at the address shown above. See Side 2 for the definition of a resident.

### Certificate of Principal Residence — Individuals:

The California real property located at \_\_\_\_\_ qualifies as my principal residence within the meaning of the Internal Revenue Code Section 1034. See Side 2 for the definition of a principal residence.

### Corporations:

The above-named corporation has a permanent place of business in California at the address shown above or is qualified to do business in California. See Side 2 for the definition of permanent place of business.

### Partnerships:

The above-named entity is a partnership and the recorded title to the property is in the name of the partnership. The partnership will file a California return to report the sale and will withhold on foreign and domestic nonresident partners when required.

### Limited Liability Companies (LLCs):

The above-named entity is an LLC and the recorded title to the property is in the name of the LLC. The LLC will file a California return to report the sale and will withhold on foreign and domestic nonresident partners when required.

### Tax-Exempt Entities and Nonprofit Organizations:

The above-named entity is exempt from tax under California or federal law.

### Irrevocable Trusts:

At least one trustee of the above-named irrevocable trust is a California resident. The trust will file a California fiduciary return reporting the sale and will withhold on foreign and domestic nonresident beneficiaries when required.

### Certificate of Residency of Deceased Person — Estates:

I am the executor of the above-named person's estate. The decedent was a California resident at the time of death. The estate will file a California fiduciary return reporting the sale and will withhold on foreign and domestic nonresident beneficiaries when required.

### Bank:

The above-named entity is a bank or a bank acting as a fiduciary for a trust.

**WARNING:** Please complete and sign below.

Under penalties of perjury, I hereby certify that the information provided herein is, to the best of my knowledge, true and correct. If conditions change, I will promptly inform the withholding agent.

Seller's name and title (type or print)

SARIT SHAFER

Seller's social security number, California corporation number, EIN or California Secretary of State file number

123-60-8888

(Failure to provide your identification number will render this certificate void.)

Seller's signature

Date

1/20/00

Privacy Act Notice, see form FTB 1131 (individuals only).

# MB ESCROW INC

## CERTIFICATION OF NON-FOREIGN STATUS BY INDIVIDUAL TRANSFEROR (S 1445)

Section 1445 of the Internal Revenue Code provides that a transferee (buyer) of a U.S. real property interest must withhold tax if the transferor (seller) is a foreign person. To inform the transferee (buyer) that withholding of tax is not required upon my disposition of a U.S. real property interest,

I/WE SARIT SHARMA  
(Name of Transferor)

hereby certify the following:

1. The real property interest being transferred by me consists of an interest in the real property commonly known as:

2015 Mt. Olympus Dr, CA, CA  
(Address)

2. I am not a nonresident alien for purposes of U.S. income taxation.

3. My U.S. taxpayer identification number (Social Security Number or 96-7777777777) is:

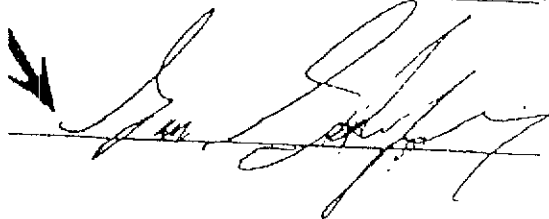
723-60-8869

4. My home address is: 2015 Mt. Olympus Dr CA CA

I understand that this certification may be disclosed to the Internal Revenue Service by the transferee and that any false statement I have made here could be punished by fine, imprisonment, or both.

Under penalties of perjury I declare that I have examined this certification and to the best of my knowledge and belief it is true, correct, and complete.

Dated: 1-26- 19 00

  
\_\_\_\_\_

\_\_\_\_\_

1099 CERTIFICATION

TO: MB ESCROW INC

ESCROW #

We understand that you must provide information pertaining to this escrow to the Internal Revenue Service as required by the Tax Reform Act of 1986, Internal Revenue Code Section 6045(e), 6676, 6722, 6723 and 7203 and issue a Form 1099.

The undersigned Seller/s hereby provide and authorize the use of the following information for this reporting purpose and understand that if the correct information is not provided, civil or criminal penalties may be imposed by law.

PURCHASE PRICE : \_\_\_\_\_

PROPERTY ADDRESS: \_\_\_\_\_

This is to advise that the TIN Taxpayer's Identification Number (95-77777 or Social Security Number) for the Sellers in this escrow are as follows:

SELLER:

SAM SHAERIR  
Full Name (Please Print)

03-60-5800  
Social Security OR Tax Identification Number

\_\_\_\_\_  
Full Name (Please Print)

\_\_\_\_\_  
Social Security OR Tax Identification Number

PROPERTY OWNERSHIP STATUS: Individual \_\_\_\_\_ Husband and Wife \_\_\_\_\_ Corporation \_\_\_\_\_ Partnership \_\_\_\_\_  
Percent of Ownership: \_\_\_\_\_ % (If % of ownership is not 100% another form must be filled out for each Seller)

THIS YOUR PRINCIPAL RESIDENCE: Yes  No ( )

IS THIS A CHANGE TRANSACTION: ( ) Yes ( ) No

PROPERTY TAX CREDIT: \$ \_\_\_\_\_

IMPORTANT: Address for mailing the 1099 at or after the close of this escrow will be:  
\_\_\_\_\_  
\_\_\_\_\_

Under penalty of perjury, I/We hereby certify the above number(s) and information are true and accurate.

