

EXHIBIT 101

This page is part of your document - DO NOT DISCARD

06 2210083

RECORDED/FILED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA

10/04/06 AT 08:00AM

TITLE(S) : DEED



FEE

Code 01 - 07.00
Code 18 - 04.00

Code D003 - 001

D.T.T.

Code 044 - 1507.50
Code 080 - 368.50

CODE
20

CODE
19

CODE

9 _____ *Grand Total = \$1,887.00*

Page Count = 1

Assessor's Identification Number (AIN)

To be completed by Examiner OR Title Company in black ink.

Number of AIN's Shown

2 4 1 5 - 0 2 3 - 0 2 0

0 0 1

THIS FORM IS NOT TO BE DUPLICATED

EXHIBIT 101-001

2

RECORDING REQUESTED BY:
Gateway Title Company

AND WHEN RECORDED MAIL TO:

Shawn Kaye, Co-Trustee
Co-Trustee of the Ann Kaye
13757 Valerio Street
Van Nuys, CA 91405

06 2210083

THIS SPACE FOR RECORDER'S USE ONLY:

Title Order No.: LA6021368

Escrow No.: 051201-ER

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is \$368.50 CITY TRANSFER TAX \$1,507.50

- computed on full value of property conveyed, or
- computed on full value less value of liens or encumbrances remaining at time of sale.
- Unincorporated area City of Los Angeles, AND

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Neil Curry, trustee of the Curry Exemption Trust dated October 20, 1994

hereby GRANT(s) to:

Shawn Kaye, Co-Trustee and Barbara Kaye Minster, Co-Trustee of the Kaye Trust dated April 28, 1986,
Sub Trust "A"

the real property in the City of Los Angeles, County of Los Angeles, State of California, described as:

Lot 24 of Tract No. 9651, in the City of Los Angeles, County of Los Angeles, State of California, as per Map recorded in Book 135, Pages 14 and 15 of Maps, in the Office of the County Recorder of said County. Also Known as: 5647 Cahuenga Blvd., Los Angeles (N. Hollywood Area), CA 91601 A.P. # 2415-023-020

DATED September 6, 2006

STATE OF CALIFORNIA
COUNTY OF Los Angeles
On September 6, 2006
Before me, Eric R. Rustigian
A Notary Public in and for said State, personally appeared

Neil Curry, trustee of the Curry Exemption Trust dated October 20, 1994

Neil Curry
BY: Neil Curry, Trustee

Neil Curry, Trustee

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

WITNESS my hand and official seal.



Signature _____

(This area for official notarial seal)

MAIL TAX STATEMENTS TO PARTY SHOWN BELOW; IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE:

[Handwritten signature]

10/04/06

EXHIBIT 102

This page is part of your document - DO NOT DISCARD



20130314889



Pages:
0006

Recorded/Filed in Official Records
Recorder's Office, Los Angeles County,
California

03/01/13 AT 08:00AM

FEES:	49.00
TAXES:	0.00
OTHER:	0.00
PAID:	49.00



LEADSHEET



201303010110015

00007320553



004683870

SEQ:
03

DAR - Title Company (Hard Copy)



THIS FORM IS NOT TO BE DUPLICATED

E442310

T19

EXHIBIT 102-001

RECORDING REQUESTED BY:
Stewart Title of California

2

When Recorded, Mail To:

DAVID P. GOODLAW
c/o V.I.P Trust Deed Company
P.O. Box 26
Montrose, CA 91021-0026



Escrow Nr. 16832FST
Title Order No. 01180-21680

SPACE ABOVE THIS LINE FOR RECORDER'S USE

NMLS # 339217
CA DRE # 01041073

DEED OF TRUST AND ASSIGNMENT OF RENTS (ACCELERATION CLAUSE)

BY THIS DEED OF TRUST, made this 21st day of February, 2013, between SHAWN KAYE, Trustee of the KAYE TRUST, Dated April 28, 1986, SUB TRUST "A", herein called Trustor, whose address is 5647 Cahuenga Blvd., N. Hollywood, CA 91601 and FOOTHILL CONVEYANCE CORPORATION, a California corporation, herein called Trustee, and

DAVID P. GOODLAW

hereinafter called Beneficiary, Trustor grants, transfers, and assigns to Trustee, in trust, with power of sale, that property in the city of Los Angeles, Los Angeles County, California, described as:

Lot 24 of Tract No. 9651, in the City of Los Angeles, County of Los Angeles, State of California, as per Map recorded in Book 135 Pages 14 and 15 of Maps, in the Office of the County Recorder of said County.

Assessor's Parcel No. 2415-023-020
Commonly known as: 5647 Cahuenga Blvd., (North Hollywood Area), Los Angeles, CA 91601-2104

If the Trustor shall convey or alienate said property or any part thereof or any interest therein or shall be divested of his title in any manner or way, whether voluntary or involuntary any indebtedness or obligation secured hereby, irrespective of the maturity date expressed in any note evidencing the same, at the option of the holder hereof and without demand or notice shall become due and payable immediately.

Trustor also assigns to Beneficiary all rents, issues and profits of said realty reserving the right to collect and use the same except during continuance of default hereunder and during continuance of such default authorizing Beneficiary to collect and enforce the same by any lawful means in the name of any party hereto.

For purpose of securing:

(1) Payment of the indebtedness evidenced by one promissory note in the principal sum of \$147,500.00 of even date herewith, payable to Beneficiary, and any extensions or renewals thereof; (2) the payment of any money that may be advanced by the Beneficiary to Trustor, or his successors, with interest thereon, evidenced by additional notes (indicating they are so secured) or by endorsement on the original note, executed by Trustor or his successor, (3) performance of each agreement of Trustor incorporated by reference or contained herein.

Initial

On June 14, 1985, identical fictitious Deeds of Trust were recorded in the offices of the County Recorders of the Counties of the State of California, the first page thereof appearing as the following instrument numbers in the records of the respective County Recorder as follows:

COUNTY	Instrument Number	COUNTY	Instrument Number
Los Angeles	85-668576	Riverside	85-128546
San Bernardino	85-143016	Ventura	85-062101
Orange	85-216204	Imperial	125
San Diego*	85-210816	Kern**	000212087853

*June 13, 1985

**June 29, 2012

The provisions contained in Section A, including paragraphs 1 through 5, and the provisions contained in Section B, including paragraphs 1 through 9 of said fictitious Deeds of Trust are incorporated herein as fully as though set forth at length and in full herein.

The undersigned Trustor requests that a copy of any notice of default and any notice of sale hereunder be mailed to Trustor at the address hereinabove set forth, being the address designated for the purpose for receiving such notice.

KAYE TRUST
 By: [Signature] TRUSTEE
 Shawn Kaye, Trustee

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

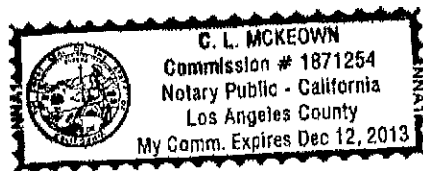
SS On February 25, 2013, before me,
G. L. McKeown, Notary Public, personally
appeared Shawn Kaye

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

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

[Signature]
Signature of Notary



[Initial] Initial

A. TO PROTECT THE SECURITY HEREOF, TRUSTOR AGREES:

(1) To keep said property in good condition and repair, preserve thereon the buildings, complete construction begun, restore damage or destruction, and pay the cost thereof; to commit or permit no waste, no violation of laws or covenants or conditions relating to use, alterations or improvements; to cultivate, irrigate, fertilize, fumigate, prune, and do all other acts which the character and use of said property and the estate or interest in said property secured by this Deed of Trust may require to preserve this security.

(2) To provide, maintain and deliver to Beneficiary fire insurance satisfactory to and with loss payable to Beneficiary. The amount collected under any fire or other insurance policy may be applied by Beneficiary upon any indebtedness secured hereby and in such order as Beneficiary may determine, or Beneficiary may release all or any part thereof to Trustor. Such application or release shall not cure or waive any default or Notice of Default hereunder or invalidate any act done pursuant to such notice.

(3) To appear in and defend any action or proceeding purporting to affect the security hereof or the rights or power of Beneficiary or Trustee; and to pay all costs and expenses, including cost of evidence of title and attorney's fees in a reasonable sum, in any such action or proceeding in which Beneficiary or Trustee may appear.

(4) To pay: at least ten days before delinquency all taxes and assessments affecting said property, including assessments on appurtenant water stock; when due, all encumbrances, charges and liens, with interest, on said property or any part thereof, which appear to be prior or superior hereto; all costs, fees and expenses of this Trust.

Should Trustor fail to make any payment or to do any act as herein provided, then Beneficiary or Trustee, but without obligation so to do and without notice to or demand upon Trustor and without releasing Trustor from any obligation hereof, may: make or do the same in such manner and to such extent as either may deem necessary to protect the security hereof. Beneficiary or Trustee being authorized to enter upon said property for such purposes; appear in and defend any action or proceeding purporting to affect the security hereof or the rights or powers of Beneficiary or Trustee; pay, purchase, contest or compromise any encumbrance, charge or lien which in the judgment of either appears to be prior or superior hereto; and, in exercising any such powers, pay necessary expenses, employ counsel and pay his reasonable fees.

(5) To pay immediately and without demand all sums so expended by Beneficiary or Trustee, with interest from date of expenditure at the legal rate of interest, and to pay for any statement provided for by law regarding the obligations secured hereby in the amount demanded by Beneficiary, not exceeding the maximum amount permitted by law at the time of the request thereof.

B. IT IS MUTUALLY AGREED THAT:

(1) Any award of damages in connection with any condemnation for public use of or injury to said property or any part thereof is hereby assigned to Beneficiary, who may apply or release such moneys received by him in the same manner and with the same effect as provided for disposition of proceeds of fire or other insurance.

(2) By accepting payment of any sum secured hereby after its due date, Beneficiary does not waive his right either to require payment when due of all other sums so secured or to declare default for failure so to pay.

(3) At any time or from time to time, without liability therefor and without notice, upon written request of Beneficiary and presentation of this Deed and said note for endorsement, and without affecting the personal liability of any person for payment of the indebtedness secured hereby, Trustee may: reconvey any part of said property; consent to the making of any map thereof; join in granting any easement thereon; join in any agreement extending or subordination the lien or charge hereof.

(4) Upon written request of Beneficiary stating that all sums secured hereby have been paid, and upon surrender of this Deed and said note to Trustee for cancellation and retention and upon payment of its fees, Trustee shall reconvey without warranty, the property then held hereunder. The recitals in such reconveyance of any matters or facts shall be conclusive proof of the truthfulness thereof. The grantee in such reconveyance may be described as "the person or persons legally entitled thereto."

(5) Upon default by Trustor in payment of any indebtedness secured hereby or in performance of any agreement hereunder, Beneficiary may declare all sums secured hereby, immediately due and payable by delivery to Trustee of written declaration of default and demand for sale and of written Notice of Default and of election to cause said property to be sold, which notice Trustee shall cause to be duly filed for record. Beneficiary also shall deposit with Trustee this Deed, said note and all documents evidencing expenditures secured hereby. Trustee shall give Notice of Sale as then required by law, and without demand on Trustor, at least three months having elapsed after recordation of such Notice of Default, shall sell said property at the time and place of sale fixed by it in said Notice of Sale, either as a whole or in separate parcels and in such order as it may determine, at public auction to the highest bidder for cash in lawful money of the United States, payable at time of sale.

Trustee may postpone sale of all or any portion of said property by public announcement at such time and place of sale, and from time to time thereafter may postpone such sale by public announcement at the time fixed by the preceding postponement. Trustee shall deliver to such purchaser its deed conveying the property so sold, but without any covenant or warranty, expressed or implied. The recitals in such deed of any matters or facts shall be conclusive proof of the truthfulness thereof. Any person, including Trustor, Trustee, or Beneficiary as hereinafter defined, may purchase at such sale. After deducting all costs, fees and expenses of Trustee and of this Trust, including cost of evidence of title in connection with sale, Trustee shall apply the proceeds of sale to payment of: all sums expended under the terms hereof, not then repaid, with accrued interest at the legal rate; all other sums then secured hereby; and the remainder, if any, to the person or persons legally entitled thereto.

(6) This Deed applies to, insures to the benefit of, and binds all parties hereto, their legal representatives and successors in interest. The term Beneficiary shall include any future owner and holder, including pledgees of the note secured hereby. In this Deed, whenever the context so requires, the masculine gender includes the feminine and/or neuter, and the singular number includes the plural.

(7) Trustee accepts this Trust when this Deed, duly executed and acknowledged, is made a public record as provided by law. Trustee is not obligated to notify any party hereto of pending sale under any other Deed of Trust or of any action or proceeding in which Trustor, Beneficiary or Trustee shall be a party unless brought by Trustee.

(8) The Trusts created hereby are irrevocable by Trustor.

(9) Beneficiary may substitute a successor Trustee from time to time by recording in the Office of the Recorder or Recorders of the county where the property is located an instrument stating the election by the Beneficiary to make such substitution, which instrument shall identify the Deed of Trust by recording reference, and by the name of the original Trustor, Trustee and Beneficiary, and shall set forth the name and address of the new Trustee, and which instrument shall be signed by the Beneficiary and duly acknowledged.

Do not lose or destroy this Deed of Trust OR THE NOTE which it secures.
Both must be delivered to the Trustee for cancellation before reconveyance will be made.

 Initial

EXHIBIT 102-004

DO NOT RECORD

5

REQUEST FOR FULL RECONVEYANCE

To be used only when note has been paid

Dated: _____

To: **FOOTHILL CONVEYANCE CORPORATION**, Trustee:

The undersigned is the legal owner of all indebtedness secured by this Deed of Trust. All sums secured by said Deed of Trust have been paid, and you are requested, on payment to you of any sums owing to you under the terms of said Deed of Trust, to cancel all evidences of indebtedness, secured by said Deed of Trust, delivered to you herewith and to reconvey, without warranty, to the parties designated by the terms of said Deed of Trust, the estate now held by you under the same.

Mail Reconveyance to.

By: _____

By: _____


 Initial

EXHIBIT 103

This page is part of your document - DO NOT DISCARD



20240063372



Pages:
0005

Recorded/Filed in Official Records
Recorder's Office, Los Angeles County,
California

01/29/24 AT 03:30PM

FEES:	60.00
TAXES:	0.00
OTHER:	0.00
SB2:	150.00
PAID:	210.00



LEADSHEET



202401290750033

00024174750



014511661

SEQ:
01

DAR - Courier (Upfront Scan)



THIS FORM IS NOT TO BE DUPLICATED

E528330

EXHIBIT 103-001

RECORDING REQUESTED BY

Rudy Necoechea

AND WHEN RECORDED MAIL TO

Name Rudy Necoechea
Street 7045 Teesdale Ave
Address North Hollywood, CA 91601
City & State
Zip

Title Order No. Escrow No.

Assessors Parcel Number: 2415-023-020

SPACE ABOVE THIS LINE FOR RECORDER'S USE

DEED OF TRUST WITH ASSIGNMENT OF RENTS

This DEED OF TRUST, made this 17th day of August, 2023 between SHAWN KAYE, Trustee of the KAYE TRUST, Dated April 28, 1986, SUB TRUST "A" herein called TRUSTOR, whose address is 5647 Cahuenga Blvd., North Hollywood, CA 91601

CHICAGO TITLE COMPANY, a California Corporation, herein called TRUSTEE, and RUDY NECOECHEA

Trustor irrevocably grants, transfers and assigns to Trustee in Trust, with Power of Sale that property in City of Los Angeles County of Los Angeles, State of California, described as:

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF Property commonly known as 5647 Cahuenga Blvd., North Hollywood, CA 91601

Together with the rents, issues and profits thereof, subject, however, to the right, power and authority hereinafter given to and conferred upon Beneficiary to collect and apply such rents, issues and profits.

For the Purpose of Securing (1) payment of the sum of \$ 60,000.00 with interest thereon according to the terms of a promissory note or notes of even date herewith made by Trustor, payable to order of the Beneficiary, and extensions or renewals thereof; (2) the performance of each agreement of Trustor incorporated by reference or contained herein or reciting it is so secured; (3) Payment of additional sums and interest thereon which may hereafter be loaned to Trustor, or his or her successors or assigns, when evidenced by a promissory note or notes reciting that they are secured by this Deed of Trust.

- A. To protect the security of this Deed of Trust, and with respect to the property above described, Trustor agrees: (1) To keep said property in good condition and repair; not to remove or demolish any building thereon; to complete or restore promptly and in good and workmanlike manner any building which may be constructed, damaged or destroyed thereon and to pay when due all claims for labor performed and materials furnished therefore; to comply with all laws affecting said property or requiring any alterations or improvements to be made thereon; not to commit or permit waste thereof; not to commit, suffer or permit any act upon said property in violation of law; to cultivate, irrigate, fertilize, fumigate, prune and do all other acts which from the character or use of said property may be reasonably necessary, the specific enumerations herein not excluding the general. (2) To provide maintain and deliver to Beneficiary fire insurance satisfactory to and with loss payable to Beneficiary. The amount collected under any fire or other insurance policy may be applied by Beneficiary upon any indebtedness secured hereby and in such order as beneficiary may determine, or at option of Beneficiary the entire amount so collected or any part thereof may be released to Trustor. Such application or release shall not cure or waive any default or notice of default hereunder or invalidate any act done pursuant to such notice. (3) To appear in and defend any action or proceeding purporting to affect the security hereof or the rights or powers of Beneficiary or Trustee; and to pay all costs and expenses, including cost of evidence of title and attorney's fees in a reasonable sum, in any action or proceeding in which Beneficiary or Trustee may appear, and in any suit brought by Beneficiary to foreclose this Deed of Trust. (4) To pay: at least ten days before delinquency all taxes and assessments affecting said property, including assessments on appurtenant water stock; when due, all encumbrances, charges and liens, with interest, on said property or any part thereof, which appear to be prior or superior hereto; all costs, fees and expenses of this Trust.

Should Trustor fail to make any payment or to do any act as herein provided, then Beneficiary or Trustee, but without obligation so to do and without notice to or demand upon Trustor and without releasing Trustor from any obligation hereof, may: make or do the same in such manner and to such extent as either may deem necessary to protect the security hereof, Beneficiary or Trustee being authorized to enter upon said property for such purposes; appear in and defend any action or proceeding purporting to affect the security hereof or the rights or powers of Beneficiary or Trustee; pay, purchase, contest or compromise any encumbrance, charge, or lien which in the judgment of either appears to be prior or superior hereto; and, in exercising any such powers, pay necessary expenses, employ counsel and pay his or her reasonable fees.

(5) To pay immediately and without demand all sums so expended by Beneficiary or Trustee, with interest from date, of expenditure at the amount allowed by law in effect at the date hereof, and to pay for any statement provided for by law in effect at the date hereof regarding the obligation secured hereby, any amount demanded by the Beneficiary not to exceed the maximum allowed by law at the time when said statement is demanded.
B. It is mutually agreed:

(1) That any award of damages in connection with any condemnation for public use of or injury to said property or any part thereof is hereby assigned and shall be paid to Beneficiary who may apply or release such moneys received by him or her in the same manner and with the same effect as above provided for disposition of proceeds of fire or other insurance.

(2) That by accepting payment of any sum secured hereby after its due date, Beneficiary does not waive his or her right either to require prompt payment when due of all other sums so secured or to declare default for failure so to pay.

(3) That at any time or from time to time, without liability therefore and without notice, upon written request of Beneficiary and presentation of the Deed and said note for endorsement, and without affecting the personal liability of any person for payment of the indebtedness secured hereby, Trustee agree to reconvey any part of said property; consent to the making of any map or plat thereof; join in granting any easement thereon; or join in any extension agreement or any agreement subordinating the lien or charge hereof.

(4) That upon written request of beneficiary stating that all sums secured hereby have been paid, and upon surrender of this Deed and said note to Trustee for cancellation and retention or other disposition as Trustee in its sole discretion may choose and upon payment of its fees, Trustee shall reconvey, without warranty, the property then held hereunder. The recitals in such reconveyance of any matters or facts shall be conclusive proof of the truthfulness thereof. The Grantee in such reconveyance may be described as "the person or persons legally entitled thereto".

(5) That as additional security, Trustor hereby gives to and confers upon Beneficiary the right, power and authority, during the continuance of these Trusts, to collect the rents, issues and profits of said property, reserving unto Trustor the right, prior to any default by Trustor in payment of any indebtedness secured hereby or in performance of any agreement hereunder, to collect and retain such rents, issues and profits as they become due and payable. Upon any such default, Beneficiary may at any time without notice, either in person, by agent, or by a receiver to be appointed by a court, and without regard to the adequacy of any security for the indebtedness hereby secured, enter upon and take possession of said property or any part thereof, and in his or her own name sue for or otherwise collect such rents, issues, and profits, including those past due and unpaid, and apply the same, less costs and expenses of operation and collection, including reasonable attorney's fees, upon any indebtedness secured hereby, and in such order as Beneficiary may determine. The entering upon and taking possession of said property, the collection of such rents, issues and profits and the application thereof as aforesaid, shall not cure or waive any default or notice of default hereunder or invalidate any act done pursuant to such notice.

(6) That upon default by Trustor in payment of any indebtedness secured hereby or in performance of any agreement hereunder, Beneficiary may declare all sums secured hereby immediately due and payable by delivery to Trustee of written declaration of default and demand for sale and of written notice of default and of election to cause to be sold said property, which notice Trustee shall cause to be filed for record. Beneficiary also shall deposit with Trustee this Deed, said note and all documents evidencing expenditures secured hereby.

After the lapse of such time as may then be required by law following the recordation of said notice of default, and notice of sale having been given as then required by law, Trustee without demand on Trustor, shall sell said property at the time and place fixed by it in said notice of sale, either as a whole or in separate parcels, and in such order as it may determine, at public auction to the highest bidder for cash in lawful money of the United States, payable at time of sale. Trustee may postpone sale of all or any portion of said property by public announcement at such time and place of sale, and from time to time thereafter may postpone such sale by public announcement at the time fixed by the preceding postponement. Trustee shall deliver to such purchaser its deed conveying the property so sold, but without any covenant or warranty, express or implied. The recitals in such deed of any matters or facts shall be conclusive proof of the truthfulness thereof. Any person, including Trustor, Trustee, or Beneficiary as hereinafter defined, may purchase at such sale. After deducting all costs, fees and expenses of Trustee and of this Trust, including cost of evidence of title in connection with sale, Trustee shall apply the proceeds of sale to payment of: all sums expended under the terms hereof, not then repaid, with accrued interest at the amount allowed by law in effect at the date hereof; all other sums then secured hereby; and the remainder, if any, to the person or persons legally entitled thereto.

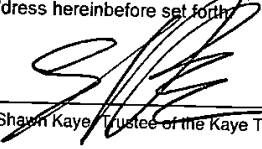
(7) Beneficiary, or any successor in ownership of any indebtedness secured hereby, may from time to time, by instrument in writing, substitute a successor or successors to any Trustee named herein or acting hereunder, which instrument, executed by the Beneficiary and duly acknowledged and recorded in the office of the recorder of the county or counties where said property is situated, shall be conclusive proof of proper substitution of such successor Trustee or Trustees, who shall, without conveyance from the Trustee predecessor, succeed to all its title, estate, rights, powers and duties. Said instrument must contain the name of the original Trustor, Trustee and Beneficiary hereunder, the book and page where this Deed is recorded and the name and address of the new Trustee.

(8) That this Deed applies to, inures to the benefit of, and binds all parties hereto, their heirs, legatees, devisees, administrators, executors, successors, and assigns. The term Beneficiary shall mean the owner and holder, including pledges, of the note secured hereby, whether or not named as Beneficiary herein. In this Deed, whenever the context so requires, the masculine gender includes the feminine and/or the neuter, and the singular number includes the plural.

(9) The Trustee accepts this Trust when this Deed, duly executed and acknowledged, is made a public record as provided by law. Trustee is not obligated to notify any party hereto of pending sale under any other Deed of Trust or of any action or proceeding in which Trustor, Beneficiary or Trustee shall be a party unless brought by Trustee.

Beneficiary may charge for a statement regarding the obligation secured hereby, provided the charge thereof does not exceed the maximum allowed by laws. The undersigned Trustor, requests that a copy of any notice of default and any notice of sale hereunder be mailed to him or her at his or her address hereinbefore set forth.

Signature of Trustor(s)


Shawn Kaye, Trustee of the Kaye Trust, Dated April 28, 1986, SUB TRUST "A"

Dated August 17, 2023

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA

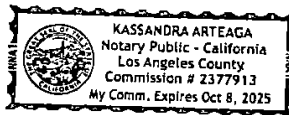
COUNTY OF Los Angeles

On 8/17/2023

before me, Kassandra Arteaga
(here, insert name and title of the officer)

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

I certify under PENALTY OF PERJURY under the laws of the state of California that the foregoing paragraph is true and correct.



WITNESS my hand and official seal

Signature 

DO NOT RECORD

REQUEST FOR FULL RECONVEYANCE

TO CHICAGO TITLE COMPANY

The undersigned is the legal owner and holder of the note or notes, and of all other indebtedness secured by the foregoing Deed of Trust. Said note or notes, together with all other indebtedness secured by said Deed of Trust have been fully paid and satisfied; and you are hereby requested and directed, on payment to you of any sums owing to you under the terms of said Deed of Trust, to cancel said note or notes above mentioned, and all other evidence of indebtedness secured by said Deed of Trust delivered to you herewith, together with the said Deed of Trust, and to reconvey, without warranty, to the parties designated by the terms of said Deed of Trust, all the estate now held by you under the same.

Dated _____

Please mail Deed of Trust,
Note and Reconveyance to _____

Do not lose or destroy this Deed of Trust OR THE NOTE which it secures. Both must be delivered to the Trustee for cancellation before reconveyance will be made.



Chicago Title

Exhibit "A"

Sub Trust "A"

the real property in the City of Los Angeles, County of Los Angeles, State of California, described as:

Lot 24 of Tract No. 9651, in the City of Los Angeles, County of Los Angeles, State of California, as per Map recorded in Book 135, Pages 14 and 15 of Maps, in the Office of the County Recorder of said County.
Also Known as: 5647 Cahuenga Blvd., Los Angeles (N. Hollywood Area), CA 91601
A.P. # 2415-023-020

EXHIBIT 104

This page is part of your document - DO NOT DISCARD



20240063373



Pages:
0005

Recorded/Filed in Official Records
Recorder's Office, Los Angeles County,
California

01/29/24 AT 03:30PM

FEES:	60.00
TAXES:	0.00
OTHER:	0.00
SB2:	150.00
PAID:	210.00



LEADSHEET



202401290750033

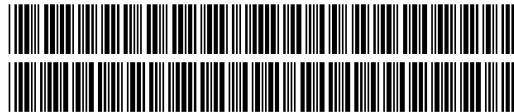
00024174751



014511661

SEQ:
02

DAR - Courier (Upfront Scan)



THIS FORM IS NOT TO BE DUPLICATED

E528330

EXHIBIT 104-001

RECORDING REQUESTED BY

Rudy Necoechea

AND WHEN RECORDED MAIL TO

Name Rudy Necoechea
Street 7045 Teesdale Ave
Address North Hollywood, CA 91601
City & State
Zip

Title Order No. Escrow No.

Assessors Parcel Number: 2415-023-020

SPACE ABOVE THIS LINE FOR RECORDER'S USE

DEED OF TRUST WITH ASSIGNMENT OF RENTS

This DEED OF TRUST, made this 21st day of December 21, 2021 between SHAWN KAYE, Trustee of the KAYE TRUST, Dated April 28, 1986, SUB TRUST "A" herein called TRUSTOR, whose address is 5647 Cahuenga Blvd., North Hollywood, CA 91601

(Number and Street) (City) (State) (Zip Code)

CHICAGO TITLE COMPANY, a California Corporation, herein called TRUSTEE, and RUDY NECOECHEA

, herein called BENEFICIARY,

Trustor irrevocably grants, transfers and assigns to Trustee in Trust, with Power of Sale that property in City of Los Angeles County of Los Angeles, State of California, described as:

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF Property commonly known as 5647 Cahuenga Blvd., North Hollywood, CA 91601

✓ Together with the rents, issues and profits thereof, subject, however, to the right, power and authority hereinafter given to and conferred upon Beneficiary to collect and apply such rents, issues and profits.

For the Purpose of Securing (1) payment of the sum of \$ 30,197.95 with interest thereon according to the terms of a promissory note or notes of even date herewith made by Trustor, payable to order of the Beneficiary, and extensions or renewals thereof; (2) the performance of each agreement of Trustor incorporated by reference or contained herein or reciting it is so secured; (3) Payment of additional sums and interest thereon which may hereafter be loaned to Trustor, or his or her successors or assigns, when evidenced by a promissory note or notes reciting that they are secured by this Deed of Trust.

A. To protect the security of this Deed of Trust, and with respect to the property above described, Trustor agrees:

(1) To keep said property in good condition and repair; not to remove or demolish any building thereon; to complete or restore promptly and in good and workmanlike manner any building which may be constructed, damaged or destroyed thereon and to pay when due all claims for labor performed and materials furnished therefore; to comply with all laws affecting said property or requiring any alterations or improvements to be made thereon; not to commit or permit waste thereof; not to commit, suffer or permit any act upon said property in violation of law; to cultivate, irrigate, fertilize, fumigate, prune and do all other acts which from the character or use of said property may be reasonably necessary, the specific enumerations herein not excluding the general.

(2) To provide maintain and deliver to Beneficiary fire insurance satisfactory to and with loss payable to Beneficiary. The amount collected under any fire or other insurance policy may be applied by Beneficiary upon any indebtedness secured hereby and in such order as beneficiary may determine, or at option of Beneficiary the entire amount so collected or any part thereof may be released to Trustor. Such application or release shall not cure or waive any default or notice of default hereunder or invalidate any act done pursuant to such notice.

(3) To appear in and defend any action or proceeding purporting to affect the security hereof or the rights or powers of Beneficiary or Trustee; and to pay all costs and expenses, including cost of evidence of title and attorney's fees in a reasonable sum, in any action or proceeding in which Beneficiary or Trustee may appear, and in any suit brought by Beneficiary to foreclose this Deed of Trust.

(4) To pay: at least ten days before delinquency all taxes and assessments affecting said property, including assessments on appurtenant water stock; when due, all encumbrances, charges and liens, with interest, on said property or any part thereof, which appear to be prior or superior hereto; all costs, fees and expenses of this Trust.

Should Trustor fail to make any payment or to do any act as herein provided, then Beneficiary or Trustee, but without obligation so to do and without notice to or demand upon Trustor and without releasing Trustor from any obligation hereof, may: make or do the same in such manner and to such extent as either may deem necessary to protect the security hereof, Beneficiary or Trustee being authorized to enter upon said property for such purposes; appear in and defend any action or proceeding purporting to affect the security hereof or the rights or powers of Beneficiary or Trustee; pay, purchase, contest or compromise any encumbrance, charge, or lien which in the judgment of either appears to be prior or superior hereto; and, in exercising any such powers, pay necessary expenses, employ counsel and pay his or her reasonable fees.

(5) To pay immediately and without demand all sums so expended by Beneficiary or Trustee, with interest from date, of expenditure at the amount allowed by law in effect at the date hereof, and to pay for any statement provided for by law in effect at the date hereof regarding the obligation secured hereby, any amount demanded by the Beneficiary not to exceed the maximum allowed by law at the time when said statement is demanded.

B. It is mutually agreed:

(1) That any award of damages in connection with any condemnation for public use of or injury to said property or any part thereof is hereby assigned and shall be paid to Beneficiary who may apply or release such moneys received by him or her in the same manner and with the same effect as above provided for disposition of proceeds of fire or other insurance,

(2) That by accepting payment of any sum secured hereby after its due date, Beneficiary does not waive his or her right either to require prompt payment when due of all other sums so secured or to declare default for failure so to pay,

(3) That at any time or from time to time, without liability therefore and without notice, upon written request of Beneficiary and presentation of this Deed and said note for endorsement, and without affecting the personal liability of any person for payment of the indebtedness secured hereby, Trustee may: reconvey any part of said property; consent to the making of any map or plat thereof; join in granting any easement thereon; or join in any extension agreement or any agreement subordinating the lien or charge hereof.

(4) That upon written request of beneficiary stating that all sums secured hereby have been paid, and upon surrender of this Deed and said note to Trustee for cancellation and retention or other disposition as Trustee in its sole discretion may choose and upon payment of its fees, Trustee shall reconvey, without warranty, the property then held hereunder. The recitals in such reconveyance of any matters or facts shall be conclusive proof of the truthfulness thereof. The Grantee in such reconveyance may be described as "the person or persons legally entitled thereto".

(5) That as additional security, Trustor hereby gives to and confers upon Beneficiary the right, power and authority, during the continuance of these Trusts, to collect the rents, issues and profits of said property, reserving unto Trustor the right, prior to any default by Trustor in payment of any Indebtedness secured hereby or in performance of any agreement hereunder, to collect and retain such rents, issues and profits as they become due and payable. Upon any such default, Beneficiary may at any time without notice, either in person, by agent, or by a receiver to be appointed by a court, and without regard to the adequacy of any security for the indebtedness hereby secured, enter upon and take possession of said property or any part thereof, in his or her own name sue for or otherwise collect such rents, issues, and profits, including those past due and unpaid, and apply the same, less costs and expenses of operation and collection, including reasonable attorney's fees, upon any indebtedness secured hereby, and in such order as Beneficiary may determine. The entering upon and taking possession of said property, the collection of such rents, issues and profits and the application thereof as aforesaid, shall not cure or waive any default or notice of default hereunder or invalidate any act done pursuant to such notice.

(6) That upon default by Trustor in payment of any indebtedness secured hereby or in performance of any agreement hereunder, Beneficiary may declare all sums secured hereby immediately due and payable by delivery to Trustee of written declaration of default and demand for sale and of written notice of default and of election to cause to be sold said property, which notice Trustee shall cause to be filed for record. Beneficiary also shall deposit with Trustee this Deed, said note and all documents evidencing expenditures secured hereby.

After the lapse of such time as may then be required by law following the recordation of said notice of default, and notice of sale having been given as then required by law, Trustee without demand on Trustor, shall sell said property at the time and place fixed by it in said notice of sale, either as a whole or in separate parcels, and in such order as it may determine, at public auction to the highest bidder for cash in lawful money of the United States, payable at time of sale. Trustee may postpone sale of all or any portion of said property by public announcement at such time and place of sale, and from time to time thereafter may postpone such sale by public announcement at the time fixed by the preceding postponement. Trustee shall deliver to such purchaser its deed conveying the property so sold, but without any covenant or warranty, express or implied. The recitals in such deed of any matters or facts shall be conclusive proof of the truthfulness thereof. Any person, including Trustor, Trustee, or Beneficiary as hereinafter defined, may purchase at such sale. After deducting all costs, fees and expenses of Trustee and of this Trust, including cost of evidence of title in connection with sale, Trustee shall apply the proceeds of sale to payment of: all sums expended under the terms hereof, not then repaid, with accrued interest at the amount allowed by law in effect at the date hereof; all other sums then secured hereby; and the remainder, if any, to the person or persons legally entitled thereto.

(7) Beneficiary, or any successor in ownership of any indebtedness secured hereby, may from time to time, by instrument in writing, substitute a successor or successors to any Trustee named herein or acting hereunder, which instrument, executed by the Beneficiary and duly acknowledged and recorded in the office of the recorder of the county or counties where said property is situated, shall be conclusive proof of proper substitution of such successor Trustee or Trustees, who shall, without conveyance from the Trustee predecessor, succeed to all its title, estate, rights, powers and duties. Said instrument must contain the name of the original Trustor, Trustee and Beneficiary hereunder, the book and page where this Deed is recorded and the name and address of the new Trustee.

(8) That this Deed applies to, inures to the benefit of, and binds all parties hereto, their heirs, legatees, devisees, administrators, executors, successors, and assigns. The term Beneficiary shall mean the owner and holder, including pledges, of the note secured hereby, whether or not named as Beneficiary herein. In this Deed, whenever the context so requires, the masculine gender includes the feminine and/or the neuter, and the singular number includes the plural.

(9) The Trustee accepts this Trust when this Deed, duly executed and acknowledged, is made a public record as provided by law. Trustee is not obligated to notify any party hereto of pending sale under any other Deed of Trust or of any action or proceeding in which Trustor, Beneficiary or Trustee shall be a party unless brought by Trustee.

Beneficiary may charge for a statement regarding the obligation secured hereby, provided the charge thereof does not exceed the maximum allowed by laws. The undersigned Trustor requests that a copy of any notice of default and any notice of sale hereunder be mailed to him or her at his or her address hereinbefore set forth.

Signature of Trustor(s)

[Handwritten Signature]

Shawn Kaye, Trustee of the Kaye Trust, Dated April 28, 1986, SUB TRUST "A"

Dated December 21, 2021

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA

COUNTY OF Los Angeles

On 12/21/2021 before me, Nigel N. Hordagoda
(here insert name and title of the officer)

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

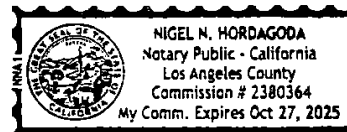
I certify under PENALTY OF PERJURY under the laws of the state of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

Signature

[Handwritten Signature]

Page 2



(This area for official notarial seal)

DO NOT RECORD

REQUEST FOR FULL RECONVEYANCE

TO CHICAGO TITLE COMPANY

The undersigned is the legal owner and holder of the note or notes, and of all other indebtedness secured by the foregoing Deed of Trust. Said note or notes, together with all other indebtedness secured by said Deed of Trust have been fully paid and satisfied; and you are hereby requested and directed, on payment to you of any sums owing to you under the terms of said Deed of Trust, to cancel said note or notes above mentioned, and all other evidence of indebtedness secured by said Deed of Trust delivered to you herewith, together with the said Deed of Trust, and to reconvey, without warranty, to the parties designated by the terms of said Deed of Trust, all the estate now held by you under the same.

Dated _____

Please mail Deed of Trust,
Note and Reconveyance to _____

Do not lose or destroy this Deed of Trust OR THE NOTE which it secures. Both must be delivered to the Trustee for cancellation before reconveyance will be made.



Chicago Title

Exhibit A

Sub Trust "A"

the real property in the City of Los Angeles, County of Los Angeles, State of California, described as:

Lot 24 of Tract No. 9651, in the City of Los Angeles, County of Los Angeles, State of California, as per Map recorded in Book 135, Pages 14 and 15 of Maps, in the Office of the County Recorder of said County.

Also Known as: 5647 Cahuenga Blvd., Los Angeles (N. Hollywood Area), CA 91601

A.P. # 2415-023-020

EXHIBIT 105

This page is part of your document - DO NOT DISCARD



20250020856



Pages:
0002

Recorded/Filed in Official Records
Recorder's Office, Los Angeles County,
California

01/13/25 AT 08:00AM

FEEs:	44.00
TAXES:	0.00
OTHER:	0.00
SB2:	150.00
PAID:	194.00



LEADSHEET



202501130180005

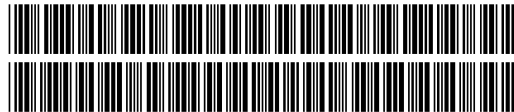
00025152107



015089483

SEQ:
01

SECURE - 8:00AM



THIS FORM IS NOT TO BE DUPLICATED

2579285CAD_4 page 1_;

E696184

EXHIBIT 105-001

RECORDING REQUESTED BY

WFG National-Default Services

AND WHEN RECORDED MAIL TO

NAME Law offices of Richard G. Witkins, APC

ADDRESS 5805 Sepulveda Blvd., Suite 670

CITY Sherman Oaks
STATE & ZIP California 91411

TITLE ORDER NO. 257928SCAP ESCROW NO.

APN NO. 2415-023-020

COLLATERAL ASSIGNMENT OF DEED OF TRUST AND ASSIGNMENT OF RENTS

FOR VALUABLE CONSIDERATION, the undersigned hereby grants, assign, and transfers to WILLIAM BANOS, a married man as his sole and separate property, as collateral, all beneficial interest under that certain Deed of Trust dated the 21st day of December, 2021, by SHAWN KAYE, Trustee of the KAYE TRUST, Dated April 28, 1986, SUB TRUST "A", as Trustor, to CHICAGO TITLE COMPANY, a California Corporation, as Trustee, and recorded 01/29/24, as instrument number 20240063373 of Official Records of Los Angeles County, California, together with the Promissory Note secured by said Deed of Trust and also all rights accrued or to accrued under said Deed of Trust. This Collateral Assignment is being given to secure the obligations of the assignor under that certain Loan Agreement and Promissory Note dated December 30, 2024. The property covered by said Deed of Trust is commonly described as 5647 Cahuenga Boulevard, North Hollywood, CA 91601.

X [Signature]
Rudy Necochea

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached and not the truthfulness, accuracy, or validity of that document.

