

REVISED



First American Title Insurance Company
National Commercial Services
1850 Mt. Diablo Blvd., Suite 530
Walnut Creek, CA 94596

March 29, 2022

Julie K. Hoffman
Allen Matkins Leck Gamble Mallory &, Natsis LLP
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Customer Reference: LEGENDARY EAST PASADENA LLC

Escrow Officer: Chad Wilson
Phone: (925)927-2155

Buyer: SRM Acquisitions, LLC

Owner: LEGENDARY EAST PASADENA, LLC,

Property: 3720 Oakdale Street and, 408 South Rosemead Boulevard,
Pasadena, CA

PRELIMINARY REPORT

In response to the above referenced application for a policy of title insurance, this company hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a Policy or Policies of Title Insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an Exception below or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations of said Policy forms.

The printed Exceptions and Exclusions from the coverage and Limitations on Covered Risks of said policy or policies are set forth in Exhibit A attached. *The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties.* Limitations on Covered Risks applicable to the CLTA and ALTA Homeowner's Policies of Title Insurance which establish a Deductible Amount and a Maximum Dollar Limit of Liability for certain coverages are also set forth in Exhibit A. Copies of the policy forms should be read. They are available from the office which issued this report.

Please read the exceptions shown or referred to below and the exceptions and exclusions set forth in Exhibit A of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.

It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects, and encumbrances affecting title to the land.

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

Dated as of March 17, 2022 at 7:30 A.M.

The form of Policy of title insurance contemplated by this report is:

ALTA Extended Loan Policy
ALTA Extended Owner Policy

A specific request should be made if another form or additional coverage is desired.

Title to said estate or interest at the date hereof is vested in:

Legendary East Pasadena, LLC, a California limited liability company

The estate or interest in the land hereinafter described or referred to covered by this Report is:

Fee Simple

The Land referred to herein is described as follows:

(See attached Legal Description)

At the date hereof exceptions to coverage in addition to the printed Exceptions and Exclusions in said policy form would be as follows:

1. General and special taxes and assessments for the fiscal year 2022-2023, a lien not yet due or payable.
2. The lien of supplemental taxes, if any, assessed pursuant to Chapter 3.5 commencing with Section 75 of the California Revenue and Taxation Code.
3. Covenants, conditions, restrictions and easements in the document recorded December 27, 1921 as [Book 734, Page 134](#) of Official Records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, national origin, sexual orientation, marital status, ancestry, source of income or disability, to the extent such covenants, conditions or restrictions violate Title 42, Section 3604(c), of the United States Codes. Lawful restrictions under state and federal law on the age of occupants in senior housing or housing for older persons shall not be construed as restrictions based on familial status.

(Affects Parcel B of Lot 9)

"It is further covenanted and agreed by and between the parties hereto, that all water, gas and oil rights of every kind and character are reserved and excepted to remain the property of California-Michigan Land & Water Company, and the grantee herein shall have no right to develop water, oil or gas, or any similar product in any manner, on premises described"

4. Covenants, conditions, restrictions and easements in the document recorded December 3, 1924 as [Book 4230, Page 140](#) of Official Records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, national origin, sexual orientation, marital status, ancestry, source of income or disability, to the extent such covenants, conditions or restrictions violate Title 42, Section 3604(c), of the United States Codes. Lawful restrictions under state and federal law on the age of occupants in senior housing or housing for older persons shall not be construed as restrictions based on familial status.

(Affects Parcel B of Lot 10)

"It is further covenanted and agreed by and between the parties hereto, that all water, gas and oil rights of every kind and character are reserved and excepted to remain the property of California-Michigan Land & Water Company, and the grantee herein shall have no right to develop water, oil or gas, or any similar product in any manner, on premises described"

5. An easement for street and incidental purposes in the document recorded January 10, 1934 as [Book 12613, Page 3](#) of Official Records.

(Affects Parcel B)

Right of way and incidents thereto for public highway upon, over and across strip of land 5 feet wide, being the easterly 5 feet of the westerly 20 feet of said lots 9 and 10, as granted to state of California by deed recorded October 4, 1945 as Instrument No. 1462 in [Book 22332, Page 254](#), Official Records.

6. An easement for street and incidental purposes in the document recorded January 10, 1934 as [Book 12614, Page 3](#) of Official Records.

(Affects Parcel A)

7. Covenants, conditions, restrictions and easements in the document recorded February 15, 1950 as [Book 6742, Page 208](#) of Official Records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, national origin, sexual orientation, marital status, ancestry, source of income or disability, to the extent such covenants, conditions or restrictions violate Title 42, Section 3604(c), of the United States Codes. Lawful restrictions under state and federal law on the age of occupants in senior housing or housing for older persons shall not be construed as restrictions based on familial status.

8. An easement for utilities and incidental purposes in the document recorded as [Book 21593, Page 224](#) of Official Records.

(Affects Parcel A)

9. An easement for utilities and incidental purposes in the document recorded as [Book 10428, Page 272](#) of Official Records.

(Affects Parcel A)

10. The terms and provisions contained in the document entitled "Covenant and Agreement" recorded February 11, 1957 as [Book 53615, Page 82](#) of Official Records.

(Affects Parcel B)

11. The terms and provisions contained in the document entitled "Co-Ownership Agreement " recorded May 14, 1980 as Instrument No. [1980-484062](#) of Official Records.

(Affects Parcel A)

12. An agreement or covenant to hold land as one parcel recorded March 24, 2011 as Instrument No. [20110446194](#) of Official Records.

(Affects Parcel B)

13. An agreement or covenant to hold land as one parcel recorded March 25, 2011 as Instrument No. [2011-0448895](#) of Official Records.

(Affects Parcel B)

14. This item has been intentionally deleted.
15. Certificate of Compliance to hold two parcels together as one parcel recorded January 28, 2022 as Instrument No. [2022-115529](#) of Official Records.
16. We find no outstanding voluntary liens of record affecting subject property. An inquiry should be made concerning the existence of any unrecorded lien or other indebtedness which could give rise to any security interest in the subject property.

(Affects Parcel B)

17. Any statutory lien for labor or materials arising by reason of a work of improvement now in progress or recently completed.
18. Any claim that the Title is subject to a trust or lien created under The Perishable Agricultural Commodities Act, 1930 (7 U.S.C. §§499a, et seq.) or the Packers and Stockyards Act (7 U.S.C. §§181 et seq.) or under similar state laws.

