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TEL 310 247 2346

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BUYER'S INSPECTION ADVISORY

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IMPORTANCE OF PROPERTY INSPECTION: The physical condition of the land and improvements being purchased are not guaranteed by either Seller of Brokers, except as specifically set forth in the purchase agreement. For this reason, Buyer should goalstided a therough 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 expans to conduct such additional investigations, tests, or inspections. Disclosure duties: The law requires Seller and Brokers to disclose to Buyer all meterial facts known to them which affect the value or destrability of the Property. In sales involving residential dwellings with no more than four units. Brokers have a duly to make a diligent visual inspection of the accessible areas of the Properly, and to disclose the results of that inspection. However, as some Properly defects or conditions may not be discoverable from a visual inspection, it is possible neither Seller nor Brokere 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 expense, and therefore cannot advise Buyer on many flams, such as soil stability, geologic conditions, hazardous substances, structural conditions of the foundation or other improvements, or the condition of the root, heating, air conditioning, plumbing, electrical, sewer, septic, weste disposel, 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, healing, ex conditioning, electrical, mechanical, security, pool/spa, and other sinuctural and non-sinuctural systems and components, built-in appliances, any personal property included In the sale, and sharpy efficiency of the Property (Siguidizal angineers are best suited to determine possible dealign or construction detects, and whether improvements are structurally sound.)
- whether improvements are structurally sound?

 2. SQUARE FOOTAGE, AGE, BOUNDARIES: Square footage, room dimensions, lot size, upo of improvements, and boundaries. Any numerical statements recreating these terms are APPROXIMATIONS ONLY, and have not been and deniet be verified by Brokers. Fercess, integrals, integrals, and other natural or constructed barriers or markers do not necessarily identify true Property boundaries. (An appraiser, walls, integrals, or civil engineer is best suited to determine respectively equies loolings, dimensions and boundaries of the Property.)

 3. SOIL ETABLITYTICEOLOGIC CONDITIONS: Existence of lift or compacted and or expected and or contracting role, susceptibility to slippage, estiting or mavement, and the adequacy of designee. These types of inspections are particularly important for hilbide or stoped properties, but the referenced conditions may also exist on flat land. (Geotecnical engineers are best suited to determine such conditions, causes, and remadies.)

 4. ROOF: Present condition, apprending age, leaks, and remaining useful file. (Rolling contractors are best suited to determine those conditions.)

 5. PIOCLEPAL Whether there are, any cracks, teaks or operational problems. (Pool contractions are best suited to determine those conditions.)

 8. WARTE DISPOSAL: Type, size, adequacy, repective and condition of sewer, and employees.

- application rees.
 7. WATER AND UTILITIES; WELL SYSTEMS AND COMPONENTS; Water and utility evailability, use reatrictions, and costs. Adequacy, concluent, and
- Deformance of well systems and components.

 5. ENVIRONMENTAL HAZARDS: Potential environmental hazards, including aspectos, lead-based paint and other lead contamination, methans, other

- Designation of well systems and components.

 5. ENVIRAMENTAL HAZARDE: Potential stringmental hosteride, including estation, lead-based paint and other lead contamination, methane, other gester, fust, oil or channest stotage tanks, contaminated soll or water, hazardous waster, waste disposal piet, electromagnatic fields, huclear sources, and other substances, materials, products, or conditions. (Fai trumer Indomestion, read-tine bookiel "Environmental Hazarda. A Guide for Homeowners and Buyers, or consult an appropriate preferational.)

 5. EARTHQUAKE AND FLOOD; INSURANCE AVAILABILITY, Suxceptibility of the Property to santiquate hazards and propersity of the Property to flood. These and other conditions may affect the gyallability and need for certain types of insurance. (Godlogist, Gestachnic Engineer and Insurance agents are best cutted to provide information on these conditions.)

 10. GOVERNMENTAL REQUIREMENTS AND LIMITATIONS; Parmus, inspections, certificials, contag, other governmental limitations, restrictions, and requirements affecting the current or lature 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, faview, or interpret any such information.)

 11. REPITAL PROPERTY RESTRICTIONS: Same cities and countries impose replactions which may limit the amount of rest that can be citizened, in an advanced to the property, and the circumstances in which tenancies can be terminated. Deadboil or other focks or focks miths, respectively, can give indomestic about these restrictions and requirements.)