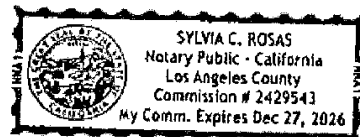
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles

On December 27, 2024 before me, SYLVIA C ROSAS a Notary Public, personally appeared RUDY NECOCHEA, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.
Signature: [Signature]
Name: SYLVIA C ROSAS
(Typed or Printed)



(Seal)

EXHIBIT 106

This page is part of your document - DO NOT DISCARD



20250020857



Pages:
0002

Recorded/Filed in Official Records
Recorder's Office, Los Angeles County,
California

01/13/25 AT 08:00AM

FEEs:	22.00
TAXES:	0.00
OTHER:	0.00
SB2:	75.00
PAID:	97.00



LEADSHEET



202501130180005

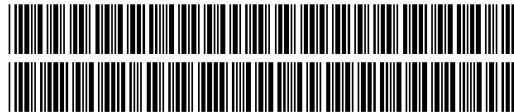
00025152108



015089483

SEQ:
02

SECURE - 8:00AM



THIS FORM IS NOT TO BE DUPLICATED

2579285CAD_4 package_1_;

E696184

EXHIBIT 106-001

RECORDING REQUESTED BY:

WFG National-Default Services

AND WHEN RECORDED MAIL TO:

Law Offices of Richard G. Witkin, APC
5805 Sepulveda Blvd., Suite 670
Sherman Oaks, California 91411

2579285CAD

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Loan No: Kaye 2

APN: 2415-023-020

SUBSTITUTION OF TRUSTEE

WHEREAS SHAWN KAYE, Trustee of the KAYE TRUST, Dated April 28, 1986, SUB TRUST "A", was the original Trustor, CHICAGO TITLE COMPANY, a California Corporation, was the original Trustee, RUDY NECOECHEA, was the original Beneficiary, under that certain DEED OF TRUST WITH ASSIGNMENT OF RENTS dated the 21st day of December, 2021, and recorded on 01/29/24, as Instrument No 20240063373, in book n.a., page n.a., in Official Records Recorder's Office, Los Angeles County, California, and

WHEREAS, the undersigned is the present Beneficiary under said Deed of Trust, and

WHEREAS, the undersigned desires to substitute a new Trustee under said Deed of Trust in place and instead of said original Trustee, or Successor Trustee, thereunder, in the manner in said Deed of Trust provided,

NOW, THEREFORE, the undersigned hereby substitutes the Law Offices of Richard G. Witkin APC, as Trustee under said Deed of Trust.

Rudy Necoechea

Date: 1-3-25

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California } ss.
County of Los Angeles

On January 3, 2025 before me, SYLVIA C ROSAS, Notary Public, personally appeared RUDY NECOECHEA, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I CERTIFY under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature (Seal), NOTARY PUBLIC

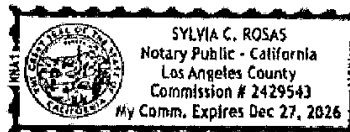


EXHIBIT 107

This page is part of your document - DO NOT DISCARD



20250020858



Pages:
0002

Recorded/Filed in Official Records
Recorder's Office, Los Angeles County,
California

01/13/25 AT 08:00AM

FEES:	22.00
TAXES:	0.00
OTHER:	0.00
SB2:	75.00
PAID:	97.00



LEADSHEET



202501130180005

00025152109



015089483

SEQ:
03

SECURE - 8:00AM



THIS FORM IS NOT TO BE DUPLICATED

2579285CAD_4 package_1_;

E696184

EXHIBIT 107-001

RECORDING REQUESTED BY:

WFG National-Default Services

AND WHEN RECORDED MAIL TO:

Law Offices of Richard G. Witkin, APC
5805 Sepulveda Blvd., Suite 670
Sherman Oaks, California 91411

257928SCAO

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Loan No: Kaye 2

APN: 2415-023-020

SUBSTITUTION OF TRUSTEE

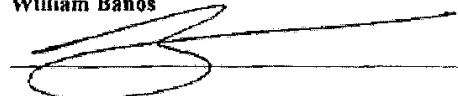
WHEREAS SHAWN KAYE, Trustee of the KAYE TRUST, Dated April 28, 1986, SUB TRUST "A", was the original Trustor, CHICAGO TITLE COMPANY, a California Corporation, was the original Trustee, RUDY NECOECHEA, was the original Beneficiary, under that certain DEED OF TRUST WITH ASSIGNMENT OF RENTS dated the 21st day of December, 2021, and recorded on 01/29/24, as Instrument No 20240063373, in book n.a., page n.a., in Official Records Recorder's Office, Los Angeles County, California, and

WHEREAS, the undersigned is the present Beneficiary under said Deed of Trust, and

WHEREAS, the undersigned desires to substitute a new Trustee under said Deed of Trust in place and instead of said original Trustee, or Successor Trustee, thereunder, in the manner in said Deed of Trust provided,

NOW, THEREFORE, the undersigned hereby substitutes the Law Offices of Richard G. Witkin APC, as Trustee under said Deed of Trust.

Date: 1/6/25

William Banos


ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of CALIFORNIA } ss.
County of LOS ANGELES

On January 6, 2025 before me, SYLVIA C ROSAS, Notary Public, personally appeared WILLIAM BANOS, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I CERTIFY under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

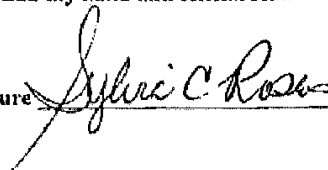
Signature  (Seal), NOTARY PUBLIC



EXHIBIT 108

This page is part of your document - DO NOT DISCARD



20250020859



Pages:
0003

Recorded/Filed in Official Records
Recorder's Office, Los Angeles County,
California

01/13/25 AT 08:00AM

FEES:	32.00
TAXES:	0.00
OTHER:	0.00
SB2:	75.00
PAID:	107.00



LEADSHEET



202501130180005

00025152110



015089483

SEQ:
04

SECURE - 8:00AM



THIS FORM IS NOT TO BE DUPLICATED

2579285CAD_4 page 1_;

E696184

EXHIBIT 108-001

RECORDING REQUESTED BY:

WFG National-Default Services

WHEN RECORDED MAIL TO:

Law Offices of Richard G. Witkin APC
5805 Sepulveda Boulevard, Suite 670
Sherman Oaks, California 91411

2579283CAD

SPACE ABOVE THIS LINE FOR RECORDER'S USE

TS No.: 25-0121

Loan No.: Kaye 2

APN: 2415-023-020

NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST

IMPORTANT NOTICE

IF YOUR PROPERTY IS IN FORECLOSURE BECAUSE YOU ARE BEHIND IN YOUR PAYMENTS IT MAY BE SOLD WITHOUT ANY COURT ACTION, and you may have the legal right to bring your account in good standing by paying all of your past due payments plus permitted costs and expenses within the time permitted by law for reinstatement of your account, which is normally five business days prior to the date set for the sale of your property. No sale date may be set until approximately 90 days from the date this notice of default may be recorded (which date of recordation appears on this notice).

This amount is \$238,879.96 as of 01/09/2025, and will increase until your account becomes current. While your property is in foreclosure, you still must pay other obligations (such as insurance and taxes) required by your note and deed of trust or mortgage. If you fail to make future payments on the loan, pay taxes on the property, provide insurance on the property, or pay other obligations as required in the note and deed of trust or mortgage, the beneficiary or mortgagee may insist that you do so in order to reinstate your account in good standing. In addition, the beneficiary or mortgagee may require as a condition of reinstatement that you provide reliable written evidence that you paid all senior liens, property taxes, and hazard insurance premiums.

Upon your written request, the beneficiary or mortgagee will give you a written itemization of the entire amount you must pay. You may not have to pay the entire unpaid portion of your account, even though full payment was demanded, but you must pay all amounts in default at the time payment is made. However, you and your beneficiary or mortgagee may mutually agree in writing prior to the time the notice of sale is posted (which may not be earlier than three months after this notice of default is recorded) to, among other things, (1) provide additional time in which to cure the default by transfer of the property or otherwise; or (2) establish a schedule of payments in order to cure your default; or both (1) and (2).

Following the expiration of the time period referred to in the first paragraph of this notice, unless the obligation being foreclosed upon or a separate written agreement between you and your creditor permits a longer period, you have only the legal right to stop the sale of your property by paying the entire amount demanded by your creditor. To find out the amount you must pay, or to arrange for payment to stop the foreclosure, or if your property is in foreclosure for any other reason, contact:

Rudy Necoechen
C/O Law Offices of Richard G. Witkin APC
5805 Sepulveda Boulevard, Suite 670
Sherman Oaks, California 91411

EXHIBIT 108-002

TS No.: 25-0121

Loan No.: Kaye 2

NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST

Phone: (818) 845-4000

If you have any questions, you should contact a lawyer or the governmental agency which may have insured your loan. Notwithstanding the fact that your property is in foreclosure, you may offer your property for sale provided the sale is concluded prior to the conclusion of the foreclosure.

Remember, YOU MAY LOSE LEGAL RIGHTS IF YOU DO NOT TAKE PROMPT ACTION.

NOTICE IS HEREBY GIVEN: That Law Offices of Richard G. Witkin APC is either the original trustee, the duly appointed substituted trustee, or acting as agent for the trustee or beneficiary under a Deed of Trust dated 12/21/2021, executed by SHAWN KAYE, Trustee of the KAYE TRUST, Dated April 28, 1986, SUB TRUST "A", as Trustor, to secure certain obligations in favor of RUDY NECOECHEA, as beneficiary, recorded 01/29/2024, as Instrument No. 20240063373, in Book n.a., Page n.a., of Official Records in the Office of the Recorder of Los Angeles County, California describing land therein as:

as more fully described on said Deed of Trust,

including one Note(s) for the original sum of \$30,197.95, that the beneficial interest under such Deed of Trust and the obligations secured thereby are presently held by the Beneficiary; that a breach of, and default in, the obligations for which such Deed of Trust is security has occurred in that payment has not been made of:

the outstanding balance of principal, in the amount of \$30,197.95, all due and payable on February 5, 2022, under the terms of the above-referenced Note, along with interest thereon plus late charges, attorney fees and costs, and trustee's fees and expenses. Additional breach: failure to reimburse the beneficiary for the sum of \$183,136.28 advanced to a senior lien in default along with interest thereon. Additional breach: failure to pay real property taxes as reported delinquent.

That by reason thereof, the present beneficiary under such deed of trust, has executed and delivered to said duly appointed Trustee, a written Declaration of Default and Demand for same, and has deposited with said duly appointed Trustee, such deed of trust and all documents evidencing obligations secured thereby, and has declared and does hereby declare all sums secured thereby immediately due and payable and has elected and does hereby elect to cause the trust property to be sold to satisfy the obligations secured thereby.

This communication may be considered as being from a debt collector. To the extent your original obligation was discharged or is subject to an automatic stay of bankruptcy under Title 11 of the United States Code, this notice is for compliance and/or informational purposes only and does not constitute an attempt to collect a debt or to impose personal liability for such obligation. However, a secured party may retain rights under its security instrument, including the right to foreclose its lien.

Dated: 01/09/2025

Law Offices of Richard G. Witkin APC as Trustee and/or as Agent for the Beneficiary

By:


April Witkin, Trustee Officer

EXHIBIT 108-003

EXHIBIT 109

This page is part of your document - DO NOT DISCARD



20250033121



Pages:
0002

Recorded/Filed in Official Records
Recorder's Office, Los Angeles County,
California

01/16/25 AT 08:00AM

FEEs:	22.00
TAXES:	0.00
OTHER:	0.00
SB2:	75.00
PAID:	97.00



LEADSHEET



202501160150011

00025163578



015096569

SEQ:
01

SECURE - 8:00AM



THIS FORM IS NOT TO BE DUPLICATED

2577459CAD_4 page 2_;

E497482

EXHIBIT 109-001

RECORDING REQUESTED BY

WFG National-Default Services

AND WHEN RECORDED MAIL TO

NAME: Law Offices of Richard G. Witkin APC

ADDRESS: 5805 Sepulveda Blvd., Suite 670

CITY: Sherman Oaks
STATE & ZIP: California 91411

TITLE ORDER NO. 2577459040 ESCROW NO. _____ APN NO. 2415-023-020

COLLATERAL ASSIGNMENT OF DEED OF TRUST AND ASSIGNMENT OF RENTS

FOR VALUABLE CONSIDERATION, the undersigned hereby grants, assign, and transfers to WILLIAM BANOS, a married man as his sole and separate property, as collateral, all beneficial interest under that certain Deed of Trust dated the 17th day of August, 2023, by SHAWN KAYE, Trustee of the KAYE TRUST, Dated April 28, 1986, SUB TRUST "A", as Trustor, to CHICAGO TITLE COMPANY, a California Corporation, as Trustee, and recorded 01/29/24, as instrument number 20240063372 of Official Records of Los Angeles County, California, together with the Promissory Note secured by said Deed of Trust and also all rights accrued or to be accrued under said Deed of Trust. This Collateral Assignment is being given to secure the obligations of the assignor under that certain Loan Agreement and Promissory Note dated December 30, 2024. The property covered by said Deed of Trust is commonly described as 5647 Cahuenga Boulevard, North Hollywood, CA 91601.

X [Signature]
Rudy Necoechea

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached and not the truthfulness, accuracy, or validity of that document.

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of CALIFORNIA
County of LOS ANGELES

On JANUARY 15, 2025 before me, SYLVIA C ROSAS a Notary Public, personally appeared RUDY NECOECHEA, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: [Signature]
Name: SYLVIA C ROSAS
(Typed or Printed)

(Seal)

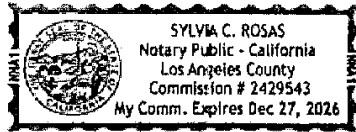


EXHIBIT 110

This page is part of your document - DO NOT DISCARD



20250033122

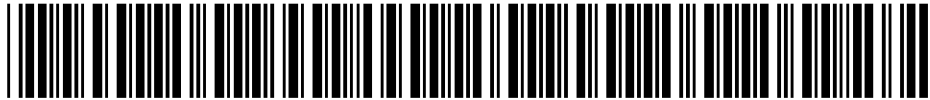


Pages:
0002

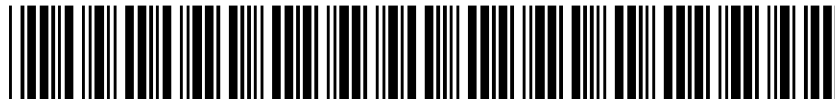
Recorded/Filed in Official Records
Recorder's Office, Los Angeles County,
California

01/16/25 AT 08:00AM

FEES:	22.00
TAXES:	0.00
OTHER:	0.00
SB2:	75.00
PAID:	97.00



LEADSHEET



202501160150011

00025163579



015096569

SEQ:
02

SECURE - 8:00AM



THIS FORM IS NOT TO BE DUPLICATED

EXHIBIT 110-001

RECORDING REQUESTED BY:

WFG National-Default Services

AND WHEN RECORDED MAIL TO:

Law Offices of Richard G. Witkin, APC
5805 Sepulveda Blvd., Suite 670
Sherman Oaks, California 91411

25774594AD

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Loan No: Kaye 1

APN: 241S-023-020

SUBSTITUTION OF TRUSTEE

WHEREAS SHAWN KAYE, Trustee of the KAYE TRUST, Dated April 28, 1986, SUB TRUST "A", was the original Trustor, CHICAGO TITLE COMPANY, a California Corporation, was the original Trustee, RUDY NECOECHEA, was the original Beneficiary, under that certain DEED OF TRUST WITH ASSIGNMENT OF RENTS dated the 17th day of August, 2023, and recorded on 01/29/24, as Instrument No 20240063372, in book n.a., page n.a., in Official Records Recorder's Office, Los Angeles County, California, and

WHEREAS, the undersigned is the present Beneficiary under said Deed of Trust, and

WHEREAS, the undersigned desires to substitute a new Trustee under said Deed of Trust in place and instead of said original Trustee, or Successor Trustee, thereunder, in the manner in said Deed of Trust provided,

NOW, THEREFORE, the undersigned hereby substitutes the Law Offices of Richard G. Witkin APC, as Trustee under said Deed of Trust.

Rudy Necoechea

Date: 1-3-25

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California } ss.
County of Los Angeles }

On January 3, 2025 before me, SYLVIA C. ROSAS, Notary Public, personally appeared RUDY NECOECHEA, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I CERTIFY under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.
WITNESS my hand and official seal.

Signature Sylvia C. Rosas (Seal), NOTARY PUBLIC



EXHIBIT 111

This page is part of your document - DO NOT DISCARD



20250033123



Pages:
0002

Recorded/Filed in Official Records
Recorder's Office, Los Angeles County,
California

01/16/25 AT 08:00AM

FEES:	22.00
TAXES:	0.00
OTHER:	0.00
SB2:	75.00
PAID:	97.00



LEADSHEET



202501160150011

00025163580



015096569

SEQ:
03

SECURE - 8:00AM



THIS FORM IS NOT TO BE DUPLICATED

EXHIBIT 111-001

RECORDING REQUESTED BY:

WFG National-Default Services
AND WHEN RECORDED MAIL TO:

Law Offices of Richard G. Witkin, APC
5805 Sepulveda Blvd., Suite 670
Sherman Oaks, California 91411

25774590AD

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Loan No: Kaye 1

APN: 2415-023-020

SUBSTITUTION OF TRUSTEE

WHEREAS SHAWN KAYE, Trustee of the KAYE TRUST, Dated April 28, 1986, SUB TRUST "A", was the original Trustor, CHICAGO TITLE COMPANY, a California Corporation, was the original Trustee, RUDY NECOECHEA, was the original Beneficiary, under that certain DEED OF TRUST WITH ASSIGNMENT OF RENTS dated the 17th day of August, 2023, and recorded on 01/29/24, as Instrument No 20240063372, in book n.a., page n.a., in Official Records Recorder's Office, Los Angeles County, California, and

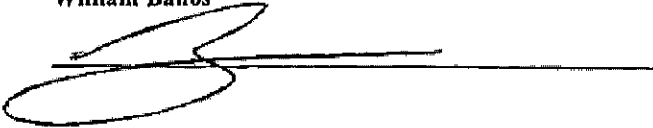
WHEREAS, the undersigned is the present Beneficiary under said Deed of Trust, and

WHEREAS, the undersigned desires to substitute a new Trustee under said Deed of Trust in place and instead of said original Trustee, or Successor Trustee, thereunder, in the manner in said Deed of Trust provided,

NOW, THEREFORE, the undersigned hereby substitutes the Law Offices of Richard G. Witkin APC, as Trustee under said Deed of Trust.

Date: 1/6/25

William Banos



ACKNOWLEDGMENT


A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California } ss.
County of Los Angeles

On January 6, 2025 before me, SYLVIA C ROSAS, Notary Public, personally appeared WILLIAM BANOS, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I CERTIFY under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature:  (Seal), NOTARY PUBLIC

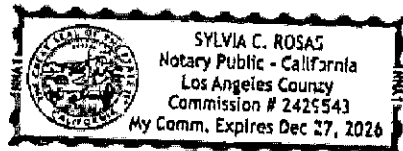


EXHIBIT 112

This page is part of your document - DO NOT DISCARD



20250247171



Pages:
0004

Recorded/Filed in Official Records
Recorder's Office, Los Angeles County,
California

04/16/25 AT 08:00AM

FEES:	35.00
TAXES:	0.00
OTHER:	0.00
SB2:	75.00
PAID:	110.00



LEADSHEET



202504160240020

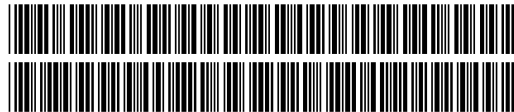
00025400576



015248762

SEQ:
01

SECURE - 8:00AM



THIS FORM IS NOT TO BE DUPLICATED

2579285CAD_4 page_2_;

E464723

EXHIBIT 112-001

RECORDING REQUESTED BY

Same as below

AND WHEN RECORDED MAIL TO:

Law Offices of Richard G. Witkin APC
5805 Sepulveda Boulevard, Suite 670
Sherman Oaks, California 91411

SPACE ABOVE THIS LINE FOR RECORDER'S USE

T.S. No.: 25-0121 Other: 2579285CAD
Loan No.: Kaye 2 APN: 2415-023-020

NOTICE OF TRUSTEE'S SALE UNDER DEED OF TRUST

YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 12/21/2021. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER.

NOTICE is hereby given that Law Offices of Richard G. Witkin APC, as trustee, or successor trustee, or substituted trustee, or as agent for the trustee, pursuant to the Deed of Trust executed by SHAWN KAYE, Trustee of the KAYE TRUST, Dated April 28, 1986, SUB TRUST "A" recorded 1/29/2024 as Instrument No. 20240063373 in book n.a., page n.a. of Official Records in the office of the County Recorder of Los Angeles County, State of California, and pursuant to the Notice of Default and Election to Sell thereunder recorded 1/13/2025 in Book n.a., Page n.a., as Instrument No. 20250020859 of said Official Records, WILL SELL on 5/8/2025 at 10:00 AM behind the fountain located in Civic Center Plaza, 400 Civic Center Plaza, Pomona, CA 91766. AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH (payable at the time of sale in lawful money of the United States), all right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County and State hereinafter described:
as more fully described on said Deed of Trust.

The property address and other common designation, if any, of the real property described above is purported to be: 5647 Cahuenga Blvd., North Hollywood, CA 91601

The undersigned Trustee disclaims any liability for any incorrectness of the property address and other common designation, if any, shown herein.

The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is: \$321,269.87*

*The actual opening bid may be more or less than this amount.

In addition to cash, the Trustee will accept a cashier's check drawn on a state or national bank, a check drawn by a state or federal credit union or a check drawn by a state or federal savings and loan association, savings association or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state. In the event tender other than cash is accepted, the Trustee may withhold the issuance of the Trustee's Deed until funds become available to the payee or endorsee as a matter of right.

EXHIBIT 112-002

NOTICE OF TRUSTEE'S SALE UNDER DEED OF TRUST

T.S. No.: 25-0121
Loan No.: Kaye 2

Other: 2579285CAD
APN: 2415-023-020

Said sale will be made, but without covenant or warranty, express or implied regarding title, possession or encumbrances, to satisfy the indebtedness secured by said Deed of Trust including advances authorized thereunder and also including, without way of limitation, the unpaid principal balance of the Note secured by said Deed of Trust together with interest thereon as provided in said Note, plus the fees, charges and expenses of the trustee and the trusts created by said Deed of Trust.

THIS PROPERTY IS BEING SOLD IN AN "AS-IS" CONDITION.

FOR SALES INFORMATION AND STATUS 24 HOURS A DAY, SEVEN DAYS A WEEK, GO TO:
WWW.NATIONWIDEPOSTING.COM OR CALL (916) 939-0772.

ADDITIONAL INFORMATION, DISCLOSURES AND CONDITIONS OF SALE:

- (1) At the time of sale, the opening bid by the beneficiary may not represent a full credit bid. The beneficiary reserves the right, during the auction, to increase its credit bid incrementally up to a full credit bid. The beneficiary may also bid over and above its credit bid with cash, cashier's checks or cash equivalents.
- (2) The Trustee's Deed Upon Sale (TDUS) will not be issued to the successful bidder until the bidder's payment has been deposited in the trustee's bank and cleared (all holds released). The bidder may have to take additional actions as required by trustee's bank in order to facilitate the deposit and clearance of bidder's funds.
- (3) If, prior to the issuance of the TDUS, the trustee shall become aware of any deficiency in the foreclosure process, or if the trustee becomes aware of any bankruptcy or other legal issue affecting the validity of the foreclosure process, or if the trustee becomes aware of any bankruptcy or other legal issue affecting the validity of the foreclosure sale, then, after consultation with its attorneys, the trustee, in its sole discretion, may decline to issue the TDUS and return the bidder's funds, without interest. If, subsequent to the issuance of the TDUS, the trustee shall become aware of any deficiency in the foreclosure process, or if the trustee becomes aware of any bankruptcy or other legal issue affecting the validity of the foreclosure sale, then, after consultation with its attorneys, the trustee, in its sole discretion, may rescind the TDUS pursuant to Civil Code Section 1058.5(b) and return the bidder's funds, without interest.
- (4) When conducted, the foreclosure sale is not final until the auctioneer states "sold". Any time prior thereto, the sale may be canceled or postponed at the discretion of the trustee or the beneficiary. A bid by the beneficiary may not result in a sale of the property. All bids placed by the auctioneer are on behalf of the seller/beneficiary.

(5) NEW - SEVERAL CITIES IN CALIFORNIA, INCLUDING THE CITY OF LOS ANGELES (GOOGLE "MEASURE ULA"), HAVE IMPOSED VERY LARGE, NEW TRANSFER TAXES ON SALES OF CERTAIN HIGH VALUE PROPERTIES. THESE TAXES CAN AMOUNT TO HUNDREDS OF THOUSANDS OF DOLLARS OR EVEN MORE. AS A CONDITION OF THIS SALE, THESE TAXES WILL NOT BE PAID BY THE FORECLOSING LENDER NOR BY THE FORECLOSURE TRUSTEE. THESE TAXES, IF AND WHEN CHARGED, ARE THE RESPONSIBILITY OF THE SUCCESSFUL PURCHASER AT THE FORECLOSURE SALE.

This communication may be considered as being from a debt collector. To the extent that your original obligation was discharged or is subject to an automatic stay of bankruptcy under Title 11 of The United States Code, this notice is for compliance and/or informational purposes only and does not constitute an attempt to collect a debt or to impose personal liability for such obligation. However, a secured party may retain rights under its security instrument, including the right to foreclose its lien.

EXHIBIT 112-003

NOTICE OF TRUSTEE'S SALE UNDER DEED OF TRUST

T.S. No.: 25-0121
Loan No.: Kaye 2

Other: 2579285CAD
APN: 2415-023-020

Date: 4/17/2025

Law Offices of Richard G. Witkin APC
5805 Sepulveda Boulevard, Suite 670
Sherman Oaks, California 91411
Phone: (818) 845-4000

By: 
April Witkin, Trustee Officer

EXHIBIT 112-004

EXHIBIT 113

This page is part of your document - DO NOT DISCARD



20250884981



Pages:
0002

Recorded/Filed in Official Records
Recorder's Office, Los Angeles County,
California

12/08/25 AT 11:09AM

FEES:	22.00
TAXES:	0.00
OTHER:	0.00
SB2:	75.00
PAID:	97.00



LEADSHEET



202512080750006

00026101755



015676457

SEQ:
01

DAR - Courier (Upfront Scan)



THIS FORM IS NOT TO BE DUPLICATED

E528330

EXHIBIT 113-001

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO

NAME: Law Offices of Richard G. Witkin APC

ADDRESS: 5805 Sepulveda Blvd., Suite 670

CITY: Sherman Oaks
STATE & ZIP: California 91411

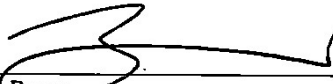
TITLE ORDER NO.

ESCROW NO.

APN NO. 2415-023-020

**RE-ASSIGNMENT OF COLLATERAL INTEREST IN DEED OF TRUST AND
ASSIGNMENT OF RENTS**

FOR VALUABLE CONSIDERATION, the undersigned hereby re-assigns, and transfers to Rudy Necoechea, all of his beneficial interest under that certain Deed of Trust dated the 17th day of August, 2023, by SHAWN KAYE, Trustee of the KAYE TRUST, Dated April 28, 1986, SUB TRUST "A", as Trustor, to CHICAGO TITLE COMPANY, a California Corporation, as Trustee, and recorded 01/29/24, as instrument number 20240063372 of Official Records of Los Angeles County, California, together with the Promissory Note secured by said Deed of Trust and also all rights accrued or to accrued under said Deed of Trust.

X 
William Banos

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached and not the truthfulness, accuracy, or validity of that document.

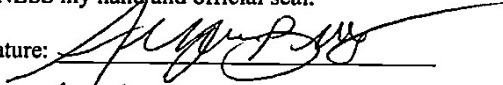
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of LOS Angeles

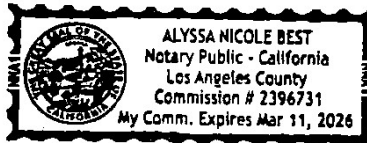
On 4 December 2025 before me, Alyssa Nicole Best a Notary Public, personally appeared William Banos, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: 

Name: Alyssa Nicole Best
(Typed or Printed)



(Seal)

EXHIBIT 114

This page is part of your document - DO NOT DISCARD



20250884982



Pages:
0002

Recorded/Filed in Official Records
Recorder's Office, Los Angeles County,
California

12/08/25 AT 11:09AM

FEES:	22.00
TAXES:	0.00
OTHER:	0.00
SB2:	75.00
PAID:	97.00



LEADSHEET



202512080750006

00026101770



015676457

SEQ:
02

DAR - Courier (Upfront Scan)



THIS FORM IS NOT TO BE DUPLICATED

E528330

EXHIBIT 114-001

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO

NAME: Law Offices of Richard G. Witkin APC


ADDRESS: 5805 Sepulveda Blvd., Suite 670

CITY: Sherman Oaks
STATE & ZIP: California 91411

TITLE ORDER NO. _____ ESCROW NO. _____ APN NO. 2415-023-020

**RE-ASSIGNMENT OF COLLATERAL INTEREST IN DEED OF TRUST AND
ASSIGNMENT OF RENTS**

FOR VALUABLE CONSIDERATION, the undersigned hereby re-assigns, and transfers to Rudy Necoechea, all of his beneficial interest under that certain Deed of Trust dated the 21st day of December, 2021, by SHAWN KAYE, Trustee of the KAYE TRUST, Dated April 28, 1986, SUB TRUST "A", as Trustor, to CHICAGO TITLE COMPANY, a California Corporation, as Trustee, and recorded 01/29/24, as instrument number 20240063373 of Official Records of Los Angeles County, California, together with the Promissory Note secured by said Deed of Trust and also all rights accrued or to accrued under said Deed of Trust.

X 
William Banos

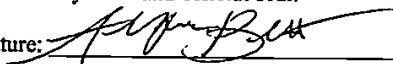
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached and not the truthfulness, accuracy, or validity of that document.

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles

On 4 December 2025 before me, Alyssa Nicole Best a Notary Public, personally appeared William Banos, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.
Signature: 
Name: Alyssa Nicole Best
(Typed or Printed)



(Seal)

EXHIBIT 115

This page is part of your document - DO NOT DISCARD



20250885095



Pages:
0003

Recorded/Filed in Official Records
Recorder's Office, Los Angeles County,
California

12/08/25 AT 11:20AM

FEES:	25.00
TAXES:	0.00
OTHER:	0.00
SB2:	75.00
PAID:	100.00



LEADSHEET



202512080750007

00026101828



015676886

SEQ:
01

DAR - Counter (Upfront Scan)



THIS FORM IS NOT TO BE DUPLICATED

E528330

EXHIBIT 115-001

RECORDING REQUESTED BY:
Law Offices of Richard G. Witkin APC

AND WHEN RECORDED TO:

Rudy Necochea
4616 Willis Ave. Unit 309
Sherman Oaks, CA 91403

Forward Tax Statements to
the address given above

TS #: 25-0121
A.P.N.: 2415-023-020

Order #: 2579285CAD
Loan #: Kaye 2

SPACE ABOVE LINE FOR RECORDER'S USE

TRUSTEE'S DEED UPON SALE

Transfer Tax: \$0.00 [EXEMPT PER CAL REVENUE AND TAXATION CODE SECTION 11926]

DOCUMENTARY TRANSFER TAX IS COMPUTED ON FULL VALUE LESS LIENS AND ENCUMBRANCES
REMAINING AT TIME OF SALE

The Amount of the Unpaid Debt was \$352,620.33
The Amount Paid by the Grantee was \$352,620.33
Said Property is in the City of Los Angeles, County of Los Angeles
The grantee, Rudy Necochea, is the Foreclosing Beneficiary
GRANTEE IS IDENTIFIED AS THE BENEFICIARY


Declarant's Signature or Agent Determining Tax

RICHARD G. WITKIN
Declarant's Name

Law Offices of Richard G. Witkin APC, as Trustee, (whereas so designated in the Deed of Trust hereunder more particularly described or as duly appointed Trustee) does hereby GRANT and CONVEY to Rudy Necochea (herein called Grantee) but without covenant or warranty, express or implied, all right title and interest conveyed to and now held by it as Trustee under the Deed of Trust in and to the property situated in the County of Los Angeles, State of California, described as follows:

THE REAL PROPERTY IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS:

LOT 24 OF TRACT NO. 9651, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 135, PAGES 14 AND 15 OF MAPS, IN THE OFFICE AT THE COUNTY RECORDER OF SAID COUNTY.

This conveyance is made in compliance with the terms and provisions of the Deed of Trust executed by SHAWN KAYE, Trustee of the KAYE TRUST, Dated April 28, 1986, SUB TRUST "A" as Trustor, recorded 1/29/2024, as Instrument Number 20240063373, Book n.a., Page n.a. of Official Records in the Office of the County Recorder of Los Angeles County, State of California under the authority and powers vested in

EXHIBIT 115-002

TRUSTEE'S DEED UPON SALE

TS #: 25-0121
Page 2 of 2

the Trustee designated in the Deed of Trust or as the duly appointed Trustee, default having occurred under the Deed of Trust pursuant to the Notice of Default and Election to Sell under the Deed of Trust recorded on 1/13/2025, as Instrument Number 20250020859, Book n.a., Page n.a., of Official Records in the Office of said County Recorder. Trustee having complied with all applicable statutory requirements of the State of California and performed all duties required by the Deed of Trust including sending a Notice of Default and Election to Sell within ten days after its recording and a Notice of Sale at least twenty days prior to the sale date by certified mail, postage pre-paid to each person entitled to notice in compliance with California Civil Code 2924b.

Notice of Trustee's Sale was published once a week for three consecutive weeks commencing 4/17/2025 in the Daily Commerce, a newspaper, and at least 20 days before the date fixed therein for sale, a copy of the Notice of Trustee's Sale was posted in a conspicuous place on the property described above and in one public place in the city where the sale was to be held. At the time and place fixed in said notice, or on such subsequent date to which the sale was legally postponed, Trustee did, by public announcement, sell the property described above on 11/18/2025 at public auction to the Grantee herein, Grantee being the highest qualified bidder therefor.

In witness thereof, Law Offices of Richard G. Witkin APC, as Trustee, has this day, caused its name to be hereunto affixed hereto.

Date: 11/25/2025

Law Offices of Richard G. Witkin APC

By: Richard G. Witkin
Richard G. Witkin, Pres.

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF California
COUNTY OF Los Angeles

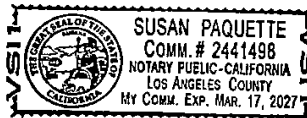
On 11/25/2025 before me, Susan Paquette, Notary Public, personally appeared Richard G. Witkin, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that ~~(he)~~~~(she)~~~~they~~ executed the same in ~~(his)~~~~(her)~~~~their~~ authorized capacity~~(ies)~~, and that by ~~(his)~~~~(her)~~~~their~~ signature~~(s)~~ on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I CERTIFY under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Susan Paquette

Notary Name



(Seal)

EXHIBIT 116

LOAN AGREEMENT AND PROMISSORY NOTE

This Loan Agreement and Promissory Note (the "Agreement") is entered into on the date last signed below by and between Rudy Necochea ("Rudy") and William Banos ("Willy") (collectively, the "Parties" or "Party") with reference to the following facts:

A. Rudy is the current holder of two promissory notes secured by deeds of trust on the real property commonly known as 5647 Cahuenga Boulevard, North Hollywood, CA (the "Property"); one dated the 17th day of August, 2023, by SHAWN KAYE, Trustee of the KAYE TRUST. Dated April 28, 1986. SUB TRUST "A", as Trustor, to CHICAGO TITLE COMPANY, a California Corporation, as Trustee, and recorded 01/29/24, as instrument number 20240063372 of Official Records of Los Angeles County, California; and the other dated the 21st day of December, 2021, by SHAWN KAYE, Trustee of the KAYE TRUST, Dated April 28, 1986. SUB TRUST "A", as Trustor, to CHICAGO TITLE COMPANY, a California Corporation, as Trustee, and recorded 01/29/24, as instrument number 20240063373 of Official Records of Los Angeles County, California. The trustor under both Deeds of Trust, SHAWN KAYE, Trustee of the KAYE TRUST, Dated April 28, 1986, SUB TRUST "A," is hereinafter referred to as "Shawn."

B. David P. Goodlaw ("David") is the holder of a note and deed of trust senior to Rudy's deeds of trust, encumbering the Property, dated the 21st day of February 2013, and recorded 03/01/2023, as instrument number 20130314889, of Official Records of Los Angeles County, California, and which is currently in foreclosure with a foreclosure sale date set for January 7, 2025.

C. In order to assist Rudy in protecting his junior deeds of trust encumbering the Property, and the obligations secured thereby, Willy is willing to lend sufficient funds to Rudy to pay off David's senior deed of trust (the "Loan") in return for which Rudy will promise to pay the Loan back on the terms and conditions specified in this Agreement and collaterally assign his two deeds of trust to Willy as security for the Loan:

WHEREFORE, it is hereby agreed as follows:

1. The above recitals are incorporated by this reference into this Agreement.
2. Willy agrees to lend to Rudy the sum of \$183,136.28 which will be used to pay off David's senior deed of trust encumbering the Property by no later than December 31, 2024. The loan from Willy to Rudy will be secured by two collateral assignments by Rudy to Willy of Rudy's two deeds of trust against the Property.

3. Rudy represents and warrants that he is the legal holder of the junior deeds of trust referenced in this Agreement, that such deeds of trust are valid and enforceable, and that there are no existing encumbrances or defects affecting Rudy's rights under the deeds of trust except as disclosed herein

4. Rudy agrees to repay the loan from Willy as follows: the loan will bear interest at the rate of 10% per annum and will be all due and payable, with no interim payments, on the earliest occurring of the following events: (a) 10 days after Shawn pays back the entire loan balance by selling or refinancing the Property, or (b) 10 days after the Property is sold to a third party cash buyer at a foreclosure sale under one of Rudy's deeds of trust, or (c), 120 days after Rudy takes back the Property at the foreclosure sale under one of Rudy's deed of trust and re-sells the Property.

5. In the event that the earliest occurring event is event (c) in paragraph 4. Rudy agrees to secure repayment to Willy by a deed of trust in the amount of \$183,136.28, executed by Rudy and recorded immediately (next in order) after Rudy's foreclosure deed (Trustee's Deed Upon Sale).

6. The parties agree to use Law Offices of Richard G. Witkin APC as the foreclosure trustee for any foreclosures initiated under Rudy's deeds of trust whether initiated by Rudy or Willy as collateral assignee.

7. The Parties hereto agree that (i) each has retained independent legal counsel in connection with the preparation and execution of this Agreement, (ii) each Party has been advised of the importance of retaining legal counsel, and (iii) by the execution of this Agreement, each has retained or waived retaining counsel except as otherwise stated above. The Parties further acknowledge that Rudy is represented by the Law Offices of Richard G. Witkin APC for the purposes described above and concerning the Agreement, and Willy is represented by Greg Ryan for the purposes described above and concerning the Agreement.

8. In the event that any legal action is initiated by a Party to this agreement against the other party, the prevailing party shall be entitled to an award of an attorney fees and costs.

9. This Agreement represents the entire agreement between the Parties as to the subject matter described herein.

10. This Agreement may be executed in counterparts.

11. Each Party agrees to timely execute any and all documents necessary to give effect to the Agreement.

12. This Agreement shall be governed by, and construed in accordance with, the laws of the State of California. Any dispute arising from this Agreement shall be resolved exclusively in the courts located in Los Angeles County, California.

13. If any part, term or provision of this Agreement is held to be illegal, in conflict with any law or otherwise invalid, the remaining portion or portions shall be considered severable and not be affected by such determination, and the rights and obligations of the parties shall be construed and enforced as if the Agreement did not contain the particular part, term or provisions held to be illegal or invalid.

14. Neither Party may assign or transfer their rights or obligations under this Agreement without the prior written consent of the other Party.

15. Any amendment or supplement to this Agreement shall be in writing and duly executed by both Parties.

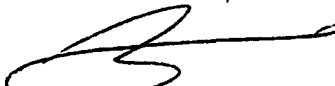
Dated:



Rudy Necochea

Dated:

12/27/24



Willy Banos

EXHIBIT 117

This page is part of your document - DO NOT DISCARD



20250885096



Pages:
0004

Recorded/Filed in Official Records
Recorder's Office, Los Angeles County,
California

12/08/25 AT 11:20AM

FEES:	57.00
TAXES:	0.00
OTHER:	0.00
SB2:	150.00
PAID:	<u>207.00</u>



LEADSHEET



202512080750007

00026101829



015676886

SEQ:
02

DAR - Counter (Upfront Scan)



THIS FORM IS NOT TO BE DUPLICATED

E528330

EXHIBIT 117-001

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO

Saul Ewing LLP
c/o Glenn Sherman
1888 Century Park East, Suite 1500
Los Angeles, CA 90067

TITLE ORDER NO.

ESCROW NO.

APN NO. 2415-023-020

SHORT FORM DEED OF TRUST AND ASSIGNMENT OF RENTS

This Deed of Trust, made this 4th day of Dec. 2025, between Rudy Necochea, herein called Trustor, whose address is 4616 Willis Ave. Unit 309. Sherman Oaks, CA 91403, Law Offices of Richard G. Witkin APC, herein called Trustee, and William Banos, herein called Beneficiary.