(Affects Parcel A)

Consideration for the deletion of this exception is highly fact intensive. Please contact the underwriter assigned to your file as soon as possible to discuss.

19. Any facts, rights, interests or claims which would be disclosed by a correct ALTA/NSPS survey.
20. An ALTA/NSPS survey of recent date which complies with the current minimum standard detail requirements for ALTA/NSPS land title surveys.
21. Water rights, claims or title to water, whether or not shown by the public records.
22. Rights of parties in possession.

INFORMATIONAL NOTES

ALERT - CA Senate Bill 2 imposes an additional fee of \$75 up to \$225 at the time of recording on certain transactions effective January 1, 2018. Please contact your First American Title representative for more information on how this may affect your closing.

1. Taxes for proration purposes only for the fiscal year 2021-2022.

First Installment: \$12,657.47, PAID
Second Installment: \$12,657.47, PAID
Tax Rate Area: 07562
APN: 5378-018-016

(Affects Parcel A)

2. Taxes for proration purposes only for the fiscal year 2021-2022.

First Installment: \$12,999.81, PAID
Second Installment: \$12,999.80, PAID
Tax Rate Area: 07562
APN: 5378-018-020

(Affects Parcel B)

3. Supplemental taxes for the fiscal year 2020-2021 assessed pursuant to Chapter 3.5 commencing with Section 75 of the California Revenue and Taxation Code.

First Installment: \$416.65, PAID
Penalty: \$0.00
Second Installment: \$416.64, PAID
Penalty: \$0.00
Tax Rate Area: 07562
A. P. No.: 5378-018-016

(Affects Parcel A)

4. Supplemental taxes for the fiscal year 2021-2022 assessed pursuant to Chapter 3.5 commencing with Section 75 of the California Revenue and Taxation Code.

First Installment: \$879.20, PAID
Penalty: \$0.00
Second Installment: \$879.19, PAID
Penalty: \$0.00
Tax Rate Area: 07562
A. P. No.: 5378-018-016

(Affects Parcel A)

5. According to the latest available equalized assessment roll in the office of the county tax assessor, there is located on the land a(n) Commercial Structure known as 408 South Rosemead Boulevard; and 3720 Oakdale Street, Pasadena, California.

6. According to the public records, there has been no conveyance of the land within a period of twenty four months prior to the date of this report, except as follows:

A document recorded January 14, 2021 as Instrument No. 2021-0073764 of Official Records.
From: Ergon Investments Inc., a California Corporation
To: Legendary East Pasadena, LLC, a California limited liability company

(Affects Parcel A)

7. It appears that a work of improvement is in progress or recently completed on the land. The Company will require various documents and information, including but not limited to a completed mechanics' lien risk analysis, construction contract(s), lien waivers, loan agreement, disbursement information, executed indemnity agreement and current financial information from proposed indemnitors, in order to determine whether mechanics' lien insurance can be issued. Other requirements may be made following the review of such documents and information.
8. This preliminary report/commitment was prepared based upon an application for a policy of title insurance that identified land by street address or assessor's parcel number only. It is the responsibility of the applicant to determine whether the land referred to herein is in fact the land that is to be described in the policy or policies to be issued.
9. Should this report be used to facilitate your transaction, we must be provided with the following prior to the issuance of the policy:
 - A. WITH RESPECT TO A CORPORATION:
 1. A certificate of good standing of recent date issued by the Secretary of State of the corporation's state of domicile.
 2. A certificate copy of a resolution of the Board of Directors authorizing the contemplated transaction and designating which corporate officers shall have the power to execute on behalf of the corporation.
 3. A certificate of revivor and a certificate of relief from contract voidability issued by the Franchise Tax Board of the State of California.
 4. Requirements which the Company may impose following its review of the above material and other information which the Company may require.
 - B. WITH RESPECT TO A CALIFORNIA LIMITED PARTNERSHIP:
 1. A certified copy of the certificate of limited partnership (form LP-1) and any amendments thereto (form LP-2) to be recorded in the public records;
 2. A full copy of the partnership agreement and any amendments;
 3. Satisfactory evidence of the consent of a majority in interest of the limited partners to the contemplated transaction;
 4. A certificate of revivor and a certificate of relief from contract voidability issued by the Franchise Tax Board of the State of California.
 5. Requirements which the Company may impose following its review of the above material and other information which the Company may require.
 - C. WITH RESPECT TO A FOREIGN LIMITED PARTNERSHIP:
 1. A certified copy of the application for registration, foreign limited partnership (form LP-5) and any amendments thereto (form LP-6) to be recorded in the public records;
 2. A full copy of the partnership agreement and any amendment;
 3. Satisfactory evidence of the consent of a majority in interest of the limited partners to the contemplated transaction;
 4. A certificate of revivor and a certificate of relief from contract voidability issued by the Franchise Tax Board of the State of California.
 5. Requirements which the Company may impose following its review of the above material and other information which the Company may require.
 - D. WITH RESPECT TO A GENERAL PARTNERSHIP:
 1. A certified copy of a statement of partnership authority pursuant to Section 16303 of the

- California Corporation Code (form GP-I), executed by at least two partners, and a certified copy of any amendments to such statement (form GP-7), to be recorded in the public records;
2. A full copy of the partnership agreement and any amendments;
 3. Requirements which the Company may impose following its review of the above material required herein and other information which the Company may require.
- E. WITH RESPECT TO A LIMITED LIABILITY COMPANY:
1. A copy of its operating agreement and any amendments thereto;
 2. If it is a California limited liability company, a certified copy of its articles of organization (LLC-1) and any certificate of correction (LLC-11), certificate of amendment (LLC-2), or restatement of articles of organization (LLC-10) to be recorded in the public records;
 3. If it is a foreign limited liability company, a certified copy of its application for registration (LLC-5) to be recorded in the public records;
 4. With respect to any deed, deed of trust, lease, subordination agreement or other document or instrument executed by such limited liability company and presented for recordation by the Company or upon which the Company is asked to rely, such document or instrument must be executed in accordance with one of the following, as appropriate:
 - (i) If the limited liability company properly operates through officers appointed or elected pursuant to the terms of a written operating agreement, such documents must be executed by at least two duly elected or appointed officers, as follows: the chairman of the board, the president or any vice president, and any secretary, assistant secretary, the chief financial officer or any assistant treasurer;
 - (ii) If the limited liability company properly operates through a manager or managers identified in the articles of organization and/or duly elected pursuant to the terms of a written operating agreement, such document must be executed by at least two such managers or by one manager if the limited liability company properly operates with the existence of only one manager.
 5. A certificate of revivor and a certificate of relief from contract voidability issued by the Franchise Tax Board of the State of California.
 6. Requirements which the Company may impose following its review of the above material and other information which the Company may require.
- F. WITH RESPECT TO A TRUST:
1. A certification pursuant to Section 18100.5 of the California Probate Code in a form satisfactory to the Company.
 2. Copies of those excerpts from the original trust documents and amendments thereto which designate the trustee and confer upon the trustee the power to act in the pending transaction.
 3. Other requirements which the Company may impose following its review of the material require herein and other information which the Company may require.
- G. WITH RESPECT TO INDIVIDUALS:
1. A statement of information.