Signature: [Signature] Seller:

\_\_\_\_\_  
Signature

Signature: \_\_\_\_\_ Seller:

\_\_\_\_\_  
Signature

5A-5  
5/11  
7:00

YEAR

19

# Withholding Exemption Certificate for Real Estate Sales

(For use by sellers of California real estate)

CALIFORNIA FORM

590-RE

File this form with your withholding agent or buyer.

Withholding agent's name

Seller's name

SARIT SHAFER

Seller's address (number and street)

2015 Mt. Olympus Dr.

City

LOS ANGELES

Seller's daytime telephone number

310-770-7015

State

CA

ZIP code

Read the following carefully and check the box that applies to the seller.

**Certificate of Residency — Individuals:**

I am a resident of California and I reside at the address shown above. See Side 2 for the definition of a resident.

**Certificate of Principal Residence — Individuals:**

The California real property located at \_\_\_\_\_ qualifies as my principal residence within the meaning of the Internal Revenue Code Section 1034. See Side 2 for the definition of a principal residence.

**Corporations:**

The above-named corporation has a permanent place of business in California at the address shown above or is qualified to do business in California. See Side 2 for the definition of permanent place of business.

**Partnerships:**

The above-named entity is a partnership and the recorded title to the property is in the name of the partnership. The partners will file a California return to report the sale and will withhold on foreign and domestic nonresident partners when required.

**Limited Liability Companies (LLCs):**

The above-named entity is an LLC and the recorded title to the property is in the name of the LLC. The LLC will file a California return to report the sale and will withhold on foreign and domestic nonresident partners when required.

**Tax-Exempt Entities and Nonprofit Organizations:**

The above-named entity is exempt from tax under California or federal law.

**Irrevocable Trusts:**

At least one trustee of the above-named irrevocable trust is a California resident. The trust will file a California fiduciary return reporting the sale and will withhold on foreign and domestic nonresident beneficiaries when required.

**Certificate of Residency of Deceased Person — Estates:**

I am the executor of the above-named person's estate. The decedent was a California resident at the time of death. The estate will file a California fiduciary return reporting the sale and will withhold on foreign and domestic nonresident beneficiaries when required.

**Bank:**

The above-named entity is a bank or a bank acting as a fiduciary for a trust.

**CERTIFICATE:** Please complete and sign below.

Under penalties of perjury, I hereby certify that the information provided herein is, to the best of my knowledge, true and correct. If conditions change, I will promptly inform the withholding agent.

Seller's name and title (type or print)

SARIT SHAFER

Seller's social security number, California corporation number, FEIN or California Secretary of State file number

123-60-8888

NOTE: Failure to provide your identification number will render this certificate void.

Seller's signature

Date 1/20/02

For Privacy Act Notice, see form FTB 1131 (individuals only).

596  
Jm  
1-20-02

I understand that you must provide information pertaining to this escrow to the Internal Revenue Service as required by the Tax Reform Act of 1986, Internal Revenue Code Section 6045(a), 6676, 6722, 6723 and 7203 and issue a Form 1099

The undersigned Seller/s hereby provide and authorize the use of the following information for this reporting purpose and understand that if the correct information is not provided, civil or criminal penalties may be imposed by law.

PURCHASE PRICE : \_\_\_\_\_

PROPERTY ADDRESS: \_\_\_\_\_

I wish to advise that the TIN Taxpayer's Identification Number (95-77777 or Social Security Number) for the Sellers in this escrow are as follows:

SELLER:  
SARIT SHAFER  
Name (Please Print)

123-605864  
Social Security OR Tax Identification Number

\_\_\_\_\_  
Name (Please Print)

\_\_\_\_\_  
Social Security OR Tax Identification Number

PROPERTY OWNERSHIP STATUS: Individual \_\_\_\_\_ Husband and Wife \_\_\_\_\_ Corporation \_\_\_\_\_ Partnership \_\_\_\_\_

Percent of Ownership: \_\_\_\_\_ % (If % of ownership is not 100% another form must be filled out for each Seller).

IS THIS YOUR PRINCIPAL RESIDENCE: Yes  No ( )

IS THIS A CHANGE TRANSACTION: ( ) Yes ( ) No

PROPERTY TAX CREDIT: \$ \_\_\_\_\_

IMPORTANT: Address for mailing the 1099 at or after the close of this escrow will be:

\_\_\_\_\_  
\_\_\_\_\_

Under penalty of perjury, I/We hereby certify the above number(s) and information are true and accurate.

Signature: [Handwritten Signature] Seller:

\_\_\_\_\_  
Signature

Signature: \_\_\_\_\_ Seller:

\_\_\_\_\_  
Signature

5A-7  
sm  
7-2002

# MB ESCROW INC

## CERTIFICATION OF NON-FOREIGN STATUS BY INDIVIDUAL TRANSFEROR (S 1445)

Section 1445 of the Internal Revenue Code provides that a transferee (buyer) of a U.S. real property interest must withhold tax if the transferor (seller) is a foreign person. To inform the transferee (buyer) that withholding of tax is not required upon my disposition of a U.S. real property interest,

I/WE SARIT SHAERIK  
(Name of Transferor)

hereby certify the following:

1. The real property interest being transferred by me consists of an interest in the real property commonly known as:

2015 Mt. Olympus Dr, G.A. CA  
(Address)

2. I am not a nonresident alien for purposes of U.S. income taxation.

3. My U.S. taxpayer identification number (Social Security Number or 95-???????????) is:

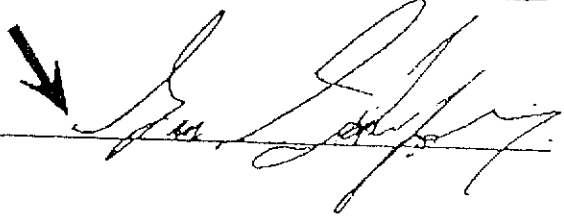
923-60-8891

4. My home address is: 2015 Mt. Olympus Dr. G.A. CA

I understand that this certification may be disclosed to the Internal Revenue Service by the transferee and that any false statement I have made here could be punished by fine, imprisonment, or both.