Witnesseth: That Trustors **IRREVOCABLY GRANT, TRANSFER AND ASSIGN TO TRUSTEE IN TRUST, WITH POWER OF SALE**, that property in Los Angeles County, California, described as:

THE REAL PROPERTY IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS:

LOT 24 OF TRACT NO. 9651, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 135 PAGES 14 AND 15 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

✓ TOGETHER WITH the rents, issues and profits thereof, SUBJECT, HOWEVER, to the right, power and authority given to and conferred upon Beneficiary by paragraph (10) of the provisions incorporated herein by reference to collect and apply such rents, issues and profits.

For the Purpose of Securing: 1. Performance of each agreement of Trustor incorporated by reference or contained herein. 2. Payment of the indebtedness evidenced by one promissory note of even date herewith, and any extension or renewal thereof, in the principal sum of \$231,570.96, secured by this Deed of Trust, executed by Trustor in favor of Beneficiary by order. 3. Payment of such further sums as the then record owner of said property hereafter may borrow from Beneficiary, when evidenced by another note (or notes) reciting it is so secured.

To Protect the Security of This Deed of Trust, Trustor Agrees: By the execution and delivery of this Deed of Trust and the note secured hereby, that provisions (1) to (14), inclusive, of the fictitious deed of trust recorded under date, in the book and at the page of Official Records in the office of the county recorder of the county where said property is located, noted below opposite the name of such county, viz.:

COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE
Alameda	435	684	Kings	792	833	Placer	895	301	Sierra	29	335
Alpine	1	250	Lake	362	39	Plumas	151	5	Siskiyou	468	181
Amador	104	348	Lassen	171	471	Riverside	3005	523	Solano	1105	182
Butte	1145	1	Los Angeles	T2055	899	Sacramento	4331	62	Sonoma	1851	689
Calaveras	145	152	Madera	810	170	San Benito	271	383	Stanislaus	1715	456
Colusa	296	617	Marin	1508	339	San Bernardino	5567	61	Sutter	572	297
Contra Costa	3978	47	Mariposa	77	292	San Francisco	A332	905	Tehama	401	289
Del Norte	78	414	Mendocino	579	530	San Joaquin	2470	311	Trinity	93	366
El Dorado	568	456	Merced	1547	538	San Luis Obispo	1151	12	Tulare	2294	275
Fresno	4626	572	Modoc	184	851	San Mateo	4078	420	Tuolumne	135	47
Glen	422	184	Mono	52	429	Santa Barbara	1878	860	Ventura	2062	386
Humboldt	657	527	Monterey	2194	538	Santa Clara	5336	341	Yolo	653	245
Imperial	1091	501	Napa	639	86	Santa Cruz	1431	494	Yuba	334	486
Inyo	147	598	Nevada	305	320	Shasta	684	528			
Kern	3427	60	Orange	5889	611	San Diego	Series 2, Book 1961, Page 183887				

FOR SIGNATURE(S) SEE SHORT FORM DEED OF TRUST SIGNATURE PAGE ATTACHED HERETO AND MADE A PART HEREOF.

SHORT FORM DEED OF TRUST SIGNATURE(S) PAGE

(which provisions, identical in all counties, are printed on the reverse hereof) hereby are adopted and incorporated herein and made a part hereof as fully as though set forth herein at length; that he will observe and perform said provisions; and that the references to property, obligations, and parties in said provisions shall be construed to refer to the property, obligations, and parties set forth in this Deed of Trust.

The undersigned Trustor requests that a copy of any Notice of Default and of any Notice of Sale hereunder be mailed to it at its address hereinbefore set forth.

X [Handwritten Signature]
Signature of Trustor

Rudy Necoechea
Print Name of Trustor

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached and not the truthfulness, accuracy, or validity of that document.

DATE: December 4, 2025

STATE OF CALIFORNIA

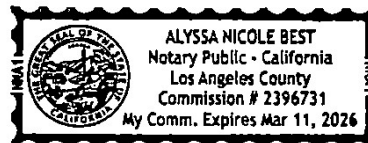
COUNTY OF LOS ANGELES

On 4 December 2025 before me, Alyssa Nicole Best, a Notary Public, personally appeared Rudy Necoechea who proved to me on the basis of satisfactory evidence to be the person(s), whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Handwritten Signature]



(Seal)

SHORT FORM DEED OF TRUST CONTINUED ON NEXT PAGE

SHORT FORM DEED OF TRUST AND ASSIGNMENT OF RENTS

ORDER NO. n/a

ESCROW NO. n/a

The following is a copy of provisions (1) to (14), inclusive, of the fictitious deed of trust, recorded in each county in California, as stated in the foregoing Deed of Trust and incorporated by reference in said Deed of Trust as being a part thereof as if set forth at length therein.

To Protect the Security of This Deed of Trust, Trustor Agrees:

(1) To keep said property in good condition and repair, not to remove or demolish any building thereon, to complete or restore promptly and in good and workmanlike manner any building which may be constructed, damaged or destroyed thereon and to pay when due all claims for labor performed and materials furnished therefor, to comply with all laws affecting said property or requiring any alterations or improvements to be made thereon, not to commit or permit waste thereof, not to commit, suffer or permit any act upon said property in violation of law to cultivate, irrigate, fertilize, fumigate, prune and do all other acts which from the character or use of said property may be reasonably necessary, the specific enumeration's herein not excluding the general.

(2) To provide maintain and deliver to Beneficiary fire insurance satisfactory to and with loss payable to Beneficiary. The amount collected under any fire or other insurance policy may be applied by Beneficiary upon indebtedness secured hereby and in such order as Beneficiary may determine, or at option of Beneficiary the entire amount so collected or any part thereof may be released to Trustor. Such application or release shall not cure or waive any default or notice of default hereunder or invalidate any act done pursuant to such notice.

(3) To appear in and defend any action or proceeding purporting to affect the security hereof or the rights or powers of Beneficiary or Trustee, and to pay all costs and expenses including cost of evidence of title and attorney's fees in a reasonable sum, in any such action or proceeding in which Beneficiary or Trustee may appear, and in any suite brought by Beneficiary to foreclose this Deed.

(4) To pay at least ten days before delinquency all taxes and assessments affecting said property, including assessments on appurtenant water stock, when due, all encumbrances, charges and liens, with interest, on said property or any part thereof, which appear to be prior of superior hereto, all costs, fees and expenses of this Trust. Should Trustor fail to make any payment or to do any act as herein provided, then Beneficiary or Trustee, but without obligation so to do and without notice to or demand upon Trustor and without releasing Trustor from any obligation hereof, may make or do the same in such manner and to such extent as either may deem necessary to protect the security hereof Beneficiary or Trustee being authorized to enter upon said property for such purposes; appear in and defend any action or proceeding purporting to affect the security hereof or the rights or powers of Beneficiary or Trustee, pay, purchase, contest or compromise any encumbrance, charge or lien which in the judgment of either appears to be prior or superior hereto, and in exercising any such powers, pay necessary expenses, employ counsel and pay his reasonable fees.

(5) To pay immediately and without demand all sums so expended by Beneficiary or Trustee, with interest from date of expenditure at the amount allowed by law in effect at the date hereof, and to pay for any statement provided for by law in effect at the date hereof regarding the obligation secured hereby any amount demanded by the Beneficiary not to exceed the maximum allowed by law at the time when said statement is demanded.

(6) That any award of damages in connection with any condemnation for public use or injury to said property or any part thereof is hereby assigned and shall be paid to Beneficiary who may apply or release such moneys received by him in the same manner and with the same effect as above provided for disposition of proceeds of fire or other insurance.

(7) That by accepting payment of any sum secured hereby after its due date, Beneficiary does not waive his rights either to require prompt payment when due of all other sums so secured or to declare default for failure so to pay.

(8) That at any time or from time to time, without liability therefor and without notice, upon written request of Beneficiary and presentation of this Deed and said note for endorsement, and without affecting the personal liability of any person for payment of the indebtedness secured hereby, Trustee may reconvey any part of said property, consent to the making of any map or plot thereof, join in granting any easement thereon; or join in any extension agreement or any agreement subordinating the lien or charge hereof.

(9) That upon written request of Beneficiary state that all sums secured hereby have been paid, and upon surrender of this Deed and said note to Trustee for cancellation and retention and upon payment of its fees, Trustee shall reconvey, without warranty, the property then held hereunder. The recitals in such reconveyance of any matters or facts shall be conclusive proof of the truthfulness thereof. The grantee in such reconveyance may be described as "The person or persons legally entitled thereto". Five years after issuance of such full reconveyance, Trustee may destroy said note and this Deed (unless directed in such request to retain them).

(10) That as additional security, Trustor hereby give to and confers upon Beneficiary the right, power and authority, during the continuance of these Trusts, to collect the rents, issues and profits of said property, reserving unto Trustor the right, prior to any default by Trustor in payment of any indebtedness secured hereby or in performance of any agreement hereunder, to collect the rents, issues and profits of said property, reserving unto Trustor the right, prior to any default by Trustor in payment of any indebtedness secured hereby or in performance of any agreement hereunder, to collect and retain such rents, issues and profits as they become due and payable. Upon any such default, Beneficiary may at any time without notice, either in person, by agent, or by a receiver to be appointed by a court, and without regard to the adequacy of any security for the indebtedness hereby secured, enter upon and take possession of said property or any part thereof, in his own name sue for or otherwise collect such rents, issues and profits including those past due and unpaid, and apply the same, less costs and expenses of operation and collection, including reasonable attorney's fees. Upon any indebtedness secured hereby, and in such order as Beneficiary may determine. The entering upon and taking possession of said property, the collection of such rents, issues and profits and the application thereof as aforesaid, shall not cure or waive any default or notice of default hereunder or invalidate any act done pursuant to such notice.

(11) That upon default by Trustor in payment of any indebtedness secured hereby or in performance of any agreement hereunder. Beneficiary may declare all sums secured hereby immediately due and payable by delivery to Trustee of written declaration of default and demand for sale and of written notice of default and of election to cause to be sold said property which notice Trustee shall cause to be filed for record. Beneficiary also shall deposit with Trustee this Deed, said note and all documents evidencing expenditures secured hereby.

After the lapse of such time as may then be required by law following the recordation of said notice of default, and notice of sale having been given as then required by law, Trustee, without demand on Trustor, shall sell said property at the time and place fixed by it in said notice of sale, either as a whole or in separate parcels, and in such order as it may determine, at public auction to the highest bidder for cash in lawful money of the United States, payable at time of sale. Trustee may postpone sale of all or any portion of said property by public announcement at such time and place of sale, and from time to time thereafter may postpone such sale by public announcement at the time fixed by the preceding postponement Trustee shall deliver to such purchaser its deed conveying the property so sold, but without any covenant or warranty, express or implied. The recitals in such deed of any matters or facts shall be conclusive proof of the truthfulness thereof. Any person, including Trustor, Trustee, or Beneficiary as hereinafter defined, may purchase at such sale.

After deducting all costs, fees and expenses of Trustee and of this Trust, including cost of evidence of title in connection with sale, Trustee shall apply the proceeds of sale to payment of all sums expended under the terms hereof, not then repaid, with accrued interest at the amount allowed by law in effect at the date hereof, all other sums then secured hereby, and the remainder, if any, to the person or persons legally entitled thereto.

(12) Beneficiary, or any successor in ownership of any indebtedness secured hereby, may from time to time, by instrument in writing, substitute a successor or successors to any Trustee named herein or acting hereunder, which instrument, executed by the Beneficiary and duly acknowledged and recorded in the office of the recorder of the county or counties where said property is situated, shall be conclusive proof of proper substitution of such successor Trustee or Trustees, who shall, without conveyance from the Trustee predecessor, succeed to all its title, estate, rights, powers and duties. Said instrument must contain the name of the original Trustor. Trustee and Beneficiary hereunder, the book and page where this Deed is recorded and the name and address of the new Trustee.

(13) That this Deed applies to, inures to the benefit of, and binds all parties hereto, their heirs, legatees, devisees, administrators, executors, successors and assigns. The term Beneficiary shall mean the owner and holder, including pledges, of the note secured hereby whether or not named as Beneficiary herein in this Deed, whenever the context so requires, the masculine gender includes the feminine and/or neuter, and the singular number includes the plural.

(14) That Trustee accepts this Trust when this Deed, duly executed and acknowledged and is made a public record as provided by law. Trustee is not obligated to notify any party hereto of pending sale under any other Deed of Trust or of any action or proceeding in which Trustor, Beneficiary or Trustee shall be a party unless brought by Trustee.

SHORT FORM DEED OF TRUST CONTINUED ON NEXT PAGE

EXHIBIT 118

Civic Center Plaza Photographs and Video



Taken 3/16/2026 12:43:52 PM

DEF-002.JPEG

EXHIBIT 118-001

EXHIBIT 119

Civic Center Plaza Photographs and Video



Taken 3/16/2026 12:45:16 PM

DEF-003.JPEG

EXHIBIT 119-001

EXHIBIT 120

Civic Center Plaza Photographs and Video



Taken 3/16/2026 12:45:20 PM

DEF-004.JPEG

EXHIBIT 120-001

EXHIBIT 121

Civic Center Plaza Photographs and Video



Taken 3/16/2026 12:46:17 PM

DEF-005.JPEG

EXHIBIT 121-001

EXHIBIT 122

Civic Center Plaza Photographs and Video



Taken 3/16/2026 12:48:05 PM

DEF-008.JPEG

EXHIBIT 122-001

EXHIBIT 123

Civic Center Plaza Photographs and Video



Taken 3/16/2026 12:48:58 PM

DEF-010.JPEG

EXHIBIT 123-001

EXHIBIT 124

Civic Center Plaza Photographs and Video



Taken 3/16/2026 12:49:03 PM

DEF-012.JPEG

EXHIBIT 124-001

EXHIBIT 125

Civic Center Plaza Photographs and Video



Taken 3/16/2026 12:50:53 PM

DEF-014.JPEG

EXHIBIT 125-001

EXHIBIT 126

Civic Center Plaza Photographs and Video



Taken 3/16/2026 12:51:28 PM

DEF-015.JPEG

EXHIBIT 126-001

EXHIBIT 127

Civic Center Plaza Photographs and Video



Taken 3/16/2026 12:52:44 PM

DEF-016.JPEG

EXHIBIT 127-001

EXHIBIT 128

Civic Center Plaza Photographs and Video



Taken 3/16/2026 12:52:51 PM

DEF-017.JPEG

EXHIBIT 128-001

EXHIBIT 129

Civic Center Plaza Photographs and Video



Taken 3/16/2026 12:54:16 PM

DEF-023.JPEG

EXHIBIT 129-001

EXHIBIT 130

Civic Center Plaza Photographs and Video



Taken 3/16/2026 12:54:24 PM

DEF-024.JPEG

EXHIBIT 130-001

EXHIBIT 131

EXHIBIT 132

Civic Center Plaza Photographs and Video



Taken 3/16/2026 12:55:04 PM

DEF-025.JPEG

EXHIBIT 132-001

EXHIBIT 133

Civic Center Plaza Photographs and Video



Taken 3/16/2026 12:55:07 PM

DEF-026.JPEG

EXHIBIT 133-001

EXHIBIT 134

Civic Center Plaza Photographs and Video



Taken 3/16/2026 12:55:14 PM

DEF-028.JPEG

EXHIBIT 134-001

EXHIBIT 135

Civic Center Plaza Photographs and Video



Taken 3/16/2026 12:57:12 PM

DEF-033.JPEG

EXHIBIT 135-001

EXHIBIT 136

Civic Center Plaza Photographs and Video



Taken 3/16/2026 12:59:04 PM

DEF-034.JPEG

EXHIBIT 136-001

EXHIBIT 137

Civic Center Plaza Photographs and Video



Taken 3/16/2026 12:59:06 PM

DEF-035.JPEG

EXHIBIT 137-001

EXHIBIT 138



EXHIBIT 138-001

EXHIBIT 139

EXHIBIT 139
VIDEO
FROM THE NORTH SIDE
OF THE FENCE
LOOKING THROUGH THE
FENCE
AT THE FOUNTAIN

EXHIBIT 139-001

EXHIBIT 140

EXHIBIT 140
VIDEO
FROM THE NORTH WEST
SIDE OF THE FENCED
OFF AREA LOOKING
TO THE EAST
AND PANNING TO THE
WEST.

EXHIBIT 140-001

EXHIBIT 141

EXHIBIT 141
VIDEO
FROM THE SOUTH WEST
SIDE OF THE
FENCED OFF AREA
LOOKING NORTH AND
PANNING TO THE SOUTH

EXHIBIT 141-001

EXHIBIT 142

EXHIBIT 142
VIDEO
FROM THE SOUTH SIDE
OF THE FENCED OFF
AREA LOOKING TO THE
NORTH WEST AND
PANNING TO THE EAST

EXHIBIT 142-001

EXHIBIT 143

EXHIBIT 143
VIDEO
FROM THE SOUTH SIDE
OF THE FENCED OFF
AREA LOOKING OVER
THE FENCE TO THE
NORTH AND PANNING
TO THE EAST

EXHIBIT 143-001

EXHIBIT 144

EXHIBIT 144
VIDEO WALKING
THROUGH THE
SUPERIOR COURT
WALKWAY FROM THE
SOUTH TO THE NORTH
AND PANNING TO THE
EAST AND LOOKING
OVER THE FENCE AT THE
FOUNTAIN IN THE
FENCED OFF AREA

EXHIBIT 144-001

EXHIBIT 145



DISCLOSURE REGARDING REAL ESTATE AGENCY RELATIONSHIP

(As required by the Civil Code)
(C.A.R. Form AD, Revised 12/24)

(If checked) This form is being provided in connection with a transaction for a leasehold interest exceeding one year as per Civil Code §§ 2079.13(j), (k), and (l).

When you enter into a discussion with a real estate agent regarding a real estate transaction, you should from the outset understand what type of agency relationship or representation you wish to have with the agent in the transaction.

SELLER'S AGENT

A Seller's agent under a listing agreement with the Seller acts as the agent for the Seller only. A Seller's agent or a subagent of that agent has the following affirmative obligations:

To the Seller: A Fiduciary duty of utmost care, integrity, honesty and loyalty in dealings with the Seller.

To the Buyer and the Seller:

- (a) Diligent exercise of reasonable skill and care in performance of the agent's duties.
- (b) A duty of honest and fair dealing and good faith.
- (c) A duty to disclose all facts known to the agent materially affecting the value or desirability of the property that are not known to, or within the diligent attention and observation of, the parties. An agent is not obligated to reveal to either party any confidential information obtained from the other party that does not involve the affirmative duties set forth above.

BUYER'S AGENT

A Buyer's agent can, with a Buyer's consent, agree to act as agent for the Buyer only. This includes a Buyer's agent under a buyer-broker representation agreement with the Buyer. In these situations, the agent is not the Seller's agent, even if by agreement the agent may receive compensation for services rendered, either in full or in part from the Seller. An agent acting only for a Buyer has the following affirmative obligations:

To the Buyer: A fiduciary duty of utmost care, integrity, honesty and loyalty in dealings with the Buyer.

To the Buyer and the Seller:

- (a) Diligent exercise of reasonable skill and care in performance of the agent's duties.
- (b) A duty of honest and fair dealing and good faith.
- (c) A duty to disclose all facts known to the agent materially affecting the value or desirability of the property that are not known to, or within the diligent attention and observation of, the parties. An agent is not obligated to reveal to either party any confidential information obtained from the other party that does not involve the affirmative duties set forth above.

AGENT REPRESENTING BOTH SELLER AND BUYER

A real estate agent, either acting directly or through one or more salespersons and broker associates, can legally be the agent of both the Seller and the Buyer in a transaction, but only with the knowledge and consent of both the Seller and the Buyer.

In a dual agency situation, the agent has the following affirmative obligations to both the Seller and the Buyer:

- (a) A fiduciary duty of utmost care, integrity, honesty and loyalty in the dealings with either the Seller or the Buyer.
- (b) Other duties to the Seller and the Buyer as stated above in their respective sections.

In representing both Seller and Buyer, a dual agent may not, without the express permission of the respective party, disclose to the other party confidential information, including, but not limited to, facts relating to either the Buyer's or Seller's financial position, motivations, bargaining position, or other personal information that may impact price, including the Seller's willingness to accept a price less than the listing price or the Buyer's willingness to pay a price greater than the price offered.

SELLER AND BUYER RESPONSIBILITIES

Either the purchase agreement or a separate document will contain a confirmation of which agent is representing you and whether that agent is representing you exclusively in the transaction or acting as a dual agent. Please pay attention to that confirmation to make sure it accurately reflects your understanding of your agent's role.

The above duties of the agent in a real estate transaction do not relieve a Seller or Buyer from the responsibility to protect their own interests. You should carefully read all agreements to assure that they adequately express your understanding of the transaction. A real estate agent is a person qualified to advise about real estate. If legal or tax advice is desired, consult a competent professional.

If you are a Buyer, you have the duty to exercise reasonable care to protect yourself, including as to those facts about the property which are known to you or within your diligent attention and observation.

Both Sellers and Buyers should strongly consider obtaining tax advice from a competent professional because the federal and state tax consequences of a transaction can be complex and subject to change.

Throughout your real property transaction you may receive more than one disclosure form, depending upon the number of agents assisting in the transaction. The law requires each agent with whom you have more than a casual relationship to present you with this disclosure form. You should read its contents each time it is presented to you, considering the relationship between you and the real estate agent in your specific transaction. **This disclosure form includes the provisions of §§ 2079.13 to 2079.24, inclusive, of the Civil Code set forth on page 2. Read it carefully.**

Note: Real estate broker commissions are not set by law and are fully negotiable.

I/WE ACKNOWLEDGE RECEIPT OF A COPY OF THIS DISCLOSURE AND THE PORTIONS OF THE CIVIL CODE PRINTED ON THE SECOND PAGE.

Buyer Seller Landlord Tenant *[Signature]* Kaye Trust, Dated April 28, 1986, Date 8/15/25

Buyer Seller Landlord Tenant _____ Date _____

Agent Re/Max Tri-City Realty DRE Lic. # 01038441

Real Estate Broker (Firm) Arthur Mangassarian DRE Lic. # 00751703

By _____ Date _____

(Salesperson or Broker-Associate, if any)

AD REVISED 12/24 (PAGE 1 OF 2)

DISCLOSURE REGARDING REAL ESTATE AGENCY RELATIONSHIP (AD PAGE 1 OF 2)



EXHIBIT 145-001

CIVIL §§ 2079.13 - 2079.24 (2079.16 APPEARS ON THE FRONT)

2079.13. As used in this section and §§ 2079.7 and 2079.14 to 2079.24, inclusive, the following terms have the following meanings:

(a) "Agent" means a person acting under provisions of Title 9 (commencing with § 2295) in a real property transaction, and includes a person who is licensed as a real estate broker under Chapter 3 (commencing with § 10130) of Part 1 of Division 4 of the Business and Professions Code, and under whose license a listing is executed or an offer to purchase is obtained. The agent in the real property transaction bears responsibility for that agent's salespersons or broker associates who perform as agents of the agent. When a salesperson or broker associate owes a duty to any principal, or to any buyer or seller who is not a principal, in a real property transaction, that duty is equivalent to the duty owed to that party by the broker for whom the salesperson or broker associate functions. (b) "Buyer" means a transferee in a real property transaction, and includes a person who executes an offer to purchase real property from a seller through an agent, or who seeks the services of an agent in more than a casual, transitory, or preliminary manner, with the object of entering into a real property transaction. "Buyer" includes a vendee or lessee of real property. (c) "Commercial real property" means all real property in the state, except (1) single-family residential real property, (2) dwelling units made subject to Chapter 2 (commencing with § 1940) of Title 5, (3) a mobilehome, as defined in § 798.3, (4) vacant land, or (5) a recreational vehicle, as defined in § 799.29. (d) "Dual agent" means an agent acting, either directly or through a salesperson or broker associate, as agent for both the seller and the buyer in a real property transaction. (e) "Listing agreement" means a written contract between a seller of real property and an agent, by which the agent has been authorized to sell the real property or to find or obtain a buyer, including rendering other services for which a real estate license is required to the seller pursuant to the terms of the agreement. (f) "Seller's agent" means a person who has obtained a listing of real property to act as an agent for compensation. (g) "Listing price" is the amount expressed in dollars specified in the listing for which the seller is willing to sell the real property through the seller's agent. (h) "Offering price" is the amount expressed in dollars specified in an offer to purchase for which the buyer is willing to buy the real property. (i) "Offer to purchase" means a written contract executed by a buyer acting through a buyer's agent that becomes the contract for the sale of the real property upon acceptance by the seller. (j) "Real property" means any estate specified by subdivision (1) or (2) of § 761 in property, and includes (1) single-family residential property, (2) multiunit residential property with more than four dwelling units, (3) commercial real property, (4) vacant land, (5) a ground lease coupled with improvements, or (6) a manufactured home as defined in § 18007 of the Health and Safety Code, or a mobilehome as defined in § 18008 of the Health and Safety Code, when offered for sale or sold through an agent pursuant to the authority contained in § 10131.6 of the Business and Professions Code. (k) "Real property transaction" means a transaction for the sale of real property in which an agent is retained by a buyer, seller, or both a buyer and seller to act in that transaction, and includes a listing or an offer to purchase. (l) "Single-family residential property" or "single-family residential real property" means any of the following: (1) Real property improved with one to four dwelling units, including a leasehold exceeding one year's duration. (2) A unit in a residential stock cooperative, condominium, or planned unit development. (3) A mobilehome or manufactured home when offered for sale or sold through a real estate broker pursuant to § 10131.6 of the Business and Professions Code. (m) "Sell," "sale," or "sold" refers to a transaction for the transfer of real property from the seller to the buyer and includes exchanges of real property between the seller and buyer, transactions for the creation of a real property sales contract within the meaning of § 2985, and transactions for the creation of a leasehold exceeding one year's duration. (n) "Seller" means the transferor in a real property transaction and includes an owner who lists real property with an agent, whether or not a transfer results, or who receives an offer to purchase real property of which he or she is the owner from an agent on behalf of another. "Seller" includes both a vendor and a lessor of real property. (o) "Buyer's agent" means an agent who represents a buyer in a real property transaction. (p) "Buyer-broker representation agreement" means a written contract between a buyer of real property and a buyer's agent by which the buyer's agent has been authorized by the buyer to provide services set forth in subdivision (a) of § 10131 of the Business and Professions Code for or on behalf of the buyer for which a real estate license is required pursuant to the terms of the contract.

2079.14. (a) A copy of the disclosure form specified in § 2079.16 shall be provided in a real property transaction as follows: (1) The seller's agent, if any, shall provide the disclosure form to the seller before entering into a listing agreement. (2) The buyer's agent shall provide the disclosure to the buyer as soon as practicable before the execution of a buyer-broker representation agreement and execution of the buyer's offer to purchase. If the offer to purchase is not prepared by the buyer's agent, the buyer's agent shall present the disclosure form to the buyer not later than the next business day after receiving the offer to purchase from the agent. (b) The agent providing the disclosure form specified in § 2079.16 shall obtain a signed acknowledgement of receipt from the buyer or seller except as provided in § 2079.15.

2079.15. In any circumstance in which the seller or buyer refuses to sign an acknowledgment of receipt pursuant to § 2079.14, the agent shall set forth, sign, and date a written declaration of the facts of the refusal.

2079.16 Reproduced on Page 1 of this AD form.

2079.17(a) As soon as practicable, the buyer's agent shall disclose to the buyer and seller whether the agent is acting in the real property transaction as the buyer's agent, or as a dual agent representing both the buyer and the seller. This relationship shall be confirmed in the contract to purchase and sell real property or in a separate writing executed or acknowledged by the seller, the buyer, and the buyer's agent prior to or coincident with execution of that contract by the buyer and the seller, respectively. (b) As soon as practicable, the seller's agent shall disclose to the seller whether the seller's agent is acting in the real property transaction as the seller's agent, or as a dual agent representing both the buyer and seller. This relationship shall be confirmed in the contract to purchase and sell real property or in a separate writing executed or acknowledged by the seller and the seller's agent prior to or coincident with the execution of that contract by the seller. (c) The confirmation required by subdivisions (a) and (b) shall be in the following form:

Seller's Brokerage Firm _____ DO NOT COMPLETE. SAMPLE ONLY _____ License Number _____
Is the broker of (check one): the seller; or both the buyer and seller. (dual agent)
Seller's Agent _____ DO NOT COMPLETE. SAMPLE ONLY _____ License Number _____
Is (check one): the Seller's Agent. (salesperson or broker associate) both the Buyer's and Seller's Agent. (dual agent)
Buyer's Brokerage Firm _____ DO NOT COMPLETE. SAMPLE ONLY _____ License Number _____
Is the broker of (check one): the buyer; or both the buyer and seller. (dual agent)
Buyer's Agent _____ DO NOT COMPLETE. SAMPLE ONLY _____ License Number _____
Is (check one): the Buyer's Agent. (salesperson or broker associate) both the Buyer's and Seller's Agent. (dual agent)

(d) The disclosures and confirmation of representation required by this section shall be in addition to the disclosure required by § 2079.14. An agent's duty to provide disclosure and confirmation of representation in this section may be performed by a real estate salesperson or broker associate affiliated with that broker.

2079.18 (Repealed pursuant to AB-1289)

2079.19 The payment of compensation or the obligation to pay compensation to an agent by the seller or buyer is not necessarily determinative of a particular agency relationship between an agent and the seller or buyer. A listing agent and a selling agent may agree to share any compensation or commission paid, or any right to any compensation or commission for which an obligation arises as the result of a real estate transaction, and the terms of any such agreement shall not necessarily be determinative of a particular relationship.

2079.20 Nothing in this article prevents an agent from selecting, as a condition of the agent's employment, a specific form of agency relationship not specifically prohibited by this article if the requirements of § 2079.14 and § 2079.17 are complied with.

2079.21 (a) A dual agent may not, without the express permission of the seller, disclose to the buyer any confidential information obtained from the seller.

(b) A dual agent may not, without the express permission of the buyer, disclose to the seller any confidential information obtained from the buyer. (c) "Confidential information" means facts relating to the client's financial position, motivations, bargaining position, or other personal information that may impact price, such as the seller is willing to accept a price less than the listing price or the buyer is willing to pay a price greater than the price offered. (d) This section does not alter in any way the duty or responsibility of a dual agent to any principal with respect to confidential information other than price.

2079.22 Nothing in this article precludes a seller's agent from also being a buyer's agent. If a seller or buyer in a transaction chooses to not be represented by an agent, that does not, of itself, make that agent a dual agent.

2079.23 (a) A contract between the principal and agent may be modified or altered to change the agency relationship at any time before the performance of the act which is the object of the agency with the written consent of the parties to the agency relationship. (b) A lender or an auction company retained by a lender to control aspects of a transaction of real property subject to this part, including validating the sales price, shall not require, as a condition of receiving the lender's approval of the transaction, the homeowner or listing agent to defend or indemnify the lender or auction company from any liability alleged to result from the actions of the lender or auction company. Any clause, provision, covenant, or agreement purporting to impose an obligation to defend or indemnify a lender or an auction company in violation of this subdivision is against public policy, void, and unenforceable.

2079.24 Nothing in this article shall be construed to either diminish the duty of disclosure owed buyers and sellers by agents and their associate licensees, subagents, and employees or to relieve agents and their associate licensees, subagents, and employees from liability for their conduct in connection with acts governed by this article or for any breach of a fiduciary duty or a duty of disclosure.





COMMERCIAL AND RESIDENTIAL INCOME LISTING AGREEMENT

(May be used for commercial and any residential income property regardless of number of units)
(C.A.R. Form CLA, Revised 6/25)

Date Prepared: August 15, 2025

1. **EXCLUSIVE AUTHORIZATION:** Kaye Trust, Dated April 28, 1986, Sub-Trust "A" ("Owner")
 hereby employs and grants Re/Max Tri-City Realty ("Broker")
 the exclusive and irrevocable right to: SELL, LEASE, EXCHANGE, OPTION, or OTHER
 the real property described as 5647 Cahuenga Blvd.
 situated North Hollywood (City), Los Angeles (County), California, 91601 (Zip Code).
 Assessor's Parcel No. 2415-023-020 ("Property") for the Listing Period in **paragraph 2A(1)**.
2. **TERMS OF LISTING AGREEMENT:** The items in this paragraph are contractual terms of the Agreement. Referenced paragraphs provide further explanation. This form is 6 pages. Owner is advised to read all 6 pages.

Para #	Paragraph Title or Contract Term	Terms and Conditions
A Representation		
A(1)	Listing Period (Maximum Length)	Beginning on <u>09/01/2025</u> (date) and Ending at 11:59 P.M. on <u>12/31/2025</u> (date) (Not to exceed 24 months if improved with one to four units and not owned by an entity. If Listing Period exceeds 24 months on a residential 1-4, this Agreement is void, unless Owner is a corporation, LLC or partnership.)
A(2)	Listing Price	<u>Eight Hundred Ninety-Nine Thousand</u> Dollars (\$ <u>899,000.00</u>)
B	Property Specific Listings	<input type="checkbox"/> Manufactured (mobile) home (C.A.R. Form MHLA attached) <input type="checkbox"/> Probate, conservatorship or guardianship (C.A.R. Form PLA attached)
C Compensation: NOTICE: The amount or rate of real estate commissions is not fixed by law. They are set by each broker individually and may be negotiable between Owner and Broker. See attached Broker Compensation Advisory (C.A.R. Form BCA).		
C(1)	4B Compensation to Owner's Broker (only Owner's side of transaction)	<u>2.500</u> % of the listing price AND, if any _____ OR <input type="checkbox"/> \$ _____; OR <input type="checkbox"/> see attached Broker-created compensation schedule. (% above is based on purchase price if Owner and buyer sign a purchase agreement)
C(2)	<input checked="" type="checkbox"/> Additional Compensation if Transferee is unrepresented (Does NOT apply to dual agency)	<u>2.500</u> % of the purchase price AND, if any _____ OR <input type="checkbox"/> \$ _____; OR <input type="checkbox"/> see attached Broker-created compensation schedule. (If Broker represents both buyer and Owner, buyer side compensation shall be specified in a separate written agreement between Broker and buyer.)
C(3)	4D(2) Continuation of Right to Compensation for Broker Identified Prospective Transferees	The Continuation Period shall be _____ calendar days after the Listing Period or any extension ("Continuation Period").
C(4)	4F Owner Obligation to Pay Previous Brokers	Previous Listing/Other broker(s): _____ Compensation to above broker(s) owed if Property transferred to: _____
D Items Intended to be Included and Excluded		
D(1)	5A Items Included	<input type="checkbox"/> _____; <input type="checkbox"/> _____; <input type="checkbox"/> _____; <input type="checkbox"/> _____; <input type="checkbox"/> _____
D(2)	5A Excluded Items	<input type="checkbox"/> _____; <input type="checkbox"/> _____; <input type="checkbox"/> _____; <input type="checkbox"/> _____; <input type="checkbox"/> _____
D(3)	5B Leased Items:	<input type="checkbox"/> Solar Power System(s); <input type="checkbox"/> Alarm System(s); <input type="checkbox"/> Propane Tank(s); <input type="checkbox"/> Water Softener; <input type="checkbox"/> _____
D(4)	5B Liened Items:	<input type="checkbox"/> Solar Power System(s); <input type="checkbox"/> Windows or Doors; <input type="checkbox"/> Heating/Ventilation/Air conditioning systems; <input type="checkbox"/> _____; <input type="checkbox"/> _____
D(5)	5B	(a) Smart Home Features Owner prefers to Include: _____ (b) Smart Home Features Owner prefers to Exclude: _____
E MLS and Public Marketing		
E(1)	Property will be marketed in the following MLS	Primary _____ Other(s): _____ See C.A.R. Form MLSA, if utilizing MLS or if Residential 1-4.



E(2)	10	Publication of Seller willingness to consider concessions	If checked below: (i) Seller authorizes Broker to market that Seller is willing to consider offers asking for concessions; and (ii) No amount of the possible concession will be stated in such marketing unless Seller notifies Broker in writing of the amount. <input type="checkbox"/> In the MLS(s) listed above, if permitted by that MLS. <input type="checkbox"/> In any other marketing outside of the MLS
E(3)	12A	<input type="checkbox"/> Owner instructs Broker not to take or use photographs in marketing, except as required by MLS rules.	
F Broker's and Owner's Duties			
F(1)	7B	Timing of Presentation of Offers	Owner instructs Broker to present all offers received as soon as practicable OR <input type="checkbox"/> Offers shall be presented on _____ (date) or <input type="checkbox"/> _____ days after the Property is listed as active on the MLS
F(2)	7C	Transferee Supplemental Offer Letters (Transferee Letters)	Owner instructs Broker not to present Transferee letters, OR <input type="checkbox"/> Owner instructs Brokers to present Transferee Letters. If Owner requests or relies on Transferee Letters, Owner is acting against Broker's advice.
F(3)	7E	Investigation Reports	<input checked="" type="checkbox"/> Natural Hazard Disclosure <input type="checkbox"/> Structural Pest Control, <input type="checkbox"/> General Property Inspection, <input type="checkbox"/> Homeowners Association Documents, <input type="checkbox"/> Preliminary (Title) Report, <input type="checkbox"/> Roof Inspection, <input type="checkbox"/> Pool Inspection, <input type="checkbox"/> Septic/Sewer Inspection, <input type="checkbox"/> Other: _____ Owner shall order and pay for any reports selected within 5 (or _____) days of the Beginning Date of this Agreement
G	21	Exceptions to Ownership/Title	_____
H		<input type="checkbox"/> Owner intends to include a contingency to purchase a replacement property as part of any transaction (see C.A.R. Form SPRP)	
I Intentionally Left Blank			
J	13, 14	Owner Opt Outs	<input type="checkbox"/> Key safe/Lockbox <input type="checkbox"/> Signs
K		Additional Terms	<i>Property to be cleaned all the trash and derbies, cars at the time of listing otherwise listing date will be postponed</i>

3 ADVISORIES AND ADDENDA:

A. Advisories

- Broker Compensation Advisory (C.A.R. Form BCA)
- REO Advisory Listing (C.A.R. Form REOL)
- Trust Advisory (C.A.R. Form TA)
- Other: _____

B. Addenda. The addenda identified below are incorporated into this Agreement.

- Short Sale Listing Addendum (C.A.R. Form SSLA)
- _____
- _____

4. COMPENSATION TO BROKER:

Notice: The amount or rate of real estate commissions is not fixed by law. They are set by each Broker individually and may be negotiable between Owner and Broker.

- A. ADVISORY:** Real estate commissions include all compensation and fees to Broker and are fully negotiable.
- B. COMPENSATION TO BROKER:** Owner agrees to pay to Broker as compensation for services under this Agreement, the amount specified in **paragraph 2C(1)**.
- C. OPTIONAL ADDITIONAL COMPENSATION FOR UNREPRESENTED BUYER:** Owner agrees to pay Broker the additional amount specified in **paragraph 2C(2)**, if checked, for services rendered only if the buyer is not represented by a real estate agent. If a buyer is represented by a real estate agent, whether working through Broker or another brokerage company, then **paragraph 2C(2)** does not apply.
- D. COMPENSATION TERMS:** Compensation is earned, and Owner shall pay Broker as follows:
 - (1) **Completed Transaction or Owner Default:** If during the Listing Period, or any extension, Broker, cooperating broker, Owner or any other person procures a ready, willing, and able transferee(s) whose offer to purchase the Property on any price and terms is accepted by Owner, provided the transferee completes the transaction or is prevented from doing so by Owner. (Broker is entitled to compensation whether any escrow resulting from such offer closes during or after the expiration of the Listing Period, or any extension.)
 - (2) **Continuation of Right to Compensation for Broker Procured Buyer(s):** If within the Continuation Period specified in **paragraph 2C(3)**, or the same period of time after any cancellation of this Agreement, unless otherwise agreed, Owner enters into a contract to sell, convey, lease or otherwise transfer the Property to anyone ("Prospective Transferee") or that person's related entity:
 - who physically entered and was shown the Property during the Listing Period or any extension by Broker or a cooperating broker; or





- for whom Broker or any cooperating broker submitted to Owner a signed, written offer to acquire, lease exchange or obtain an option on the Property.
 Broker's right to compensation pursuant to this paragraph shall only apply if, prior to expiration of this Agreement or any extension, Broker delivers to Owner a written notice of the names of such Prospective Transferees (C.A.R. Form NPB).
- (3) **Owner Interference with Listing:** If, without Broker's prior written consent, the Property is withdrawn from sale, conveyed, leased, rented, otherwise transferred, or made unmarketable by a voluntary act of Owner during the Listing Period, or any extension.

E. ADDITIONAL COMPENSATION TERMS:

- (1) **Buyer Breach and Owner Recovery of Damages:** If completion of the sale is prevented by a party to the transaction other than Owner, then compensation which otherwise would have been earned under **paragraph 4** shall be payable only if and when Owner collects damages by suit, arbitration, settlement or otherwise, and then in an amount equal to the lesser of one-half of the damages recovered or the above compensation, after first deducting title and escrow expenses and the expenses of collection, if any.
- (2) **Escrow Instructions:** Owner hereby irrevocably assigns to Broker the above compensation from Owner's funds and proceeds in escrow. Broker may submit this Agreement, as instructions to compensate Broker pursuant to **paragraph 4**, to any escrow regarding the Property involving Owner and a transferee, Prospective Transferee or other transferee.