The map attached, if any, may or may not be a survey of the land depicted hereon. First American Title Insurance Company expressly disclaims any liability for loss or damage which may result from reliance on this map except to the extent coverage for such loss or damage is expressly provided by the terms and provisions of the title insurance policy, if any, to which this map is attached.

********To obtain wire instructions for deposit of funds to your escrow file please contact your Escrow Officer.********

LEGAL DESCRIPTION

Real property in the unincorporated area of the County of Los Angeles, State of California, described as follows:

PARCEL A:

LOTS 7 AND 8 IN BLOCK "A" OF TRACT NO. 3489, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN [BOOK 46 PAGE 56](#) OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT ALL WATER, GAS AND OIL RIGHTS OF EVERY KIND AND CHARACTER, INCLUDING THE RIGHT TO DEVELOP THE SAME OR ANY SIMILAR PRODUCT IN ANY MANNER, BUT WITHOUT THE RIGHT OF SURFACE ENTRY, AS EXCEPTED AND RESERVED IN THE DEED FROM CALIFORNIA MICHIGAN LAND & WATER COMPANY, AFFECTING LOT 4, RECORDED IN [BOOK 2898 PAGE 337](#) OFFICIAL RECORDS AND IN DEED FROM CALIFORNIA-MICHIGAN LAND AND WATER COMPANY, RECORDED IN [BOOK 5693 PAGE 183](#) OFFICIAL RECORDS.

PARCEL B:

LOTS 9, 10 AND 11 IN BLOCK "A" OF TRACT NO. 3489, IN THE COUNTY OF LOS ANGELES COUNTY, STATE OF CALIFORNIA, AS PER MAP RECORDED IN [BOOK 46, PAGE 56](#) OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING FROM LOT 11, ALL CRUDE OIL, PETROLEUM, GAS, BREA, ASPHALTUM AND ALL KINDRED SUBSTANCES AND OTHER MINERALS UNDER AND IN SAID LAND, BELOW A DEPTH OF 500 FEET, WITHOUT RIGHT OF SURFACE ENTRY AS RESERVED BY HARMON D. STRAHAN IN GRANT DEED RECORDED MAY 6, 1981 AS INSTRUMENT NO. [81-454973](#), OFFICIAL RECORDS.

APN: 5378-018-016 (Affects Parcel A)
5378-018-020 (Affects Parcel B)

The First American Corporation
First American Title Company
Privacy Policy

We Are Committed to Safeguarding Customer Information

In order to better serve your needs now and in the future, we may ask you to provide us with certain information. We understand that you may be concerned about what we will do with such information - particularly any personal or financial information. We agree that you have a right to know how we will utilize the personal information you provide to us. Therefore, together with our parent company, The First American Corporation, we have adopted this Privacy Policy to govern the use and handling of your personal information.

Applicability

This Privacy Policy governs our use of the information which you provide to us. It does not govern the manner in which we may use information we have obtained from any other source, such as information obtained from a public record or from another person or entity. First American has also adopted broader guidelines that govern our use of personal information regardless of its source. First American calls these guidelines its Fair Information Values, a copy of which can be found on our website at www.firstam.com.

Types of Information

Depending upon which of our services you are utilizing, the types of nonpublic personal information that we may collect include:

- Information we receive from you on applications, forms and in other communications to us, whether in writing, in person, by telephone or any other means;
- Information about your transactions with us, our affiliated companies, or others; and
- Information we receive from a consumer reporting agency.

Use of Information

We request information from you for our own legitimate business purposes and not for the benefit of any nonaffiliated party. Therefore, we will not release your information to nonaffiliated parties except: (1) as necessary for us to provide the product or service you have requested of us; or (2) as permitted by law. We may, however, store such information indefinitely, including the period after which any customer relationship has ceased. Such information may be used for any internal purpose, such as quality control efforts or customer analysis. We may also provide all of the types of nonpublic personal information listed above to one or more of our affiliated companies. Such affiliated companies include financial service providers, such as title insurers, property and casualty insurers, and trust and investment advisory companies, or companies involved in real estate services, such as appraisal companies, home warranty companies, and escrow companies. Furthermore, we may also provide all the information we collect, as described above, to companies that perform marketing services on our behalf, on behalf of our affiliated companies, or to other financial institutions with whom we or our affiliated companies have joint marketing agreements.

Former Customers

Even if you are no longer our customer, our Privacy Policy will continue to apply to you.

Confidentiality and Security

We will use our best efforts to ensure that no unauthorized parties have access to any of your information. We restrict access to nonpublic personal information about you to those individuals and entities who need to know that information to provide products or services to you. We will use our best efforts to train and oversee our employees and agents to ensure that your information will be handled responsibly and in accordance with this Privacy Policy and First American's Fair Information Values. We currently maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

**CLTA/ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE (02-03-10)
EXCLUSIONS**

In addition to the Exceptions in Schedule B, You are not insured against loss, costs, attorneys' fees, and expenses resulting from:

1. Governmental police power, and the existence or violation of those portions of any law or government regulation concerning:
 - (a) building; (d) improvements on the Land;
 - (b) zoning; (e) land division; and
 - (c) land use; (f) environmental protection.This Exclusion does not limit the coverage described in Covered Risk 8.a., 14, 15, 16, 18, 19, 20, 23 or 27.
2. The failure of Your existing structures, or any part of them, to be constructed in accordance with applicable building codes. This Exclusion does not limit the coverage described in Covered Risk 14 or 15.
3. The right to take the Land by condemning it. This Exclusion does not limit the coverage described in Covered Risk 17.
4. Risks:
 - (a) that are created, allowed, or agreed to by You, whether or not they are recorded in the Public Records;
 - (b) that are Known to You at the Policy Date, but not to Us, unless they are recorded in the Public Records at the Policy Date;
 - (c) that result in no loss to You; or
 - (d) that first occur after the Policy Date - this does not limit the coverage described in Covered Risk 7, 8.e., 25, 26, 27 or 28.
5. Failure to pay value for Your Title.
6. Lack of a right:
 - (a) to any land outside the area specifically described and referred to in paragraph 3 of Schedule A; and
 - (b) in streets, alleys, or waterways that touch the Land.This Exclusion does not limit the coverage described in Covered Risk 11 or 21.
7. The transfer of the Title to You is invalid as a preferential transfer or as a fraudulent transfer or conveyance under federal bankruptcy, state insolvency, or similar creditors' rights laws.