Under penalties of perjury I declare that I have examined this certification and to the best of my knowledge and belief it is true, correct, and complete.

Dated: 1-26, 1900

 \_\_\_\_\_  
↓

5A-8  
JM  
7-2002





CALIFORNIA  
ASSOCIATION  
OF REALTORS®

**SMOKE DETECTOR AND WATER HEATER  
STATEMENT OF COMPLIANCE**

As required by California State Health and Safety Code §13113.8(b) and §19211

Property Address \_\_\_\_\_

**SECTION A: SMOKE DETECTORS**

- 1. STATE LAW:** California law requires that every single-family dwelling and factory built housing unit sold on or after January 1, 1986, must have an operable smoke detector, approved and listed by the State Fire Marshal, installed in accordance with the State Fire Marshal's regulations. (Health and Safety Code §13113.8.)
- 2. LOCAL REQUIREMENTS:** Some local ordinances impose more stringent smoke detector requirements than does California law. Therefore, it is important to check with local city or county building and safety departments regarding the applicable smoke detector requirements for your property.
- 3. TRANSFEROR'S WRITTEN STATEMENT:** California Health and Safety Code §13113.8(1) requires every transferor of any real property containing a single-family dwelling, whether the transfer is made by sale, exchange, or real property sales contract (installation sales contract), to deliver to the transferee a written statement indicating that the transferor is in compliance with California state law concerning smoke detectors.
- 4. EXCEPTIONS:** Exceptions to the state law are listed on the reverse side of this form.
- 5. CERTIFICATION:** Seller represents that the Property, as of the close of escrow, will be in compliance with Health and Safety Code §13113.8 by having operable smoke detector(s) approved and listed by the State Fire Marshal installed in accordance with State Fire Marshal's regulations and in accordance with applicable local ordinance(s).

Seller \_\_\_\_\_ Date \_\_\_\_\_  
 Seller \_\_\_\_\_ Date \_\_\_\_\_

**SECTION B: WATER HEATER BRACING, ANCHORING, OR STRAPPING**

- 1. STATE LAW:** California law requires that all new and replacement water heaters and existing residential water heaters be braced, anchored, or strapped to resist falling or horizontal displacement due to earthquake motion. (Health and Safety Code §19211.)
- 2. LOCAL REQUIREMENTS:** Some local ordinances impose more stringent water heater bracing, anchoring, or strapping requirements than does California law. Therefore, it is important to check with local city or county building and safety departments regarding the applicable water heater bracing, anchoring, or strapping requirements for your property.
- 3. TRANSFEROR'S WRITTEN STATEMENT:** California Health and Safety Code §19211 requires the seller of any real property containing a water heater to certify, in writing, that the seller is in compliance with California state law.
- 4. EXCEPTIONS:** There are no exceptions to the state law.
- 5. CERTIFICATION:** Seller represents that the Property, as of the close of escrow, will be in compliance with Health and Safety Code §19211 by having water heaters braced, anchored, or strapped in place, in accordance with those requirements.

Seller \_\_\_\_\_ Date \_\_\_\_\_  
 Seller \_\_\_\_\_ Date \_\_\_\_\_

The undersigned hereby acknowledges receipt of a copy of this document, including the provisions of Health and Safety Code §13113.8 and §19211, as set forth on the reverse.

Buyer \_\_\_\_\_ Date \_\_\_\_\_  
 Buyer \_\_\_\_\_ Date \_\_\_\_\_

REFER TO REVERSE SIDE FOR ADDITIONAL INFORMATION.

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 525 South Virgil Avenue, Los Angeles, California 90020

MLS MAY 98

**OFFICE USE ONLY**  
 Reviewed by Broker  
 or Designee \_\_\_\_\_  
 Date \_\_\_\_\_



5A-9  
 JM  
 7-200

Date: January 24, 2000

Escrow No: 200081

PAGE 7 of 7: Additional instructions made a part of previous pages as if fully incorporated therein.

Prorate as of Close of Escrow

- Real property taxes based on latest tax bill or on amount furnished by title company

MB ESCROW, INC. IS LICENSED BY THE DEPARTMENT OF CORPORATIONS OF THE STATE OF CALIFORNIA LICENSE NUMBER 9631638.

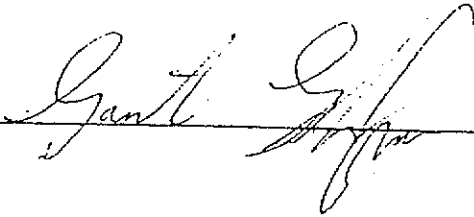
EACH PARTY SIGNING THESE INSTRUCTIONS HAS READ THE ADDITIONAL ESCROW CONDITIONS AND INSTRUCTIONS CONTAINED HEREIN AND APPROVES, ACCEPTS AND AGREES TO BE BOUND THEREBY AS THOUGH SAME APPEARED OVER THEIR SIGNATURES. PARTIES SIGNING THIS AGREEMENT HEREBY ACKNOWLEDGE RECEIPT OF A COPY OF THESE INSTRUCTIONS.