 12. NEIGHBORHOOD, AREA, SUBDIVISION CONDITIONS; PERSONAL FACTORS: Neighborhood or area conditions, including schools, praximity profiling to commercial, industrial or egification assisting, and proposed transportation, construction, other government agencies, view of haffic, alron neits, notice or other povernmentally projected files or improvements. Isolations of common areas

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 researchly and normally accessible eress of the Property; (c) Control verity information contained in inspection reports, equare footings of representations made by others; (d) De not guarantee the performance of others who have projected performs or products to Buyer or Selfars; (a) Do not guarantee the adequacy or completeness of repeirs made by Selfar or others (f) Cannot Identity Property boundary lines; and (g) Do not declose what price a buyer stroutd pay or a selfar should accept. Buyer agrees to seek dealers exclassors from appropriate professionals.

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DO SO, YOU ARE ACTING AGAIN	יום שמוו פון אווין שווין	whosens.

receipt of a copy of this document. Buyer is encouraged to read it cerefully Ruyer Statistura Data Buyar Sjonatura Date Boyer(s) (Print Nambers) APULY. <u>, טענ</u> Current Address - 12 200 N. ARAGOS 112 HAD TULG THIS FUND HAS SEEN APPHOVED BY THE CALIFORNIA ASSOCIATION OF REALTORS SO A.IV. NO REPRESENTATION IS MADE AS TO THE LEGAL VALIDITY OF ADEQUACY OF ANY PROVISION IN ANY SPECIFIC TRANSACTION A REAL ESTATE SPROKER IS THE PERSON QUALIFIED TO ADVISE ON HEAL ESTATE SPROKER IS THE PERSON QUALIFIED TO ADVISE ON HEAL ESTATE SPROVED FOR THE PERSON QUALIFIED TO ADVISE ON HEAL ESTATE

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Problems and Controlled by REAL ESTATE BUSINESS SERVICES, INC FUNDAMENT WITH CALIFORNIA ASSOCIATION OF REAL TORIS[®] 535 South Verillandin, Los Angelse, California 90020

REVISED 4/98

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BUYER'S INSPECTION ADVISORY (BIA-14 PAGE 1 OF 1)

Form 590-RE CZ (REV. 1996)

tracy Act Nonce, see form + 18 1131 (individuals only).

GERTIFICATION OF NON-FOREIGN STATUS BY INDIVIDUAL TRANSFEROR (8 1445)

1744	(Name of Transferor)
	\cdot
neri	eby certify the following:
соп	 The real property interest being transferred by me consists of an interest in the real property imonly known as:
	7015 MT. OLYMPUS Dr. GA. CA
	2. I am not a nonresident allen for purposes of U.S. income taxation.
	3. My U.S. taxpayer identification number (Social Security Number or 96-7777777777) is:
	, · · · · · · · · · · · · · · · · · · ·
	123-60-8869
	4. My home address is: 2015 MT. DLYMAUS Da CA CA
and th	I understand that this certification may be disclosed to the Internal Revenue Service by the transferee 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
ated:	1-26-

5A-4 7-2000

1099 CERTIFICATION

TO: MB ESCROW INC

ESCROW #

We understand that you must provide information pertaining to this escrow to the Internal Revenue Service as require the Tax Reform Act of 1986, Internal Revenue Code Section 6045(e), 6676, 6722, 6723 and 7203 and issue a Form 10 The undersigned Seller/s hereby provide and authorize the use of the following information for this reporting purpose understand that if the correct information is not provided, civil or criminal panalties may be imposed by few.