F. OWNER COMPENSATION OBLIGATIONS TO OTHER BROKERS:

- (1) Owner represents that Owner has not previously entered into a listing agreement with another broker regarding the Property, unless specified in **paragraph 2C(4)**.
- (2) Owner warrants that Owner has no obligation to pay compensation to any other broker regarding the Property unless the Property is transferred to any of the individuals or entities specified in **paragraph 2C(4)**.
- (3) If the Property is sold to anyone specified in **paragraph 2C(4)** during the time Owner is obligated to compensate another broker: (i) Broker is not entitled to compensation under this Agreement; and (ii) Broker is not obligated to represent Owner in such transaction.

5. **A. ITEMS EXCLUDED AND INCLUDED:** Unless otherwise specified in an agreement between Owner and transferee, all fixtures and fittings that are attached to the Property are included, and personal property items are excluded, from the purchase price. Owner intends that the items specified in **paragraph 2D** be included or excluded in offering the Property for sale, but understands that: (i) the purchase agreement supersedes any intention expressed above and will ultimately determine which items are excluded and included in the transaction; and (ii) Broker is not responsible for and does not guarantee that the above exclusions and/or inclusions will be in the purchase agreement.

B. LEASED OR NOT OWNED ITEMS; LIENED ITEMS: The items specified in **paragraph 2D(3)** are leased or not owned by Owner and the items specified in **paragraph 2D(4)** have been financed and a lien has been placed on the Property to secure payment. Owner will provide to the transferee, as part of the purchase agreement, copies of lease documents, or other documents obligating Owner to pay for any such leased or lien item.

C. SMART HOME FEATURES: The smart home features are intended to be included or excluded as specified in **paragraph 2D(5)**.

6. **OWNER REPRESENTATIONS:** Owner represents that, unless otherwise specified in writing, Owner is unaware of: (i) any Notice of Default recorded against the Property; (ii) any delinquent amounts due under any loan secured by, or other obligation affecting, the Property; (iii) any bankruptcy, insolvency or similar proceeding affecting the Property; (iv) any litigation, arbitration, administrative action, government investigation, or other pending or threatened action that affects or may affect the Property or Owner's ability to transfer it; and (v) any current, pending or proposed special assessments affecting the Property. Owner shall promptly notify Broker in writing if Owner becomes aware of any of these items during the Listing Period or any extension thereof.

7. BROKER'S AND OWNER'S DUTIES:

A. Broker Responsibility, Authority and Limitations: Broker agrees to exercise reasonable effort and due diligence to achieve the purposes of this Agreement. Unless Owner gives Broker written instructions to the contrary, Broker is authorized, but not required, to (i) order reports and disclosures including those specified in **paragraph 7E** as necessary, (ii) advertise and market the Property by any method and in any medium selected by Broker, including MLS and the Internet, and, to the extent permitted by these media, control the dissemination of the information submitted to any medium; and (iii) disclose to any real estate licensee making an inquiry the receipt of any offers on the Property and the offering price of such offers.

B. Presentation of Offers:

(1) **Strategies Affecting Delayed Offers and Buyer Broker Compensation:** There are different strategies for obtaining the best offer for Owner. Owner is advised that certain transferees may prefer not to be in a competitive situation and either may not make an offer if there is an instruction that all offers will be presented at a later specified time or may try to make a "preemptive" offer that will expire shortly, hoping that Owner will accept before the presentation date. Additionally, certain transferees may not be able or allowed to pay compensation to a transferee's broker. These transferees may request for Owner to pay transferee's broker through a term in the purchase agreement or through a separate compensation agreement. Owner is advised to discuss and consider the best strategy for Owner related to the presentation of offers.

(2) (A) **Owner instructs Broker to Present Offers:** Broker agrees to present all offers received for Owner's Property, and present them to Owner as soon as possible, unless Owner gives Broker written instructions to the contrary.

OR (B) **Owner instructs Broker not to Present Offers until a Later Time:** If checked in **paragraph 2F(1)**, Owner has elected to have Broker hold all offers and present them to Owner as specified in **paragraph 2F(1)**. Broker will inform Owner that an offer has come in, but will not submit offer to the Owner, unless specifically instructed otherwise, in writing. Local MLS rules may impact this practice and whether it will provide any benefit to Owner.

C. TRANSFEREE SUPPLEMENTAL OFFER LETTERS (TRANSFEREE LETTERS):

- (1) **Advisory Regarding Transferee Letters:** Owner is advised of the practice of many transferees and their agents to include a Transferee Letter with an offer to try to influence an owner to accept the transferee's offer. Transferee Letters may include photos and video. Whether overt or unintentional, Transferee Letters may contain information about a transferee's protected class or characteristics. Deciding whether to accept an offer based upon protected classes or characteristics is unlawful. Broker will not review the content of Transferee Letters. See C.A.R. Form FHDA for further information.
- (2) (A) **Owner instructs Broker not to present Transferee Letters**, whether submitted with an offer or separately at a different time. Owner authorizes Broker to specify in the MLS that Transferee Letters will not be presented to Owner.
- (B) **Owner Instructs Broker to Present Transferee Letters:** If checked in **paragraph 2F(2)**, Broker advises Owner that: (i) Transferee Letters may contain information about protected classes or characteristics and such information should not be used in Owner's decision to accept, reject, or counter a transferee's offer; and (ii) If Owner relies on Transferee Letters, Owner is acting against Broker's advice and should seek the advice of counsel before doing so.

D. OWNER GOOD FAITH: Owner agrees to consider offers presented by Broker, and to act in good faith to accomplish the sale of the Property by, among other things, making the Property available for showing at reasonable times and, subject to **paragraph 2C(4)**, referring to Broker all inquiries of any party interested in the Property. Owner is responsible for determining at what price to list and sell the Property.

E. INVESTIGATIONS AND REPORTS: Owner agrees, within the time specified in **paragraph 2F(3)**, to order and, when required by the service provider, pay for the following reports specified in **paragraph 2F(3)**. If Property is located in a Common Interest Development or Homeowners Association, Owner is advised that there may be benefits to obtaining any required documents prior to entering into escrow with any transferee. Such benefits may include, but not be limited to, potentially being able to lower costs in obtaining the documents and avoiding any potential delays or complications due to late or slow delivery of such documents.

F. UNDISCLOSED CONDITIONS; INCOMPLETE OR INCORRECT INFORMATION: Owner further agrees to indemnify, defend and hold Broker harmless from all claims, disputes, litigation, judgments, and costs arising from any incorrect or incomplete information supplied by Owner, or from any material facts that Owner knows but fails to disclose including dangerous or hidden conditions on the Property.

8. DEPOSIT: Broker is authorized to accept and hold on Owner's behalf any deposits to be applied toward the contract price.

9. AGENCY RELATIONSHIP:

A. DISCLOSURE: Owner acknowledges receipt of a "Disclosure Regarding Real Estate Agency Relationship" (C.A.R. Form AD).

B. OWNER REPRESENTATION: Broker shall represent Owner in any resulting transaction, except as specified in **paragraph 4F(3)**.

C. POSSIBLE DUAL AGENCY WITH TRANSFEREE:

(1) **Disclosure and Consent in a Transaction:** Depending upon the circumstances, it may be necessary or appropriate for Broker to act as an agent for both Owner and transferee, exchange party, or one or more additional parties ("Transferee"). Broker shall, as soon as practicable, disclose to Owner any election to act as a dual agent representing both Owner and Transferee. If a Transferee is procured directly by Broker or an associate licensee in Broker's firm, Owner hereby consents to Broker acting as a dual agent for Owner and such Transferee. In the event of an exchange, Owner hereby consents to Broker collecting compensation from additional parties for services rendered, provided there is disclosure to all parties of such agency and compensation. Owner understands and agrees that: (i) Broker, without the written consent of Owner, will not disclose to Transferee that Owner is willing to transfer the Property at a price less than the listing price; (ii) Broker, without the prior written consent of Transferee, will not disclose to Owner that Transferee is willing to pay a price greater than the offered price; and (iii) except for (i) and (ii) above, a dual agent is obligated to disclose known facts materially affecting the value or desirability of the Property to both parties. Compensation is not necessarily determinative of agency.

(2) **Showing Properties:** Owner acknowledges that real estate brokers must have a representation agreement with a Transferee before showing residential properties to that Transferee. Owner consents to Broker entering into a Buyer Representation and Broker Compensation Agreement with a Transferee, and that by doing so the brokerage company will become a dual agent representing both Transferee and Owner.

(3) **Potentially Competing Owners and Transferees:** Owner understands that Broker may have or obtain listings on other properties, and that potential transferees may consider, make offers on, or purchase through Broker, property the same as or similar to Owner's Property. Owner consents to Broker's representation of Owners and transferees of other properties before, during and after the end of this Agreement. Owner acknowledges receipt of a "Possible Representation of More than One Buyer or Seller - Disclosure and Consent" (C.A.R. Form PRBS).

D. UNREPRESENTED TRANSFEREES: If a transferee who is interested in viewing Owner's Property is not already represented by a real estate broker, and such transferee refuses to be represented by Broker, Owner authorizes Broker to obtain a signed document from such Transferee refusing representation by Broker. Broker shall provide such transferees, at the earliest practicable time, a disclosure of non-representation, such as Buyer Non-Agency (CAR Form BNA) or Open House and Visitor Non-Agency Disclosure and Sign-In (C.A.R. Form OHNA-SI).

E. CONFIRMATION: Broker shall confirm the agency relationship described above, or as modified, in writing, prior to or concurrent with Owner's execution of an agreement to sell.

F. TERMINATION OF AGENCY RELATIONSHIP: Owner acknowledges and agrees that the representation duties of, and agency relationship with, Broker terminate at the expiration of this Agreement or, if it occurs first, the completion of any transaction specified in this Agreement.




10. SELLER CONCESSIONS:

- Concessions are monetary payments that a seller agrees to contribute towards a buyer's expenses and other costs a buyer is responsible for in the transaction.
- Concessions may include, but are not limited to, costs of escrow or title, lender fees, repairs, inspections and buyer broker compensation.
- Concessions specified in the MLS must be allowed to be used for any permissible buyer expense or cost and must not specify the concessions are to be used for broker compensation. However, a term in the buyer's offer may specify that the Seller agrees to pay compensation to a buyer's broker. Should Seller agree to do so, Broker does not represent, nor will Broker confirm, that the amount specified is owed by buyer to buyer's broker pursuant to a written agreement that covers Seller's property. In the absence of a separate agreement, Seller's contractual obligation to pay buyer's broker is independent of any obligation between buyer and buyer's broker.
- Concessions identified in an MLS listing are not promises to pay but instead indicate to a buyer that the seller will consider offers asking for concessions. Concessions specified in the MLS are not intended to be binding on Seller unless included in the accepted purchase agreement.

11. SECURITY, INSURANCE, SHOWINGS, AUDIO AND VIDEO: Broker is not responsible for loss of or damage to personal or real property, or injury to person(s), whether attributable to use of a key safe/lockbox, a showing of the Property, or otherwise. Third parties, including, but not limited to, appraisers, inspectors, brokers and prospective transferees, may have access to, and take videos and photographs of the interior of the Property. Owner agrees: (i) to take reasonable precautions to safeguard and protect valuables that might be accessible during showings of the Property; and (ii) to obtain insurance to protect against these risks. Broker does not maintain insurance to protect Owner. Persons visiting the Property may not be aware that they could be recorded by audio or visual devices installed by Owner (such as "nanny cams" and hidden security cameras). Owner is advised to post notice disclosing the existence of security devices.

12. PHOTOGRAPHS AND INTERNET ADVERTISING:

- A.** In order to effectively market the Property for sale it is often necessary to provide photographs, virtual tours and other media to transferees. Unless checked in **paragraph 2E(3)**, Owner agrees that Broker or others may photograph or otherwise electronically capture images of the exterior and interior of the Property ("Images") for static and/or virtual tours of the Property by transferees and others for use on Broker's website, the MLS, and other marketing materials and sites. Owner acknowledges that if Broker engages third parties to capture and/or reproduce and display Images, the agreement between Broker and those third parties may provide such third parties with certain rights to those Images. The rights to the Images may impact Broker's control or lack of control of future use of the Images. If Owner is concerned, Owner should request that Broker provide any third parties' agreement impacting the Images. Owner also acknowledges that once Images are placed on the internet neither Broker nor Owner has control over who can view such Images and what use viewers may make of the Images, or how long such Images may remain available on the Internet. Owner further assigns any rights in all Images to the Broker/Agent and agrees that such Images are the property of Broker/Agent and that Broker/Agent may use such Images for advertising, including post transaction and for Broker/Agent's business in the future.
- B.** Owner acknowledges that prospective transferees and/or other persons coming onto the Property may take photographs, videos or other images of the Property. Owner understands that Broker does not have the ability to control or block the taking and use of Images by any such persons. Once Images are taken and/or put into electronic display on the Internet or otherwise, neither Broker nor Owner has control over who views such Images nor what use viewers may make of the Images.

13. KEY SAFE/LOCKBOX: A key safe/lockbox is designed to hold a key to the Property to permit access to the Property by Broker, cooperating brokers, MLS participants, their authorized licensees and representatives, authorized inspectors, and accompanied prospective transferees. Owner further agrees that Broker, at Broker's discretion, and without further approval from Owner, shall have the right to grant access to and convey Owner's consent to access the Property to inspectors, appraisers, workers, repair persons, and other persons requiring entry to the Property in order to facilitate the sale of the Property. Broker, cooperating brokers, MLS and Association/Boards of REALTORS® are not insurers against injury, theft, loss, vandalism or damage attributed to the use of a key safe/lockbox.

A. Unless checked in **paragraph 2J**, Owner authorizes Broker to install a key safe/lockbox.

B. TENANT OCCUPIED PROPERTY: If Owner does not occupy the Property, Owner shall be responsible for obtaining occupant(s) written permission for use of a key safe/lockbox (C.A.R. Form KLA).

14. SIGN: Unless specified in **paragraph 2J**, Owner authorizes Broker to install a FOR SALE/SOLD/LEASE sign on the Property.

15. EQUAL HOUSING OPPORTUNITY: The Property is offered in compliance with federal, state and local anti-discrimination laws.

16. ATTORNEY FEES: In any action, proceeding or arbitration between Owner and Broker arising out of this Agreement, Owner and Broker are each responsible for paying their own attorney's fees and costs, except as otherwise specified in **paragraph 19A**.

17. MANAGEMENT APPROVAL: If an associate-licensee in Broker's office (salesperson or broker-associate) enters into this Listing Agreement on Broker's behalf, Broker or Manager has the right to cancel this Listing Agreement, in writing, within **5 days** after its execution.

18. SUCCESSORS AND ASSIGNS: This Listing Agreement shall be binding upon Owner and Owner's successors and assigns.



19. DISPUTE RESOLUTION:

- A. MEDIATION:** (1) Owner and Broker agree to mediate any dispute or claim arising between them under this Listing Agreement, before resorting to arbitration or court action. (2) Mediation fees, if any, shall be divided equally among the parties involved. (3) If, for any dispute or claim to which this paragraph applies, any party (the non-mediating party) **(i)** commences an action without first attempting to resolve the matter through mediation, or **(ii)** before commencement of an action, refuses to mediate after a request has been made, then if the non-mediating party is the losing party in any such action, the prevailing party in such action shall be entitled to recover attorney fees from the non-mediating party, notwithstanding the terms in **paragraph 16**. (4) Exclusions from this mediation agreement are specified in **paragraph 19B**.
 - B. ADDITIONAL MEDIATION TERMS:** The following matters shall be excluded from mediation: **(i) a judicial or non-judicial foreclosure or other action or proceeding to enforce a deed of trust, mortgage or installment land sale contract as defined in Civil Code § 2985; (ii) an unlawful detainer action; (iii) the filing or enforcement of a mechanic's lien; and (iv) any matter that is within the jurisdiction of a probate, small claims or bankruptcy court. The filing of a court action to enable the recording of a notice of pending action, for order of attachment, receivership, injunction, or other provisional remedies, shall not constitute a waiver or violation of the mediation provisions.**
 - C. ARBITRATION ADVISORY:** If Owner and Broker desire to resolve disputes arising between them through arbitration rather than court, they can document their agreement by attaching and signing an Arbitration Agreement (C.A.R. Form ARB).
- 20. ENTIRE AGREEMENT:** All prior discussions, negotiations and agreements between the parties concerning the subject matter of this Listing Agreement are superseded by this Listing Agreement, which constitutes the entire contract and a complete and exclusive expression of their agreement and may not be contradicted by evidence of any prior agreement or contemporaneous oral agreement. If any provision of this Listing Agreement is held to be ineffective or invalid, the remaining provisions will nevertheless be given full force and effect. This Listing Agreement and any supplement, addendum or modification, including any photocopy or facsimile, may be executed in counterparts.
- 21. OWNERSHIP, TITLE AND AUTHORITY:** Owner warrants that: **(i)** Owner is the Owner of the Property; **(ii)** no other persons or entities have title to the Property; and **(iii)** Owner has the authority to both execute this Agreement and sell the Property. Exceptions to Ownership, title and authority are specified in **paragraph 2G**.
- 22. LEGALLY AUTHORIZED SIGNER:** Wherever the signature or initials of the Legally Authorized Signer, identified in the signature block below, appear on this Agreement or any related documents, it shall be deemed to be in a representative capacity for the entity described and not in an individual capacity, unless otherwise indicated. The Legally Authorized Signer **(i)** represents that the entity for which that person is acting already exists and is in good standing to do business in California and **(ii)** shall deliver to Broker, within **3 days** after execution of this Agreement, evidence of authority to act in that capacity (such as but not limited to: applicable portion of the trust or Certification Of Trust (Probate Code § 18100.5), letters testamentary, court order, power of attorney, corporate resolution, or formation documents of the business entity).

**REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK
PROCEED TO NEXT PAGE**



By signing below, Seller acknowledges that they have received a copy of this Commercial and Residential Income Listing Agreement, and they have read, understand, and agree to its terms.

ENTITY OWNER: (Note: If this paragraph is completed, a Representative Capacity Signature Disclosure (C.A.R. Form RCSD) is not required for the Legally Authorized Signers designated below.)

- (1) **Non-Individual (entity) Owner:** One or more Owners is a trust, corporation, LLC, probate estate, partnership, holding a power of attorney or other entity.
- (2) **Full entity name:** The following is the full name of the entity (if a trust, enter the complete trust name; if under probate, enter full name of the estate, including case #): _____
- (3) **Contractual Identity of Owner:** For purposes of this Agreement, when the name described below is used, it shall be deemed to be the full entity name.
 - (A) If a trust: The trustee(s) of the trust or a simplified trust name (ex. John Doe, co-trustee, Jane Doe, co-trustee or Doe Revocable Family Trust);
 - (B) If Property is sold under the jurisdiction of a probate court: The name of the executor or administrator, or a simplified probate name (John Doe, executor, or Estate (or Conservatorship) of John Doe).
- (4) **Legally Authorized Signer:**
 - (A) This Agreement is being Signed by a Legally Authorized Signer in a representative capacity and not for him/herself as an individual. See **paragraph 22** for additional terms.
 - (B) The name(s) of the Legally Authorized Signer(s) is/are: _____

OWNER SIGNATURE(S):

(Signature) By, *[Signature]* Date: 8/15/25
 Printed name of Owner: Kaye Trust, Dated April 28, 1986, Sub-Trust "A"
 Printed Name of Legally Authorized Signer: SHAWN KAYE Title, if applicable, TRUSTEE
 Address _____ City _____ State CA Zip _____
 Email skaye@pacbell.net Phone # _____

(Signature) By, _____ Date: _____
 Printed name of Owner: _____
 Printed Name of Legally Authorized Signer: _____ Title, if applicable, _____
 Address _____ City _____ State _____ Zip _____
 Email _____ Phone # _____

Additional Signature Addendum attached (C.A.R. Form ASA)

BROKER SIGNATURE(S):

Real Estate Broker (Firm) Re/Max Tri-City Realty DRE Lic # 01038441
 Address 811 N Central Ave City Glendale State CA Zip 91203
 By (Broker/Agent) Arthur Mangassarian Date _____
 Tel. (818)549-9000 E-mail arthurmangre@gmail.com DRE Lic # 00751703
 By (Broker/Agent) _____ Date _____
 Tel. _____ E-mail _____ DRE Lic # _____

- More than one agent from the same firm represents Owner. Additional Agent Acknowledgement (C.A.R. Form AAA) attached.
- Two Brokers with different companies are co-listing the Property. Co-listing Broker information is on the attached Additional Broker Acknowledgement (C.A.R. Form ABA).

© 2025, California Association of REALTORS®. Inc. United States copyright law (Title 17 U.S. Code) forbids the unauthorized distribution, display and reproduction of this form, or any portion thereof, by photocopy machine or any other means, including facsimile or computerized formats. THIS FORM HAS BEEN APPROVED BY THE CALIFORNIA ASSOCIATION OF REALTORS®. NO REPRESENTATION IS MADE AS TO THE LEGAL VALIDITY OR ACCURACY 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. This form is made available to real estate professionals through an agreement with or purchase from the California Association of REALTORS®.





MULTIPLE LISTING SERVICE ADDENDUM
(C.A.R. Form MLSA, Revised 12/24)

The following terms and conditions are hereby incorporated in and made a part of the Residential Listing Agreement, Other **Commercial Listing Agreement** ("Agreement"), dated 08/15/2025, on property known as 5647 Cahuenga Blvd., North Hollywood, CA 91601 in which Kaye Trust, Dated April 28, 1986, Sub-Trust "A" is referred to as ("Seller") and Re/Max Tri-City Realty is referred to as ("Broker").

1. MULTIPLE LISTING SERVICE:

- A. WHAT IS AN MLS?** The MLS is a database of properties for sale that is available and disseminated to and accessible by all other real estate agents who are participants or subscribers to the MLS. As set forth in **paragraph 3**, participants and subscribers conducting public marketing of a property listing must submit the property information to the MLS. Property information submitted to the MLS describes the price, terms and conditions under which the Seller's property is offered for sale, excepting offers of compensation. It is likely that a significant number of real estate practitioners in any given area are participants or subscribers to the MLS. The MLS may also be part of a reciprocal or data sharing agreement to which other multiple listing services belong. Real estate agents belonging to other multiple listing services that have reciprocal or data sharing agreements with the MLS also have access to the information submitted to the MLS. The MLS may further transmit listing information to internet sites that post property listings online.
- B. WHAT INFORMATION IS PROVIDED TO THE MLS BEFORE OR AFTER SALE:** All terms of the transaction, including sales price and, if applicable, financing and concessions, **(i)** will be provided to the MLS in which the Property is listed for publication, dissemination and use by persons and entities on terms approved by the MLS, and **(ii)** may be provided to the MLS even if the Property was not listed with the MLS. Seller consents to Broker providing a copy of this listing agreement to the MLS if required by the MLS.
- C. WHAT IS BROKER'S MLS?** Broker is a participant/subscriber to the Multiple Listing Service (MLS) specified in **paragraph 2E(1)** of the Agreement and possibly others. Broker shall inform Seller if the MLS specified in **paragraph 2E(1)** is not the primary MLS for the geographic area of the Property. When required by **paragraph 3** or by the MLS, Property will be listed with the MLS(s) specified.

2. BENEFITS OF USING THE MLS; IMPACT OF OPTING OUT OF THE MLS

- A. EXPOSURE TO BUYERS THROUGH MLS: Listing property with an MLS** exposes a seller's property to all real estate agents and brokers (and their potential buyer clients) who are participants or subscribers to the MLS or a reciprocating MLS. The MLS may further transmit the MLS database to internet sites that post property listings online.
- B. IMPACT OF OPTING OUT OF MLS:** If Seller elects to exclude the Property from the MLS, Seller understands and acknowledges that: **(i)** Seller is authorizing limited exposure of the Property and NO marketing or advertising of the Property to the public will occur; **(ii)** real estate agents and brokers from other real estate offices, and their buyer clients, who have access to that MLS may not be aware that Seller's Property is offered for sale; **(iii)** Information about Seller's Property will not be transmitted from the MLS to various real estate internet sites that are used by the public to search for property listings; **(iv)** real estate agents, brokers and members of the public may be unaware of the terms and conditions under which Seller is marketing the Property; and **(v)** the scope of marketing will consist only of direct one-on-one promotion between the brokers and licensees affiliated with the listing brokerage and their respective clients.
- C. REDUCTION IN EXPOSURE:** Any reduction in exposure of the Property may lower the number of offers and negatively impact the sales price.
- D. NOT LISTING PROPERTY IN A LOCAL MLS:** If the Property is listed in an MLS which does not cover the geographic area where the Property is located then real estate agents and brokers working that territory, and buyers they represent looking for property in the neighborhood, may not be aware the Property is for sale.

3. PUBLIC MARKETING OF PROPERTY:

- A. CLEAR COOPERATION POLICY:** Unless **paragraph 3F** is checked, MLS rules require that exclusive and seller reserved listings for residential real property with one to four units and vacant lots be submitted to the MLS within **1 business day** of any public marketing. This is because the MLSs have adopted the Clear Cooperation Policy of the National Association of REALTORS®. That policy seeks to maximize Seller profits by highlighting the importance of advertising listed properties in forums that are ultimately visible to the public.
- B. PUBLIC MARKETING WITHIN CLEAR COOPERATION:** **(i)** Public marketing includes, but is not limited to, flyers displayed in windows, yard signs, digital marketing on public facing websites, brokerage website displays, digital communications marketing and email blasts, multi-brokerage listing sharing networks, marketing to closed or private listing clubs or groups, and applications available to the general public. **(ii)** Public marketing does not include an office exclusive listing where there is direct promotion of the listing between the brokers and licensees affiliated with the listing brokerage, and one-to-one promotion between these licensees and their clients.
- C. "COMING SOON" STATUS IMPACT ON MARKETING; Days on Market (DOM):**
(1) Seller is advised to discuss with Broker the meaning of "Coming Soon" as that term applies to the MLS in which the Property will be listed, and how any Coming Soon status will impact when and how a listing will be viewable to the public via the MLS. Seller is further advised to discuss with Broker how any DOM calculations or similarly utilized tracking field works in the MLS in which the Property will be listed.



(2) Seller does does not) authorize Broker to market the Property per the Coming Soon status in Broker's MLS, if any.

D. SELLER INSTRUCTIONS TO BROKER:

(1) Seller instructs Broker to market the Property to the public at the beginning of the Listing Period;

OR (2) Seller instructs Broker to EXCLUDE the Property from dissemination by the MLS. The MLS may require its own form or this MLSA to be submitted. Seller understands that no public marketing will occur and the scope of marketing that will occur will consist only of direct one-on-one promotion between the brokers and licensees affiliated with the listing brokerage and their respective clients while the property is excluded. Seller understands the impact of opting out of the MLS in **paragraph 2B**, and Seller certifies and instructs Broker:

(A) To begin marketing the Property to the public (including through the MLS) on 09/01/2025 (date);

(B) NOT to market the Property to the public during the Listing Period unless Seller gives written instruction otherwise.

E. Seller understands and agrees that should any public marketing of the property occur, the Property listing will be submitted to the MLS within **1 business day**.

F. **CLEAR COOPERATION POLICY DOES NOT APPLY:** The MLSs utilized by Broker do not have a Clear Cooperation Policy that applies to the Property. **Paragraphs 3A-E** do not apply to this listing. Broker shall disclose to Seller and obtain Seller's consent for any instruction to not market the Property on the MLS or to the public.

4. MLS DATA ON THE INTERNET: MLS rules allow MLS data to be made available by the MLS to additional internet sites unless Broker gives the MLS instructions to the contrary. Specific information that can be excluded from the internet as permitted by (or in accordance with) the MLS is as follows:

A. **PROPERTY OR PROPERTY ADDRESS:** Seller can instruct Broker to have the MLS not display the Property or the Property address on the internet (C.A.R. Form SELI). Seller understands that either of these opt outs would mean consumers searching for listings on the internet may not see the Property or Property's address in response to their search.

B. **FEATURE OPT OUTS:** Seller can instruct Broker to advise the MLS that Seller does not want visitors to MLS Participant or Subscriber Websites or Electronic Displays that display the Property listing to have the features below (C.A.R. Form SELI). Seller understands (i) that these opt outs apply only to Websites or Electronic Displays of MLS Participants and Subscribers who are real estate broker and agent members of the MLS; (ii) that other internet sites may or may not have the features set forth herein; and (iii) that neither Broker nor the MLS may have the ability to control or block such features on other internet sites.

(1) **COMMENTS AND REVIEWS:** The ability to write comments or reviews about the Property on those sites; or the ability to link to another site containing such comments or reviews if the link is in immediate conjunction with the Property display.

(2) **AUTOMATED ESTIMATE OF VALUE:** The ability to create an automated estimate of value or to link to another site containing such an estimate of value if the link is in immediate conjunction with the Property display.

C. SELLER ELECTION:

(1) Seller authorizes the MLS to make all listing information available to internet sites;

OR (2) Seller elects to opt out of certain internet features as provided by C.A.R. Form SELI or the local equivalent form.

5. PHOTOGRAPHS:

A. Visitors entering or touring the Property may take photographs, and Broker does not have the ability to control or block the taking and use of Images. Seller can instruct Broker to publish information in the MLS is limited to those persons preparing appraisal or inspection reports. Seller acknowledges that unauthorized persons may take images who do not have access to or have not read any limiting instruction in the MLS or who take images regardless of any limiting instruction in the MLS.

B. SELLER INSTRUCTION:

(1) Visitors are not restricted from taking pictures of the Property;

OR (2) Seller instructs Broker to publish in the MLS that taking of Images is limited to those persons preparing appraisal or inspection reports.

The foregoing terms and conditions are hereby agreed to, and the undersigned acknowledge receipt of a copy of this Multiple Listing Service Addendum.

Seller *[Signature]* TRUSTEE Date 8/15/25
Kaye Trust, Dated April 28, 1986, Sub-Trust "A"

Seller _____ Date _____

Real Estate Broker (Listing Firm) Re/Max Tri-City Realty DRE Lic# 01038441

By Arthur Mangassarian Date: _____

© 2024. California Association of REALTORS®. Inc. United States copyright law (Title 17 U.S. Code) forbids the unauthorized distribution, display and reproduction of this form, or any portion thereof, by photocopy machine or any other means, including facsimile or computerized formats. THIS FORM HAS BEEN APPROVED BY THE CALIFORNIA ASSOCIATION OF REALTORS®. NO REPRESENTATION IS MADE AS TO THE LEGAL VALIDITY OR ACCURACY 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. This form is made available to real estate professionals through an agreement with or purchase from the California Association of REALTORS®.

Published and Distributed by: REAL ESTATE BUSINESS SERVICES, LLC, a subsidiary of the California Association of REALTORS®





BROKER COMPENSATION ADVISORY

(C.A.R. Form BCA, Revised 6/25)

1. **WHEN SELLERS LIST THEIR PROPERTY FOR SALE THROUGH A REAL ESTATE BROKER THEY AGREE TO PAY THE SELLER'S BROKER WHEN ESCROW CLOSES.**
 - A. **LISTING AGREEMENT COMPENSATION IS FULLY NEGOTIABLE:** When a seller enters into a listing agreement with a broker, the seller authorizes the broker to find a buyer for the seller's property and agrees to pay the seller's broker if a buyer is found who purchases the property. Compensation amounts are not fixed by law and are fully negotiable between the seller and the seller's broker. When negotiating compensation, the parties may discuss factors such as the broker's expertise and experience, the type of broker services to be performed, and the broker's time and expenses, among other considerations.
 - B. **OPTIONAL ADDITIONAL COMPENSATION IF BUYER IS UNREPRESENTED:** A listing agreement may include optional additional compensation amounts owed to the seller's broker for situations where the broker takes on additional responsibilities or workload. Sometimes a buyer may not be working with nor want to be represented by a real estate broker. When that happens, the seller's broker is not required to represent the buyer, and the seller and seller's broker may decide that they do not want to create such a relationship. In those situations, the seller's broker is advised to use a Buyer Non-Agency (C.A.R. Form BNA) to inform the buyer that the seller's broker will be acting on behalf of the seller only, and not act as the buyer's agent, throughout the transaction. However, because the buyer is unrepresented, the seller's agent will inevitably have to do more work to facilitate the transaction. A seller may agree to compensate their broker for the additional work in such cases.
 - C. **BROKER MAY REPRESENT BOTH BUYER AND SELLER; DUAL AGENCY:** California law allows a brokerage company to represent both seller and buyer in a real estate transaction. At the time the agent, on behalf of a brokerage, obtains the signature of a seller on a listing agreement, the agent will not, in most cases, know who the eventual buyer will be for a seller's property. Similarly, at the time an agent, on behalf of a brokerage, obtains the signature of a buyer on a buyer representation agreement, the agent will not, in most cases, know who the eventual seller will be for a property the buyer wants to buy. Because many individual licensees may work through one brokerage company, and some individual licensees work with many buyers and sellers, there is a possibility that the same brokerage company will represent both buyer and seller in a transaction. If licensees working through broker represent both seller and buyer, broker is allowed to receive compensation from each, provided the seller and buyer are advised of the relationship and the total amount of compensation the broker will receive.
2. **BROKER AGREEMENTS WITH BUYERS:**
 - A. **BUYER REPRESENTATION COMPENSATION IS FULLY NEGOTIABLE:** When a buyer enters into a representation agreement with a broker, the buyer authorizes the broker to locate properties for the buyer to buy and agrees to pay the buyer's broker if a transaction is completed. Compensation amounts are not fixed by law and are fully negotiable. When negotiating compensation, the parties may discuss factors such as the broker's expertise and experience, the type of broker services to be performed, and the broker's time and expenses, among other considerations.
 - B. **REQUIREMENT FOR WRITTEN AGREEMENTS:** Pursuant to a nationwide class action settlement reached by the National Association of REALTORS® (NAR), participants in Multiple Listing Services are required to have a written agreement with a buyer prior to showing a buyer a residential property or giving a buyer a tour of such a property. The agreement must identify the amount of compensation to be paid to the broker for services provided and require that the broker cannot receive any compensation in excess of the amount specified in the agreement. Pursuant to a January 1, 2025 new law in California, all licensees must have a buyer representation agreement as soon as practicable upon acting as the buyer's agent, and it must include the amount of compensation, services to be rendered, when compensation is due, and the contract termination, which may not exceed three months.
 - C. **ADVANTAGES OF WRITTEN AGREEMENTS:** Buyers and their brokers benefit when the terms of their relationship and respective duties are in writing. A written agreement establishes clear, mutual expectations and helps avoid misunderstandings over the buyer and broker's duties and the amount of compensation the buyer's agent is to be paid.



3. WHEN ENLISTING A REAL ESTATE BROKER TO REPRESENT THEM, BUYERS AGREE TO PAY THE BUYER'S BROKER WHEN ESCROW CLOSES, BUT THE PERSON RESPONSIBLE FOR PAYMENT MAY BE NEGOTIATED IN THE TRANSACTION:

A. BUYER PAYS THE COMPENSATION PURSUANT TO A BUYER REPRESENTATION AGREEMENT:

A buyer's broker may negotiate the amount of compensation directly with the Buyer and then document that agreement in a buyer representation agreement (C.A.R. Form BRBC or PSRA). The buyer then becomes contractually obligated to pay the broker by providing funds to escrow prior to the closing of a transaction.

B. SELLER PAYS THE COMPENSATION:

(1) **Buyer negotiates for Seller to Compensate Buyer's Broker:** A buyer may make a conditional offer to the seller by including a term in the purchase offer asking the seller to pay the buyer's broker if the buyer has already agreed to pay their own broker pursuant to a buyer representation agreement. If such a term is included in the purchase offer, the request will become one term among many that a seller may accept, reject, or negotiate by way of a counter offer. The possibility of asking the seller to pay the buyer's contractual compensation obligation option should be discussed when creating a buyer representation agreement and prior to an offer being made. Pursuant to the NAR Settlement (see **paragraph 2B**) a buyer's broker is not permitted to receive compensation for services, from whatever source, that is greater than the amount in the buyer representation agreement.

(2) **Buyer's Agent negotiates an agreement directly with Seller:** If a seller is unrepresented or does not have an exclusive agency relationship with another broker, a buyer's broker may approach that seller asking the seller to sign an agreement (C.A.R. Form SP, Single Party Compensation Agreement) to pay the buyer's broker. In this situation, the seller agrees to pay the buyer's broker compensation without necessarily creating an agency relationship with the broker. When that happens, the buyer's broker is advised to use a Seller Non-Agency (C.A.R. Form SNA) to inform the seller that the buyer's broker will be acting on behalf of the buyer only, and not act as the seller's agent, throughout the transaction. However, because the seller is unrepresented, the buyer's agent will inevitably have to do more work to facilitate the transaction, which may be factored into the negotiation of the single party compensation agreement.

C. CHANGING PRACTICE RELATED TO A SELLER'S BROKER'S OFFER OF COMPENSATION:

Historically, in California, many seller's brokers used a Multiple Listing Service (MLS) to make a unilateral offer to compensate a buyer's broker who procured a buyer for the seller's property. However, the nationwide NAR settlement prohibits the seller's broker from using an MLS to make such an offer of compensation. The California Association of REALTORS®' (C.A.R.) listing agreement forms no longer provide for such offers of cooperating broker compensation nor does C.A.R. include other forms in its library of forms that might facilitate such offers. Buyers and sellers must separately negotiate compensation with their respective brokers, as specified above.

By signing below, Seller or Buyer acknowledge that they have received a copy of this Broker Compensation Advisory, and they have read and understand its terms. Seller or Buyer acknowledges they have been advised of their various options regarding compensation to be paid to real estate brokers and that any written agreement they have signed with a seller's or buyer's broker reflects a mutual understanding.

Seller/Buyer *[Signature]* *TRUSTEE Kaye Trust, Dated April 28, 1986, Sub-Trust "A"* Date *8/15/25*
Seller/Buyer _____ Date _____

© 2025, California Association of REALTORS®, Inc. United States copyright law (Title 17 U.S. Code) forbids the unauthorized distribution, display and reproduction of this form, or any portion thereof, by photocopy machine or any other means, including facsimile or computerized formats. THIS FORM HAS BEEN APPROVED BY THE CALIFORNIA ASSOCIATION OF REALTORS®. NO REPRESENTATION IS MADE AS TO THE LEGAL VALIDITY OR ACCURACY 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. This form is made available to real estate professionals through an agreement with or purchase from the California Association of REALTORS®.