I/we agree to pay FUNDS REQUIRED TO CLOSE ESCROW UPON DEMAND.

SELLER(S) ONLY: The foregoing terms, provisions, conditions, and instructions, and those "Additional Escrow Conditions and Instructions" contained herein are hereby approved and accepted in their entirety and concurred in by me. I will hand you necessary documents called for by me to cause title to be shown as above which you are authorized to deliver when you hold for my account the sum of \$250,000.00 at the time as above provided, pay your escrow charges, my recording fees, charges for evidence of title as called for, whether or not this escrow is consummated, except those the buyer agrees to pay. You are hereby authorized to pay bonds, assessments, taxes, and any liens of record to show title as called for, affix internal revenue stamps on deed as required.

SELLERS:

Sarit Shafir

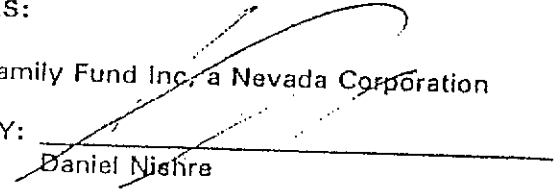


BUYERS:

Kent Family Fund Inc, a Nevada Corporation

BY:

Daniel Nishre



CURRENT ADDRESS:

CURRENT ADDRESS:

5A11  
YM  
7-200

PAGE 7 of 7: Additional instructions made a part of previous pages as if fully incorporated therein.

Prorate as of Close of Escrow

- Real property taxes based on latest tax bill or on amount furnished by title company

MB ESCROW, INC. IS LICENSED BY THE DEPARTMENT OF CORPORATIONS OF THE STATE OF CALIFORNIA, LICENSE NUMBER 9631638.

EACH PARTY SIGNING THESE INSTRUCTIONS HAS READ THE ADDITIONAL ESCROW CONDITIONS AND INSTRUCTIONS CONTAINED HEREIN AND APPROVES, ACCEPTS AND AGREES TO BE BOUND THEREBY AS THOUGH SAME APPEARED OVER THEIR SIGNATURES. A PARTIES SIGNING THIS AGREEMENT HEREBY ACKNOWLEDGE RECEIPT OF A COPY OF THESE INSTRUCTIONS.

I/we agree to pay FUNDS REQUIRED TO CLOSE ESCROW UPON DEMAND.


SELLER(S) ONLY: The foregoing terms, provisions, conditions, and instructions, and those "Additional Escrow Conditions and Instruction contained herein are hereby approved and accepted in their entirety and concurred in by me. I will hand you necessary documents called for my part to cause title to be shown as above which you are authorized to deliver when you hold for my account the sum of \$855,000.00 with the time as above provided, pay your escrow charges, my recording fees, charges for evidence of title as called for, whether or not this escrow is consummated, except those the buyer agrees to pay. You are hereby authorized to pay bonds, assessments, taxes, and any liens of record to show title as called for, affix internal revenue stamps on deed as required.

SELLERS:

  
 \_\_\_\_\_  
 Sarit Shafir

BUYERS:

Kent Family Fund Inc, a California Corporation

BY:   
 \_\_\_\_\_  
 David Nishre

CURRENT ADDRESS:

CURRENT ADDRESS:

5A-11  
 gm  
 7:00

# MB ESCROW INC

9454 Wilshire Blvd. #901, Beverly Hills, CA 90212  
(310)273-7106 Fax: (310)275-4991

January 24, 2000  
Mary Bension,  
Escrow Officer  
Escrow No. 200081-MB

## GENERAL - ADDITIONAL INSTRUCTIONS

Property Address: 2015 Mount Olympus Drive, Los Angeles, CA

### THE ABOVE NUMBERED ESCROW IS HEREBY AMENDED AND/OR SUPPLEMENTED AS FOLLOWS:

**CITY REPORT:** Buyer and Seller are aware that an application has been filed for a Report of Residential Property Records and Pending Special Assessment Liens ("Report") from the Department of Building and Safety of the City of Los Angeles, in connection with the sale of the above property and the above numbered escrow. The Report will reflect, (1) the manner of compliance with regard to the installation of smoke detectors, safety glazing, and water conservation on the Property, (2) whether or not a sewer permit has been issued on the Property; and (3) whether or not there are pending assessments on the Property. Buyer and Seller are aware that, as of this date, the Escrow Holder and the Brokers have not yet received the Report from the City of Los Angeles.

The Escrow Holder and the Brokers are nevertheless hereby instructed to close this escrow as scheduled, prior to the receipt of the Report. Upon receipt of the Report after the close of escrow, the Escrow Holder is instructed to forward the Report to the Buyer and send copies to the Brokers. Buyer agrees to acknowledge receipt of a copy of the Report, evidencing that the Buyer received same from the Escrow Holder.

Buyer and Seller hereby release the Escrow Holder and the Brokers in this transaction from any and all liability and/or responsibility with regard to closing this escrow prior to the receipt of the Report and/or any items that may be disclosed in the Report. Escrow Holder's and Brokers' sole responsibility in connection with the Report shall be limited to furnishing the Report to the Buyer in a timely manner after receipt of same.

If said report discloses any pending assessments or liens against subject property, Seller agrees to correct said conditions and pay any costs associated with same promptly after close of escrow.

...

Buyer and Seller are aware that effective January 1, 1999 the city of Los Angeles has enacted Ordinance Number 172076 of the Los Angeles Municipal Code, which requires owners of property situated in the City of Los Angeles, upon the sale of property, to retrofit water closets (toilets), urinals, and showerheads and upon completion of the retrofit, file a Certificate of Compliance with the Department of Water and Power.