PURCHASE PRICE :		y and the proposed by law.
PROPERTY ADDRESS:		
This is to advise that the TIN Taxpayor's identificatio escrow are as follows:	n Number (95-)	'7777 or Social Security Number) for the Sellers In
SELLER:		
SART SHAFAIR		
ull Name (Please Print)		D3-60-5364
	2001	Br Security OR Tex Identification Number
ull Name (Please Print)		
	Socia	l Security OR Tax Identification Number
ROPERTY OWNERSHIP STATUS: Individual		
Bronni et O	_ Husband and V	VifeCorporation
arcent of Ownership: % (If % of owner	ship is not 1009	% another form
		section of must be filled out for each Seller
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and the 1059 at of air	far the close of t	his escrow will be:
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SADIT SHAFRIR		
fler's address (number and speed)		
LOIS 19T. CLYPRUS NA.	3 6 10 7	daytime telephone number
105 A155 25	Sake	ZP code
ead the following carefully and check the box that applies to the		
and and and direct are box diat applies in die	3.5464	
Cerdificate of Residency — Individuals: I am a resident of California and I reside at the address	shown above. See Side 2 for the c	definition of a resident.
Certificate of Principal Residence — Individuals: The California real property located at qualifies as my principal residence within the meaning of definition of a principal residence.	if the Internal Revenue Code Secti	on 1034. See Side 2 for the
Corporations: The above-named corporation has a permanent place of qualified to do business in California. See Side 2 for the	f business in California at the addr definition of permanent place of b	ess shown above or Is usiness.
Partners hips t The above-named entity is a partnership and the records will file a California return to report the sale and will with	ed title to the property is in the nar shold on foreign and domes to non-	ne of the parmership. The parmen resident parmers when required,
Limited Liability Companies (LLCs): The above-named entity is an LLC and the recorded different to report the sale and will withhold on foreign and	to the property is in the name of a domestic nonresident partners wh	the LLC. The LLC will file a Califor ien required.
Tax-Exempt Endtles and Nonprofit Organizations: The above-named entity is exempt from tax under Califo	imla or federal law.	
krevocable Trusts: At least one postee of the above-named irrevocable trus reporting the sale and will withhold on foreign and dome	t is a California resident. The truss side nonresident beneficiaries whe	: will file à California fiductary resur n required.
Certificate of Residency of Deceased Person — Est I am the executor of the above-named person's estate. I will file a California fiduciary return reporting the sale an required.	The decedent was a California resi	dent at the time of death. The esta estic nonresident beneficiaries wh
Bank: The above-named entity is a bank or a bank acting as a	fiductary for a pust	
RTIFICATE: Please complete and sign below.		
der penalties of perjury, I hereby certify that the information prov ange, I will promptly inform the withholding agent.		owledge, true and confect. If condit
ller's name and due (type or print)	HAENR	
ller's social security number, California corporation number, FEINor California Secretary of State file number	12-3-60-8884	
OTE: Fallure to poylde your Identification number will render the		
Her's signature	D	ste 1962 5AL
		2-20-1
in Pilvacy Act Nodce, see form + 1B +131 (individuals only).		1-14-4

3CROW

Signature

e understand that you must provide anormation pertaining to a Tax Reform Act of 1986, Internal Revenue Code Section 60	o this escrow to the internal Revenue Service as required b 045(e), 6676, 8722, 8723 and 7203 and issue a Form 1095
ne undersigned Seller/s hereby provide and authorize the use derstand that if the correct information is not provided, civi	of the following information for this reporting purpose and or criminal penalties may be imposed by law.
IRCHASE PRICE :	_
OPERTY ADDRESS:	,
is is to advise that the TIN Taxpayor's Identification Number prow are as follows:	(95-77777 or Social Security Number) for the Sallers in thi
LLER:	
SANT SHAFRIA	100-10 5814
Il Name (Please Print)	Social Security OR Tax Identification Number
Name (Please Print)	Social Security OR Tax Identification Number
OPERTY OWNERSHIP STATUS: Individual Husban	d and Wife Corporation Partnership
cent of Ownership: % (if % of ownership is n	ot 100% another form must be filled out for each Seller).
THIS YOUR PRINCIPAL RESIDENCE: Y89 1 No ()	. •
CHANGE TRANSACTION: () Yes () No	•
PERTY TAX CREDIT: 9	
PORTANT: Address for mailing the 1099 at or after the c	close of this escrow will be:
er penalty of perjury, I/We hereby cartify the above humber	(s) and information are true and accurate
Sanature	Seller:
	Signature
Cinne	Seller:

Signature

5A-7 7-2000

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

Section 1445 of the Internal Revenue Code provides that a transfered (buyer) of a U.S. real property interest must withhold tax if the transferor (seller) is a foreign person. To inform the transferes (buyer) that withholding of tax is not required upon my disposition of a U.S. real property interest,
INVE SAAIT SHAFRIK (Name of Transferor)
hereby certify the following:
 The real property interest being transferred by me consists of an interest in the real property commonly known as:
2015 MT. OLYMPUS Dr. GA. CA
2. I am not a nonresident alien for purposes of U.S. income taxation.
3. My U.S. texpayer identification number (Social Security Number or 95-777777777) is:
123-60-8891
4. My home address is: 2015 Mr. Durnaus Da CA CA
I understand that this cartification may be disclosed to the Internal Revenue Service by the transferse and that any false statement I have made here could be punished by fine, imprisonment, or both.
Under penalties of perjury I declars that I have examined this certification and to the best of my
Dated: 1-26- 1900
- Jan Jan Jo



SMOKE DETECTOR AND WATER HEATER STATEMENT OF COMPLIANCE

PARTIES AND THE PROPERTY OF TH

OF REALTORS OF THE PARTIES OF THE PARTIES AS required by California State Hosilib and Salary Code \$13113.8(b) and \$19211 on and the fire with the constitution of the second of the second of the second by the second of the

Property Address _

SECTION A: SMOKE DETECTORS

- 1. STATE LAW: California faw 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 Stitle 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 properly.
- 3. TRANSFEROR'S WRITTEN STATEMENT: California Health and Safety Code §13113.8(h) requires every transferor of any real property containing a single-family dwelling, whether the transfer is made by sate, exchange, or real property sales contract (installment 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).

	transfer distinction,
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 doc Code §13113.8 and §19211, as set forth on the reverse.	cument, including the provisions of Health and Safety
Buyer	Date
Buyer	Date

REFER TO REVERSE SIDE FOR ADDITIONAL INFORMATION.

THIS FORM 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 BROICER IS THE PERSON DUALIFIED TO ADVISE ON REAL ESTATE TRANSACTIONS, IF YOU DESIRE LEGAL OR TAX ADVICE, CONSULT AN APPROPRIATE PROFESSIONAL.

This form is available for use by the drillra caal astate Industry. It is not intended to identify the user as a REALTOR®, REALTOR® is a registered collective membership mark which may be used only by members of the NATIONAL ASSOCIATION OF REALTORS® who subscribe to its Code of Ethics

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525 South Virgit Avenue, Los Angelas, California 90020

OFFICE USE OF BY Fleviawers by Broker or Costgnee __



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 CALIFORN LICENSE NUMBER 9631638.

EACH PARTY SIGNING THESE INSTRUCTIONS HAS READ THE ADDITIONAL ESCROW CONDITIONS AND INSTRUCTIONS CONTAIN 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/wa 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 obuse title to be shown as above which you are authorized to deliver when you hald for my adocunt the sum of \$888,000,00 with time as above provided, pay your escrow charges, my recording face, charges for evidence of title as called for, whether or not this ago is consummated, except those the buye: agrees to pay. You are hereby authorized to pay bonds, assessments, taxes, and any lians of recording the state of the second consummated in the second consummated.

SELLERS:

Sarit Shafrir

CURRENT ADDRESS:

BUYERS:

Kent Family Fund Inc. a Nevada Corporation

Daniel Night

CURRENT ADDRESS:

5A1 9m 7-200

Escrow No: 200081-N

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 CALIFORNI, LICENSE NUMBER 9631638.

EACH PARTY SIGNING THESE INSTRUCTIONS HAS READ THE ADDITIONAL ESCROW CONDITIONS AND INSTRUCTIONS CONTAINI 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 wit the time as above provided, pay your escrow charges, my recording fees, charges for evidence of title as called for, whether or not this escriptions consummated, except those the buyer agrees to pay. You are hereby authorized to pay bonds, assessments, taxes, and any liens of received show title as called for, affix internal revenue stamps on deed as required.

SELLERS:

Kent Family Fund Inc. a California Corporation

BY:

Dame Nishre

CURRENT ADDRESS:

CURRENT ADDRESS:

5A-11 FACO

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

> January 24, 2000 Mary Bension, Escraw Officer Escraw Na. 200081-MB

GENERAL - ADDITIONAL INSTRUCTIONS

Property Address:

2015 Mount Olympus Drive, Los Angeles, CA

THE ABOVE NUMBERED ESCHOW 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 Cartificate 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 escraw prior to the receipt and/or filing of the Cartificate 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

Buyer's Initials

Escrow No: 200081-M8

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

SELLERS:

Sarit Shafrir

BUYERS:

Kent Family Fund Ing B Callfornia Corporation

Y: ____

David Nishre

5A-13 3W 7-2W

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

> January 25, 2000 Mary Bension, Escrow Officer Escrow No. 200081-M8

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) whather 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 seld 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 heraby 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 flability and/or responsibility with regard to closing this ascrow prior to the receipt and/or filling of the Certificate of Compliance. Escrow Holder and Brokers shall have no further responsibility in connection with the

ALL OTHER TERMS AND CONDITIONS TO REMAIN THE SAME.