LIMITATIONS ON COVERED RISKS

Your insurance for the following Covered Risks is limited on the Owner's Coverage Statement as follows: For Covered Risk 16, 18, 19, and 21 Your Deductible Amount and Our Maximum Dollar Limit of Liability shown in Schedule A.

| Your Deductible Amount | <u>Our Maximum Dollar Limit of Liability</u> |
|------------------------------------------------------------------------|---------------------------------------------------------|
| Covered Risk 16: 1% of Policy Amount or \$2,500.00 (whichever is less) | \$10,000.00 |
| Covered Risk 18: 1% of Policy Amount or \$5,000.00 (whichever is less) | \$25,000.00 |
| Covered Risk 19: 1% of Policy Amount or \$5,000.00 (whichever is less) | \$25,000.00 |
| Covered Risk 21: 1% of Policy Amount or \$2,500.00 (whichever is less) | \$5,000.00 |

**ALTA RESIDENTIAL TITLE INSURANCE POLICY (6-1-87)
EXCLUSIONS**

In addition to the Exceptions in Schedule B, you are not insured against loss, costs, attorneys' fees, and expenses resulting from:

1. Governmental police power, and the existence or violation of any law or government regulation. This includes building and zoning ordinances and also laws and regulations concerning:
 - (a) and use
 - (b) improvements on the land
 - (c) and division
 - (d) environmental protectionThis exclusion does not apply to violations or the enforcement of these matters which appear in the public records at Policy Date. This exclusion does not limit the zoning coverage described in Items 12 and 13 of Covered Title Risks.
2. The right to take the land by condemning it, unless:
 - (a) a notice of exercising the right appears in the public records on the Policy Date
 - (b) the taking happened prior to the Policy Date and is binding on you if you bought the land without knowing of the taking
3. Title Risks:
 - (a) that are created, allowed, or agreed to by you
 - (b) that are known to you, but not to us, on the Policy Date -- unless they appeared in the public records

(c) that result in no loss to you
(d) that first affect your title after the Policy Date -- this does not limit the labor and material lien coverage in Item 8 of Covered Title Risks

4. Failure to pay value for your title.
5. Lack of a right:
 - (a) to any land outside the area specifically described and referred to in Item 3 of Schedule A OR
 - (b) in streets, alleys, or waterways that touch your landThis exclusion does not limit the access coverage in Item 5 of Covered Title Risks.

2006 ALTA LOAN POLICY (06-17-06)
EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. a. Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - i. the occupancy, use, or enjoyment of the Land;
 - ii. the character, dimensions, or location of any improvement erected on the Land;
 - iii. the subdivision of land; or
 - iv. environmental protection;or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
 - b. Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - a. created, suffered, assumed, or agreed to by the Insured Claimant;
 - b. not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - c. resulting in no loss or damage to the Insured Claimant;
 - d. attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 13, or 14); or
 - e. resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law.
6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
 - a. a fraudulent conveyance or fraudulent transfer, or
 - b. a preferential transfer for any reason not stated in Covered Risk 13(b) of this policy.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records. This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b).

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) that arise by reason of:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.

6. Any lien or right to a lien for services, labor or material not shown by the public records.

2006 ALTA OWNER'S POLICY (06-17-06)
EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. a. Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - i. the occupancy, use, or enjoyment of the Land;
 - ii. the character, dimensions, or location of any improvement erected on the Land;
 - iii. the subdivision of land; or
 - iv. environmental protection;or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
b. Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - a. created, suffered, assumed, or agreed to by the Insured Claimant;
 - b. not Known to the Company, not recorded in the Public Records at Date of Policy, but known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - c. resulting in no loss or damage to the Insured Claimant;
 - d. attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or
 - e. resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
 - a. a fraudulent conveyance or fraudulent transfer; or
 - b. a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) that arise by reason of:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor or material not shown by the public records.

ALTA EXPANDED COVERAGE RESIDENTIAL LOAN POLICY (07-26-10)
EXCLUSIONS FROM COVERAGE

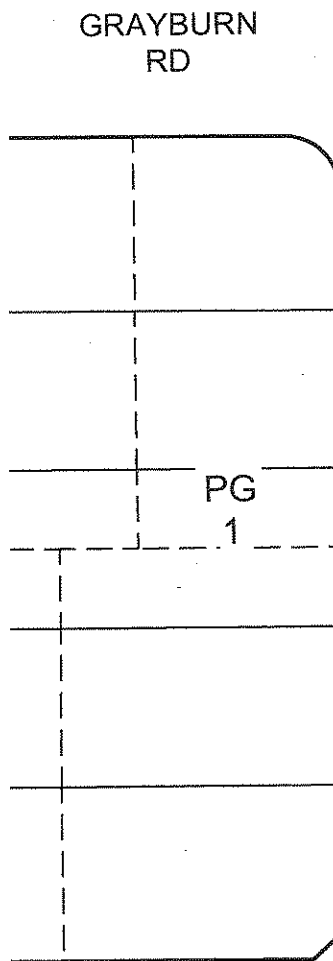
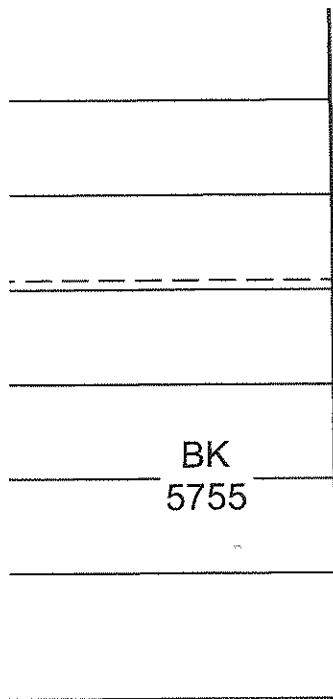
The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. a. Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - i. the occupancy, use, or enjoyment of the Land;
 - ii. the character, dimensions, or location of any improvement erected on the Land;
 - iii. the subdivision of land; or
 - iv. environmental protection;or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5, 6, 13(c), 13(d), 14 or 16.
- b. Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 5, 6, 13(c), 13(d), 14 or 16.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - a. created, suffered, assumed, or agreed to by the Insured Claimant;
 - b. not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - c. resulting in no loss or damage to the Insured Claimant;
 - d. attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 16, 17, 18, 19, 20, 21, 22, 23, 24, 27 or 28); or
 - e. resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law. This Exclusion does not modify or limit the coverage provided in Covered Risk 26.
6. Any claim of invalidity, unenforceability or lack of priority of the lien of the Insured Mortgage as to Advances or modifications made after the Insured has Knowledge that the vestee shown in Schedule A is no longer the owner of the estate or interest covered by this policy. This Exclusion does not modify or limit the coverage provided in Covered Risk 11.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching subsequent to Date of Policy. This Exclusion does not modify or limit the coverage provided in Covered Risk 11(b) or 25.
8. The failure of the residential structure, or any portion of it, to have been constructed before, on or after Date of Policy in accordance with applicable building codes. This Exclusion does not modify or limit the coverage provided in Covered Risk 5 or 6.
9. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
 - a. a fraudulent conveyance or fraudulent transfer, or
 - b. a preferential transfer for any reason not stated in Covered Risk 27(b) of this policy.