Buyer desires to close the transaction without receipt of the Certificate of Compliance. In doing so, Buyer understands that surcharges may be assessed by the Department of Water and Power in the event retrofit is not completed and a Certificate of Compliance is not filed with the Department of Water and Power in a timely manner. The Escrow Holder and the Brokers are nevertheless hereby instructed (1) to close this escrow as scheduled, without receipt of the Certificate of Compliance, and (2) Buyer will obtain and file the Certificate of Compliance outside of escrow.

Buyer and Seller hereby release, hold harmless and indemnify the Escrow Holder and the Brokers in this transaction from any and all liability and/or responsibility with regard to closing this escrow prior to the receipt and/or filing of the Certificate of Compliance. Escrow Holder and Brokers shall have no further responsibility in connection with the Certificate of Compliance or the retrofit requirements.

....

ALL OTHER TERMS AND CONDITIONS TO REMAIN THE SAME.

(CONTINUED)

Seller's Initials

MB

Buyer's Initials

MB

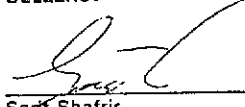
5A-17  
MB

January 24, 2000

Escrow No: 200081-MB

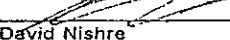
PAGE 2: Additional instructions made a part of previous pages as if fully incorporated therein.

SELLERS:

  
\_\_\_\_\_  
Sarif Shafir

BUYERS:

Kent Family Fund Inc, a California Corporation

BY:   
\_\_\_\_\_  
David Nishre

5A-13  
SM  
11.11.00

# MB ESCROW INC

9454 Wilshire Blvd. #901, Beverly Hills, CA 90212  
(310)273-7106 Fax: (310)275-4991

January 25, 2000  
Mary Bension,  
Escrow Officer  
Escrow No. 2000B1-MB

## GENERAL - ADDITIONAL INSTRUCTIONS

Property Address: 2015 Mount Olympus Drive, Los Angeles, CA

THE ABOVE NUMBERED ESCROW IS HEREBY AMENDED AND/OR SUPPLEMENTED AS FOLLOWS:

.....

**CITY REPORT:** Buyer and Seller are aware that an application has been filed for a Report of Residential Property Records and Pending Special Assessment Liens ("Report") from the Department of Building and Safety of the City of Los Angeles, in connection with the sale of the above property and the above numbered escrow. The Report will reflect, (1) the manner of compliance with regard to the installation of smoke detectors, safety glazing, and water conservation on the Property, (2) whether or not a sewer permit has been issued on the Property; and (3) whether or not there are pending assessments on the Property. Buyer and Seller are aware that, as of this date, the Escrow Holder and the Brokers have not yet received the Report from the City of Los Angeles.

The Escrow Holder and the Brokers are nevertheless hereby instructed to close this escrow as scheduled, prior to the receipt of the Report. Upon receipt of the Report after the close of escrow, the Escrow Holder is instructed to forward the Report to the Buyer and send copies to the Brokers. Buyer agrees to acknowledge receipt of a copy of the Report, evidencing that the Buyer received same from the Escrow Holder.

Buyer and Seller hereby release the Escrow Holder and the Brokers in this transaction from any and all liability and/or responsibility with regard to closing this escrow prior to the receipt of the Report and/or any items that may be disclosed in the Report. Escrow Holder's and Brokers' sole responsibility in connection with the Report shall be limited to furnishing the Report to the Buyer in a timely manner after receipt of same.

If said report discloses any pending assessments or liens against subject property, Seller agrees to correct said conditions and pay any costs associated with same promptly after close of escrow.

.....

Buyer and Seller are aware that effective January 1, 1999 the city of Los Angeles has enacted Ordinance Number 172075 of the Los Angeles Municipal Code, which requires owners of property situated in the City of Los Angeles, upon the sale of property, to retrofit water closets (toilets), urinals, and showerheads and upon completion of the retrofit, file a Certificate of Compliance with the Department of Water and Power.

Buyer desires to close the transaction without receipt of the Certificate of Compliance. In doing so, Buyer understands that surcharges may be assessed by the Department of Water and Power in the event retrofit is not completed and a Certificate of Compliance is not filed with the Department of Water and Power in a timely manner. The Escrow Holder and the Brokers are nevertheless hereby instructed (1) to close this escrow as scheduled, without receipt of the Certificate of Compliance, and (2) Buyer will obtain and file the Certificate of Compliance outside of escrow.

Buyer and Seller hereby release, hold harmless and indemnify the Escrow Holder and the Brokers in this transaction from any and all liability and/or responsibility with regard to closing this escrow prior to the receipt and/or filing of the Certificate of Compliance. Escrow Holder and Brokers shall have no further responsibility in connection with the Certificate of Compliance or the retrofit requirements.

ALL OTHER TERMS AND CONDITIONS TO REMAIN THE SAME.