SELLERS:

BUYERS

Kent Family Fund Inc. a Nevada Corporation

BY-

Daniel Nishré

5A-14

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 Detecto Water Heater Srapping.

ALL OTHER TERMS AND CONDITIONS TO REMAIN THE SAME.

SELLERS:

BUYERS:

Kent Family Fund Inc. a Nevada Corporation

BY:

Daniel Nichro

THE TAM

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

CENTRAL	ADDITIONAL	INSTRUCTIONS
GENERAL -	AUUITUNAL	INDIRUCIIOND

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 herein acknowledges same.

ALL OTHER TERMS AND CONDITIONS TO REMAIN THE SAME.

SELLERS:

Carit Chales

BUYERS:

Kent Family Fund Inc. a Nevada Corporation

BY:

Daniel Nichre

5A-14 IN 7-200

FORMS "9a" AND "9" DECLARATIONS ATTACHMENT

			(Per L.A.	M.C. S	ec. 27.12, 7* '	13., refu	inds are not		report where Air t		ASSESSOR S ID	reports
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I.	OWN	ER'S D	ECLARATI	<u>0N</u> :								
									and correct for the res	sidential b	uilding for which	this report is sought.
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	si S B	ize and l ection 4 uilding	have inspect 6.01 shall ap and Safety to	ted the ply.) To verify	property for the he number of this information	oak trees on by en	nce of oak to Identified itry upon the	es located on ti subject prope	turnose of this declars	ation the d	lefinizion at "astro	eing sought exceeds one acrees" set forth in L.A.M.C. 1 suthorize the Departme C. Section 98.0412(a), sha
				ectifica	e of Complian	nce, as s	pecified in I	A.M.C. Section	on 122.03. 🗆 <u>has</u>		been filed with	the Dept of Water and Pov
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_			CLARATIO				1					*
	l, as bu	yer, des	clare under p	enaity o	f perjury that	the follo	wing staten	nents are true a	nd correct for the resid	dential bu	ilding for which th	is report is sought.
,							•	as indicated be				
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B	ess of Fa	row wh Buildin Ilure to	ere an escrove and Safety with	w agreer In writh this req	nent has been ng to Resident uirement shall	execute tial Prop I subject	d in connect the buyer to	ie or contracting the	g for an exchange of and that within 10 de 201 N. Figuerou St. 4 of a noncompliance fe	a residenti Lys Mer in 4th Floor ee in addit	al property, or wit stallation, Buyer of Counter G. Los A	pliance with L.A.M.C. Sectinin 12 months after close of vill so advise the Department of the Section of the Sec
С								L.A.M.C. Secti		Ü	1	raport 13 octing 3005"
-	(2)	K!	mpact Glazin Hazard Glazin	ng/Appr ng Ordii	oved Film for nance does no	sliding : t apply.	glass panels	of sliding-type	doors will be installe	ed in comf	oliance with L.A.N	f.C. Division 24. 🗖 Impa
	Fur cor res day	rther, sm npliance idential /s after i	oke detector with L.A.M property, or astallation, of unter G. Lok	s in con I.C. Div where a vill so a Angeles	npliance with ision 24 will be a corow agreed by the Dept. CA 90012-1	L.A.M.(be install coment h artment	C. Section 9 led by Buye las been exe	1.310.9 and im r within 30 day cuted in conne	pact glazing/approved s after entering into a ction therewith within	d film for : in agreeme	sliding glass panel int of sale or contr	is of sliding-type doors in acting for an exchange of secrow, and that within 10 ter. 201 N. Figueroa St., 4th
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Si	gnatur	e of Buy	'c#						Date /-		·	

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 sam

ALL OTHER TERMS AND CONDITIONS TO REMAIN THE SAME.