Published and Distributed by: REAL ESTATE BUSINESS SERVICES, LLC, a subsidiary of the California Association of REALTORS®





POSSIBLE REPRESENTATION OF MORE THAN ONE BUYER OR SELLER - DISCLOSURE AND CONSENT

(C.A.R. Form PRBS, Revised 6/25)

1. **BROKER AGENCY RELATIONSHIP WITH MULTIPLE PRINCIPALS:** A real estate broker ("Brokerage"), whether a corporation, partnership or sole proprietorship, may legally represent more than one buyer or seller. This multiple representation can occur through a sole proprietor Brokerage; or through a salesperson or broker acting under the Brokerage's license ("Associate Licensee"). Associate Licensees under a Brokerage's license may be working out of the same or different office locations, and may or may not know one another. Clients of the Brokerage may have similar goals and may compete against each other for the same property or the same pool of prospective buyers. Some buyers and sellers prefer to work with individual, sole proprietor brokerages, some with brokerages that have multiple licensees, and others with large brokerage companies that have multiple offices and may have a regional, statewide or a national or international presence. Each has its own advantages. It is important for buyers and sellers to understand how the Brokerage representation of multiple buyers or sellers may impact them under various situations.
 - A. **MULTIPLE BUYERS:** Brokerage (individually or through any of its Associate Licensees) may work with many prospective buyers at the same time. These prospective buyers may have an interest in, and make offers on, the same properties. Some of these properties may be listed by the Brokerage. Whether Brokerage is large or small, it is possible that one Associate-Licensee (agent 1) working with a buyer may not be aware that another Associate-Licensee (agent 2) is working with a different buyer who is interested in viewing or making an offer on the same property as agent 1's client, and vice-versa. Brokerage will not limit or restrict any buyer from making an offer on any specific property, whether or not the Brokerage represents other buyers interested in the same property.
 - B. **MULTIPLE SELLERS:** Brokerage (individually or through its Associate Licensees) may have listings on many properties at the same time. As a result, Brokerage will attempt to find buyers for each of those listed properties. Some listed properties may appeal to the same prospective buyers. Some properties may attract more prospective buyers than others. Some of these prospective buyers may be represented by Brokerage and some may not. Brokerage will market all listed properties to all prospective buyers, whether or not Brokerage has other listed properties that may appeal to the same prospective buyers.
 - C. **DUAL AGENCY IN A TRANSACTION:** California law allows a brokerage to represent both a buyer and a seller in a transaction (Civil Code § 2079 et seq.).
 - (1) **Brokerage Dual Agency:** If one Associate-Licensee from the Brokerage is working with a buyer and another Associate-Licensee from the same Brokerage is working with a seller on the same transaction, the Brokerage is considered a dual agent with fiduciary duties to both buyer and seller. In that situation, each individual Associate Licensee working on the transaction is also considered a dual agent having the same knowledge and responsibility as the Brokerage.
 - (2) **Single Agent Dual Agency:** Another form of dual agency occurs when an individual Associate-Licensee is working with both the buyer and seller in the same transaction. In that situation, both the Brokerage company and the individual Associate-Licensee are dual agents with fiduciary duties to each side of the transaction. There is no one approach to this situation. Some brokerages allow the single agent dual agent to continue to represent both parties, as that Associate-Licensee is the chosen agent of the principal. Some brokerages recommend that the broker or an office manager get involved if there is a dispute between the buyer and seller. Some brokerages will require that the broker or an office manager assist the Associate-Licensee with one principal or the other, even if the parties do not have a dispute. Whether one of these approaches, or another, is taken in a single agent dual agency will depend on the circumstances and the brokerage policy. Regardless of the approach, the Associate-Licensee and Brokerage shall conduct activity consistent with the terms in paragraph 2C.
2. **ACKNOWLEDGEMENT AND CONSENT:**
 - A. **OFFERS ARE NOT NECESSARILY CONFIDENTIAL:** Buyer is advised that seller or listing agent may disclose the existence, terms, or conditions of buyer's offer to other interested buyers and agents unless all parties and their agent have signed a written confidentiality agreement, (C.A.R. Form NDA). In the absence of a signed NDA, Buyer consents to such disclosure. Whether any such information is actually disclosed depends on many factors, such as current market conditions, the prevailing practice in the real estate community, the listing agent's marketing strategy, and the instructions of the seller.
 - B. **MULTIPLE BUYERS OR SELLERS:** If Seller is represented by Brokerage, Seller acknowledges that Brokerage may represent prospective buyers of Seller's property and consents to Brokerage acting as a dual agent for both Seller and buyer in that transaction. If Buyer is represented by Brokerage, Buyer acknowledges that Brokerage may represent sellers of property that Buyer is interested in acquiring and consents to Brokerage acting as a dual agent for both Buyer and seller with regard to that property.
 - C. **DUAL AGENCY IN A TRANSACTION:** In the event of dual agency, Seller and Buyer agree that: (i) a dual agent may not, without the express permission of the respective party, disclose to the other party confidential information, including, but not limited to, facts relating to either the buyer's or seller's financial position, motivations, bargaining position, or other personal information that may impact price, including the Seller's willingness to accept a price less than the listing price or the Buyer's willingness to pay a price greater than the price offered; and (ii) except as set forth above, a dual agent is obligated to disclose known facts materially affecting the value or desirability of the Property to both parties. Seller and Buyer should discuss with a dual agent the details and parameters of this requirement. Seller and/or Buyer consents to allowing Brokerage to act as a dual agent in a transaction.



By signing below, Buyer and/or Seller acknowledge that each has received a copy of this Possible Representation of More Than One Buyer or Seller — Disclosure and Consent, and each has read, understands, and agrees to its terms and consents to the agency possibilities disclosed.

Buyer _____ Date _____

Buyer _____ Date _____

Seller *[Signature]* TINSTER Kaye Trust, Dated April 28, 1986, Sub-Trust "A" Date 8/15/25

Seller _____ Date _____

Buyer's Brokerage Firm Re/Max Tri-City Realty DRE Lic # 01038441

By Arthur Mangassarian DRE Lic # 00751703 Date _____

Seller's Brokerage Firm Re/Max Tri-City Realty DRE Lic # 01038441

By Arthur Mangassarian DRE Lic # 00751703 Date _____

© 2025. California Association of REALTORS®. Inc. United States copyright law (Title 17 U.S. Code) forbids the unauthorized distribution, display and reproduction of this form, or any portion thereof, by photocopy machine or any other means, including facsimile or computerized formats. THIS FORM HAS BEEN APPROVED BY THE CALIFORNIA ASSOCIATION OF REALTORS®. NO REPRESENTATION IS MADE AS TO THE LEGAL VALIDITY OR ACCURACY 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. This form is made available to real estate professionals through an agreement with or purchase from the California Association of REALTORS®.

Published and Distributed by: REAL ESTATE BUSINESS SERVICES, LLC. a subsidiary of the California Association of REALTORS®

PRBS REVISED 6/25 (PAGE 2 OF 2)



EXHIBIT 145-015



**CALIFORNIA CONSUMER PRIVACY ACT ADVISORY,
DISCLOSURE AND NOTICE**
(C.A.R. Form CCPA, Revised 12/22)

The California Consumer Privacy Act (commencing with Civil Code § 1798.100) ("CCPA"), as amended by California voters in 2020, grants to California residents certain rights in their private, personal information ("PI") that is collected by companies with whom they do business. Under the CCPA, PI is defined broadly to encompass non-public records information that could reasonably be linked directly or indirectly to you. PI could potentially include photographs of, or sales information about, your property.

During the process of buying and selling real estate your PI will be collected and likely shared with others, including real estate licensees, a Multiple Listing Service, real estate internet websites, service providers, lenders, and title and escrow companies, to name several possibilities. Businesses that are covered by the CCPA are required to grant you various rights in your PI, including the right to know what PI is collected, the right to know what PI is sold or shared and to whom, the right to request that the business correct or delete your PI, the right to "opt out" or stop the transfer of your PI to others, and the right to limit the use of certain PI which is considered "sensitive." You may get one or more notices regarding your CCPA rights from businesses you interact with in a real estate transaction. However, not all businesses that receive or share your PI are obligated to comply with the CCPA. Moreover, businesses that are otherwise covered under the CCPA may have a legal obligation to maintain PI, notwithstanding your instruction to the contrary. For instance, regardless of whether they are covered by CCPA, under California law, brokers and Multiple Listing Services are required to maintain their records for 3 years. If you wish to exercise your rights under CCPA, where applicable, you should contact the respective business directly.

You can obtain more information about the CCPA and your rights under the law from the State of California Department of Justice (oag.ca.gov/privacy/ccpa). Additionally, the California Privacy Protection Agency is authorized to promulgate regulations which may further clarify requirements of the CCPA (cppa.ca.gov/regulations/).

I/we acknowledge receipt of a copy of this California Consumer Privacy Act Advisory, Disclosure and Notice.

Buyer/Seller/Landlord/Tenant *[Signature]* Date *8/15/25*
Kaye Trust, Dated April 28, 1986, Sub-Trust "A"

Buyer/Seller/Landlord/Tenant _____ Date _____

© 2022, California Association of REALTORS®, Inc. United States copyright law (Title 17 U.S. Code) forbids the unauthorized distribution, display and reproduction of this form, or any portion thereof, by photocopy machine or any other means, including facsimile or computerized formats. THIS FORM HAS BEEN APPROVED BY THE CALIFORNIA ASSOCIATION OF REALTORS®. NO REPRESENTATION IS MADE AS TO THE LEGAL VALIDITY OR ACCURACY 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. This form is made available to real estate professionals through an agreement with or purchase from the California Association of REALTORS®. 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.

Published and Distributed by:
REAL ESTATE BUSINESS SERVICES, LLC.
a subsidiary of the CALIFORNIA ASSOCIATION OF REALTORS®
525 South Virgil Avenue, Los Angeles, California 90020





REPRESENTATIVE CAPACITY SIGNATURE DISCLOSURE (FOR SELLER REPRESENTATIVES)

(C.A.R. Form RCSD-S, Revised 6/23)

This form is not an assignment. It should not be used to add new parties after a contract has been formed. The purpose of this form is to identify who the principal is in the transaction and who has authority to sign documents on behalf of the principal.

The disclosure in this form supersedes any Legally Authorized Signer representation or Representative Capacity Signature Disclosure made in the Agreement specified below or on separate form.

This is a disclosure to the Purchase Agreement, OR Listing Agreement, Other _____

dated 08/15/2025, for the property known as 5647 Cahuenga Blvd., North Hollywood, CA 91601 ("Agreement"),
between REMAX Tri-City Realty ("Property"),
and Kaye Trust, Dated April 28, 1986, Sub-Trust "A" ("Buyer", Listing Broker, Other).
("Seller").

Buyer and Seller are referred to as the "Parties." If a trust, in the blank line above identify Seller as the trustee(s) of the trust or by simplified trust name (ex. John Doe, co-trustee, Jane Doe, co-trustee or Doe Revocable Family Trust 3.). Full name of trust should be identified in 1A below. If power of attorney, insert principal's name as Seller.

1. A. **TRUST:** (1) The Property is held in trust pursuant to a trust document, titled (Full name of trust): _____
_____ dated _____

(2) The person(s) signing below is/are Sole/Co/Successor Trustee(s) of the Trust.

B. **ENTITY:** Seller is a Corporation, Limited Liability Company, Partnership Other: Trust
which has authorized the officer(s), managing member(s), partner(s) or person(s) signing below to act on its behalf.
An authorizing resolution of the applicable body of the entity described above is is not attached.

C. **POWER OF ATTORNEY:** Seller ("Principal") has authorized the person(s) signing below ("Attorney-In-Fact",
"Power of Attorney" or "POA") to act on his/her behalf pursuant to a General Power of Attorney (Specific Power
of Attorney for the Property), dated _____. **This form is not a Power of Attorney. A Power of
Attorney must have already been executed before this form is used.**

D. **ESTATE:** (1) Seller is an estate, conservatorship, or guardianship, identified by Superior Court Case
name as _____, Case # _____.
(2) The person(s) signing below is/are court approved representatives (whether designated as Sole or Co-Executor,
Administrator, Conservator, Guardian) of the estate, conservatorship or guardianship identified above.

2. Seller's Representative represents that the trust, entity or power of attorney for which that Party is acting already exists.

Seller:

By [Signature] Date: 8/15/25
(Sign Name of Trustee, Officer, Managing Member, Partner, Attorney-in-Fact or Administrator/Executor)
(Print Representative Name) Shawn Kaye Title: Trustee

By _____ Date: _____
(Sign Name of Trustee, Officer, Managing Member, Partner, Attorney-in-Fact or Administrator/Executor)
(Print Representative Name) _____ Title: _____

Acknowledgement of Receipt by Other Party:

Buyer/Broker/Other _____ Date: _____

Buyer/Broker/Other _____ Date: _____

© 2023, California Association of REALTORS®. Inc. United States copyright law (Title 17 U.S. Code) forbids the unauthorized distribution, display and reproduction of this form, or any portion thereof, by photocopy machine or any other means, including facsimile or computerized formats. THIS FORM HAS BEEN APPROVED BY THE CALIFORNIA ASSOCIATION OF REALTORS®. NO REPRESENTATION IS MADE AS TO THE LEGAL VALIDITY OR ACCURACY 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. This form is made available to real estate professionals through an agreement with or purchase from the California Association of REALTORS®. 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.

Published and Distributed by:
REAL ESTATE BUSINESS SERVICES, LLC.
a subsidiary of the CALIFORNIA ASSOCIATION OF REALTORS®
525 South Virgil Avenue, Los Angeles, California 90020



RCSD-S REVISED 6/23 (PAGE 1 OF 1)

REPRESENTATIVE CAPACITY SIGNATURE DISCLOSURE (RCSD-S PAGE 1 OF 1)

EXHIBIT 145-017

EXHIBIT 146


PROPERTY PROFILE
PROPERTY OVERVIEW
5647 CAHUENGA BLVD, NORTH HOLLYWOOD, CA 91601-2104
Owner and Geographic Information

Primary Owner:
 KAYE SHAWN; KAYE TRUST

Secondary Owner:
Site Address:
 5647 CAHUENGA BLVD, NORTH HOLLYWOOD, CA 91601-2104

Mail Address:
 11643 CHANDLER BLVD APT 101, VALLEY VILLAGE, CA 91601-3068

APN: 2415-023-020

Lot Number: 24

Page / Grid:
Housing Tract Number: 9651

Legal Description: **Lot Code:** 24

Tract Number: 9651

Legal Brief Description: LOT:24 TR#:9651 TRACT # 9651 LOT 24

Property Details

 Bedrooms: 0	 Year Built: 1948	Square Feet: 1,000
 Bathrooms: 0	 Garage:	Lot Size: 2,624 SF
 Total Rooms:	 Fireplace:	Number of Units: 0
 Zoning: LACR	 Pool:	Use Code: Retail Stores (Personal Services, Photography, Travel)

Sale Information

Transfer Date: 03/01/2013

Seller: MINSTER, BARBARA KAYE

Transfer Value: \$0.00

Document#: [13-0314888](#)
Cost/Sq Feet:
Assessment and Taxes

Assessed Value: \$440,012.00

Percent Improvement: 25.37%

Homeowner Exemption:
Land Value: \$328,371.00

Tax Amount: \$5,474.55

Tax Rate Area: 0-042

Improvement Value: \$111,641.00

Tax Status:
Tax Account ID:
Market Improvement Value:
Market Land Value:
Tax Year: 2024

Market Value:
County Tax Site URL: <https://vcheck.ttc.lacounty.gov/>

PROPERTY HISTORY

5647 CAHUENGA BLVD, NORTH HOLLYWOOD, CA 91601-2104

Foreclosure Record - 01/16/2025

Recording Date: 01/16/2025 **Document#:** [25-0033124](#)
Document Type: Notice of Default
Lender Type: **Borrowers Name:**
Vesting:
Legal Description:

Assignment Record - 01/16/2025

Recording Date: 01/16/2025 **Document#:** [25-0033121](#)
Price: **Document Type:** Assignment of Mortgage
TD Due Date: **Type of Financing:**
Lender Name:
Lender Type: **Borrowers Name:** SHAWN KAYE
Vesting:
Legal Description:

Foreclosure Record - 01/13/2025

Recording Date: 01/13/2025 **Document#:** [25-0020859](#)
Document Type: Notice of Default
Lender Type: **Borrowers Name:**
Vesting:
Legal Description:

Assignment Record - 01/13/2025

Recording Date: 01/13/2025 **Document#:** [25-0020856](#)
Price: **Document Type:** Assignment of Mortgage
TD Due Date: **Type of Financing:**
Lender Name:
Lender Type: **Borrowers Name:** SHAWN KAYE TRUSTEE OF THE KAYE TRUST DATED APRIL 28 1986 SUB TRUST A
Vesting:
Legal Description:

Foreclosure Record - 07/23/2024

Recording Date: 07/23/2024 **Document#:** [24-0485842](#)
Document Type: Notice of Sale
Lender Type: **Borrowers Name:**
Vesting:
Legal Description: **Lot Number:** 24
Legal Brief Description: LEGAL CITY: LOS ANGELES; TRACT 9651; MAP REF: MB 135 PG 14&15

PROPERTY HISTORY
5647 CAHUENGA BLVD, NORTH HOLLYWOOD, CA 91601-2104
Mortgage Record - 01/29/2024

Recording Date:	01/29/2024	Document#:	24-0063373
Loan Amount:	\$30,197.00	Loan Type:	Commercial Loan
TD Due Date:		Type of Financing:	
Lender Name:	RUDY NECOECHEA	Borrowers Name:	KAYE, SHAWN; KAYE TRUST
Lender Type:			
Vesting:	TR		
Legal Description:	Lot Number: 24		
	Tract Number: 9651		
	Map Ref: 0		
	City / Muni / Twp: LOS ANGELES		

Mortgage Record - 01/29/2024

Recording Date:	01/29/2024	Document#:	24-0063372
Loan Amount:	\$60,000.00	Loan Type:	Commercial Loan
TD Due Date:		Type of Financing:	
Lender Name:	RUDY NECOECHEA	Borrowers Name:	KAYE, SHAWN; KAYE TRUST
Lender Type:			
Vesting:	TR		
Legal Description:	Lot Number: 24		
	Tract Number: 9651		
	Map Ref: 0		
	City / Muni / Twp: LOS ANGELES		

Foreclosure Record - 07/06/2023

Recording Date:	07/06/2023	Document#:	23-0440549
Document Type:	Notice of Sale	Borrowers Name:	
Lender Type:			
Vesting:			
Legal Description:	Lot Number: 24		
	Legal Brief Description: MAP REF: MB 135 PG 14&15; LEGAL CITY: LOS ANGELES; TRACT 9651		

Foreclosure Record - 03/29/2022

Recording Date:	03/29/2022	Document#:	22-0345570
Document Type:	Notice of Sale	Borrowers Name:	
Lender Type:			
Vesting:			
Legal Description:	Lot Number: 24		
	Legal Brief Description: TRACT NO 9651; CITY LOS ANGELES; MB 135 PG 14&15		

Foreclosure Record - 11/03/2021

Recording Date:	11/03/2021	Document#:	21-1648048
Document Type:	Notice of Default	Borrowers Name:	
Lender Type:			
Vesting:			
Legal Description:			

PROPERTY HISTORY

5647 CAHUENGA BLVD, NORTH HOLLYWOOD, CA 91601-2104

Foreclosure Record - 07/06/2018

Recording Date: 07/06/2018 Document#: [18-0676589](#)
Document Type: Notice of Rescission
Lender Type: Borrowers Name:
Vesting:
Legal Description:

Foreclosure Record - 03/07/2018

Recording Date: 03/07/2018 Document#: [18-0223085](#)
Document Type: Notice of Sale
Lender Type: Borrowers Name:
Vesting:
Legal Description: Lot Number: 24
Legal Brief Description: TRACT 9651; CITY LOS ANGELES; MB 135 PG 14&15

Foreclosure Record - 03/15/2016

Recording Date: 03/15/2016 Document#: [16-0280660](#)
Document Type: Notice of Sale
Lender Type: Borrowers Name:
Vesting:
Legal Description:

Foreclosure Record - 10/22/2014

Recording Date: 10/22/2014 Document#: [14-1114914](#)
Document Type: Notice of Sale
Lender Type: Borrowers Name:
Vesting:
Legal Description:

Foreclosure Record - 07/02/2014

Recording Date: 07/02/2014 Document#: [14-0685142](#)
Document Type: Notice of Sale
Lender Type: Borrowers Name:
Vesting:
Legal Description:

PROPERTY HISTORY

5647 CAHUENGA BLVD, NORTH HOLLYWOOD, CA 91601-2104

Foreclosure Record - 03/24/2014

Recording Date: 03/24/2014 Document#: [14-0289508](#)
Document Type: Notice of Default
Lender Type: Borrowers Name:
Vesting:
Legal Description: Lot Number: 24

Foreclosure Record - 01/14/2014

Recording Date: 01/14/2014 Document#: [14-0038619](#)
Document Type: Notice of Rescission
Lender Type: Borrowers Name:
Vesting:
Legal Description:

Foreclosure Record - 12/04/2013

Recording Date: 12/04/2013 Document#: [13-1713986](#)
Document Type: Notice of Sale
Lender Type: Borrowers Name:
Vesting:
Legal Description:

Foreclosure Record - 08/28/2013

Recording Date: 08/28/2013 Document#: [13-1259745](#)
Document Type: Notice of Default
Lender Type: Borrowers Name:
Vesting:
Legal Description: Lot Number: 24

Foreclosure Record - 03/11/2013

Recording Date: 03/11/2013 Document#: [13-0362203](#)
Document Type: Notice of Rescission
Lender Type: Borrowers Name:
Vesting:
Legal Description:

PROPERTY HISTORY

5647 CAHUENGA BLVD, NORTH HOLLYWOOD, CA 91601-2104

Mortgage Record - 03/01/2013

Recording Date:	03/01/2013	Document#:	13-0314889
Loan Amount:	\$147,500.00	Loan Type:	Commercial Loan
TD Due Date:		Type of Financing:	
Lender Name:	DAVID P GOODLAW	Borrowers Name:	KAYE, SHAWN; KAYE TRUST
Lender Type:			
Vesting:	TR		
Legal Description:	Lot Number: 24		
	Tract Number: 9651		
	Map Ref: 0		
	City / Muni / Twp: LOS ANGELES		

Prior Transfer - 03/01/2013

Recording Date:	03/01/2013	Document#:	13-0314888
Price:	\$0.00	Document Type:	Affidavit of Death of Trustee/Successor Trustee
First TD:		Type of Sale:	Non-Arms Length Transfer
Lender Name:		Buyer Vesting:	
Buyer Name:	KAYE, SHAWN		
Seller Name:	MINSTER, BARBARA KAYE		
Legal Description:	Lot Number: 24		
	Tract Number: 9651		
	Map Ref: MB135 PG14&15		
	City / Muni / Twp: LOS ANGELES		

Release Record - 03/01/2013

Recording Date:	03/01/2013	Document#:	13-0314887
Price:		Document Type:	Substitution of Trustee and Full Reconveyance
TD Due Date:		Type of Financing:	
Lender Name:		Borrowers Name:	SHAWN KAYE
Lender Type:			
Vesting:			
Legal Description:			

Foreclosure Record - 12/06/2012

Recording Date:	12/06/2012	Document#:	12-1875065
Document Type:	Notice of Sale	Borrowers Name:	
Lender Type:			
Vesting:			
Legal Description:			

Release Record - 07/27/2011

Recording Date:	07/27/2011	Document#:	11-1002743
Price:		Document Type:	Substitution of Trustee and Full Reconveyance
TD Due Date:		Type of Financing:	
Lender Name:		Borrowers Name:	SHAWN KAYE
Lender Type:			
Vesting:			
Legal Description:			

PROPERTY HISTORY

5647 CAHUENGA BLVD, NORTH HOLLYWOOD, CA 91601-2104

Foreclosure Record - 06/20/2011

Recording Date: 06/20/2011 Document#: [11-0832121](#)
Document Type: Notice of Sale
Lender Type: Borrowers Name:
Vesting:
Legal Description:

Foreclosure Record - 02/25/2011

Recording Date: 02/25/2011 Document#: [11-0302712](#)
Document Type: Notice of Default
Lender Type: Borrowers Name:
Vesting:
Legal Description: Lot Number: 24

Assignment Record - 08/17/2010

Recording Date: 08/17/2010 Document#: [10-1141861](#)
Price: Document Type: Assignment of Mortgage
TD Due Date: Type of Financing:
Lender Name: Borrowers Name: SHAWN KAYE
Lender Type:
Vesting:
Legal Description:

Mortgage Record - 06/24/2010

Recording Date: 06/24/2010 Document#: [10-0866530](#)
Loan Amount: \$100,000.00 Loan Type: Commercial Loan
TD Due Date: Type of Financing:
Lender Name: COMMUNITY LOAN & INVESTMENT BANK
Lender Type: Borrowers Name: KAYE, SHAWN; KAYE TRUST
Vesting: TR
Legal Description: Lot Number: 24
Tract Number: 9651
Map Ref: 0
City / Muni / Twp: LOS ANGELES

Assignment Record - 06/24/2010

Recording Date: 06/24/2010 Document#: [10-0866529](#)
Price: Document Type: Assignment of Mortgage
TD Due Date: Type of Financing:
Lender Name: Borrowers Name: SHAWN KAYE
Lender Type:
Vesting:
Legal Description:

PROPERTY HISTORY

5647 CAHUENGA BLVD, NORTH HOLLYWOOD, CA 91601-2104

Mortgage Record - 05/20/2010

Recording Date:	05/20/2010	Document#:	10-0692311
Loan Amount:	\$80,250.00	Loan Type:	Commercial Loan
TD Due Date:		Type of Financing:	
Lender Name:	RUDY NECOECHEA	Borrowers Name:	KAYE, SHAWN; THE KAYE TRUST
Lender Type:			
Vesting:	TR		
Legal Description:			
	Lot Number:		24
	Tract Number:		9651
	Map Ref:		0
	City / Muni / Twp:		LOS ANGELES

Prior Transfer - 10/04/2006

Recording Date:	10/04/2006	Document#:	06-2210083
Price:	\$335,000.00	Document Type:	Grant Deed
First TD:		Type of Sale:	Full-Computed from Transfer Tax
Lender Name:		Buyer Vesting:	TR
Buyer Name:	KAYE, SHAWN; MINSTER, BARBARA KAYE		
Seller Name:	CURRY, NEIL; CURRY EXEMPTION TRUST		
Legal Description:			
	Lot Number:		24
	Tract Number:		9651
	Map Ref:		MB135 PG14&15
	City / Muni / Twp:		LOS ANGELES

Prior Transfer - 10/13/2004

Recording Date:	10/13/2004	Document#:	04-2623609
Price:	\$0.00 Multiple Parcels Involved in this transaction	Document Type:	Affidavit of Death of Trustee/Successor Trustee
First TD:		Type of Sale:	Non-Arms Length Transfer
Lender Name:		Buyer Vesting:	
Buyer Name:	CURRY, NEIL		
Seller Name:	CURRY, NANCY		
Legal Description:			
	Lot Number:		24
	Tract Number:		9651
	Map Ref:		MB135 PG14&15
	City / Muni / Twp:		LOS ANGELES

PROPERTY HISTORY

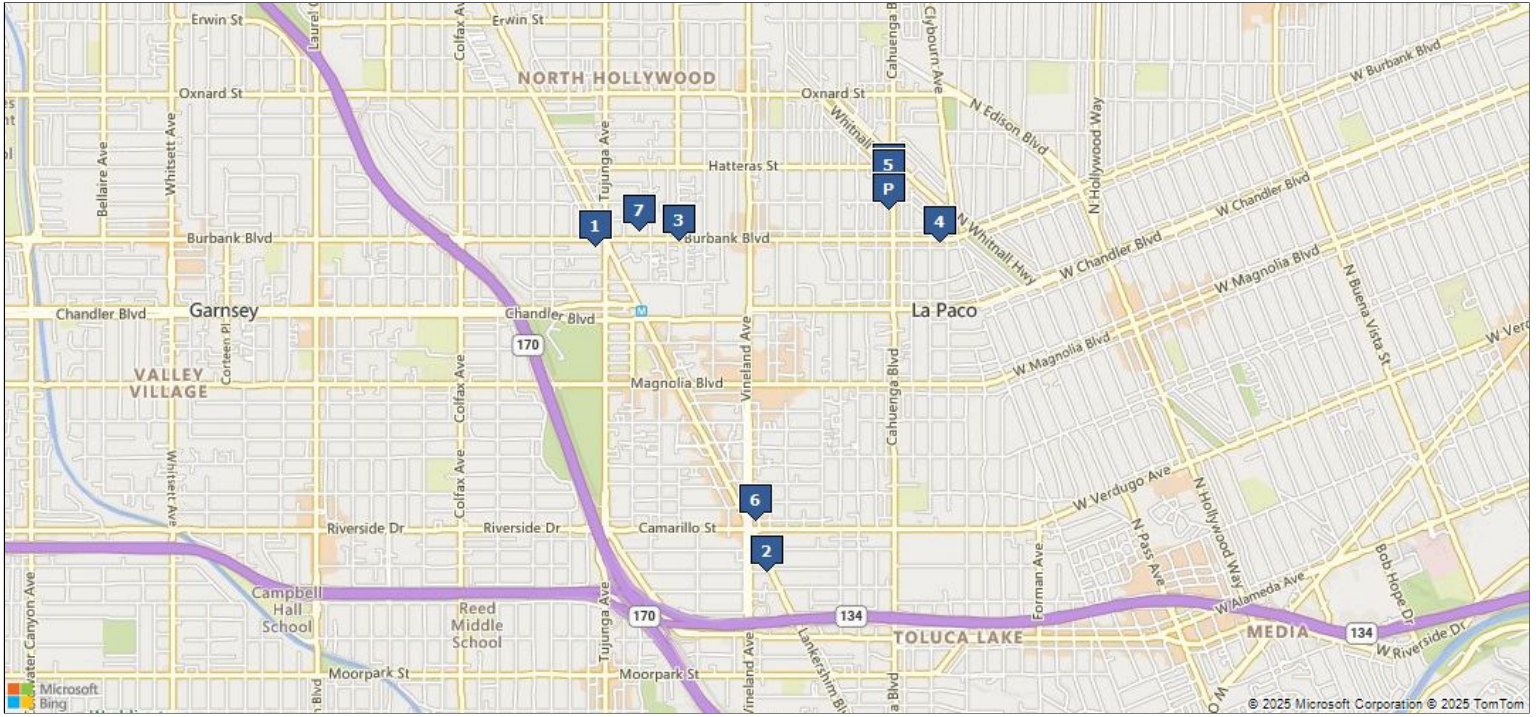
5647 CAHUENGA BLVD, NORTH HOLLYWOOD, CA 91601-2104

Prior Transfer - 12/13/2002

Recording Date:	12/13/2002	Document#:	02-3061415
Price:	\$0.00	Document Type:	Intra-family Transfer or Dissolution
First TD:		Type of Sale:	Non-Arms Length Transfer
Lender Name:			
Buyer Name:	CURRY, NEIL; CURRY EXEMPTION TRUST	Buyer Vesting:	TR
Seller Name:	CURRY, NEIL		
Legal Description:	Lot Number: 24		
	Tract Number: 9651		
	Map Ref: MB1135 PG14&15		

Prior Transfer - 11/17/1994

Recording Date:	11/17/1994	Document#:	94-2075883
Price:	\$0.00	Document Type:	Intra-family Transfer or Dissolution
First TD:		Type of Sale:	
Lender Name:			
Buyer Name:	CURRY, NEIL; CURRY, NANCY	Buyer Vesting:	CP
Seller Name:	CURRY, NEIL		
Legal Description:	Lot Number: 24		
	Tract Number: 9651		
	Map Ref: MB135 PG14&15		
	City / Muni / Twp: LOS ANGELES		



- | | |
|------------------------------|--------------------------------|
| 1: 11410 BURBANK BLVD | 2: 4653 LANKERSHIM BLVD |
| 3: 11164 BURBANK BLVD | 4: 10432 BURBANK BLVD |
| 5: 5725 CAHUENGA BLVD | 6: 4810 VINELAND AVE |
| 7: 11303 BURBANK BLVD | 8: 5739 CAHUENGA BLVD |

Area Sales Analysis

Total Area Sales:	8	Median # of Bedrooms:	0
Median Lot Size:	4,187	Median # of Baths:	0
Median Living Area:	2,480	Median Year Built:	1950
Price Range - 2 Yrs:	\$330,000.00 to \$9,000,000.00	Age Range:	54 to 89
Median Value:	\$1,245,000.00	Median Age:	75

COMPARABLE SALES DATA
5647 CAHUENGA BLVD, NORTH HOLLYWOOD, CA 91601-2104
KAYE SHAWN; KAYE TRUST - APN: 2415-023-020 - LOS ANGELES COUNTY

Address	Date	Price	\$/SF	Bld/Area	RM/BR/Bth	YB	Lot	Pool	Proxim.
1 11410 BURBANK BLVD	12/31/2024	\$9,000,000.00	\$726.00	12388	0/12/6		25067		1.02

Site Address: NORTH HOLLYWOOD, CA 91601-2339 **APN:** 2350-004-070
Doc Type: Grant Deed **Document #:** 24-0931388
Price Code: R **Use Code:** Retail Stores (Personal Services, Photography, Travel)
Buyer Name: HARMONY SENIOR APARTMENTS LP **Seller Name:** MELDIA DEVELOPMENT LLC
Loan Amount: **Lender Name:**
Legal: **Lot Number:** 2
 Tract Number: 1455
 Map Ref: MB 20 PG 38 39
 City/Muni/Twp: LOS ANGELES

Address	Date	Price	\$/SF	Bld/Area	RM/BR/Bth	YB	Lot	Pool	Proxim.
2 4653 LANKERSHIM BLVD	10/10/2024	\$2,400,000.00	\$561.00	4271	0/0/0	1936	7078		1.32

Site Address: NORTH HOLLYWOOD, CA 91602-1801 **APN:** 2421-027-001
Doc Type: Grant Deed **Document #:** 24-0691668
Price Code: R **Use Code:** Retail Stores (Personal Services, Photography, Travel)
Buyer Name: HANKEY INVESTMENT COMPANY LP **Seller Name:** GUS D INVESTMENTS LLC
Loan Amount: **Lender Name:**
Legal: **Lot Number:** 229
 Tract Number: 4606
 Map Ref: MB 62 PG 45
 City/Muni/Twp: LOS ANGELES

Address	Date	Price	\$/SF	Bld/Area	RM/BR/Bth	YB	Lot	Pool	Proxim.
3 11164 BURBANK BLVD	08/05/2024	\$330,000.00	\$367.00	898	0/0/0	1955	1702		.74

Site Address: NORTH HOLLYWOOD, CA 91601-2438 **APN:** 2350-005-001
Doc Type: Grant Deed **Document #:** 24-0519328
Price Code: R **Use Code:** Retail Stores (Personal Services, Photography, Travel)
Buyer Name: HAWKES, JAMES A **Seller Name:** BODNAR, STEFAN
Loan Amount: **Lender Name:**
Legal: **Lot Number:** 27
 Tract Number: 1316
 Map Ref: MB 18 PG 81
 City/Muni/Twp: LOS ANGELES

Address	Date	Price	\$/SF	Bld/Area	RM/BR/Bth	YB	Lot	Pool	Proxim.
4 10432 BURBANK BLVD	06/24/2024	\$770,000.00	\$358.00	2150	0/0/0	1971	2500		.21

Site Address: NORTH HOLLYWOOD, CA 91601-2217 **APN:** 2417-009-005
Doc Type: Grant Deed **Document #:** 24-0408730
Price Code: R **Use Code:** Retail Stores (Personal Services, Photography, Travel)
Buyer Name: ERD NOHO LLC **Seller Name:** IMPACT ZONE GROUP LLC
Loan Amount: **Lender Name:**
Legal: **Lot Number:** 3
 Tract Number: 9737
 Map Ref: MB 145 PG 76 77
 City/Muni/Twp: LOS ANGELES

Comparable Sales Data
5647 CAHUENGA BLVD, NORTH HOLLYWOOD, CA 91601-2104

Address	Date	Price	\$/SF	Bld/Area	RM/BR/Bth	YB	Lot	Pool	Proxim.
5 5725 CAHUENGA BLVD	04/02/2024	\$840,000.00	\$420.00	2000	0/0/0	1964	2622		.08

Site Address: NORTH HOLLYWOOD, CA 91601-2107

APN: 2415-024-017

Doc Type: Grant Deed

Document #: 24-0211348

Price Code: R

Use Code: Retail Stores (Personal Services, Photography, Travel)

Buyer Name: SARUKHANYAN, ANN

Seller Name: AEM BROTHERS & ONE ARK FAMILY TREE LLC

Loan Amount:
Lender Name:
Legal: **Lot Number:** 33

Tract Number: 9651

Map Ref: MB 135 PG 14 15

City/Muni/Twp: LOS ANGELES

Address	Date	Price	\$/SF	Bld/Area	RM/BR/Bth	YB	Lot	Pool	Proxim.
6 4810 VINELAND AVE	03/15/2024	\$2,500,000.00	\$543.00	4600	0/0/0	1946	5752		1.17

Site Address: NORTH HOLLYWOOD, CA 91601-3828

APN: 2421-014-003

Doc Type: Grant Deed

Document #: 24-0173354

Price Code: R

Use Code: Retail Stores (Personal Services, Photography, Travel)

Buyer Name: ERGEL LLC

Seller Name: RIB CRIB LLC

Loan Amount:
Lender Name:
Legal: **Lot Number:** 5

Tract Number: 9742

Map Ref: MB 138 PG 34 35

City/Muni/Twp: LOS ANGELES

Address	Date	Price	\$/SF	Bld/Area	RM/BR/Bth	YB	Lot	Pool	Proxim.
7 11303 BURBANK BLVD	02/21/2024	\$1,650,000.00	\$587.00	2810	0/0/0	1950	10308		.87

Site Address: NORTH HOLLYWOOD, CA 91601-2442

APN: 2337-038-027

Doc Type: Grant Deed

Document #: 24-0112375

Price Code: R

Use Code: Retail Stores (Personal Services, Photography, Travel)

Buyer Name: NOHO CENTER LLC

Seller Name: DUROSE, WAYNE P - DUROSE, MICHELE A

Loan Amount:
Lender Name:
Legal: **Lot Number:** 5

Tract Number: 9046

Map Ref: MB 120 PG 59 60

City/Muni/Twp: LOS ANGELES

Address	Date	Price	\$/SF	Bld/Area	RM/BR/Bth	YB	Lot	Pool	Proxim.
8 5739 CAHUENGA BLVD	01/24/2024	\$820,000.00	\$621.00	1320	0/0/0	1950	2621		.10

Site Address: NORTH HOLLYWOOD, CA 91601-2107

APN: 2415-024-021

Doc Type: Grant Deed

Document #: 24-0052002

Price Code: R

Use Code: Retail Stores (Personal Services, Photography, Travel)

Buyer Name: GREAT GRAPE HOLDINGS

Seller Name: DISCOVER INC

Loan Amount:
Lender Name:
Legal: **Lot Number:** 36

Tract Number: 9651

Map Ref: MB 135 PG 14

City/Muni/Twp: LOS ANGELES

KAYE SHAWN; KAYE TRUST - APN: 2415-023-020 - LOS ANGELES COUNTY
Year Built: 1948 Lot: 2,624 SF Bld/Area: 1000 Pool: RM/BR/Bth: /0/0

#	Address	Date	Price	\$/SF	Bld/Area	RM/BR/Bth	YB	Lot	Pool	Proxim.
1	11410 BURBANK BLVD	12/31/2024	\$9,000,000.00	\$726.00	12388	0/12/6		25067		1.02
2	4653 LANKERSHIM BLVD	10/10/2024	\$2,400,000.00	\$561.00	4271	0/0/0	1936	7078		1.32
3	11164 BURBANK BLVD	08/05/2024	\$330,000.00	\$367.00	898	0/0/0	1955	1702		.74
4	10432 BURBANK BLVD	06/24/2024	\$770,000.00	\$358.00	2150	0/0/0	1971	2500		.21
5	5725 CAHUENGA BLVD	04/02/2024	\$840,000.00	\$420.00	2000	0/0/0	1964	2622		.08
6	4810 VINELAND AVE	03/15/2024	\$2,500,000.00	\$543.00	4600	0/0/0	1946	5752		1.17
7	11303 BURBANK BLVD	02/21/2024	\$1,650,000.00	\$587.00	2810	0/0/0	1950	10308		.87
8	5739 CAHUENGA BLVD	01/24/2024	\$820,000.00	\$621.00	1320	0/0/0	1950	2621		.10

NEIGHBORHOOD OVERVIEW - NEARBY NEIGHBORS
5647 CAHUENGA BLVD, NORTH HOLLYWOOD, CA 91601-2104
KAYE SHAWN; KAYE TRUST

5647 CAHUENGA BLVD, NORTH HOLLYWOOD, CA 91601
APN: 2415-023-020
Bedrooms: 0 **Bathrooms:**
Square Feet: 1,000 **Lot Size:** 2,624 SF
Year Built: 1948 **Garage:**

ERDEK ERIC

5645 CAHUENGA BLVD, NORTH HOLLYWOOD, CA 91601
APN: 2415-023-019
Bedrooms: 2 **Bathrooms:** 1
Square Feet: 1,149 **Lot Size:** 2,624 SF
Year Built: 1954 **Garage:**

ALPHABET PROPERTIES LLC

5651 CAHUENGA BLVD, NORTH HOLLYWOOD, CA 91601
APN: 2415-023-021
Bedrooms: 0 **Bathrooms:**
Square Feet: 3,000 **Lot Size:** 5,246 SF
Year Built: 1958 **Garage:**

DELGADO, ROXANNA; ROXANNA DELGADO REVOCABLE TRUST,

5643 CAHUENGA BLVD, NORTH HOLLYWOOD, CA 91601
APN: 2415-023-018
Bedrooms: 0 **Bathrooms:**
Square Feet: 1,860 **Lot Size:** 2,624 SF
Year Built: 1949 **Garage:**

CORDOVA CARLOS J

5655 CAHUENGA BLVD, NORTH HOLLYWOOD, CA 91601
APN: 2415-023-033
Bedrooms: 0 **Bathrooms:**
Square Feet: 1,200 **Lot Size:** 2,098 SF
Year Built: 1953 **Garage:**

PORTA 5641 LLC,

5641 CAHUENGA BLVD, NORTH HOLLYWOOD, CA 91601
APN: 2415-023-017
Bedrooms: 0 **Bathrooms:**
Square Feet: 1,125 **Lot Size:** 2,623 SF
Year Built: 1947 **Garage:**

HERNANDEZ M A & ADELA

5659 CAHUENGA BLVD, NORTH HOLLYWOOD, CA 91601
APN: 2415-023-032
Bedrooms: 0 **Bathrooms:**
Square Feet: 1,450 **Lot Size:** 3,593 SF
Year Built: 1955 **Garage:**

GREY AREA STUDIOS INC,

5639 CAHUENGA BLVD, NORTH HOLLYWOOD, CA 91601
APN: 2415-023-016
Bedrooms: 0 **Bathrooms:**
Square Feet: 1,580 **Lot Size:** 2,624 SF
Year Built: 1957 **Garage:**

TARJUMANYAN, GEVORG

5635 CAHUENGA BLVD, NORTH HOLLYWOOD, CA 91601
APN: 2415-023-015
Bedrooms: 0 **Bathrooms:**
Square Feet: 1,325 **Lot Size:** 2,624 SF
Year Built: 1947 **Garage:**