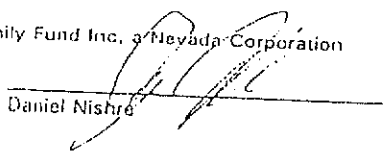
SELLERS:

  
Sari Shafit

BUYERS:

Kent Family Fund Inc, a Nevada Corporation

BY:

  
Daniel Nishre

5A-14  
JRM  
2/20/00

# MB ESCROW INC

9454 Wilshire Blvd. #901, Beverly Hills, CA 902  
(310)273-7106 Fax: (310)275-49

January 25, 2000  
Mary Bension,  
Escrow Officer  
Escrow No. 200081-MB

## GENERAL - ADDITIONAL INSTRUCTIONS

Property Address: 2015 Mount Olympus Drive, Los Angeles, CA

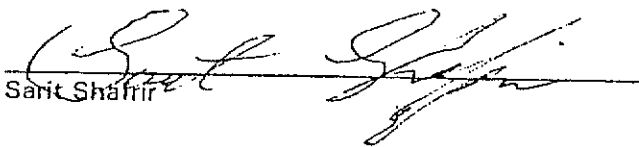
THE ABOVE NUMBERED ESCROW IS HEREBY AMENDED AND/OR SUPPLEMENTED AS FOLLOWS:

Buyer herein will be responsible for all retrofitting on subject property, including but not limited to Smoke Detector Water Heater Strapping.

\*\*\*\*\*

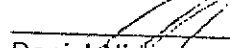
ALL OTHER TERMS AND CONDITIONS TO REMAIN THE SAME.

SELLERS:

  
Sant Shafir

BUYERS:

Kent Family Fund Inc, a Nevada Corporation

BY:   
Daniel Nishre

5/16  
JW  
17/2000

# MB ESCROW INC

9454 Wilshire Blvd. #901, Beverly Hills, CA 902  
(310)273-7106 Fax: (310)275-491

January 25, 2000  
Mary Bension,  
Escrow Officer  
Escrow No. 200081-MB

## GENERAL - ADDITIONAL INSTRUCTIONS

Property Address: 2015 Mount Olympus Drive, Los Angeles, CA

THE ABOVE NUMBERED ESCROW IS HEREBY AMENDED AND/OR SUPPLEMENTED AS FOLLOWS:

\*\*\*\*\*

Buyer has handed Seller the sum of one hundred thousand dollars (\$100,000.00) outside of escrow and Seller hereby acknowledges same.

\*\*\*\*\*

ALL OTHER TERMS AND CONDITIONS TO REMAIN THE SAME.

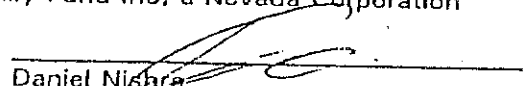
SELLERS:

  
Sarit Shafir

BUYERS:

Kent Family Fund Inc, a Nevada Corporation

BY:

  
Daniel Nishra

5A-14  
JAN  
7-20-00



**FORMS "9a" AND "9" DECLARATIONS ATTACHMENT**  
 (Per L.A.M.C. Sec. 22.12.77'13., refunds are not granted for a report where ANY work has been done on the report.)

PROJECT ADDRESS 2015 MT. OLYMPUS DR LOS ANGELES	ASSESSOR SID 5569-0-036-011
----------------------------------------------------	--------------------------------

Description of property being sold:     Vacant Lot     One Family Dwelling     Other Residential Building

The Owner must complete Items B and C in Section I for all reports. If the owner cannot complete all declarations under item A of Section I, the Buyer must complete Section "II. Buyer's Declaration."

**I. OWNER'S DECLARATION:**

I, as owner, declare under penalty of perjury that the following statements are true and correct for the residential building for which this report is sought.

- A. The following device(s) and/or material has/have been or will be installed as indicated below.
- (1) Water conservation devices     have been installed     will be installed in compliance with Los Angeles Municipal Code (L.A.M.C.) Section 122.03.
  - (2) Lights and locks     have been installed     will be installed in compliance with L.A.M.C. Section 91.8607.     The Lights and Locks Ordinance does not apply since no apartment building (3 or more units) is currently present on the property for which this report is being sought.
  - (3) Seismic gas shutoff valves     have been installed     will be installed in compliance with L.A.M.C. Section 94.1219.     The Gas Shutoff Valves Ordinance does not apply since no gas fuel lines are provided for any building on the property for which this report is being sought.
  - (4) Metal bars, grills, grates, security roll-down shutters, and similar devices installed over emergency escape windows in sleeping rooms     are not installed     have been installed in accordance with L.A.M.C. Section 91.1204     will be installed in accordance with L.A.M.C. Section 91.1204 for the property for which this report is being sought.
  - (5) Smoke Detectors     have been installed     will be installed in compliance with L.A.M.C. Section 91.310.9.
  - (6) Impact Glazing/Approved Film for sliding glass panels of sliding-type doors     has been installed     will be installed in compliance with L.A.M.C. Division 24.     The Impact Hazard Glazing Ordinance does not apply.

Further, I (Owner) certify that smoke detector and impact glazing/approved film for sliding glass panel of sliding-type doors will be installed prior to entering into an agreement of sale or contracting for an exchange of said residential property, or, where an escrow agreement has been executed in connection therewith prior to close of escrow, and that within 10 days after installation, I will so advise the Department of Building and Safety in writing to Residential Property Records, c/o Cashier, 201 N. Figueroa St., 4th Floor-- Counter G, Los Angeles, CA 90012-4869.

- B.  The property for which this report is being sought is one acre or less in size.     The property for which this report is being sought exceeds one acre and I have inspected the property for the existence of oak trees. (For the purpose of this declaration the definition of "oak trees" set forth in L.A.M.C. Section 46.01 shall apply.) The number of oak trees identified as located on this property is \_\_\_\_\_ (If none, write "0".) I authorize the Department of Building and Safety to verify this information by entry upon the subject property. I understand that a fee, as specified in L.A.M.C. Section 98.0412(a), shall be collected by the Department of Building and Safety for any inspection required to verify this declaration.