112

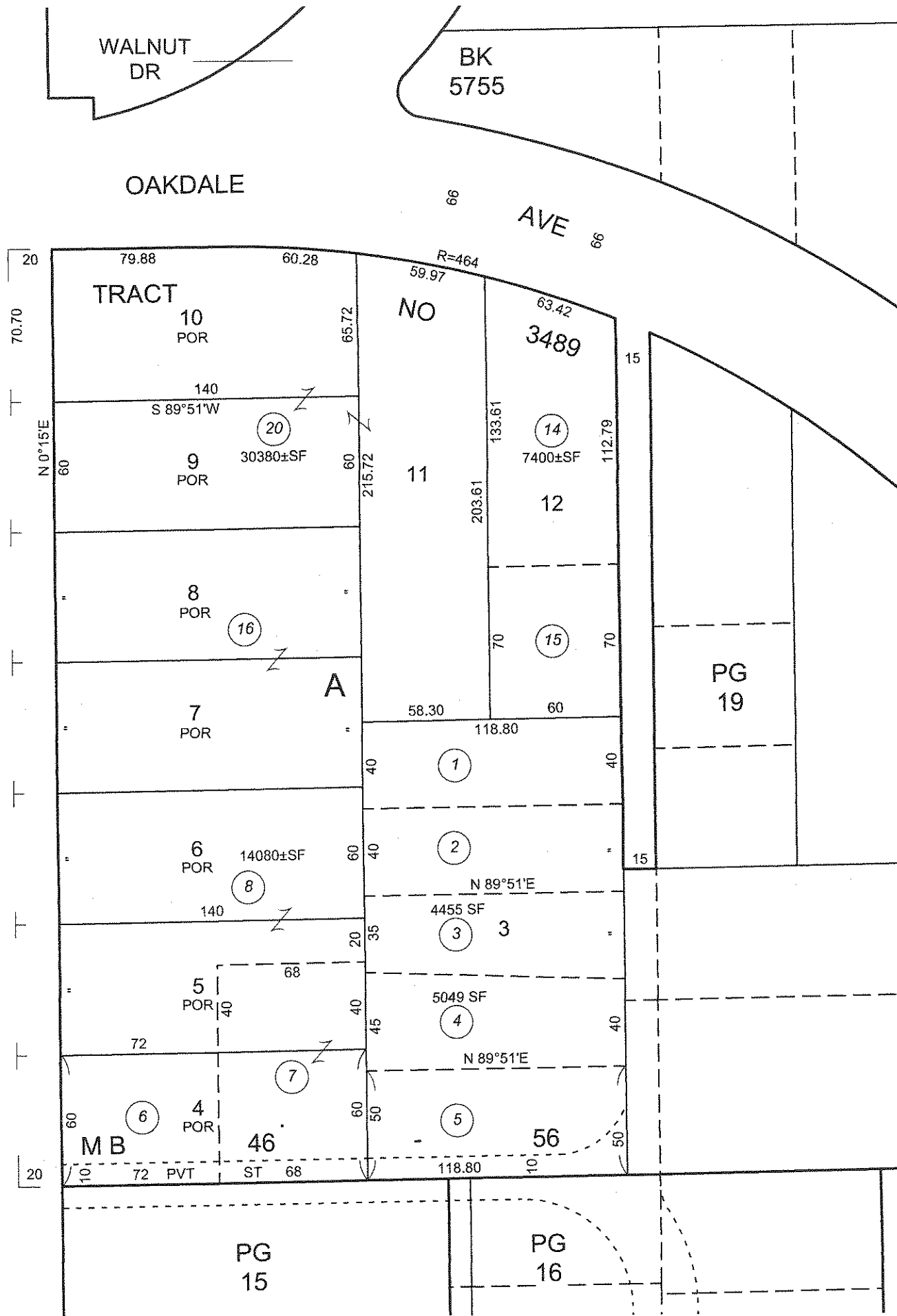


MAPPING AND GIS SERVICES SCALE 1" = 60'