MUNOZ JESUS P; MUNOZ MARTHA

5646 WILLOWCREST AVE, NORTH HOLLYWOOD, CA 91601
APN: 2415-023-025
Bedrooms: 4 **Bathrooms:** 2
Square Feet: 1,683 **Lot Size:** 6,760 SF
Year Built: 1941 **Garage:**

ARMSTRONG KEITH & SHANNON

5652 WILLOWCREST AVE, NORTH HOLLYWOOD, CA 91601
APN: 2415-023-024
Bedrooms: 3 **Bathrooms:** 2
Square Feet: 1,701 **Lot Size:** 6,759 SF
Year Built: 1929 **Garage:**

LA SHOJI PARTNERS LLC

5633 CAHUENGA BLVD, NORTH HOLLYWOOD, CA 91601
APN: 2415-023-014
Bedrooms: 0 **Bathrooms:**
Square Feet: 1,575 **Lot Size:** 2,624 SF
Year Built: 1958 **Garage:**

MULIA CARLOS AND ANDREE TRS; CARLOS AND ANDREE MULIA TRUST

5642 WILLOWCREST AVE, NORTH HOLLYWOOD, CA 91601
APN: 2415-023-026
Bedrooms: 2 **Bathrooms:** 1
Square Feet: 1,144 **Lot Size:** 6,760 SF
Year Built: 1941 **Garage:**

ESPINOSA MARIA L; ESPINOSA FAMILY TRUST

5658 WILLOWCREST AVE, NORTH HOLLYWOOD, CA 91601
APN: 2415-023-023
Bedrooms: 4 **Bathrooms:** 3
Square Feet: 1,865 **Lot Size:** 7,437 SF
Year Built: 1948 **Garage:**

BURBANK CAHUENGA LLC

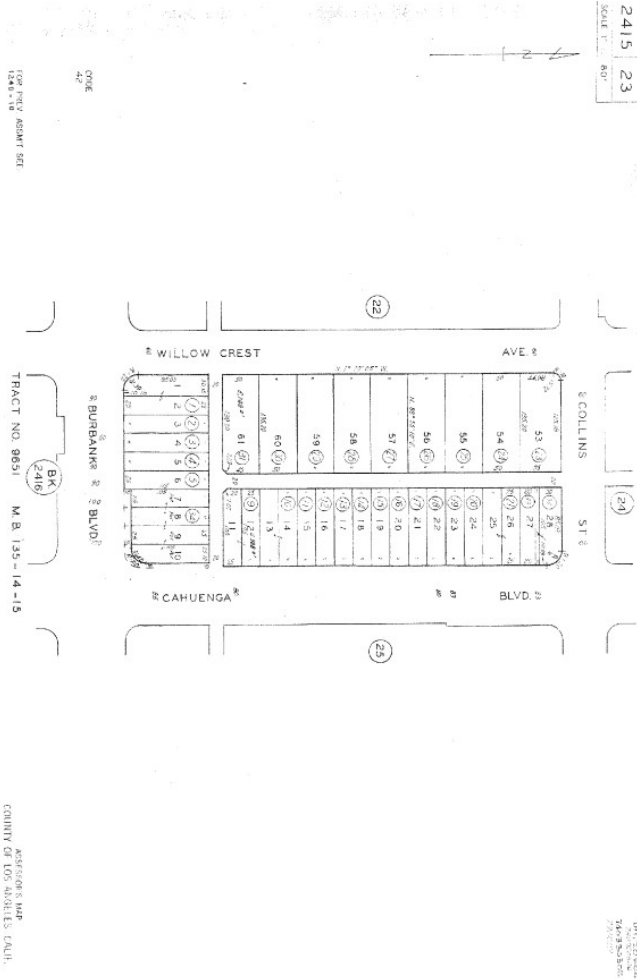
5631 CAHUENGA BLVD, NORTH HOLLYWOOD, CA 91601
APN: 2415-023-013
Bedrooms: 0 **Bathrooms:**

HUEZO RAMON AND PATRICIA TRS; HUEZO FAMILY TRUST

5636 WILLOWCREST AVE, NORTH HOLLYWOOD, CA 91601
APN: 2415-023-027
Bedrooms: 6 **Bathrooms:** 6

This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

[Click map image to view PDF version](#)




LIMITATIONS OF LIABILITY

THIS REPORT IS LIMITED IN SCOPE. IT IS NOT A COMMITMENT, ABSTRACT OF TITLE, TITLE OPINION, CERTIFICATE OF TITLE OR PRELIMINARY TITLE REPORT, NOR IS IT A REPRESENTATION OF THE STATUS OF TITLE, AND ITS ACCURACY IS NOT INSURED. WHILE THIS INFORMATION IS BELIEVED TO BE CORRECT, THE COMPANY MAKES NO REPRESENTATIONS AS TO ITS ACCURACY, DISCLAIMS ANY WARRANTIES AS TO THE REPORT, ASSUMES NO DUTIES TO YOU OR ANY THIRD PARTY, DOES NOT INTEND FOR YOU OR ANY THIRD PARTY TO RELY ON THE REPORT, AND ASSUMES NO LIABILITY FOR ANY LOSS OCCURRING BY REASON OF RELIANCE ON THIS REPORT OR OTHERWISE. IN PROVIDING THIS REPORT, THE COMPANY IS NOT ACTING AS AN ABSTRACTOR OF TITLE. IF IT IS DESIRED THAT LIABILITY BE ASSUMED BY THE COMPANY, YOU MAY REQUEST AND PURCHASE A POLICY OF TITLE INSURANCE, A BINDER, OR A COMMITMENT TO ISSUE A POLICY OF TITLE INSURANCE. NO ASSURANCE IS GIVEN AS TO THE INSURABILITY OF THE TITLE. CUSTOMER RECOGNIZES THAT THE FEE CHARGED IS NOMINAL IN RELATION TO THE POTENTIAL LIABILITY WHICH COULD ARISE FROM SUCH ERRORS, OMISSIONS OR NEGLIGENCE. THEREFORE, CUSTOMER UNDERSTANDS THAT THE COMPANY IS NOT WILLING TO PROCEED IN THE PREPARATION AND ISSUANCE OF THE REQUESTED REPORT UNLESS THE COMPANY'S LIABILITY IS STRICTLY LIMITED. CUSTOMER AGREES, AS PART OF THE CONSIDERATION FOR THE ISSUANCE OF THE REPORT, THAT THE TOTAL AGGREGATE LIABILITY OF THE COMPANY AND ITS AGENTS, SUBSIDIARIES, AFFILIATES, EMPLOYEES AND SUBCONTRACTORS SHALL NOT IN ANY EVENT EXCEED THE COMPANY'S TOTAL FEE FOR THE REPORT. IN NO EVENT WILL THE COMPANY, ITS SUBSIDIARIES, AFFILIATES, EMPLOYEES, SUBCONTRACTORS OR AGENTS BE LIABLE FOR CONSEQUENTIAL, INCIDENTAL, DIRECT, INDIRECT, PUNITIVE, EXEMPLARY OR SPECIAL DAMAGES REGARDLESS OF WHETHER SUCH LIABILITY IS BASED ON BREACH OF CONTRACT, TORT, NEGLIGENCE OF THE COMPANY, STRICT LIABILITY, BREACH OF WARRANTIES, FAILURE OF ESSENTIAL PURPOSE, OR OTHERWISE.

This property profile is being provided as a general service to the community at large without the condition of the referral of title insurance business.

Subject Property

5647 Cahuenga Blvd

5647 Cahuenga Blvd 
North Hollywood, CA 91601 - North Hollywood



OWNER

Shawn Kaye

TRAFFIC COUNTS

Collins St/Cahuenga Blvd	1.5K
Cahuenga Blvd/Burbank Blvd	15.6K
Collins St/Cahuenga Blvd	1.3K
Cahuenga Blvd/N Whitnall Hwy	16.8K

LOCATION

Location Score:	Excellent Location (73)
Walk Score®:	Very Walkable (85)
Transit Score®:	Some Transit (49)

PROPERTY

Type:	Storefront Retail/Office	Tenancy:	0 Tenants
Center:	-	Construction:	Masonry
GLA:	876 SF	Land SF:	2,622 SF
Year Built/Renov	1948	Building FAR:	0.33
Floors:	1	Total Expenses:	-
Loading Docks:	None		
Parking	-		
Features:	-		
Frontage:	125' on cahuenga Blvd		

VACANCY

Current:	0%
Last Quarter:	0%
Year Ago:	0%
Peers:	0%
Submarket:	4.7%

NNN ASKING RENTS PER SF

Current:	\$2.23-2.73 (Est)
Last Quarter:	-
Year Ago:	-
Peers (Market Rent):	\$2.76
Submarket (Market Rent):	\$2.94

12 MO. LEASING SF ACTIVITY

Property:	-
Peers Total:	1,752
Peers Count:	17
Peers Avg:	103
Submarket:	195,043

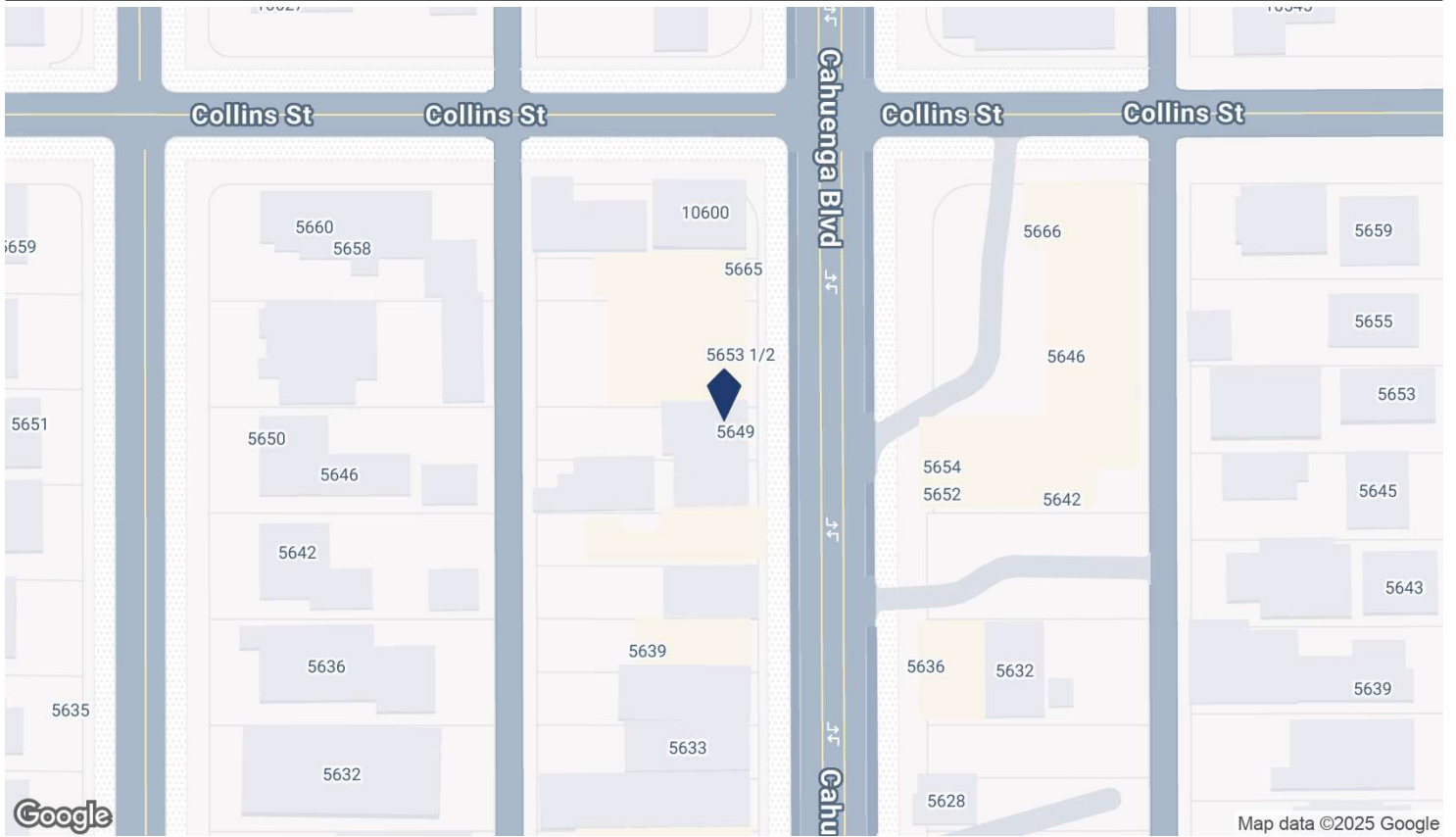
AVAILABLE SPACES

Currently No Available Spaces

Subject Property

5647 Cahuenga Blvd

SITE PLAN



Subject Property

5647 Cahuenga Blvd

AERIAL VIEW

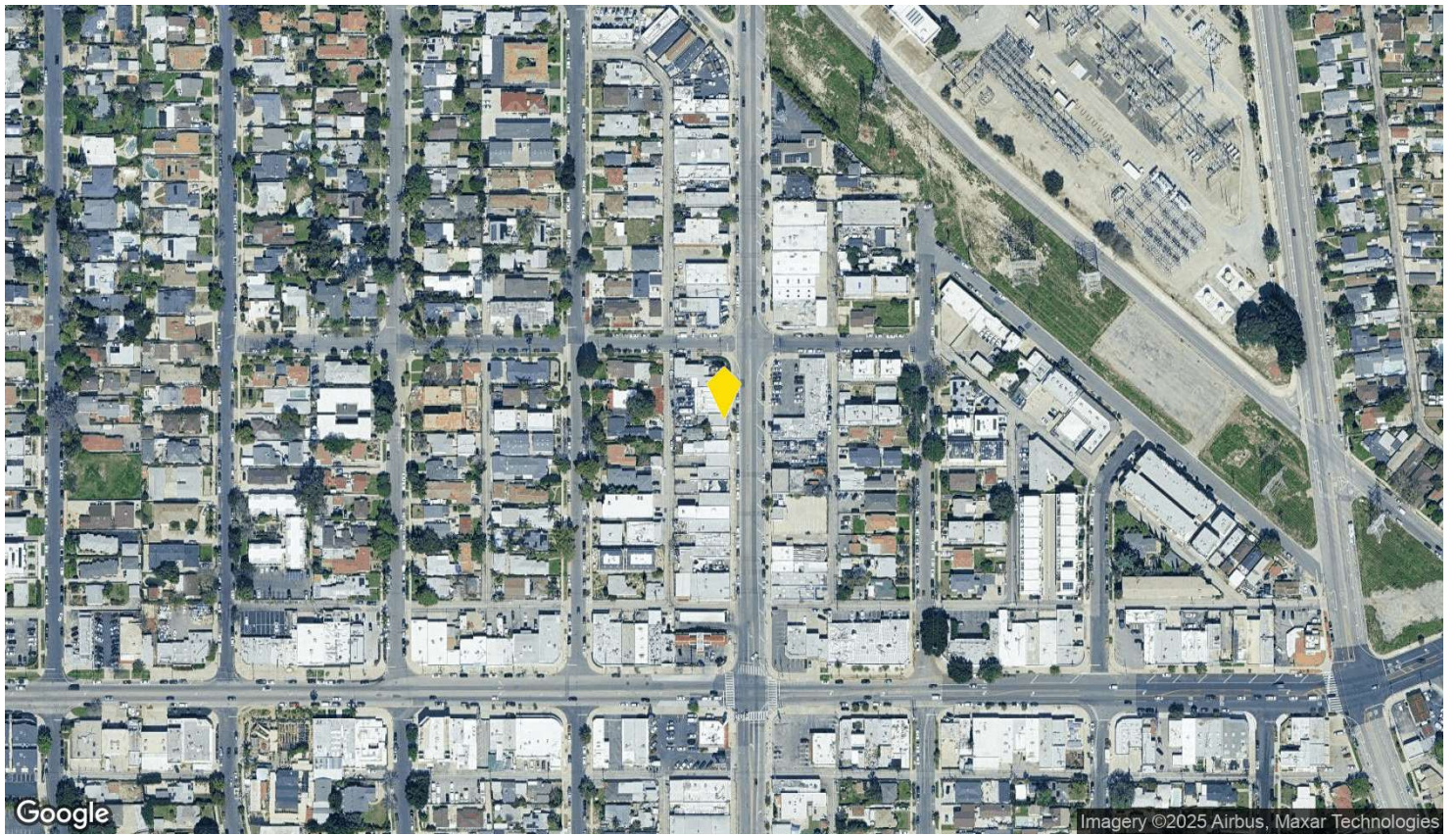
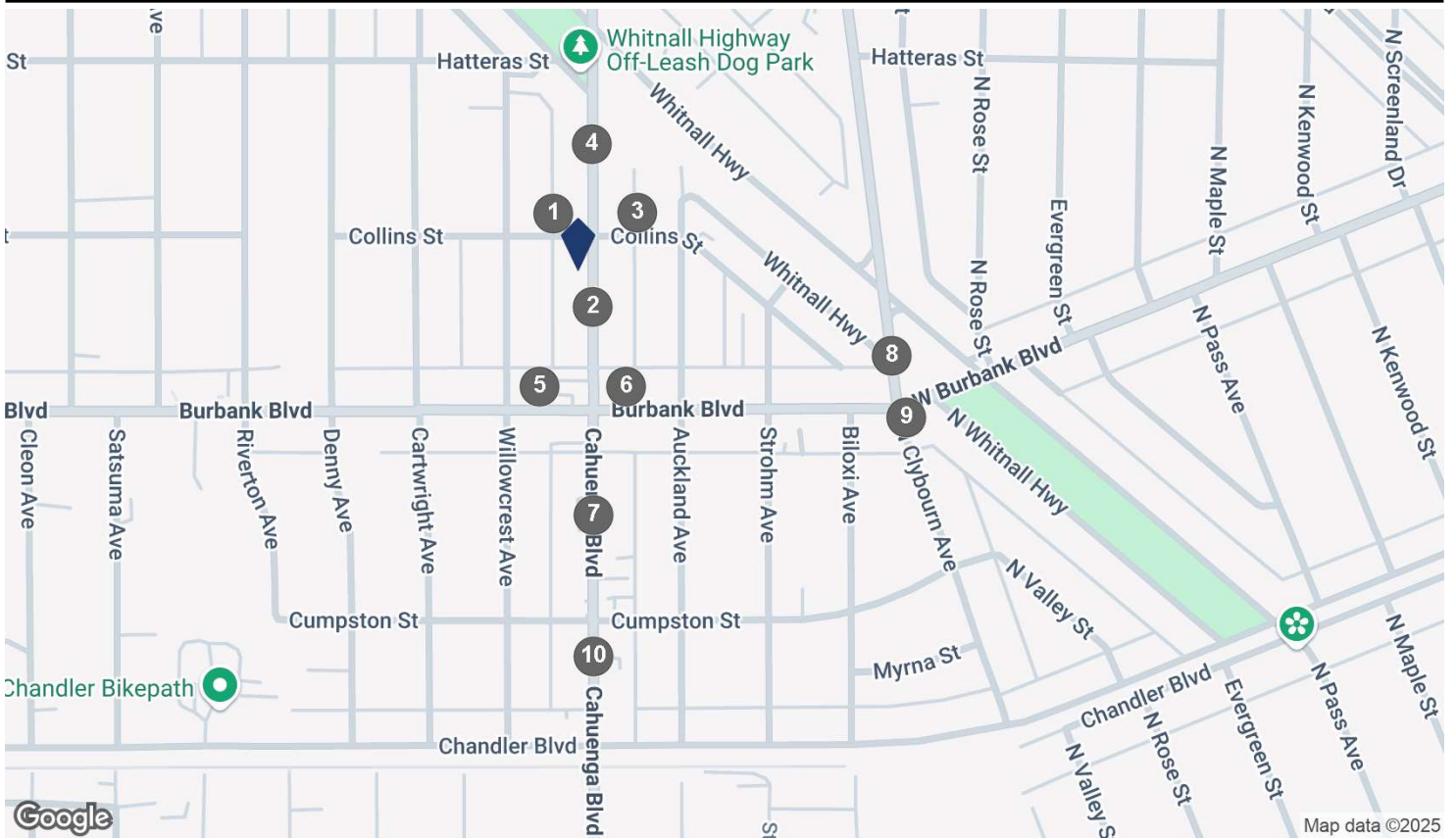


EXHIBIT 146-019

Subject Property

5647 Cahuenga Blvd

TRAFFIC COUNTS



COUNTS BY STREETS

Collection Street	Cross Street - Direction	Traffic Volume	Count Year	Dist from Subject
1 Collins St	Cahuenga Blvd - E	1,505	2025	0.03 mi
2 Cahuenga Blvd	Burbank Blvd - S	15,638	2025	0.04 mi
3 Collins St	Cahuenga Blvd - W	1,258	2025	0.05 mi
4 Cahuenga Blvd	N Whitnall Hwy - N	16,787	2025	0.08 mi
5 Burbank Blvd	Willowcrest Ave - W	16,949	2025	0.10 mi
6 Burbank Blvd	Cahuenga Blvd - W	16,240	2025	0.10 mi
7 Cahuenga Blvd	Cumpston St - S	18,435	2025	0.19 mi
8 Clybourn Ave	Whitnall Hwy - N	1,352	2025	0.24 mi
9 Clybourn Ave	Burbank Blvd - N	876	2025	0.26 mi
10 Cahuenga Blvd	Cumpston St - N	20,779	2025	0.29 mi



Sale Comps

5647 Cahuenga Blvd

876 SF Retail Storefront Retail/Office

North Hollywood, California - North Hollywood Submarket

PREPARED BY



EXHIBIT 146-022

Investment Trends

5647 Cahuenga Blvd

Sale Comparables

Avg. Cap Rate

Avg. Price/SF

Avg. Vacancy At Sale

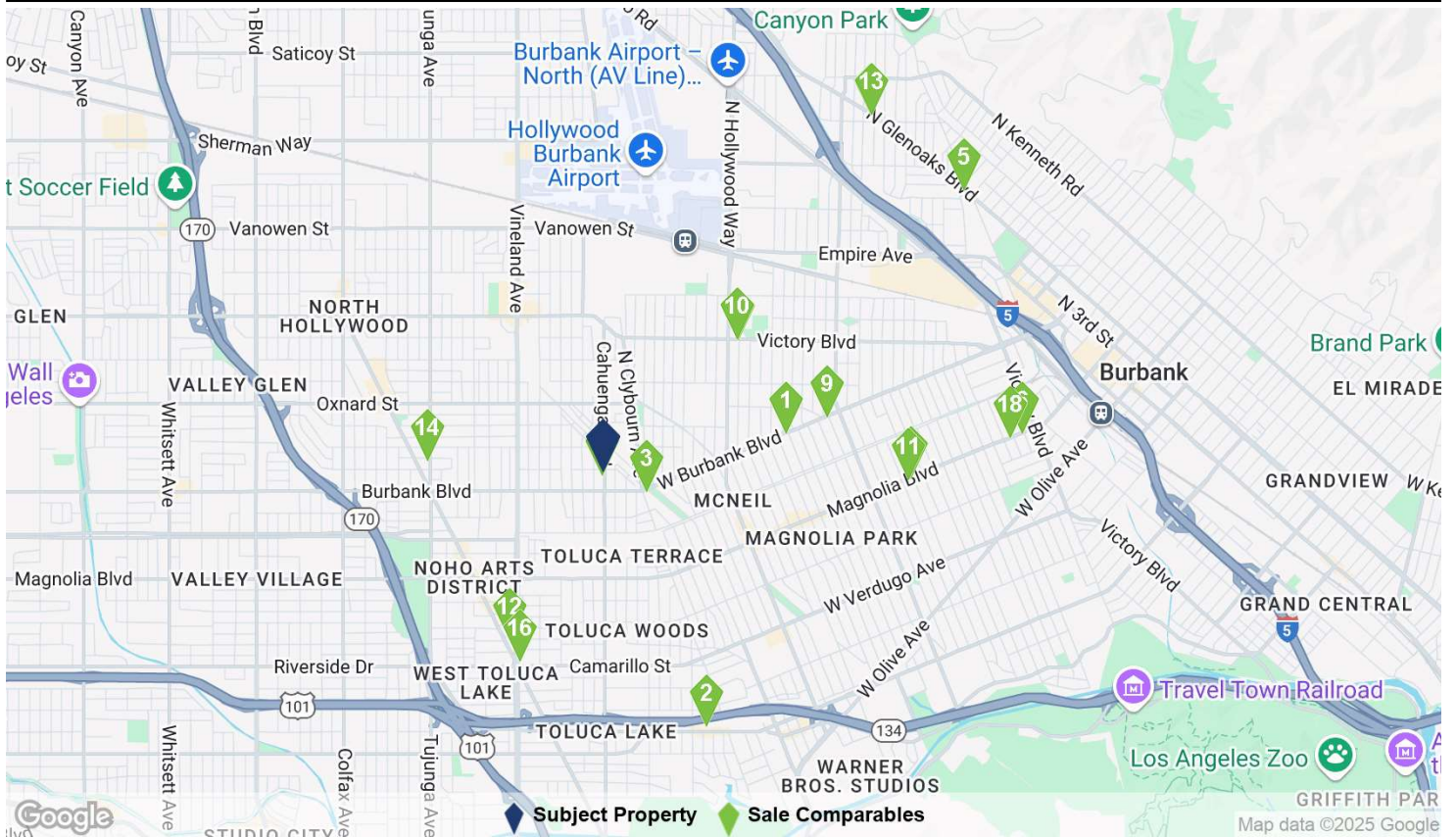
18

-

\$1,025

0%

SALE COMPARABLES LOCATIONS



SALE COMPARABLES SUMMARY STATISTICS

Sales Attributes	Low	Average	Median	High
Sale Price	\$663,000	\$1,278,806	\$1,100,000	\$4,150,000
Price/SF	\$600	\$1,025	\$831	\$3,712
Cap Rate	-	-	-	-
Time Since Sale in Months	0.9	12.0	11.9	21.2
Property Attributes	Low	Average	Median	High
Building SF	600	1,247	1,327	1,683
Stories	1	1	1	1
Typical Floor SF	600	1,247	1,327	1,683
Vacancy Rate At Sale	0%	0%	0%	0%
Year Built	1929	1950	1948	1997
Star Rating	★ ★ ★ ★ ★	★ ★ ★ ★ ★ 2.4	★ ★ ★ ★ ★	★ ★ ★ ★ ★

EXHIBIT 146-023

Investment Trends

5647 Cahuenga Blvd

Property Name - Address	Property				Sale			
	Rating	Yr Built	Bldg SF	Vacancy	Sale Date	Price	Price/SF	Cap Rate
1 3006 Burbank Blvd	★★★★★	1948	1,500	0%	5/30/2025	\$1,100,000	\$733	-
2 10117 Riverside Dr	★★★★★	1942	1,019	0%	5/12/2025	\$1,205,000	\$1,183	-
3 4400 W Burbank Blvd	★★★★★	1938	1,373	0%	2/21/2025	\$1,500,000	\$1,092	-
4 2811 N Glenoaks Blvd	★★★★★	1951	1,110	0%	2/4/2025	\$800,000	\$721	-
5 Mobil Gas Station 2005 N Glenoaks	★★★★★	1955	1,118	0%	12/20/2024	\$4,150,000	\$3,712	-
6 1004 W Magnolia Blvd	★★★★★	1986	1,380	0%	12/5/2024	\$1,150,000	\$833	-
7 2106 W Magnolia Blvd	★★★★★	1949	1,400	0%	11/6/2024	\$1,385,000	\$989	-
8 3400 W Victory Blvd	★★★★★	1952	1,328	0%	7/25/2024	\$1,100,000	\$828	-
9 Salon Clique 2606 Burbank Blvd	★★★★★	1938	1,683	0%	7/19/2024	\$1,010,000	\$600	-
10 3404 W Victory Blvd	★★★★★	1948	1,328	0%	6/5/2024	\$1,065,500	\$802	-
11 2112 W Magnolia Blvd	★★★★★	1946	1,500	0%	1/31/2024	\$1,000,000	\$667	-
12 4876 Lankershim Blvd	★★★★★	1997	1,400	0%	1/18/2024	\$1,065,000	\$761	-
13 2809 N Glenoaks Blvd	★★★★★	1952	840	0%	1/5/2024	\$663,000	\$789	-
14 5713 Tujunga Ave	★★★★★	1942	600	0%	12/20/2023	\$1,450,000	\$2,417	-
15 4800 Vineland Ave	★★★★★	1929	1,159	0%	11/20/2023	\$1,200,000	\$1,035	-
16 4806 Vineland Ave	★★★★★	1929	1,159	0%	11/20/2023	\$1,200,000	\$1,035	-
17 5635 Cahuenga Blvd	★★★★★	1947	1,325	0%	10/31/2023	\$950,000	\$717	-
18 1110 W Magnolia Blvd	★★★★★	1957	1,225	0%	9/19/2023	\$1,025,000	\$837	-

LOS ANGELES INVESTMENT TRENDS

The Los Angeles retail market has seen moderate sales activity since early 2023. The first quarter saw \$703 million in sales, which compares to the \$1.1 billion in transactions seen quarterly, on average, in the L.A. metro during the past decade.

Looking at larger recent transactions, during 25Q1, Philips Edison & Company, a REIT focused on grocery-anchored shopping centers, acquired portions of Foothill Park Plaza, a shadow grocery-anchored center in Monrovia, for \$31.25 million, or about \$740/SF. The sale included 43,600 SF of the center and excluded the portion that Vons occupied. The portion acquired was around 85% occupied at the time of purchase. Westar Associates, the seller, owned and managed the property for the last 40 years.

At the end of 2024, private equity firm CIM Group acquired District La Brea, with 82,200 SF of commercial space and 171 parking stalls, including a three-story parking structure, for \$44 million. Among the shops and restaurants at District La Brea are Arc'Teryx, Stone Island, Undefeated, Market, Garrett Leight, Schott NYC, Sycamore Kitchen, Burrow, Interior Define, AETHER Apparel, and SUGARFISH by Sushi Nozawa. CIM Group secured a \$28.5 million loan (65% loan-to-value) from Banc of California. Institutional investment manager Barings sold the property, divesting for around 35% less

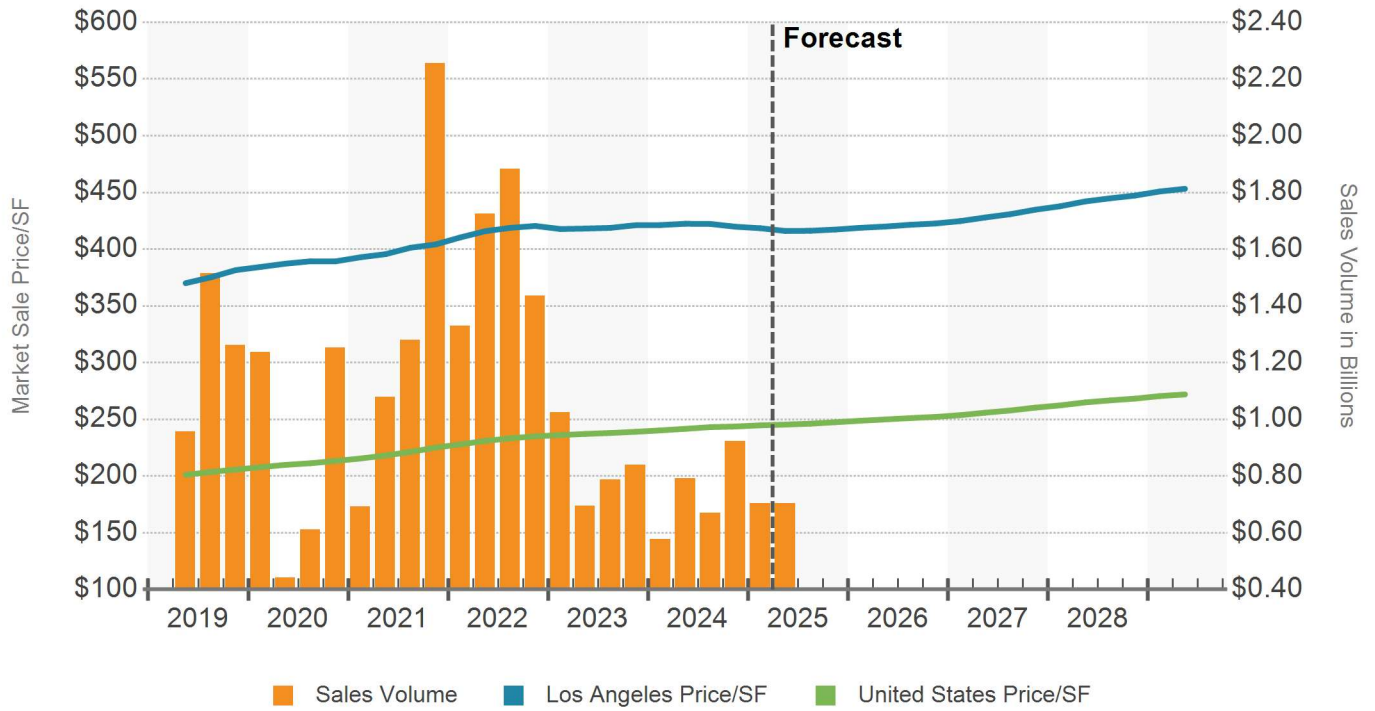
than the \$68.5 million it paid in 2016.

Looking at triple-net sales, a private buyer acquired a Pollo Campero in Bellflower at 9045 Rosecrans Ave. for \$3.55 million, or about \$1,420/SF, during 25Q1. Pollo Campero moved into the newly built property in late 2024 with a 15-year ground lease on a triple-net basis with four five-year renewal options. In-place income from the lease equated to a 5.1% cap rate. That same quarter, a Starbucks at 685 E Artesia Blvd. in Long Beach traded for \$2.75 million, or about \$1,330/SF, at a 5.5% in-place cap rate.

Retail transactions are often motivated by developers repurposing sites for higher and better use in a market with some of the highest land values in the nation. One such recent transaction closed during 25Q1 when homebuilder Melia Homes acquired two parcels with a 13,300-SF retail property in Hawthorne for \$13.7 million, or about \$5.1 million/acre. The seller owned Hawthorne Nursery, which closed the business after operating for 97 years. Melia intended to redevelop the site for housing.

The forecast expects market conditions to stay softer in the coming quarters, with little improvement in occupancies or rental rates, which may impact turnover and investment decisions.

SALES VOLUME & MARKET SALE PRICE PER SF

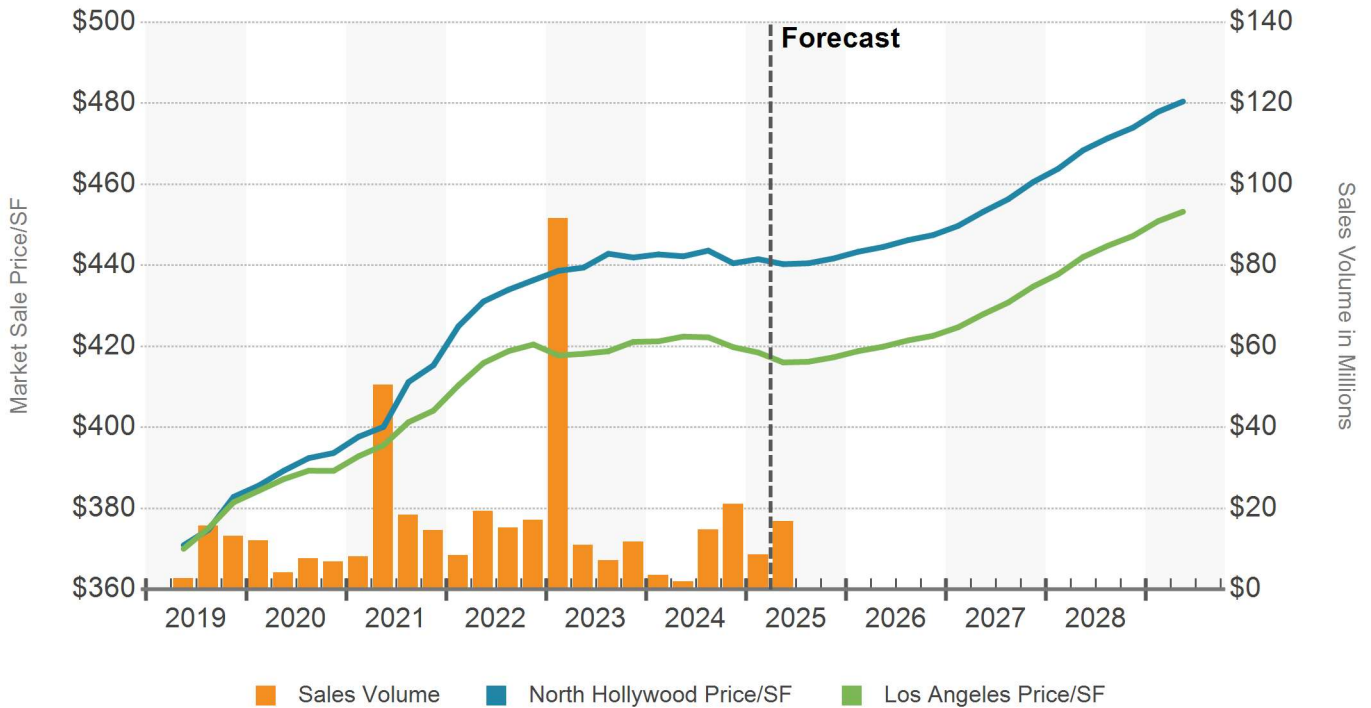


NORTH HOLLYWOOD INVESTMENT TRENDS

Over the past year, 26 retail properties traded in North Hollywood, accounting for 130,000 SF of inventory turnover. Retail sales volume in North Hollywood has totaled \$61.3 million over the past year. Average annual sales volume over the past five years is \$67.8 million and \$64.4 million over the past 10 years.

Estimated retail market pricing in North Hollywood is \$441/SF compared to the market average of \$416/SF. The estimated market cap rate for North Hollywood retail is 5.5% compared to the market average of 5.7%.

SALES VOLUME & MARKET SALE PRICE PER SF



Sale Comp Details

5647 Cahuenga Blvd



3006 Burbank Blvd ↻

Distance to Subject Property: 1.1 Miles



SALE

Sale Type:	Owner User
Sale Date:	5/30/2025
Sale Price:	\$1,100,000
Price/SF:	\$733
Cap Rate:	-

OWNER:

Buyer:	-
Seller:	GST Exempt Mari...
Buyer Broker:	Keller Williams R...
Listing Broker:	Keller Williams R...

SALE TERMS

Sale Conditions:	-
Financing:	-



PROPERTY

Type:	Storefront	Land Acres:	2,749 SF
Sale Vacancy:	0%	Construction:	Masonry
Tenancy:	Single	Yr Built/Renov:	1948
GLA:	1,500 SF	Building FAR:	0.55
Anchor GLA:	-	Total Expenses:	-
Anchor Tenant:	-		
Parking:	2 Surface Spaces are available; Ratio of 1.33/1000 SF		
Features:	Bus Line		
Frontage:	83' on Burbank Blvd (with 1 curb cut)		
For Sale:	Not For Sale		
Location Score:	Excellent Location (88)		
Walk Score®:	Very Walkable (79)		
Transit Score®:	Some Transit (39)		

Sale Comp Details

5647 Cahuenga Blvd

2 10117 Riverside Dr 

★★★★★

Distance to Subject Property: 1.6 Miles



SALE

Sale Type:	Owner User
Sale Date:	5/12/2025
Sale Price:	\$1,205,000
Price/SF:	\$1,183
Cap Rate:	-

OWNER:

Buyer:	Lakeside Investm...
Seller:	Russ Allen Marks
Buyer Broker:	NAI Capital - Gle...
Listing Broker:	CBRE - Alex Koz...

SALE TERMS

Sale Conditions:	-
Financing:	1st Mortgage



PROPERTY

Type:	Storefront	Land Acres:	3,049 SF
Sale Vacancy:	0%	Construction:	Wood Frame
Tenancy:	Single	Yr Built/Renov:	1942; Renov 1944
GLA:	1,019 SF	Building FAR:	0.33
Anchor GLA:	-	Total Expenses:	-
Anchor Tenant:	-		
Parking:	5 Surface Spaces are available; Ratio of 4.91/1000 SF		
Features:	Air Conditioning, Freeway Visibility		
Frontage:	-		
For Sale:	Not For Sale		
Location Score:	Excellent Location (78)		
Walk Score®:	Very Walkable (83)		
Transit Score®:	Some Transit (37)		

SALE NOTES

A private individual sold this 1,019-square-foot retail property to Lakeside Investment Properties for \$1,205,000 or \$1,182.53 per square foot. The property was on the market for 72 days with an initial asking price of \$1,325,000. The buyer was motivated to purchase the property because he owns both properties that are on either side of it. The information in this comparable has been verified by the listing brokers and buyer broker.