- C. Water Conservation Certificate of Compliance, as specified in L.A.M.C. Section 122.03,     has     has not been filed with the Dept of Water and Power.

Signature of Owner: *Sart Shapiro*    Date: 1-25-00

**II. BUYER'S DECLARATION:**

I, as buyer, declare under penalty of perjury that the following statements are true and correct for the residential building for which this report is sought.

- A. The following device(s) and/or material has/have been installed as indicated below.
- (1)  Water conservation devices have been installed in compliance with Los Angeles Municipal Code (L.A.M.C.) Section 122.03.
  - (2)  Lights and locks have been installed in compliance with L.A.M.C. Section 91.8607.     The Lights and Locks Ordinance does not apply since no apartment building (3 or more units) is currently present on the property for which this report is being sought.
  - (3) Metal bars, grills, grates, security roll-down shutters, and similar devices installed over emergency escape windows in sleeping rooms     are not installed     have been installed in accordance with L.A.M.C. Section 91.1204 for the property for which this report is being sought.

- B. Seismic gas shutoff valves     have been installed in compliance with L.A.M.C. Section 94.1219.     will be installed in compliance with L.A.M.C. Section 94.1219 within 12 months after entering into an agreement of sale or contracting for an exchange of a residential property, or within 12 months after close of escrow where an escrow agreement has been executed in connection therewith; and that within 10 days after installation, Buyer will so advise the Department of Building and Safety in writing to Residential Property Records, c/o Cashier, 201 N. Figueroa St., 4th Floor--Counter G, Los Angeles, CA 90012-4869. Failure to comply with this requirement shall subject the buyer to the payment of a noncompliance fee in addition to the other penalties provided by law.
- The Gas Shutoff Valves Ordinance does not apply since no gas fuel line is provided for any building on the property for which this report is being sought.

- C. (1)  Smoke Detectors will be installed in compliance with L.A.M.C. Section 91.310.9.
- (2)  Impact Glazing/Approved Film for sliding glass panels of sliding-type doors will be installed in compliance with L.A.M.C. Division 24.     Impact Hazard Glazing Ordinance does not apply.

Further, smoke detectors in compliance with L.A.M.C. Section 91.310.9 and impact glazing/approved film for sliding glass panels of sliding-type doors in compliance with L.A.M.C. Division 24 will be installed by Buyer within 30 days after entering into an agreement of sale or contracting for an exchange of said residential property, or, where an escrow agreement has been executed in connection therewith, within 30 days after the close of escrow, and that within 10 days after installation, will so advise the Department of Building and Safety in writing to Residential Property Records, c/o Cashier, 201 N. Figueroa St., 4th Floor-- Counter G, Los Angeles, CA 90012-4869.

Signature of Buyer: *[Signature]*    Date: 1-25-00

5A-17  
 JM  
 7-201

# MB ESCROW INC

9454 Wilshire Blvd. #901, Beverly Hills, CA 902  
(310)273-7106 Fax: (310)275-49

January 24, 2000  
Mary Bension,  
Escrow Officer  
Escrow No. 200081-MB

## GENERAL - ADDITIONAL INSTRUCTIONS

Property Address: 2015 Mount Olympus Drive, Los Angeles, CA

THE ABOVE NUMBERED ESCROW IS HEREBY AMENDED AND/OR SUPPLEMENTED AS FOLLOWS:

Buyer acknowledges receipt of the preliminary title report issued by Chicago Title Company and herein approves same

\*\*\*\*

ALL OTHER TERMS AND CONDITIONS TO REMAIN THE SAME.

## BUYERS:

Kent Family Fund Inc, a California Corporation

BY: 

David Nishre

5A-18  
JM  
9-20-01

COMERICA BANK  
WIRE TRANSFER FAX NOTIFICATION

DOMESTIC CREDIT ADVICE

MB ESCROW INC BH  
9454 WILSHIRE BLVD 901  
BEVERLY HILLS, CA 90212

DATE : 03/09/2000  
ACCOUNT # : 1891023036  
SEQ # : 000309005268  
AMOUNT : \$15,000.00  
REPEAT CODE:

FED SEQ # : 4907

CHASE NYC /ORG=S B N VENTURE CAPITAL OGB=SALOMON SMITH BARNEY INC.  
COMERICA BK SJ /CTR/BBK=MB ESCROW ./AC-1891023036 BNF=SBN VENTURE/ARCHIBOLD 3  
643 EL CAJON .219 SAN DIEGO, CA 92104/AC-200270MB RFB=SWF OF 00/03/09 INS=D00006  
6198046 SALOMON SMITH BARNEY INC, OUTGOING CUSTOMER MT PO BOX 833, CANAL STREET  
STATION NEW YORK NY 10013-

THIS TRANSFER IS SUBJECT TO APPLICABLE FEES AND THE TERMS AND CONDITIONS OF  
THE 'FUNDS TRANSFER AUTHORIZATION AND AGREEMENT'.

PLEASE DIRECT ALL INQUIRIES REGARDING THIS ADVICE TO INVESTIGATIONS.  
IN MICHIGAN CALL: (313)222-4373, IN CALIFORNIA CALL: 1-800-600-6633,  
IN TEXAS CALL: 1-800-999-5054, IN FLORIDA CALL: 1-800-264-8925.

**MB ESCROW**  
ESCROW DEPARTMENT  
34 WILSHIRE BLVD., STE 910  
BEVERLY HILLS, CA 90212-2930  
(213) 273-7106

ESCROW TRUST RECEIPT NO. **38484**

ESCROW NO. DATE  
200270-MB 03/09/00

RECEIVED Archibald Management Inc.  
OF

AMOUNT

\*\*\*\*\*15,000.00

TWENTY FIVE THOUSAND AND 00/100

CASHIER'S CHECK	CHECK	OTHER
		WIRE
BANK ACCOUNT NO.		