110 BLVD

ROSEMEAD 110



WALNUT DR

BK 5755

OAKDALE

AVE 66

TRACT 10 POR

NO 11

3489

140

S 89°51'W

20

9 POR

30380±SF

14

7400±SF

12

8 POR

16

7 POR

A

58.30

118.80

PG 19

6 POR

14080±SF

8

N 89°51'E

4455 SF

3

5 POR

72

7

5049 SF

4

N 89°51'E

6

4 POR

46

5

56

MB

72 PVT

ST 68

118.80

PG 15

PG 16





3720 Oakdale Ave

Building



Directions



Save



Nearby



Send to your
phone

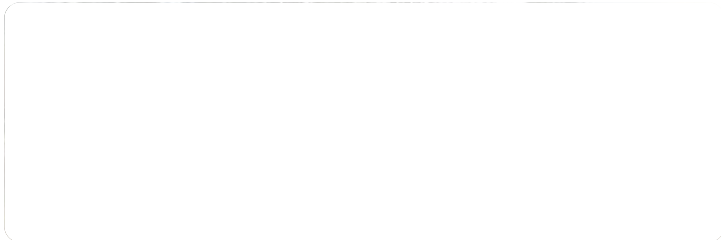


Share



3720 Oakdale Ave, Pasadena, CA 91107

Photos





Privacy Notice

Effective: October 1, 2019

Notice Last Updated: January 1, 2022

This Privacy Notice describes how First American Financial Corporation and its subsidiaries and affiliates (together referred to as "First American," "we," "us," or "our") collect, use, store, and share your information with the exception that a subsidiary or affiliate has their own privacy policy, that policy governs. This Privacy Notice applies to information we receive from you offline only, as well as from third parties, when you interact with us and/or use and access our services and products ("Products"). For more information about our privacy practices, including our online practices, please visit <https://www.firstam.com/privacy-policy/>. The practices described in this Privacy Notice are subject to applicable laws in the places in which we operate.

What Type Of Information Do We Collect About You? We collect a variety of categories of information about you. To learn more about the categories of information we collect, please visit <https://www.firstam.com/privacy-policy/>.

How Do We Collect Your Information? We collect your information: (1) directly from you; (2) automatically when you interact with us; and (3) from third parties, including business parties and affiliates.

How Do We Use Your Information? We may use your information in a variety of ways, including but not limited to providing the services you have requested, fulfilling your transactions, comply with relevant laws and our policies, and handling a claim. To learn more about how we may use your information, please visit <https://www.firstam.com/privacy-policy/>.

How Do We Share Your Information? We do not sell your personal information. We only share your information, including to subsidiaries, affiliates, and to unaffiliated third parties: (1) with your consent; (2) in a business transfer; (3) to service providers; and (4) for legal process and protection. To learn more about how we share your information, please visit <https://www.firstam.com/privacy-policy/>.

How Do We Store and Protect Your Information? The security of your information is important to us. That is why we take commercially reasonable steps to make sure your information is protected. We use our best efforts to maintain commercially reasonable technical, organizational, and physical safeguards, consistent with applicable law, to protect your information.

How Long Do We Keep Your Information? We keep your information for as long as necessary in accordance with the purpose for which it was collected, our business needs, and our legal and regulatory obligations.

Your Choices We provide you the ability to exercise certain controls and choices regarding our collection, use, storage, and sharing of your information. You can learn more about your choices by visiting <https://www.firstam.com/privacy-policy/>.

International Jurisdictions: Our Products are offered in the United States of America (US), and are subject to US federal, state, and local law. If you are accessing the Products from another country, please be advised that you may be transferring your information to us in the US, and you consent to that transfer and use of your information in accordance with this Privacy Notice. You also agree to abide by the applicable laws of applicable US federal, state, and local laws concerning your use of the Products, and your agreements with us.

We may change this Privacy Notice from time to time. Any and all changes to this Privacy Notice will be reflected on this page, and where appropriate provided in person or by another electronic method. **YOUR CONTINUED USE, ACCESS, OR INTERACTION WITH OUR PRODUCTS OR YOUR CONTINUED COMMUNICATIONS WITH US AFTER THIS NOTICE HAS BEEN PROVIDED TO YOU WILL REPRESENT THAT YOU HAVE READ AND UNDERSTOOD THIS PRIVACY NOTICE.**

Contact Us dataprivacy@firstam.com or toll free at 1-866-718-0097.



For California Residents

If you are a California resident, you may have certain rights under California law, including but not limited to the California Consumer Privacy Act of 2018 ("CCPA"). All phrases used in this section shall have the same meaning as those phrases are used under California law, including the CCPA.

Right to Know. You have a right to request that we disclose the following information to you: (1) the categories of personal information we have collected about or from you; (2) the categories of sources from which the personal information was collected; (3) the business or commercial purpose for such collection and/or disclosure; (4) the categories of third parties with whom we have shared your personal information; and (5) the specific pieces of your personal information we have collected. To submit a verified request for this information, go to our online privacy policy at www.firstam.com/privacy-policy to submit your request or call toll-free at 1-866-718-0097. You may also designate an authorized agent to submit a request on your behalf by going to our online privacy policy at www.firstam.com/privacy-policy to submit your request or by calling toll-free at 1-866-718-0097

Right of Deletion. You also have a right to request that we delete the personal information we have collected from and about you. This right is subject to certain exceptions available under the CCPA and other applicable law. To submit a verified request for deletion, go to our online privacy policy at www.firstam.com/privacy-policy to submit your request or call toll-free at 1-866-718-0097. You may also designate an authorized agent to submit a request on your behalf by going to our online privacy policy at www.firstam.com/privacy-policy to submit your request or by calling toll-free at 1-866-718-0097.

Verification Process. For either a request to know or delete, we will verify your identity before responding to your request. To verify your identity, we will generally match the identifying information provided in your request with the information we have on file about you. Depending on the sensitivity of the information requested, we may also utilize more stringent verification methods to verify your identity, including but not limited to requesting additional information from you and/or requiring you to sign a declaration under penalty of perjury.

Notice of Sale. We do not sell California resident information, nor have we sold California resident information in the past 12 months. To the extent any First American affiliated entity has a different practice, it will be stated in the applicable privacy policy. We have no actual knowledge of selling the information of minors under the age of 16.

Right of Non-Discrimination. You have a right to exercise your rights under California law, including under the CCPA, without suffering discrimination. Accordingly, First American will not discriminate against you in any way if you choose to exercise your rights under the CCPA.

Notice of Collection. To learn more about the categories of personal information we have collected about California residents over the last 12 months, please see "What Information Do We Collect About You" in <https://www.firstam.com/privacy-policy>. To learn about the sources from which we have collected that information, the business and commercial purpose for its collection, and the categories of third parties with whom we have shared that information, please see "How Do We Collect Your Information", "How Do We Use Your Information", and "How Do We Share Your Information" in <https://www.firstam.com/privacy-policy>.

Notice of Sale. We have not sold the personal information of California residents in the past 12 months.

Notice of Disclosure. To learn more about the categories of personal information we may have disclosed about California residents in the past 12 months, please see "How Do We Use Your Information" and "How Do We Share Your Information" in <https://www.firstam.com/privacy-policy>.