LARGEST TENANTS AT SALE

Tenant	Store Type	SF Occupied	Chain	Move Date	Exp Date
Lakeside Investment Properties	-	1,019	No	May 2025	-

Sale Comp Details

5647 Cahuenga Blvd

3 4400 W Burbank Blvd



Distance to Subject Property: 0.3 Miles



SALE

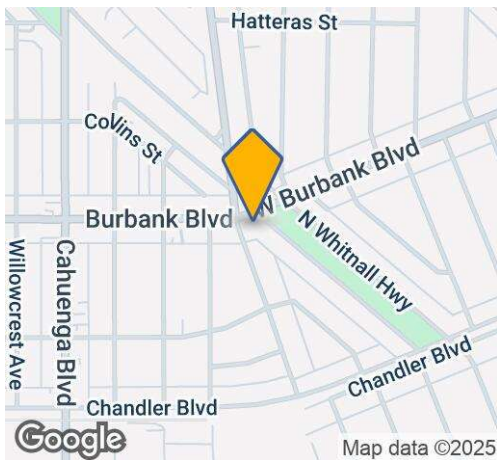
Sale Type:	Investment
Sale Date:	2/21/2025
Sale Price:	\$1,500,000
Price/SF:	\$1,092
Cap Rate:	-

OWNER:

Buyer:	The Adamyan Liv...
Seller:	Emanuel Bachma...
Buyer Broker:	-
Listing Broker:	NAI Capital - Guil...

SALE TERMS

Sale Conditions:	-
Financing:	-



PROPERTY

Type:	Auto Repair	Land Acres:	10,341 SF
Sale Vacancy:	0%	Construction:	-
Tenancy:	Single	Yr Built/Renov:	1938
GLA:	1,373 SF	Building FAR:	0.13
Anchor GLA:	-	Total Expenses:	-
Anchor Tenant:	-		
Parking:	-		
Features:	-		
Frontage:	96' on West Burbank Boulevard		
For Sale:	Not For Sale		
Location Score:	Excellent Location (70)		
Walk Score®:	Very Walkable (82)		
Transit Score®:	Some Transit (41)		

SALE NOTES

A private individual sold this 1,373 square foot retail property to another private individual for \$1,500,000 or approximately \$1,092.50 per square foot in an investment sale with Mat Auto Body occupying the property on a month-to-month basis. The property was on market for 109 days before closing with an initial asking price of \$1,850,000. The information in the comparable has been verified by sources deemed reliable.

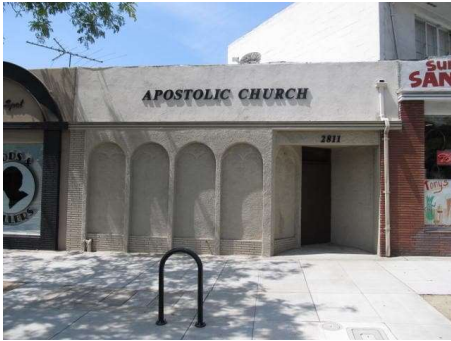
Sale Comp Details

5647 Cahuenga Blvd

4 2811 N Glenoaks Blvd



Distance to Subject Property: 2.6 Miles



SALE

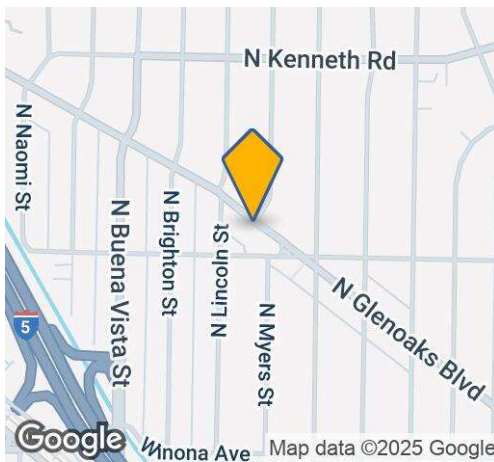
Sale Type:	Investment
Sale Date:	2/4/2025
Sale Price:	\$800,000
Price/SF:	\$721
Cap Rate:	-

OWNER:

Buyer:	Davidian & Asso...
Seller:	Dominic Manente...
Buyer Broker:	Engel & Volkers -...
Listing Broker:	Engel & Volkers -...

SALE TERMS

Sale Conditions:	-
Financing:	-



PROPERTY

Type:	Storefront	Land Acres:	1,742 SF
Sale Vacancy:	0%	Construction:	-
Tenancy:	Single	Yr Built/Renov:	1951
GLA:	1,110 SF	Building FAR:	0.64
Anchor GLA:	-	Total Expenses:	-
Anchor Tenant:	-		
Parking:	2 Reserved Spaces are available; Ratio of 1.80/1000 SF		
Features:	-		
Frontage:	-		
For Sale:	Not For Sale		
Location Score:	Good Location (68)		
Walk Score®:	Very Walkable (74)		
Transit Score®:	Some Transit (37)		

SALE NOTES

A private trust sold the 1,110 square foot retail building to a private buyer for \$800,000, or about \$721 per square foot. The property was fully leased at the time of sale. The property was on the market for about 1 month with an initial asking price of \$800,000. The buyer purchased the property because it was a good investment opportunity. All information in the comparable has been verified by the listing broker and buyer.

Sale Comp Details

5647 Cahuenga Blvd

5 2005 N Glenoaks - Mobil Gas Station [↻](#)



Distance to Subject Property: 2.6 Miles



SALE

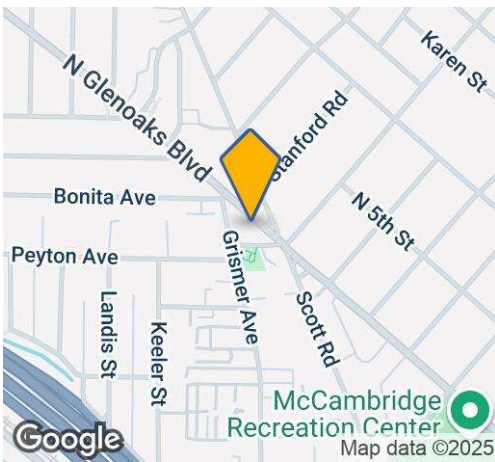
Sale Type:	Owner User
Sale Date:	12/20/2024
Sale Price:	\$4,150,000
Price/SF:	\$3,712
Cap Rate:	-

OWNER:

Buyer:	Bijan Toobian, R...
Seller:	Avalon Liquor In...
Buyer Broker:	-
Listing Broker:	KW Commercial -...

SALE TERMS

Sale Conditions:	Bulk/Portfolio Sale
Financing:	California Business Bank



PROPERTY

Type:	Service Station	Land Acres:	10,280 SF
Sale Vacancy:	0%	Construction:	Reinforced Concrete
Tenancy:	Single	Yr Built/Renov:	1955
GLA:	1,118 SF	Building FAR:	0.11
Anchor GLA:	-	Total Expenses:	-
Anchor Tenant:	-		
Parking:	8 Surface Spaces are available; Ratio of 7.16/1000 SF		
Features:	Bus Line, Pylon Sign, Signage, Signalized Intersection		
Frontage:	445' on Glenoaks (with 1 curb cut)		
For Sale:	Not For Sale		
Location Score:	Best Location (99)		
Walk Score®:	Very Walkable (85)		
Transit Score®:	Some Transit (41)		

SALE NOTES

A private individual sold this 1,118 sf retail building to a private individual for \$4,150,000. The information in the comparable has been sourced from public record.

LARGEST TENANTS AT SALE

Tenant	Store Type	SF Occupied	Chain	Move Date	Exp Date
Valero	Gasoline Station	1,118	Yes	Jun 2014	-

Sale Comp Details

5647 Cahuenga Blvd

6 1004 W Magnolia Blvd



Distance to Subject Property: 2.4 Miles



SALE

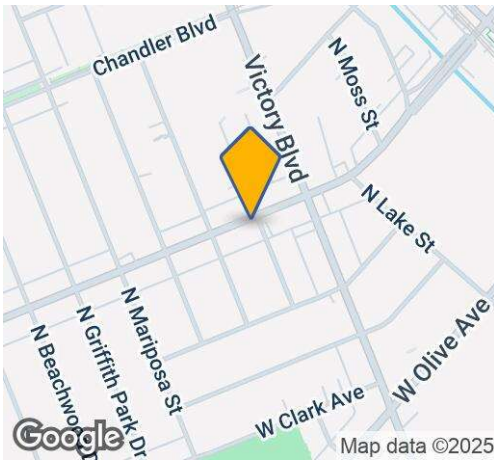
Sale Type:	Owner User
Sale Date:	12/5/2024
Sale Price:	\$1,150,000
Price/SF:	\$833
Cap Rate:	-

OWNER:

Buyer:	Ara Melikjanyan
Seller:	Patricia Harrold
Buyer Broker:	Titus Realty - Lia...
Listing Broker:	Real Estate One -...

SALE TERMS

Sale Conditions:	-
Financing:	Bal/Pmt: \$920,000.00/-



PROPERTY

Type:	Storefront Retail/Office	Land Acres:	2,862 SF
Sale Vacancy:	0%	Construction:	Masonry
Tenancy:	Single	Yr Built/Renov:	1986
GLA:	1,380 SF	Building FAR:	0.48
Anchor GLA:	-	Total Expenses:	-
Anchor Tenant:	-		
Parking:	1 Surface Space is available; 2 Surface Tandem Spaces are available...		
Features:	Air Conditioning, Bus Line, Security System, Signage, Storage Space		
Frontage:	338' on Magnolia (with 1 curb cut)		
For Sale:	Not For Sale		
Location Score:	Excellent Location (86)		
Walk Score®:	Very Walkable (80)		
Transit Score®:	Good Transit (53)		

SALE NOTES

A private individual sold this 1,380 square foot retail property to another private individual for \$1,150,000, or \$833.33 per square foot. The new owner plans to occupy the property. The property was on the market for 59 days with an original asking price of \$1,295,000. The seller was motivated to divest the property because they are retiring. The details of this comp were verified with the listing broker.

LARGEST TENANTS AT SALE

Tenant	Store Type	SF Occupied	Chain	Move Date	Exp Date
Unique Respiratory & Medical	-	1,380	No	Mar 2007	-

Sale Comp Details

5647 Cahuenga Blvd

7 2106 W Magnolia Blvd



Distance to Subject Property: 1.8 Miles



SALE

Sale Type:	Owner User
Sale Date:	11/6/2024
Sale Price:	\$1,385,000
Price/SF:	\$989
Cap Rate:	-

OWNER:

Buyer:	BD Financial
Seller:	Barry Burnett
Buyer Broker:	Burnett Commer...
Listing Broker:	Burnett Commer...

SALE TERMS

Sale Conditions:	-
Financing:	1st Mortgage



PROPERTY

Type:	Storefront Retail/Office	Land Acres:	2,250 SF
Sale Vacancy:	0%	Construction:	Masonry
Tenancy:	Single	Yr Built/Renov:	1949
GLA:	1,400 SF	Building FAR:	0.62
Anchor GLA:	-	Total Expenses:	-
Anchor Tenant:	-		
Parking:	3 Surface Spaces are available; Ratio of 2.14/1000 SF		
Features:	Air Conditioning, Bus Line, Signage, Skylights, Smoke Detector, Wh...		
Frontage:	26' on W Magnolia Blvd		
For Sale:	Not For Sale		
Location Score:	Best Location (90)		
Walk Score®:	Very Walkable (77)		
Transit Score®:	Some Transit (37)		

SALE NOTES

Two private individuals sold this 1,400 storefront retail/office building to a private buyer for \$1,400,000, or approximately \$989.29 per square foot. The property was vacant at the time of the sale. The listing was on the market for 202 days, with an initial asking price of \$1,395,000. The seller was motivated to divest the property as they no longer needed the space to use for their business needs and cashed out. The buyer was drawn to the property to operate his loan company, BD Financial, out of. The information in the comparable has been verified by the listing broker and the buyer.

Sale Comp Details

5647 Cahuenga Blvd

8 **3400 W Victory Blvd** ↻



Distance to Subject Property: 1.1 Miles



SALE

Sale Type:	Owner User
Sale Date:	7/25/2024
Sale Price:	\$1,100,000
Price/SF:	\$828
Cap Rate:	-

OWNER:

Buyer:	David Nunez, Far...
Seller:	Christopher Mich...
Buyer Broker:	Howard Realty Gr...
Listing Broker:	Howard Realty Gr...

SALE TERMS

Sale Conditions:	Purchase By Tenant
Financing:	First Citizens Bank & Trust Company



PROPERTY

Type:	Storefront Retail/Office	Land Acres:	2,554 SF
Sale Vacancy:	0%	Construction:	Wood Frame
Tenancy:	Single	Yr Built/Renov:	1952
GLA:	1,328 SF	Building FAR:	0.52
Anchor GLA:	-	Total Expenses:	-
Anchor Tenant:	-		
Parking:	19 Covered Tandem Spaces are available; Ratio of 14.31/1000 SF		
Features:	-		
Frontage:	-		
For Sale:	Not For Sale		
Location Score:	Excellent Location (80)		
Walk Score®:	Very Walkable (73)		
Transit Score®:	Some Transit (44)		

SALE NOTES

Three private individuals sold this 1,328 square foot retail building to David Nunes, Farmer's Insurance for \$1,100,000, or about \$828 per square foot. The property was fully leased to the buyer at the time of sale. The building was on the market for 149 days as part of a 3-property portfolio that had an asking price of \$3,315,200. The seller was motivated to divest the property by their desire to generate liquid assets. The buyer was drawn to the property by their tenancy there and their desire to own, rather than rent, the space. The information in this comparable was verified by the listing broker.

Sale Comp Details

5647 Cahuenga Blvd

9 2606 Burbank Blvd - Salon Clique



Distance to Subject Property: 1.3 Miles



SALE

Sale Type:	Owner User
Sale Date:	7/19/2024
Sale Price:	\$1,010,000
Price/SF:	\$600
Cap Rate:	-

OWNER:

Buyer:	Salon Clique
Seller:	Sisenanda Cicon...
Buyer Broker:	Ikon Properties -...
Listing Broker:	Ikon Properties -...

SALE TERMS

Sale Conditions:	Purchase By Tenant
Financing:	1st Mortgage: Velocity Commercial Capital



PROPERTY

Type:	Storefront	Land Acres:	2,500 SF
Sale Vacancy:	0%	Construction:	Masonry
Tenancy:	Multi	Yr Built/Renov:	1938
GLA:	1,683 SF	Building FAR:	0.67
Anchor GLA:	-	Total Expenses:	-
Anchor Tenant:	-		
Parking:	-		
Features:	Bus Line		
Frontage:	45' on Burbank Blvd		
For Sale:	Not For Sale		
Location Score:	Best Location (90)		
Walk Score®:	Very Walkable (80)		
Transit Score®:	Some Transit (39)		

SALE NOTES

A private entity sold this 1,683 square foot retail building to Salon Clique for \$1,010,000. The property was fully occupied by the new owner at the time of sale, as this deal represents a 'Purchase By Tenant' transaction. The information in the comparable has been confirmed by the brokers involved.

LARGEST TENANTS AT SALE

Tenant	Store Type	SF Occupied	Chain	Move Date	Exp Date
Michels Plumbing	-	1,912	No	Mar 2013	-
Salon Clique	-	1,683	No	Jul 2024	-

Sale Comp Details

5647 Cahuenga Blvd

10 3404 W Victory Blvd 



Distance to Subject Property: 1.1 Miles



SALE

Sale Type:	Owner User
Sale Date:	6/5/2024
Sale Price:	\$1,065,500
Price/SF:	\$802
Cap Rate:	-

OWNER:

Buyer:	Louis P DeAngelis
Seller:	Christopher Mich...
Buyer Broker:	Howard Realty Gr...
Listing Broker:	Howard Realty Gr...

SALE TERMS

Sale Conditions:	-
Financing:	1st Mortgage



PROPERTY

Type:	-	Land Acres:	2,676 SF
Sale Vacancy:	0%	Construction:	Masonry
Tenancy:	Single	Yr Built/Renov:	1948
GLA:	1,328 SF	Building FAR:	0.50
Anchor GLA:	-	Total Expenses:	-
Anchor Tenant:	-		
Parking:	3 free Surface Spaces are available; Ratio of 2.26/1000 SF		
Features:	-		
Frontage:	-		
For Sale:	Not For Sale		
Location Score:	Excellent Location (80)		
Walk Score®:	Very Walkable (73)		
Transit Score®:	Some Transit (44)		

SALE NOTES

Three private individuals sold this 1,328 square foot retail building to another private individual for \$1,065,500, or about \$802 a square foot. The sellers were motivated to divest their interest in the property by their status as inheritors of the property and their desire to cash out on the investment. The buyer was motivated to acquire the asset by their desire to own as opposed to renting their space. The information in this comparable has been verified by the listing broker and the buyer.

LARGEST TENANTS AT SALE

Tenant	Store Type	SF Occupied	Chain	Move Date	Exp Date
Louis P DeAngelis	-	2,803	No	Jun 2024	-
Parehjan & Vartzar Chiropractic Inc.	Health Care	1,328	No	Apr 2019	-

Sale Comp Details

5647 Cahuenga Blvd

11 2112 W Magnolia Blvd 

★★★★★

Distance to Subject Property: 1.8 Miles



SALE

Sale Type:	Investment
Sale Date:	1/31/2024
Sale Price:	\$1,000,000
Price/SF:	\$667
Cap Rate:	-

OWNER:

Buyer:	Scott & Lily Y Lin
Seller:	Steven B. Melton
Buyer Broker:	-
Listing Broker:	First Class Real...

SALE TERMS

Sale Conditions:	-
Financing:	Unknown



PROPERTY

Type:	Storefront	Land Acres:	2,500 SF
Sale Vacancy:	0%	Construction:	Masonry
Tenancy:	Single	Yr Built/Renov:	1946
GLA:	1,500 SF	Building FAR:	0.60
Anchor GLA:	-	Total Expenses:	-
Anchor Tenant:	-		
Parking:	3 Surface Spaces are available; Ratio of 2.00/1000 SF		
Features:	Signage		
Frontage:	25' on W Magnolia Blvd		
For Sale:	Not For Sale		
Location Score:	Best Location (90)		
Walk Score®:	Very Walkable (77)		
Transit Score®:	Some Transit (37)		

SALE NOTES

A private individual sold this 1,500 SF Retail building to a private individual for \$1,000,000, or \$666.67 per SF. The property was vacant at the time of the sale. The property was on the market for 70 days with a initial asking price of \$1,199,000. The seller was motivated to divest the property because liquidation. All information in the comparable has been verified by the listing broker.

Sale Comp Details

5647 Cahuenga Blvd

12 4876 Lankershim Blvd 

★★★★★

Distance to Subject Property: 1.1 Miles



SALE

Sale Type:	Owner User
Sale Date:	1/18/2024
Sale Price:	\$1,065,000
Price/SF:	\$761
Cap Rate:	-

OWNER:

Buyer:	Signature Autom...
Seller:	Mohamad R Bar...
Buyer Broker:	-
Listing Broker:	-

SALE TERMS

Sale Conditions:	Purchase By Tenant
Financing:	1st Mortgage: City National Bank



PROPERTY

Type:	Auto Repair	Land Acres:	2,997 SF
Sale Vacancy:	0%	Construction:	Masonry
Tenancy:	Single	Yr Built/Renov:	1997
GLA:	1,400 SF	Building FAR:	0.47
Anchor GLA:	-	Total Expenses:	-
Anchor Tenant:	-		
Parking:	5 free Surface Spaces are available; Ratio of 3.60/1000 SF		
Features:	-		
Frontage:	27' on lankershim Blvd (with 1 curb cut)		
For Sale:	Not For Sale		
Location Score:	Best Location (99)		
Walk Score®:	Walker's Paradise (92)		
Transit Score®:	Some Transit (47)		

SALE NOTES

A private individual sold this 1,400 square foot retail building to Signature Automotive Repair for \$1,065,000, or \$760.71 per square foot. The building was fully occupied at the time of sale by Signature Automotive. The buyer was motivated to acquire the property due to their desire to own the building that they operate out of. The information in this comparable was verified by the buyer.

LARGEST TENANTS AT SALE

Tenant	Store Type	SF Occupied	Chain	Move Date	Exp Date
Signature Automotive Repair	Auto Maintenance/Oil Change	1,400	No	Jan 2024	-

Sale Comp Details

5647 Cahuenga Blvd

13 2809 N Glenoaks Blvd [↻](#)



Distance to Subject Property: 2.6 Miles



SALE

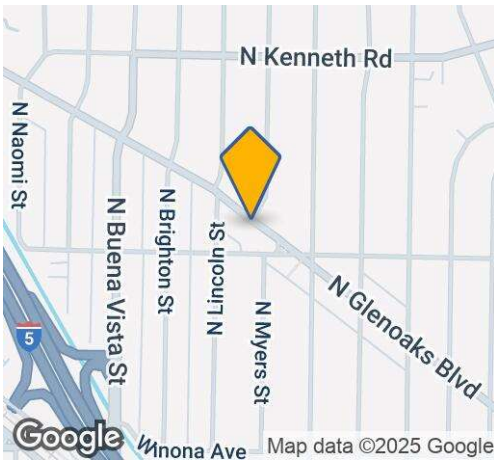
Sale Type:	Owner User
Sale Date:	1/5/2024
Sale Price:	\$663,000
Price/SF:	\$789
Cap Rate:	-

OWNER:

Buyer:	-
Seller:	Eileen Alcantar
Buyer Broker:	The Art In Real E...
Listing Broker:	Engel & Völkers...

SALE TERMS

Sale Conditions:	-
Financing:	-



PROPERTY

Type:	-	Land Acres:	1,677 SF
Sale Vacancy:	0%	Construction:	-
Tenancy:	-	Yr Built/Renov:	1952
GLA:	840 SF	Building FAR:	0.50
Anchor GLA:	-	Total Expenses:	-
Anchor Tenant:	-		
Parking:	22 Surface Spaces are available; Ratio of 26.19/1000 SF		
Features:	-		
Frontage:	25' on North Glenoaks Boulevard		
For Sale:	Not For Sale		
Location Score:	Excellent Location (70)		
Walk Score®:	Very Walkable (74)		
Transit Score®:	Some Transit (37)		

Sale Comp Details

5647 Cahuenga Blvd

14 5713 Tujunga Ave



Distance to Subject Property: 1.0 Miles



SALE

Sale Type:	Owner User
Sale Date:	12/20/2023
Sale Price:	\$1,450,000
Price/SF:	\$2,417
Cap Rate:	-

OWNER:

Buyer:	Boktor Motors
Seller:	Learning Branch...
Buyer Broker:	Douglas Elliman -...
Listing Broker:	Douglas Elliman -...

SALE TERMS

Sale Conditions:	-
Financing:	1st Mortgage

PROPERTY

Type:	Auto Dealership	Land Acres:	4,792 SF
Sale Vacancy:	0%	Construction:	Masonry
Tenancy:	Single	Yr Built/Renov:	1942
GLA:	600 SF	Building FAR:	0.13
Anchor GLA:	-	Total Expenses:	-
Anchor Tenant:	-		
Parking:	8 Surface Spaces are available; Ratio of 10.00/1000 SF		
Features:	-		
Frontage:	-		
For Sale:	Not For Sale		
Location Score:	Excellent Location (70)		
Walk Score®:	Very Walkable (89)		
Transit Score®:	Good Transit (64)		

SALE NOTES

On December 20th, 2023, two private individuals sold this 600 square foot retail building to Boktor Motors for \$1,450,000 in an owner user sale. The building was 100% leased at the time of sale. The sellers' motivation was to cash out of the investment. The buyer was motivated to purchase the property to eventually use for his automotive business once the current tenant moves out. The information in this comparable has been verified by sources deemed reliable.

LARGEST TENANTS AT SALE

Tenant	Store Type	SF Occupied	Chain	Move Date	Exp Date
Car Dealer	-	600	No	Oct 2018	-
Boktor Motors	-	600	No	Dec 2023	-

Sale Comp Details

5647 Cahuenga Blvd

15

4806 Vineland Ave

Distance to Subject Property: 1.2 Miles



SALE

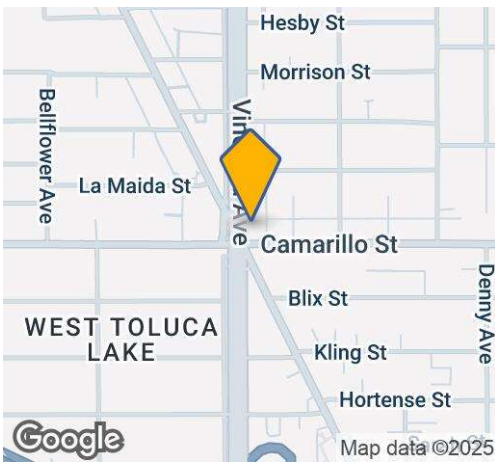
Sale Type:	Owner User
Sale Date:	11/20/2023
Sale Price:	\$1,200,000
Price/SF:	\$1,035
Cap Rate:	-

OWNER:

Buyer:	NOHO 4806 LLC
Seller:	Pickens Family T...
Buyer Broker:	-
Listing Broker:	Mark A. Gilmore -...

SALE TERMS

Sale Conditions:	-
Financing:	Unknown: First Citizens Bank & Trust Company



PROPERTY

Type:	Restaurant	Land Acres:	5,663 SF
Sale Vacancy:	0%	Construction:	Wood Frame
Tenancy:	Single	Yr Built/Renov:	1929; Renov 2016
GLA:	1,159 SF	Building FAR:	0.20
Anchor GLA:	-	Total Expenses:	-
Anchor Tenant:	-		
Parking:	9 Surface Spaces are available; Ratio of 7.77/1000 SF		
Features:	Air Conditioning, Corner Lot, Monument Signage, Restaurant, Signa...		
Frontage:	43' on Vineland Ave, 113' on Camarillo St (with 1 curb cut)		
For Sale:	Not For Sale		
Location Score:	Best Location (99)		
Walk Score®:	Very Walkable (89)		
Transit Score®:	Some Transit (46)		

SALE NOTES

The Pickens Family Trust sold the 1,159 square foot building to NOHO 4806 LLC for 1,200,000 dollars. The property was on the market for 124 days with an initial asking price of 1,350,000 dollars.

Sale Comp Details

5647 Cahuenga Blvd

16

4800 Vineland Ave



Distance to Subject Property: 1.2 Miles



SALE

Sale Type:	Owner User
Sale Date:	11/20/2023
Sale Price:	\$1,200,000
Price/SF:	\$1,035
Cap Rate:	-

OWNER:

Buyer:	Judd's Catering
Seller:	James and Gina...
Buyer Broker:	-
Listing Broker:	-

SALE TERMS

Sale Conditions:	-
Financing:	1st Mortgage: First Citizens Bank & Trust Company



PROPERTY

Type:	Freestanding	Land Acres:	5,663 SF
Sale Vacancy:	0%	Construction:	Masonry
Tenancy:	Single	Yr Built/Renov:	1929
GLA:	1,159 SF	Building FAR:	0.20
Anchor GLA:	-	Total Expenses:	-
Anchor Tenant:	-		
Parking:	12 Surface Spaces are available; Ratio of 10.35/1000 SF		
Features:	Pylon Sign, Signalized Intersection		
Frontage:	382' on camarillo St, 281' on vineland Ave		
For Sale:	Not For Sale		
Location Score:	Best Location (99)		
Walk Score®:	Very Walkable (89)		
Transit Score®:	Some Transit (46)		

SALE NOTES

A private individual sold this 1,159 square foot retail building to Judd's Catering for \$1,200,000, or \$1,035.38 per square foot. Neither party involved in the transaction confirmed who the brokers were on this deal, though they both did confirm that brokers were involved. The information in this comparable has been verified by the buyer and the seller.

LARGEST TENANTS AT SALE

Tenant	Store Type	SF Occupied	Chain	Move Date	Exp Date
Judd's Catering	-	1,159	No	Nov 2023	-

Sale Comp Details

5647 Cahuenga Blvd

17 5635 Cahuenga Blvd 



Distance to Subject Property: 0 Miles



SALE

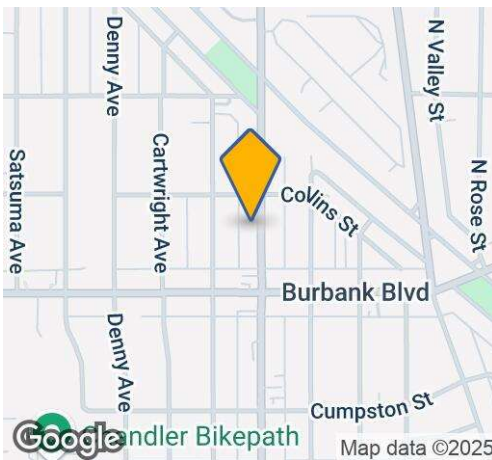
Sale Type:	Owner User
Sale Date:	10/31/2023
Sale Price:	\$950,000
Price/SF:	\$717
Cap Rate:	-

OWNER:

Buyer:	Gevorg Tarjuman...
Seller:	Pavlo Ananyan
Buyer Broker:	-
Listing Broker:	-

SALE TERMS

Sale Conditions:	-
Financing:	1st Mortgage



PROPERTY

Type:	Storefront Retail/Office	Land Acres:	2,622 SF
Sale Vacancy:	0%	Construction:	Masonry
Tenancy:	Single	Yr Built/Renov:	1947
GLA:	1,325 SF	Building FAR:	0.51
Anchor GLA:	-	Total Expenses:	-
Anchor Tenant:	-		
Parking:	3 Surface Spaces are available; Ratio of 2.26/1000 SF		
Features:	-		
Frontage:	20' on Cahuenga Blvd.		
For Sale:	Not For Sale		
Location Score:	Excellent Location (73)		
Walk Score®:	Very Walkable (85)		
Transit Score®:	Some Transit (49)		

SALE NOTES

Paylo Ananyan sold this 1,325 SF Class C General Retail Building to Gevorq Tarjumanyan for \$950,000. The information in the comparable has been sourced from public record.

LARGEST TENANTS AT SALE

Tenant	Store Type	SF Occupied	Chain	Move Date	Exp Date
Pavlo's Kitchen	-	1,325	No	Apr 2022	-

Sale Comp Details

5647 Cahuenga Blvd

18 **1110 W Magnolia Blvd** ↻



Distance to Subject Property: 2.3 Miles



SALE

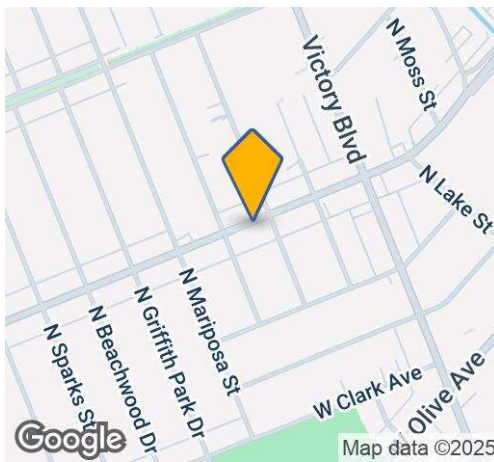
Sale Type:	Owner User
Sale Date:	9/19/2023
Sale Price:	\$1,025,000
Price/SF:	\$837
Cap Rate:	-

OWNER:

Buyer:	Christina Stewart
Seller:	Harry & Shirean...
Buyer Broker:	Stevenson Real E...
Listing Broker:	JohnHart Comme...

SALE TERMS

Sale Conditions:	-
Financing:	1st Mortgage



PROPERTY

Type:	Storefront	Land Acres:	2,862 SF
Sale Vacancy:	0%	Construction:	Masonry
Tenancy:	Multi	Yr Built/Renov:	1957
GLA:	1,225 SF	Building FAR:	0.43
Anchor GLA:	-	Total Expenses:	-
Anchor Tenant:	-		
Parking:	5 Surface Spaces are available; Ratio of 4.08/1000 SF		
Features:	Bus Line		
Frontage:	64' on magnolia Blvd		
For Sale:	Not For Sale		
Location Score:	Best Location (90)		
Walk Score®:	Very Walkable (80)		
Transit Score®:	Good Transit (51)		

SALE NOTES

Harry Shirkichian sold this 1,225 square foot retail property to Christina Stewart for \$1,025,000 or approximately \$836.73 per square foot in an owner user sale. The property was on market for 238 days before closing with an initial asking price of \$1,125,000. All information in the comparable has been verified by parties deemed reliable.

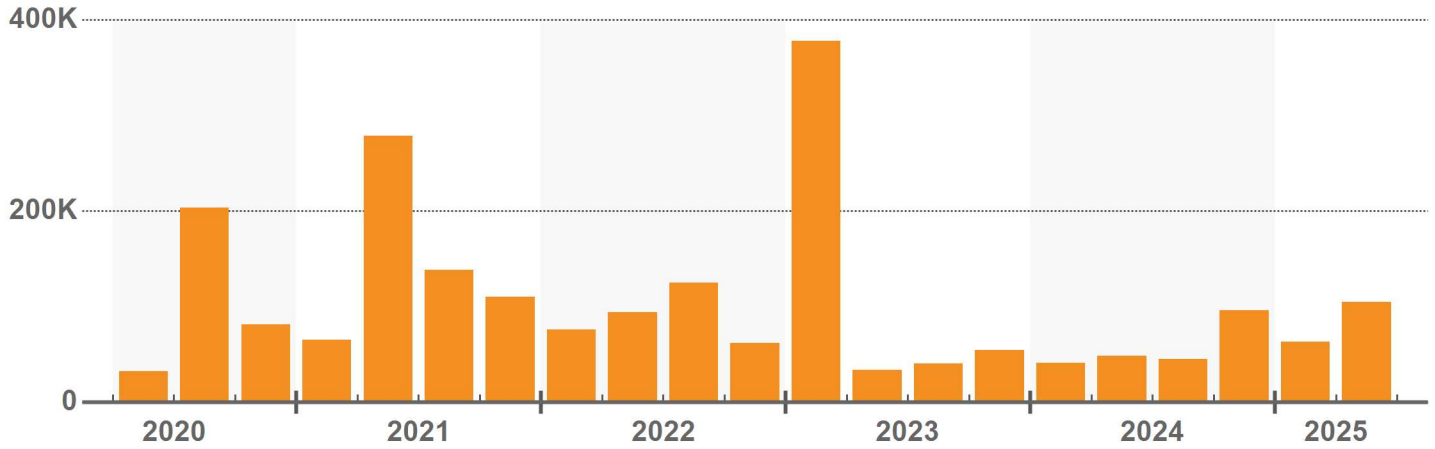
LARGEST TENANTS AT SALE

Tenant	Store Type	SF Occupied	Chain	Move Date	Exp Date
Parlor	Salon/Barber/Spa	1,225	No	Feb 2013	-