RECEIVED

FROM BUYER

BY \_\_\_\_\_  
BLS

5A-19  
JM  
7-2000

PRELIMINARY CHANGE OF OWNERSHIP REPORT

Use answer to the best of your knowledge, all applicable questions, sign and date. If a question does not apply, indicate with "N/A".

PART III: PURCHASE PRICE & TERMS OF SALE

1. CASH DOWN PAYMENT OR Value of Trade or Exchange (excluding closing cost) Amount \$ \_\_\_\_\_

2. FIRST DEED OF TRUST @ \_\_\_\_\_ % interest for \_\_\_\_\_ years. Pymts./Mo = \$ \_\_\_\_\_ (Prin & Int only) Amount \$ \_\_\_\_\_

- ( ) FHA ( ) Fixed Rate ( ) New Loan
( ) Conventional ( ) Variable Rate ( ) Assumed Existing Loan Balance
( ) VA ( ) All Inclusive D.T. ( \$ \_\_\_\_\_ Wrapped) ( ) Bank or Savings & Loan
( ) Cal-Vet ( ) Loan Carried by Seller ( ) Finance Company

Balloon Payment ( ) Yes ( ) No Due Date \_\_\_\_\_ Amount \$ \_\_\_\_\_

3. SECOND DEED OF TRUST @ \_\_\_\_\_ % interest for \_\_\_\_\_ years. Pymts./Mo = \$ \_\_\_\_\_ (Prin & Int on) Amount \$ \_\_\_\_\_

- ( ) Bank or Savings & Loan ( ) Fixed Rate ( ) New Loan
( ) Loan Carried by Seller ( ) Variable Rate ( ) Assumed Existing Loan Balance

Balloon Payment ( ) Yes ( ) No Due Date \_\_\_\_\_ Amount \$ \_\_\_\_\_

4. OTHER FINANCING. Is other financing involved not covered in (b) or (c) above? ( ) Yes ( ) No Amount \$ \_\_\_\_\_

- ( ) Bank or Savings & Loan ( ) Fixed Rate ( ) New Loan
( ) Loan Carried by Seller ( ) Variable Rate ( ) Assumed Existing Loan Balance

Balloon Payment ( ) Yes ( ) No Due Date \_\_\_\_\_ Amount \$ \_\_\_\_\_

5. IMPROVEMENT BOND ( ) Yes ( ) No Outstanding Balance: Amount \$ \_\_\_\_\_

6. TOTAL PURCHASE PRICE: ( ) or acquisition price, if traded or exchanged, include real estate commission if paid. Total Items A through E \$ \_\_\_\_\_

7. PROPERTY PURCHASE: ( ) Through a broker; ( ) Direct from seller; ( ) Other (Explain) \_\_\_\_\_

If purchased through a broker, provide broker's name and phone no.: \_\_\_\_\_
Please explain any special terms or financing and any other information that would help the Assessor understand the purchase price and terms of sale. \_\_\_\_\_

PART IV: PROPERTY INFORMATION

8. IS PERSONAL PROPERTY INCLUDED IN THE PURCHASE PRICE (other than a mobilehome subject to local property tax)? ( ) Yes ( ) No
If yes, enter the value of the personal property included in the purchase price \$ \_\_\_\_\_ [Attach itemized list of personal property.]

9. IS THIS PROPERTY INTENDED AS YOUR PRINCIPAL RESIDENCE? ( ) Yes ( ) No
If yes, enter date of occupancy \_\_\_\_\_, 19 \_\_\_\_\_ or intended occupancy \_\_\_\_\_, 19 \_\_\_\_\_

- TYPE OF PROPERTY TRANSFERRED:
( ) Single Family residence ( ) Agricultural ( ) Timeshare
( ) Multiple-Family residence (no. of units: \_\_\_\_\_) ( ) Co-op/Own-Your Own ( ) Mobilehome
( ) Commercial/Industrial ( ) Condominium ( ) Unimproved Lot
( ) Other (Description: \_\_\_\_\_)

10. DOES THE PROPERTY PRODUCE INCOME? ( ) Yes ( ) No

11. IF THE ANSWER TO QUESTION 10 IS YES, IS THE INCOME FROM:
( ) Lease/Rent ( ) Contract ( ) Mineral rights ( ) Other-explain \_\_\_\_\_

12. WHAT WAS THE CONDITION OF THE PROPERTY AT THE TIME OF SALE?
( ) Good ( ) Average ( ) Fair ( ) Poor

Enter here, or on an attached sheet any other information that would assist the Assessor in determining value of the property such as the physical condition of the property, restrictions, etc.

I certify that the foregoing is true, correct and complete to the best of my knowledge and belief.

Signed \_\_\_\_\_ Date \_\_\_\_\_
(New Owner/Corporate Officer)

Please Print Name of New Owner/Corporate Officer WALT ABRAHAM
Phone No. where you are available from 8:00 a.m. - 6:00 p.m. ( ) 1-800-291-8267
(NOTE: The Assessor may contact you for further information)

If a document evidencing a change of ownership is presented to the recorder for recordation without the concurrent filing of a PRELIMINARY CHANGE OF OWNERSHIP REPORT, the recorder may charge an additional recording fee of twenty dollars (\$20).

5A-20
AM
7-20-02