BUYERS:

Kent Family Fund Inc., a California Corporation

Deved Nishr

5A-18 J-201

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 SCROW DEPARTMENT 34 WILSHIRE BLVD., STE 910 /ERILY HILLS, CA 90212-2930 (213) 273-7106 CEIVED Archibald Manager	agement Inc.	ESCR		8484 date 09/00 amount \$****15,000.00
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CASHIER'S CHECK	CHECK	OTHER WIRE	RECEIVED	¥ ∴
IG ACCOUNT NO.			FROM BUYER	
	· · · · · · · · · · · · · · · · · · ·		BLS	

5919 7-200

	PRELIMINARY CHANGE Of answer, to the best of your knowledge, all applicable questions, sign a	F OWNERSHIP REPORT nd date. If a quaetion does	not apply, indicate with "N/A".	
	T III: PURCHASE PRICE & TERMS OF BALE	<u> </u>		
٠,	CASH DOWN PAYMENT OR Value of Trade or Exchange fexchange closing closing		Amount \$	
١.	IRST DEED OF TRUST @ % interest for years. Pymts./Mo = 1 (Prin & Int only) Amount 3			
	1 Conventional 1 Variable Rate 1 VA 1 All Inclusiva D.T. (4 Wrappad)	() Assumed Existing Load () Bank or Savings & Load () Sounce Company	o .	
ا چ	1 Cal-Vet 1 Loan Carried by Seiter Balloon Payment 1 Yes 1 No	Amount 9		
ŧ,	SECOND DEED OF TRUST @ % Interest for Years	. Pymte /Mo 🕶 🖡	(Prin & Int onAmount 3	
	() Bank or Sayings & Loan () Fixed Rate () Loan Carried by Salter () No Due Cate		1 Assumed Existing Loan Balance	
	OTHER FINANCING. Is other financing involved nut covered in (b) or (c)			
);	1 Bank or Savings & Loan		() New Loan () Assumed Existing Loan Balanca	
	(Bank or Savings & Loan 1 Fixed Rate 1 Loan Carried by Saller 1 No Due Date		1) Assumed Elisting Cost Determin	
	IMPROVEMENT BOND () YES () No	Outstanding Balanca:	Amount 3	
	TOTAL PURCHASE PRICE: Lor acquisition price, it traded or exchanged, include real estate commission if paid.) Total Items A through E 6			
3 .	PROPERTY PURCHASE: [1 Through a broker; M. Direct from seller; [1 Other (Explain)			
	purchased through a broker, provide broker's name and phone no.; ourse explain any apacial terms or financing and any other information that would lo the Assessor understand the purchase price and terms of sale.			
JAF	IT IV: PROPERTY INFORMATION			
١.	IS PERSONAL PROPERTY INCLUDED IN THE PURCHASE PRICE [other than a mobilahome subject to local property taxiff 1) Yes HNo [If yes, anter the value of the personal property included in the purchase price 3 [Attach itemized liet of personal property.]			
). !	IS THIS PROPERTY INTENDED AS YOUR PRINCIPAL RESIDENCE? () Yes 14 NO N yes, enter date of occupancy			
<u>.</u>	TYPE OF PROPERTY TRANSFERRED: (Single Family residence Agriculturel Co-ap/Qwn-Yi Commerciel/Industriel Condominium	aur Own () Timeshere () Mabilehome () Unimproved	Lat	
٥.	DOES THE PROPERTY PRODUCE INCOME? LYDE I I No			
Ε.	IF THE ANSWER TO QUESTION D IS YES. IS THE INCOME FROM:			
.	WHAT WAS THE CONDITION OF THE PROPERTY AT THE TIME OF S.	ALE)		
	Enter nere, or on an affected 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 follogoling is true, correct an co	mplats to the best of my kr	nowledge and bellef.	
10	16d War Connection Official	Dark		
31	Now Owner/Corporate Officer)	Journs _		
-181 -181	ne No. where you are available from 8:00 a.m. + 6:00 p.m. ()	- 201- 25/- 3/2	Goĥi Goĥi	

I a document evidencing a unango of ownership is presented to the recorder for recordation without the concurrent Juing of a PRELIMINARY CHANGE OF OWNERSHIP REPORT, the recorder may charge an additional recording law of twenty dollars (320).