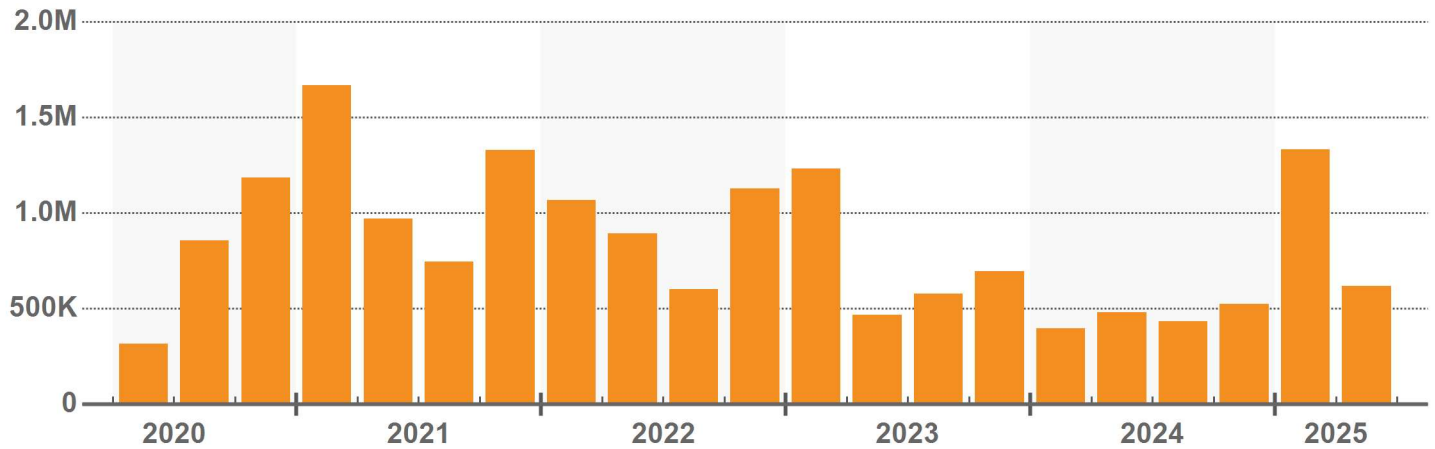
Sales Volume

5647 Cahuenga Blvd

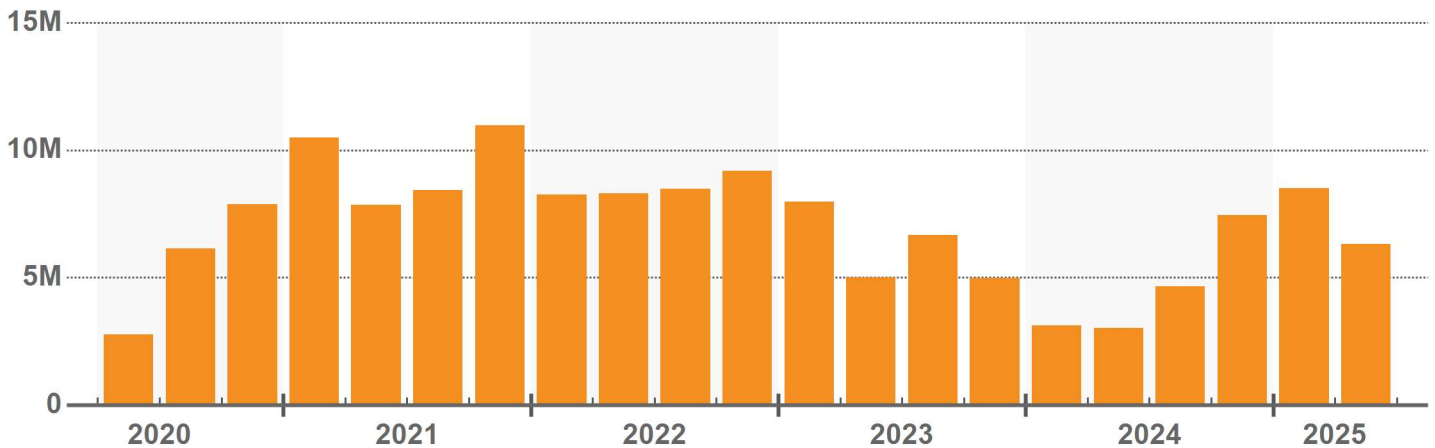
NORTH HOLLYWOOD SUBMARKET SALES VOLUME IN SQUARE FEET



SAN FERNANDO VALLEY SUBMARKET CLUSTER SALES VOLUME IN SQUARE FEET



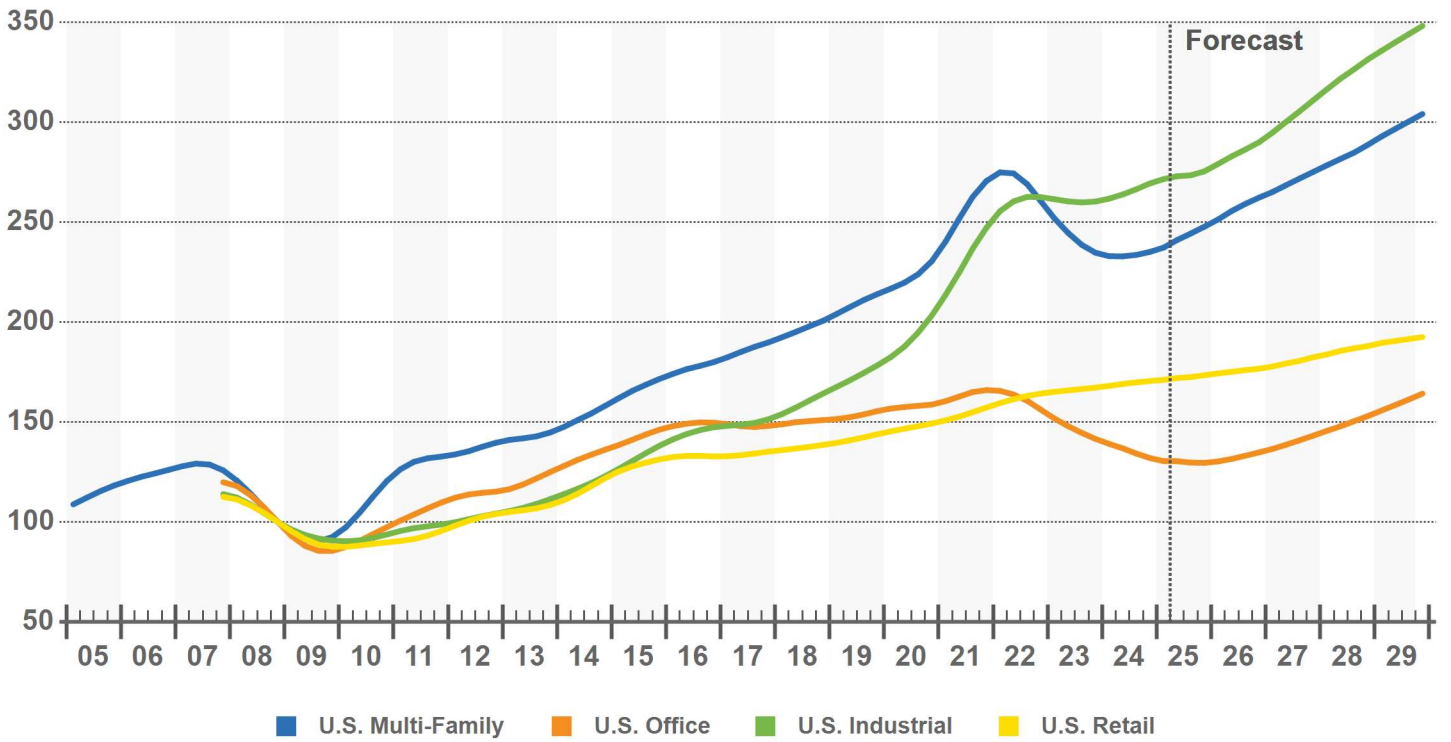
LOS ANGELES METRO SALES VOLUME IN SQUARE FEET



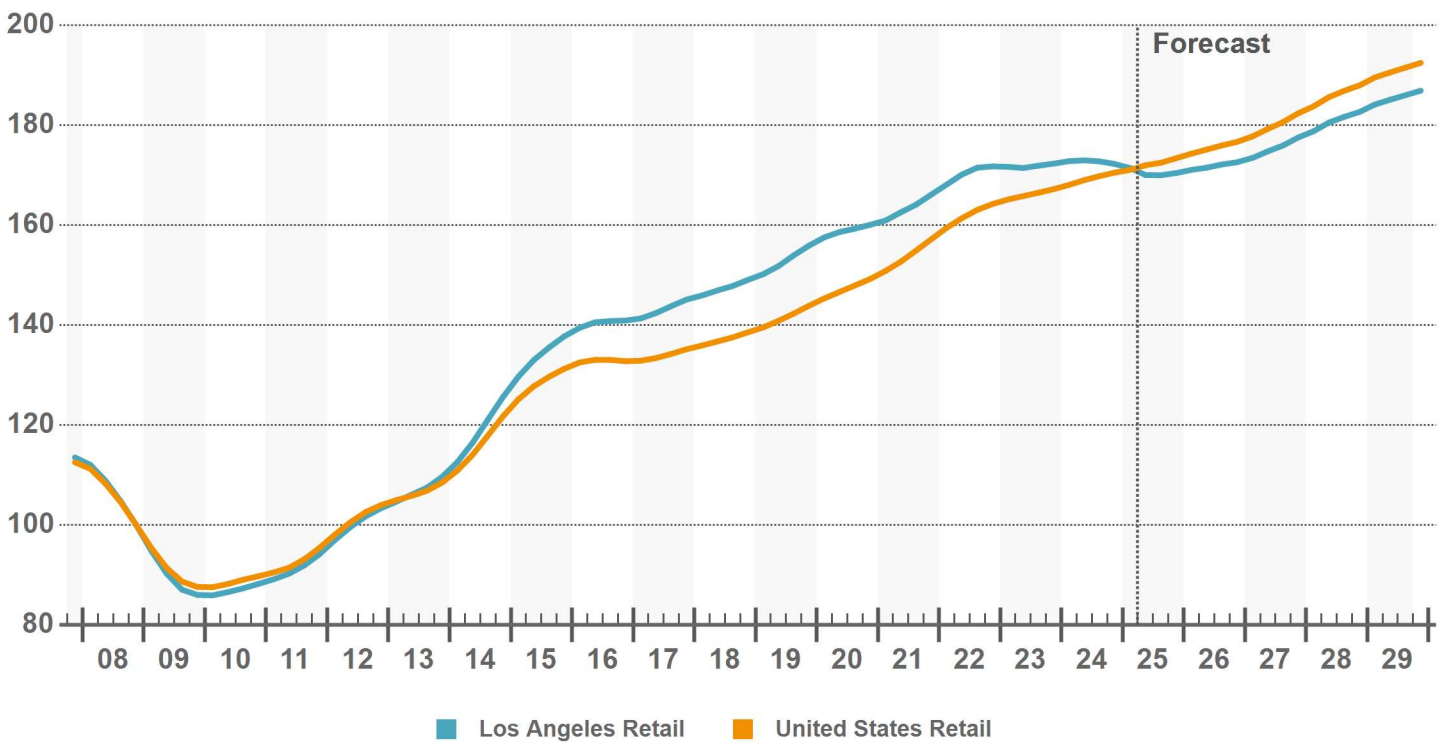
Sales Pricing

5647 Cahuenga Blvd

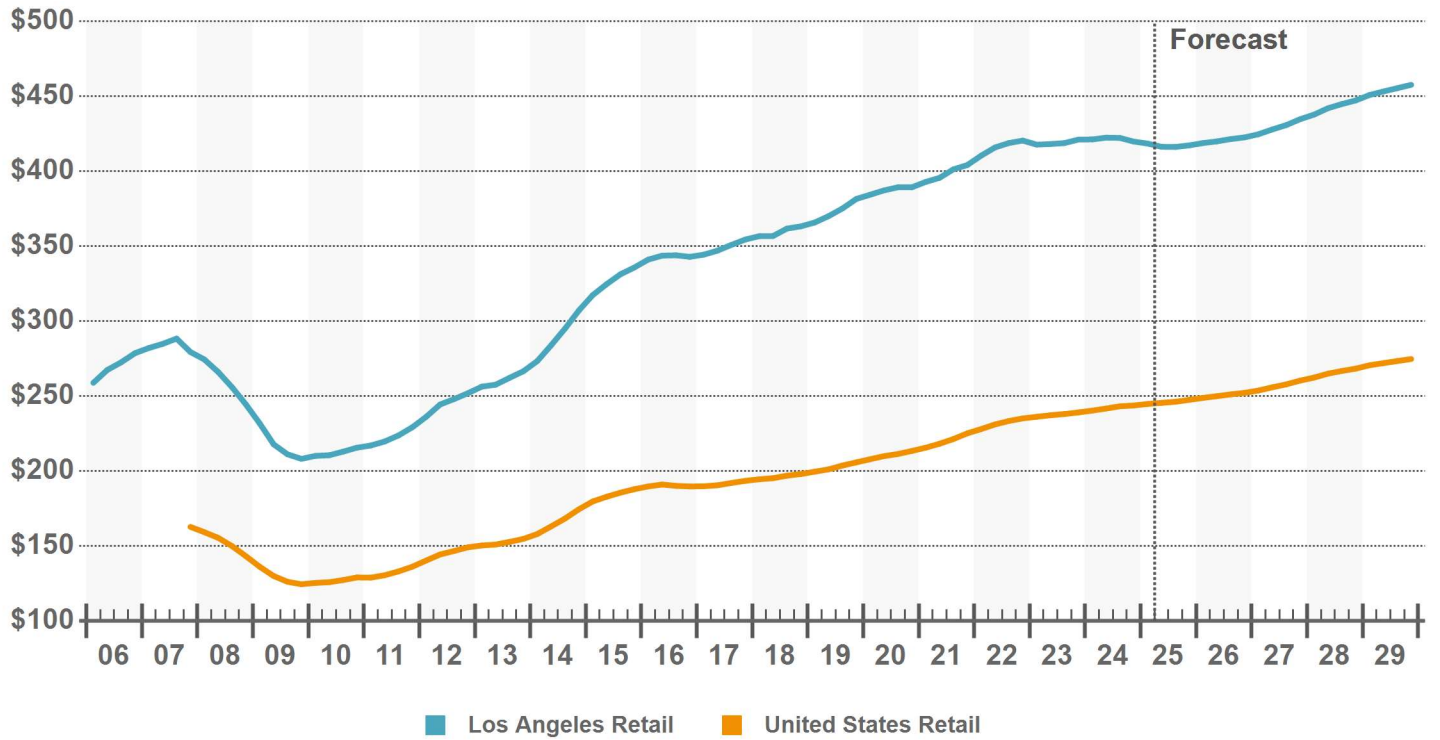
NATIONAL PRICE INDICES



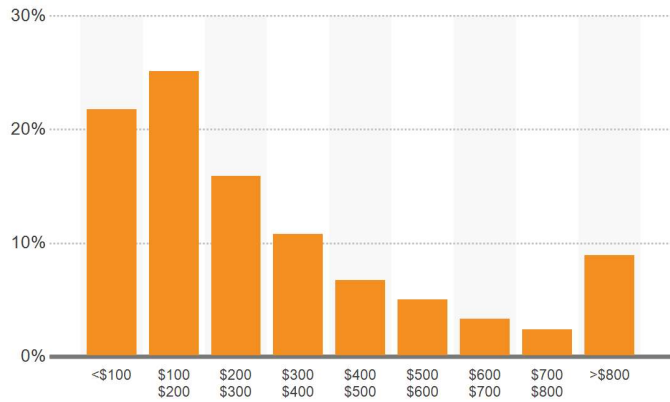
REGIONAL RETAIL PRICE INDICES



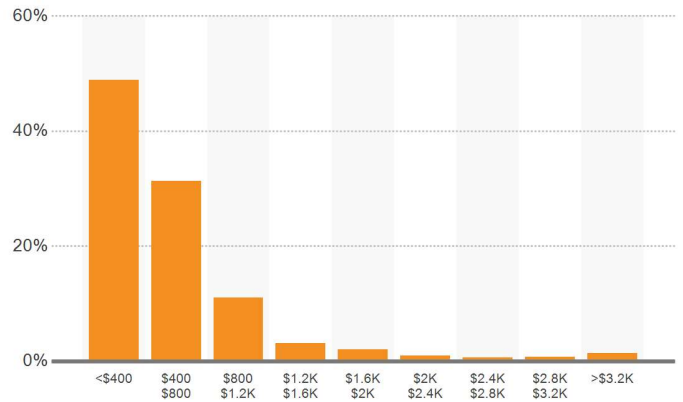
MARKET PRICE PER SF



UNITED STATES SALE PRICE PER SF DISTRIBUTION PAST 12 MONTHS



LOS ANGELES SALE PRICE PER SF DISTRIBUTION PAST 12 MONTHS



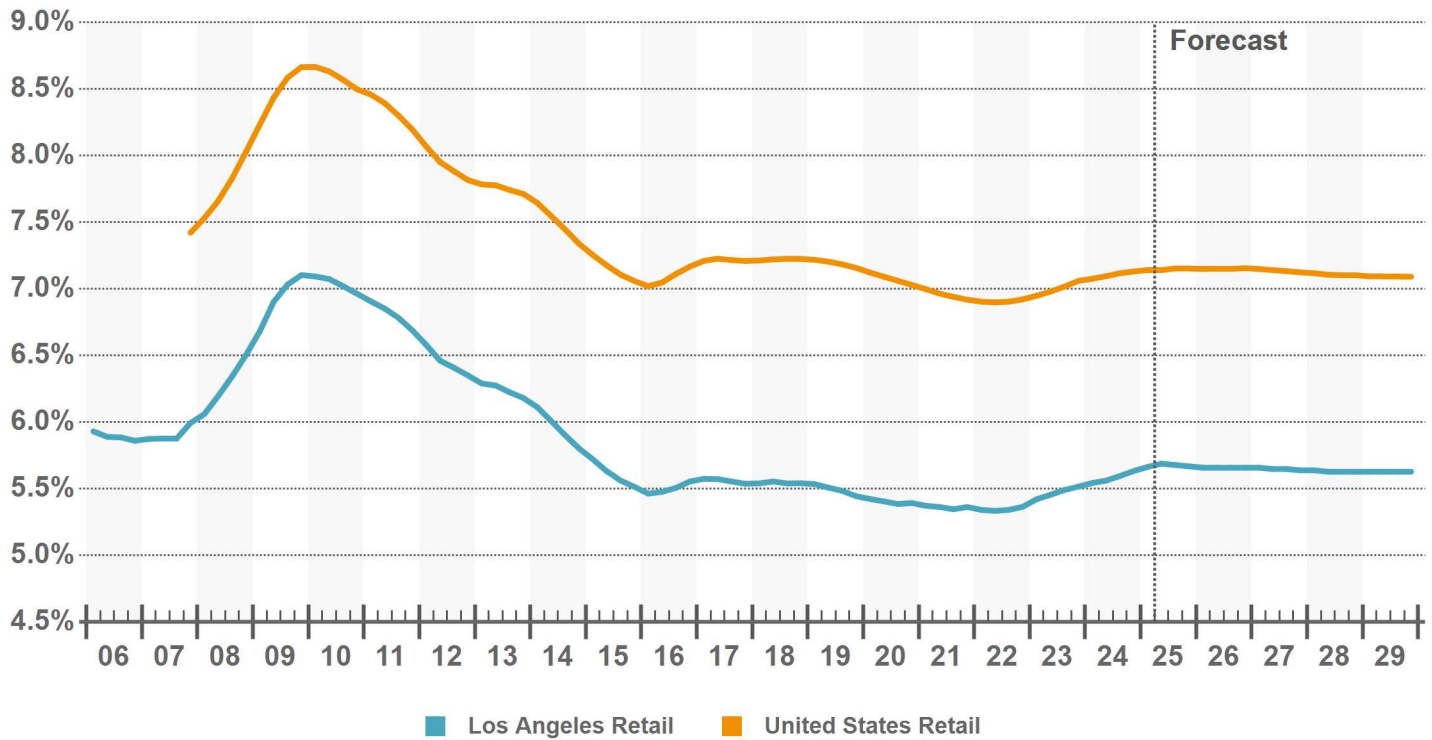
PRICE PER SF SUMMARY OF SALES IN PAST YEAR

Geography	Transactions	Low	Bottom 25%	Median	Average	Top 25%	High
United States	43,964	\$0.02	\$55	\$185	\$189	\$822	\$47,750
Los Angeles	1,107	\$1.61	\$138	\$405	\$314	\$1,589	\$47,750
San Fernando Valley	138	\$88	\$260	\$460	\$460	\$1,857	\$26,234
North Hollywood	26	\$231	\$291	\$499	\$462	\$888	\$1,736
Selected Sale Comps	9	\$600	\$685	\$833	\$1,125	\$1,996	\$3,712

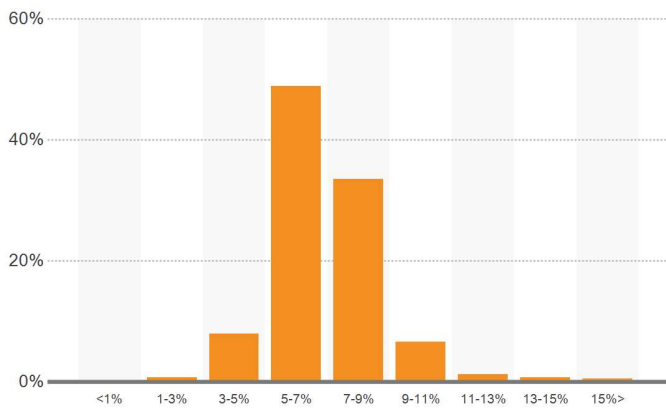
Cap Rates

5647 Cahuenga Blvd

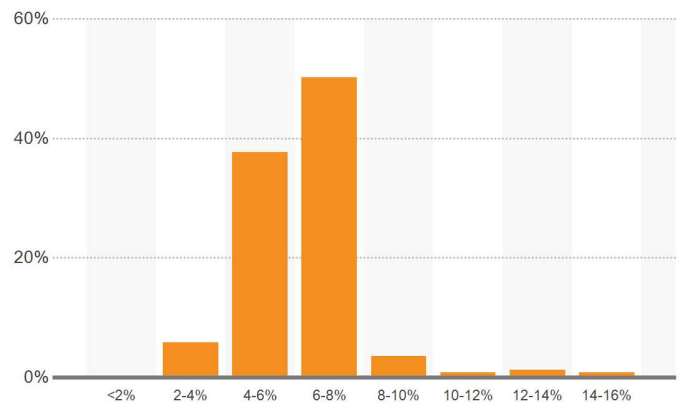
MARKET CAP RATE



UNITED STATES CAP RATE DISTRIBUTION PAST 12 MONTHS



LOS ANGELES CAP RATE DISTRIBUTION PAST 12 MONTHS



CAP RATE SUMMARY OF SALES IN PAST YEAR

Geography	Transactions	Low	Bottom 25%	Median	Average	Top 25%	High
United States	6,593	0.6%	5.0%	6.7%	6.9%	9.2%	70.0%
Los Angeles	156	2.0%	4.0%	5.6%	6.0%	8.5%	16.0%
San Fernando Valley	25	2.7%	4.3%	5.6%	5.6%	6.9%	7.4%
North Hollywood	6	3.8%	4.4%	6.0%	5.7%	6.9%	7.4%
Selected Sale Comps	0	-	-	-	-	-	-

TOP LOS ANGELES RETAIL BUYERS PAST TWO YEARS

Company Name	Properties Bought			Properties Sold		
	Bldgs	SF	Volume	Bldgs	SF	Volume
Lincoln Property Company	15	1,098,793	\$199,000,000	0	0	-
TIAA	7	274,620	\$107,499,998	0	0	-
The Macerich Company	49	2,789,187	\$102,762,937	1	116,995	\$25,000,000
David S Blatt	5	36,048	\$80,000,000	3	16,361	\$9,900,000
Brasa Capital Management	7	271,022	\$79,400,000	0	0	-
Paragon Commercial Group	7	271,022	\$79,400,000	3	39,301	\$16,750,000
TRC Retail	8	115,939	\$65,999,999	1	16,088	\$2,400,000
XYZ.rent	6	117,624	\$61,461,222	0	0	-
United El Segundo, Inc.	5	106,760	\$60,132,000	0	0	-
Merlone Geier Management, Inc.	7	187,035	\$57,800,000	0	0	-
Lennar	4	124,520	\$52,977,001	0	0	-
DW Partners, LP	3	117,842	\$50,500,001	0	0	-
Ad Supply	2	35,056	\$48,875,000	0	0	-
G&M Oil Company	7	9,784	\$48,183,000	0	0	-
Brandon Steven Motors	1	105,853	\$47,000,000	0	0	-
Ashley Furniture Industries, Inc.	2	140,234	\$46,916,000	0	0	-
Real Estate Development Associates	8	1,142,281	\$46,079,500	0	0	-
CIM Group, LP	6	88,078	\$45,674,999	0	0	-
One Cole Group LLC	3	14,524	\$45,195,000	0	0	-
Reliable Properties	5	197,707	\$44,944,000	0	0	-
James Demircift	1	168,700	\$42,000,000	0	0	-
Covina-Valley Unified School District	1	40,359	\$38,000,000	0	0	-
JH Real Estate Partners, Inc.	5	129,640	\$37,500,000	0	0	-
Cardenas Three	3	62,999	\$35,526,000	0	0	-
Charing Cross Partners LP	1	11,308	\$33,500,000	1	104,906	\$42,500,000

■ Purchased at least one asset in North Hollywood submarket

TYPES OF RETAIL LOS ANGELES BUYERS PAST TWO YEARS

Company Type	Buying Volume			Average Purchase		
	Bldgs	SF	Billions	Price/SF	Avg Price	
Private	1,523	13,509,417	\$5.11	\$378	\$3,354,807	
User	178	1,768,532	\$0.79	\$446	\$4,440,352	
Institutional	119	3,816,475	\$0.38	\$99	\$3,204,636	
REIT/Public	63	2,952,979	\$0.16	\$52	\$2,468,377	
Private Equity	12	260,437	\$0.06	\$214	\$4,659,109	

\$0 \$1.30 \$2.60 \$3.90 \$5.20

TOP LOS ANGELES RETAIL SELLERS PAST TWO YEARS

Company Name	Properties Sold			Properties Bought		
	Bldgs	SF	Volume	Bldgs	SF	Volume
Unibail-Rodamco-Westfield	15	1,098,793	\$199,000,000	0	0	-
InvenTrust Properties Corp.	14	461,655	\$165,299,998	0	0	-
GIC Private Limited	50	2,840,806	\$108,762,937	0	0	-
Federal Realty Investment Trust	8	164,732	\$97,486,222	0	0	-
Stanley Gribble	8	279,522	\$82,853,000	0	0	-
Gerschel & Company	5	36,048	\$80,000,000	0	0	-
Soboroff Partners	5	36,048	\$80,000,000	0	0	-
IDS Real Estate Group	8	115,939	\$65,999,999	1	6,845	\$3,044,250
Kott Family Trust	3	117,842	\$50,500,001	0	0	-
Jerry Heuer	1	105,853	\$47,000,000	0	0	-
HSH Management	2	68,610	\$46,079,500	0	0	-
MassMutual	5	82,210	\$43,999,999	0	0	-
Charing Cross Partners LP	1	104,906	\$42,500,000	1	11,308	\$33,500,000
BlackRock, Inc.	1	168,700	\$42,000,000	0	0	-
Albertsons Companies, Inc.	3	76,424	\$41,999,999	0	0	-
Blue Owl	6	174,398	\$41,415,383	5	138,420	\$23,484,370
Deutsche Bank AG	2	11,124	\$39,200,000	0	0	-
Perloff-Webster Company	2	25,667	\$38,200,000	0	0	-
Sage Automotive Group	1	40,359	\$38,000,000	0	0	-
UBS	5	129,640	\$37,500,000	0	0	-
Allen S Gimenez	5	4,846	\$34,183,000	0	0	-
Carolwood LP	1	30,056	\$34,125,000	0	0	-
L&R Group Of Companies	1	30,056	\$34,125,000	1	18,180	\$20,095,500
David Anawalt	1	11,308	\$33,500,000	0	0	-
Harmon Anawalt	1	11,308	\$33,500,000	0	0	-

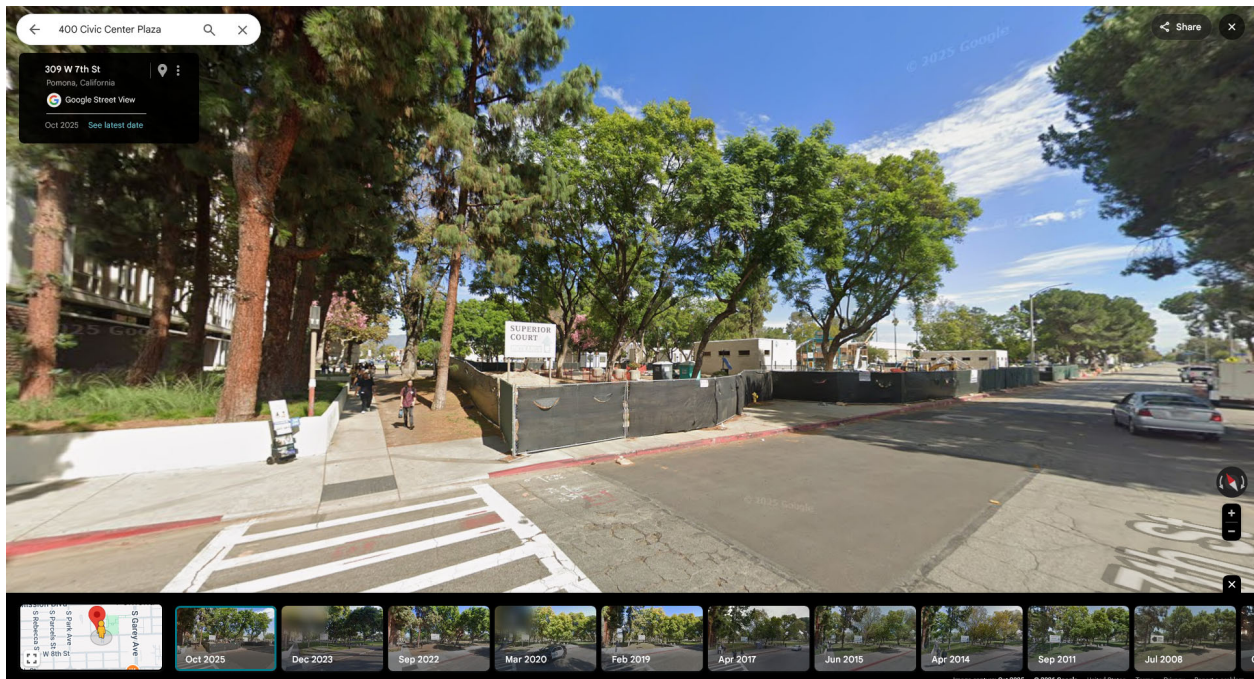
■ Sold at least one asset in North Hollywood submarket

TYPES OF RETAIL LOS ANGELES SELLERS PAST TWO YEARS

Company Type	Selling Volume			Average Sale		
	Bldgs	SF	Billions	Price/SF	Avg Price	
Private	1,650	12,430,760	\$5.29	\$425	\$3,204,958	
Institutional	127	3,907,279	\$0.59	\$150	\$4,624,211	
REIT/Public	39	1,959,170	\$0.51	\$261	\$13,122,723	
User	102	1,128,460	\$0.46	\$404	\$4,469,760	
Private Equity	19	290,012	\$0.16	\$557	\$8,516,072	

EXHIBIT 147

Google Maps Street View Oct 2025



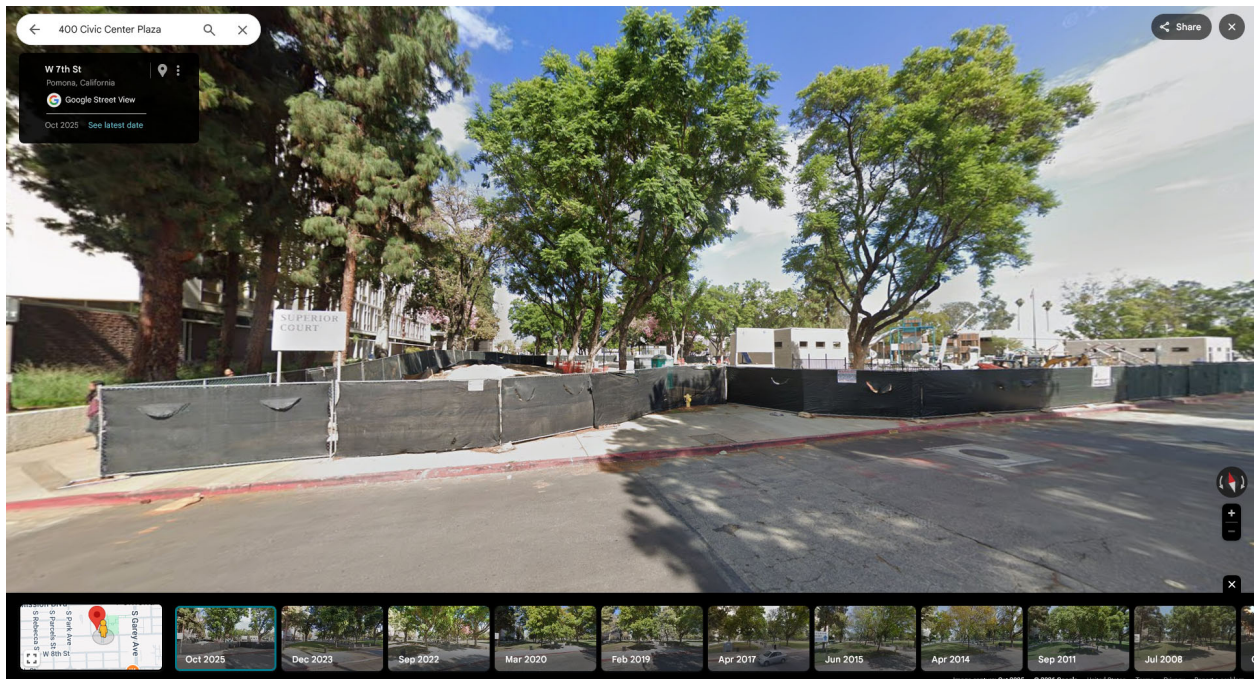
Taken 3/23/2026 1:17:30 PM

DEF-059.PNG

EXHIBIT 147-001

EXHIBIT 148

Google Maps Street View Oct 2025



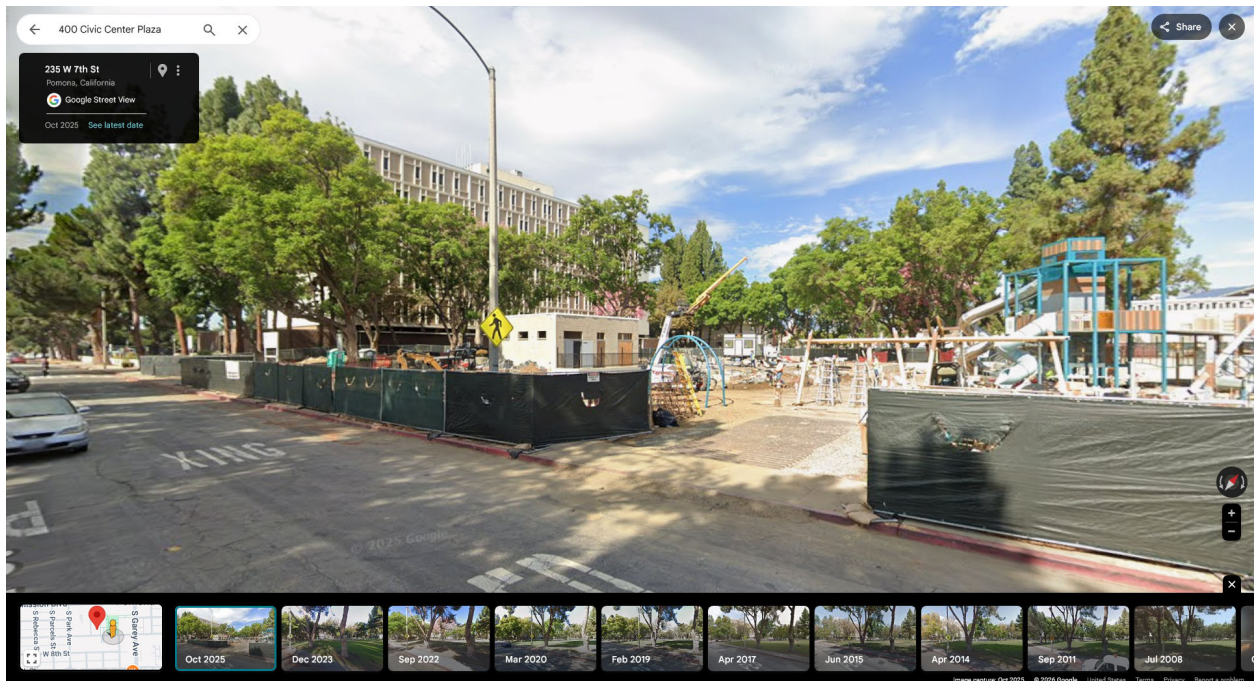
Taken 3/23/2026 1:19:02 PM

DEF-060.PNG

EXHIBIT 148-001

EXHIBIT 149

Google Maps Street View Oct 2025



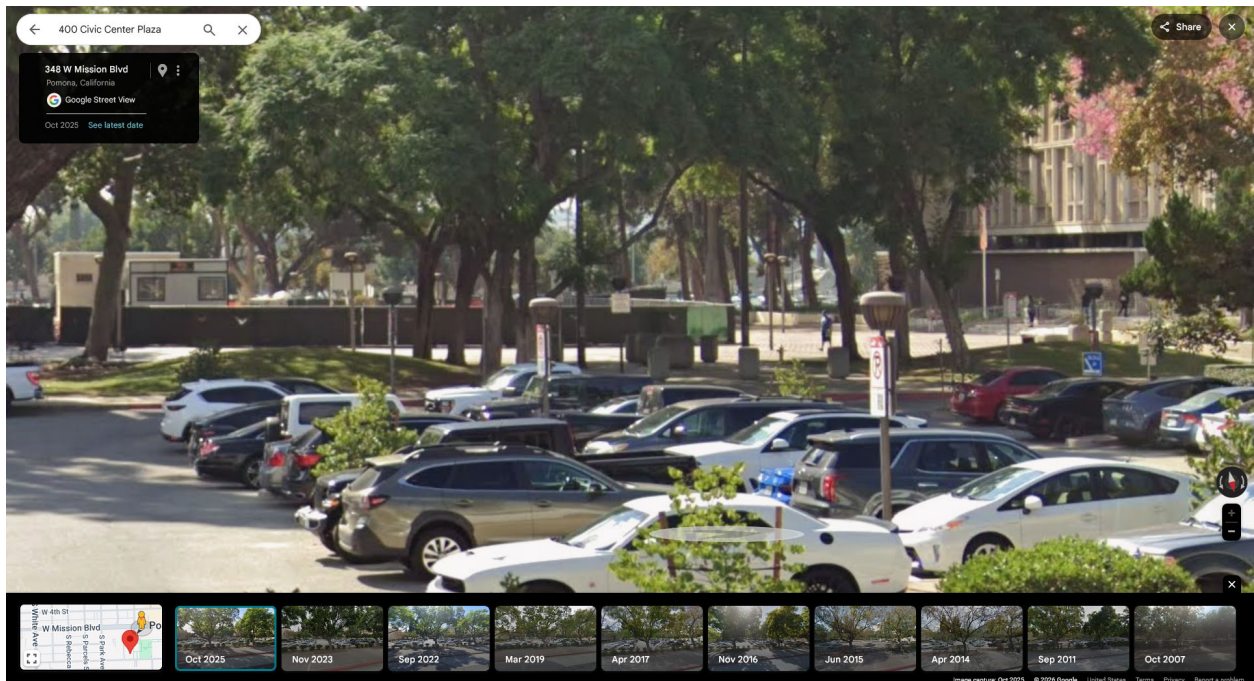
Taken 3/23/2026 1:20:13 PM

DEF-061.PNG

EXHIBIT 149-001

EXHIBIT 150

Google Maps Street View Oct 2025



Taken 3/23/2026 1:26:45 PM

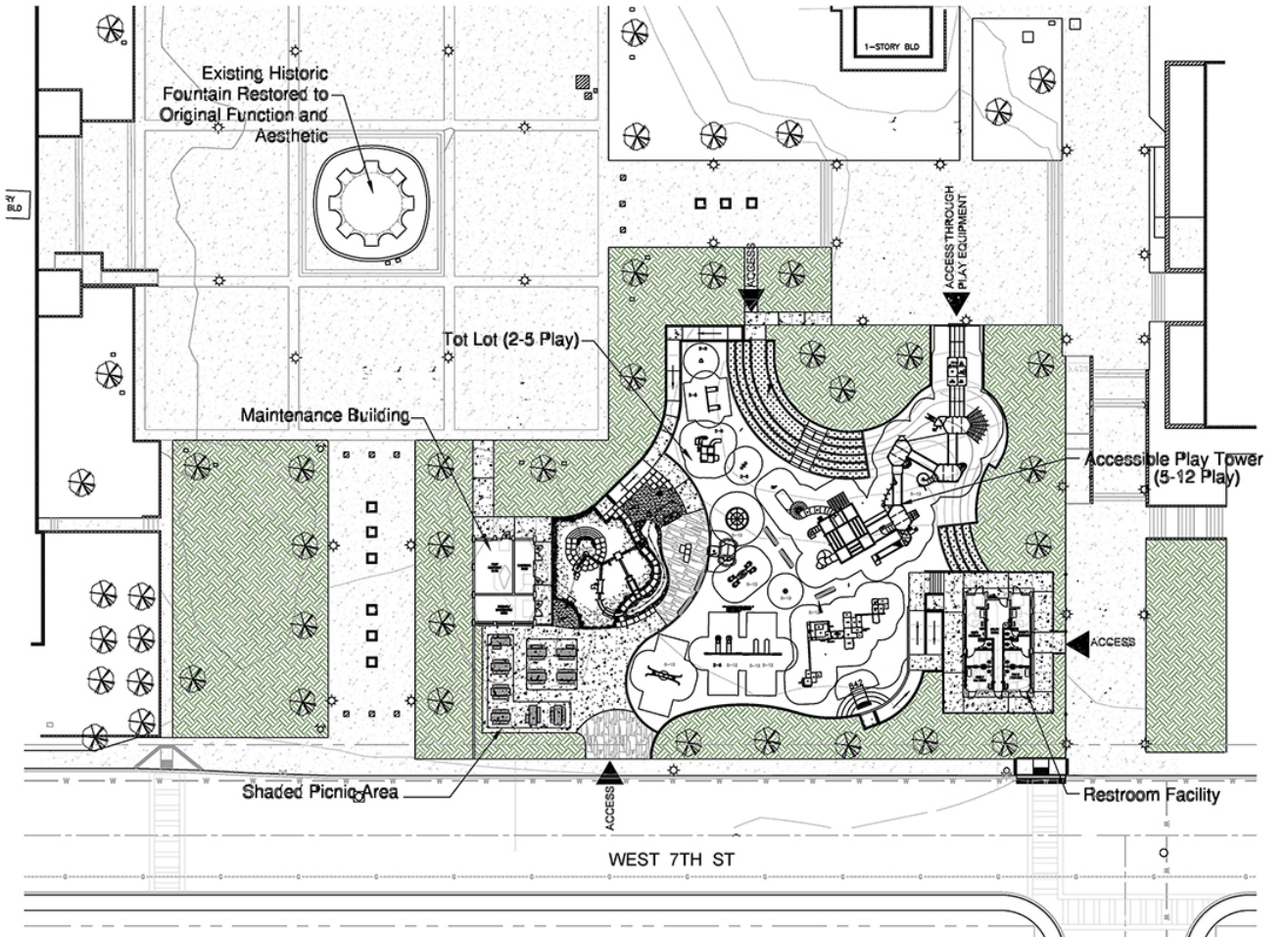
DEF-064.PNG

EXHIBIT 150-001

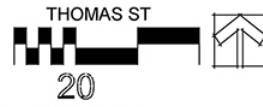
EXHIBIT 151

Pomona Civic Center Plaza - New Playground and Amenities

Español



CIVIC CENTER PLAZA - NEW PLAYGROUND CONCEPT PLAN



Additional project updates and information will be published on an on-going basis.

Latest Updates - February 2025

- Begin Construction: Winter 2024
- Completion: Winter 2026

Project Description

The City is excited to provide an update on the project at Civic Center Plaza! The project includes restoring the public water fountain so it can be enjoyed again and beautify the Civic Center. We are looking forward to introducing some fantastic new amenities, such as an all-abilities playground, a maintenance building, and a restroom facility. At this point in time, the contractor has completed clearing, demolition, and most rough grading. The contractor is currently working on underground lines and survey layout for the next steps in the construction process.

EXHIBIT 151-001

This park is perfectly located near the Library, City Hall, and the Courthouse, right in the heart of our community. By adding these new features, we hope to make the area a gathering spot for families, promote equity, and encourage more community activities. Ultimately, we want to improve health and overall quality of life while making it easier to access the library and government services. This project is primarily funded by grants, and construction is well underway and planned for completion by early 2026. We can't wait to see families enjoying this revitalized space when completed! Check out the all-abilities playground video per the link below.



EXHIBIT 151-002



Above: Accessible Ramps Leading to Tower Feature. Features in the Foreground are 2-5 Play Structures with Some Accessible Features and Equipment. Background Right Shows the GFRC Rock Formations.

Below: Highlight of the Variety of Play Feature Located Below the Ramps to the Tower.



CIVIC CENTER PLAZA - NEW PLAYGROUND CONCEPT PLAN EQUIPMENT (5-12 YEAR)



Above: View From 7th Street Entry, Looking North-East. GFRC Formations/Koolfog Area to the Right.

Below: GFRC Formations Play Features can Combine with KoolFog to Create a Unique and Fun Cooling Feature in the Park that All Ages can Enjoy



CIVIC CENTER PLAZA- NEW PLAYGROUND CONCEPT PLAN EQUIPMENT (ALL AGES)



EXHIBIT 151-004



Project Information

PAST EVENTS

Latest Updates - January 2024

- Detailed Design & Construction Documentation: April 2024
- Begin Construction: Summer 2024

Project Description

The project consists of a new Destination Playground to feature an all-inclusive play environment for the entire City to enjoy. The Playground will feature separate play features for Tots (2-5 age group) and School Aged Children (5-12 age group). In addition to the playground, there will be shaded seating and picnic opportunities, walkway lighting, a new Restroom Building, a New Storage and Utility Building landscape and irrigation improvements. The existing fountain in the adjacent plaza will be renovated and brought back to its former glory in operation. The Civic Center is a registered Historic Site and unique location for this exciting project.

EXHIBIT 151-005

First Parks and Recreation Commission Meeting at Westmont Community Center 05/18/2023

Historic Preservation Commission Meeting at Council Chambers 06/07/2023

Community Meeting at Ganesha Community Center 06/14/2023

Civic Center Plaza-New Playground & Amenities Presentation

Second Parks and Recreation Commission Meeting at Garfield Park Neighborhood Center 10/19/2023

City Council Meeting at Council Chambers 11/20/2023

Civic Center Plaza-New Playground & Amenities Concept Plans

Project Contact

Leyna Nguyen, P.E., PMP

Associate Civil Engineer

City of Pomona | Public Works Department|Engineering Division

(909) 620-2275

EXHIBIT 151-006

EXHIBIT 152

Exhibit 9
VIDEO
RECORDING
FROM DAY OF
TRUSTEE SALE

EXHIBIT 152-001

EXHIBIT 153