CA Cover Page

If this document contains any restriction based on age, race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, familial status, marital status, disability, veteran or military status, genetic information, national origin, source of income as defined in subdivision (p) of Section 12955, or ancestry, that restriction violates state and federal fair housing laws and is void, and may be removed pursuant to Section 12956.2 of the Government Code by submitting a “Restrictive Covenant Modification” form, together with a copy of the attached document with the unlawful provision redacted to the county recorder’s office. The “Restrictive Covenant Modification” form can be obtained from the county recorder’s office and may be available on its internet website. The form may also be available from the party that provided you with this document. Lawful restrictions under state and federal law on the age of occupants in senior housing or housing for older persons shall not be construed as restrictions based on familial status. Gov. Code Sec. 12956.1(b)(1)

Any person who believes that this document contains an unlawful restrictive covenant as described above may submit to the County Recorder a completed Restrictive Covenant Modification form. A complete copy of the original document must be attached to the Restrictive Covenant Modification form, with the unlawful language redacted. After submission to the Recorder, the form and attached document will be reviewed by County Counsel, and if the attached document properly redacts an unlawful covenant, the form and attached document will be recorded. If you submit a request to record a modification document, you must provide a return address in order for the County Recorder to notify you of the action taken by the County Counsel regarding the form. Gov. Code Sec. 12956.2(a)(1), (b)(1), (c)

RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:

THIS SPACE FOR RECORDER'S USE ONLY

RESTRICTIVE COVENANT MODIFICATION

The following reference document contains a restriction based on age, race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, familial status, marital status, disability, veteran or military status, genetic information, national origin, source of income as defined in Section 12955 of the Government Code, or ancestry, that violates state and federal fair housing laws and is void. Pursuant to Section 12956.2 of the Government Code, this document is being recorded solely for the purpose of redacting and eliminating that restrictive covenant as shown on page(s) _____ of the document recorded on _____ (date) in book _____ and page _____ or instrument number _____ of the official records of the County of _____, State of California.

Attached hereto is a true, correct and complete copy of the document referenced above, with the unlawful restrictive covenant redacted.

This modification document shall be indexed in the same manner as the original document being modified, pursuant to subdivision (d) of Section 12956 of the Government Code.

The effective date of the terms and conditions of the modification document shall be the same as the effective date of the original document.

Signature of Submitting Party: _____
Print Name: _____

Date: _____

_____ County Counsel, or their designee, pursuant to paragraph (1) of subdivision (b) of Section 12956.2 of the Government Code, hereby states that it has determined that the original document referenced above contains an unlawful restriction and this modification may be recorded.

Or

_____ County Counsel, or their designee, pursuant to paragraph (1) of subdivision (b) of Section 12956.2 of the Government Code, finds that the original document does not contain an unlawful restriction, or the modification document contains modifications not authorized, and this modification may not be recorded.

County Counsel

By: _____

Date: _____

herein contained shall bind and inure to the said parties, their heirs, executors, administrators or assigns. The said Mortgagor hereby states, declares and warrants that he is the sole and separate owner of the within mentioned automobile, and that there are no liens or encumbrances or adverse claims on any part thereof.
Signed, Sealed and Delivered in the Presence of -) H.H.Bishop (Seal)

State of California, County of Los Angeles) ss: On this 24 day of Dec.A.D.,1921, before me, C.E.Irwin, a Notary Public in and for the said County and State, residing therein, duly commissioned and sworn, personally appeared H.H.Bishop, known to me to be the person whose name --- subscribed to the within instrument, and acknowledged to me that he executed the same. In Witness Whereof, I have heranto set my hand and affixed my official seal the day and year in this Certificate first above written.
(Notarial Seal) C.E.Irwin, Notary Public

in and for said County and State. My Com.Exp.July 29, 1925.
State of California, County of Los Angeles) ss: H.H.Bishop, Mortgagor in the foregoing mortgage named, and J.L.Blodgett, the mortgagee in said mortgage named, each being duly sworn, each for himself doth depose and say: That the aforesaid mortgage is made in good faith and without any design to hinder, delay or defraud any creditor or creditors.

H. H. Bishop
J. L. Blodgett

Subscribed and Sworn to before me this 24 day of Dec.1921.

(Notarial Seal)
in and for said County and State.

C.E.Irwin, Notary Public

#363. Copy of original recorded at request of Mortgagee Dec 27, 1921, at 9 Min past 10 A.M.
Copyist #48. Compared. C.L.Logan, County Recorder, By *L. Carmichael* Deputy

U.S.I.R.S. \$2.00 Cancelled. Corporation Grant Deed.

California-Michigan Land & Water Company, a corporation organized under the laws of the State of California, and having its principal place of business at Los Angeles, California, the party of the first part, in consideration of the sum of ten (\$10.00) Dollars, does hereby grant to Alfred Paul Kuchukian (single), the party of the second part, all that real property, situate in the County of Los Angeles, State of California, described as follows: Lot Nine (9), Block A, Tract No. 3489, according to a map of said tract recorded in Book 46, page 56, of Maps, in the office of the County Recorder of said Los Angeles County. This conveyance is made subject to the following reservations and restrictions: It is provided and covenanted by the party of the second part as a condition of this conveyance, said covenants running with the land herein described, that said land shall (except as herein otherwise provided), be used for residence and agricultural purposes exclusively, and that no building to be used as a dwelling erected or moved upon said premises shall be of the cost and value of less than three thousand (\$3,000.00) Dollars; that only one residence and customary outbuildings shall be erected or contemporaneously located upon the said lot, and that no part of said residence shall be located less than fifty feet from the front curb line or less than ten feet from any street or from the line of any adjoining lot owner, except a rear or alley line of said lot, and that no outbuilding shall be located within one hundred feet of the front line of said lot or within ten feet of any street; that no saloon shall be at any time moved upon or erected or maintained upon said premises, or any intoxicating liquors sold or dispensed thereon. It is expressly understood and agreed, however, that the foregoing restrictions shall not be deemed to prohibit the erection and use for business

If this document contains any restriction based on age, race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, familial status, marital status, disability, veteran or military status, genetic information, national origin, source of income as defined in subdivision (p) of Section 12955, or ancestry, that restriction violates state and federal fair housing laws and is void, and may be removed pursuant to Section 12956.2 of the Government Code by submitting a “Restrictive Covenant Modification” form, together with a copy of the attached document with the unlawful provision redacted to the county recorder’s office. The “Restrictive Covenant Modification” form can be obtained from the county recorder’s office and may be available on its internet website. The form may also be available from the party that provided you with this document. Lawful restrictions under state and federal law on the age of occupants in senior housing or housing for older persons shall not be construed as restrictions based on familial status. Gov. Code Sec. 12956.1(b)(1)

Any person who believes that this document contains an unlawful restrictive covenant as described above may submit to the County Recorder a completed Restrictive Covenant Modification form. A complete copy of the original document must be attached to the Restrictive Covenant Modification form, with the unlawful language redacted. After submission to the Recorder, the form and attached document will be reviewed by County Counsel, and if the attached document properly redacts an unlawful covenant, the form and attached document will be recorded. If you submit a request to record a modification document, you must provide a return address in order for the County Recorder to notify you of the action taken by the County Counsel regarding the form. Gov. Code Sec. 12956.2(a)(1), (b)(1), (c)

RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:

THIS SPACE FOR RECORDER'S USE ONLY

RESTRICTIVE COVENANT MODIFICATION

The following reference document contains a restriction based on age, race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, familial status, marital status, disability, veteran or military status, genetic information, national origin, source of income as defined in Section 12955 of the Government Code, or ancestry, that violates state and federal fair housing laws and is void. Pursuant to Section 12956.2 of the Government Code, this document is being recorded solely for the purpose of redacting and eliminating that restrictive covenant as shown on page(s) ___ of the document recorded on _____(date) in book _____ and page _____ or instrument number _____ of the official records of the County of _____, State of California.

Attached hereto is a true, correct and complete copy of the document referenced above, with the unlawful restrictive covenant redacted.

This modification document shall be indexed in the same manner as the original document being modified, pursuant to subdivision (d) of Section 12956 of the Government Code.

The effective date of the terms and conditions of the modification document shall be the same as the effective date of the original document.

Signature of Submitting Party: _____ Date: _____

Print Name: _____

_____ County Counsel, or their designee, pursuant to paragraph (1) of subdivision (b) of Section 12956.2 of the Government Code, hereby states that it has determined that the original document referenced above contains an unlawful restriction and this modification may be recorded.

Or
_____ County Counsel, or their designee, pursuant to paragraph (1) of subdivision (b) of Section 12956.2 of the Government Code, finds that the original document does not contain an unlawful restriction, or the modification document contains modifications not authorized, and this modification may not be recorded.

County Counsel
By:
Date:

of Los Angeles, State of California, described as follows:

Lots Sixty-eight (68) and Sixty-nine (69) in Block Eight (8) of Maravilla Park, as per map recorded in Book 18, Page 168 of Maps, in the office of the County Recorder of said County. Subject to all taxes for the fiscal year 1924-1925.

Provided, however, that this conveyance is made and accepted upon each of the following conditions, which shall apply to and be binding upon the grantee, his heirs, devisees, executors, administrators and assigns, namely:

It is provided and covenanted with a covenant running with the land that no part of said premises shall ever be sold, leased, occupied by or conveyed to a person of any race except the Caucasian or White race. And a breach of any of the covenants, provisions, conditions or restrictions above named shall immediately thereon work a forfeiture of the interests of the grantee herein, and any and all persons claiming or holding under or through him and all the property herein described, together with all improvements thereon, shall immediately revert to the grantor herein, its successors or assigns.

It is an express condition of this conveyance that the grantor herein shall not be responsible or liable for any promise, representation, agreement, condition or stipulation, not set forth herein. In witness whereof said Pacific-Southwest Trust & Savings Bank, formerly Los Angeles Trust & Savings Bank, has hereunto affixed its corporate name and seal by its Vice President and Assistant Secretary, thereunto duly authorized, this 3rd day of October, 1924.
(Corporate Seal)

Pacific-Southwest Trust & Savings Bank
Formerly Los Angeles Trust & Savings Bank.
By W.R. Hervey Vice President
Attest: W.H. Fielding Assistant Secretary.

State of California, County of Los Angeles)ss

On this 11th day of October A.D. 1924, before me, Charlotte M. Sullivan, a Notary Public in and for said County of Los Angeles, State of California, residing therein, duly commissioned and qualified, personally appeared W.R. Hervey known to me to be the Vice President and W.H. Fielding known to me to be the Assistant Secretary of the Pacific-Southwest Trust & Savings Bank, the corporation that executed the within instrument, known to me to be the persons who executed the within instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the same.

Witness my hand and official seal.

Notarial Seal)

Charlotte M. Sullivan Notary Public

in and for Los Angeles County, California.

954 Copy of original recorded at request of Grantee Dec. 2 1924 2 1/2 min. pag 9 A.M.
Copyist S Compared. C.L. LOGAN, County Recorder, by *J. Shangler* Deputy

U.S.I.R.S. \$2.00 cancelled CORPORATION GRANT DEED.

California-Michigan Land & Water Company, a corporation organized under the laws of the State of California and having its principal place of business at Los Angeles, California, the party of the first part, in consideration of the sum of Ten (\$10.00) Dollars, does hereby grant to Thos. S. Murtha and Margaret C. Murtha, the parties of the second part, all that real property, situate in the County of Los Angeles, State of California, described as follows: Lot Ten (10) Block A, Tract No. 3489, according to a map of said tract recorded in Book 46, Page 56 of Maps, in the office of the County Recorder of said Los Angeles County.

This conveyance is made subject to the following reservations and restrictions; It is provided and covenanted by the parties of the second part as a condition of this conveyance, said covenants running with the land herein described, that said land shall be used for residence and agricultural purposes exclusively, and that no building to be used as a dwelling erected or moved upon said premises shall be of the cost and value of less than Three Thousand Five Hundred (\$3,500.00) Dollars; that only one residence and customary outbuildings shall be erected or contemporaneously located upon the said lot, and that no part of said residence shall be located less than fifty feet from the front curb line or less than ten feet from any street or from the line of any adjoining lot owner, except a rear or alley line of said lot, and that no outbuilding shall be located within one hundred feet of the front line of said lot or within ten feet of any street; that no lodging house, flat, apartment house, laundry, restaurant, saloon, store, cigar, fruit or candy stand or other business building used or designed for use for commercial purposes, nor any billboard, signboard or advertisement other than the name of the occupant or occupants or name adopted for the premises or a "for sale or rent" signboard not exceeding three feet square, nor any derrick,

machinery, fixtures, or equipment for conducting any kind of business whatever, shall be at any time moved upon or erected or maintained upon said premises (reserving the right to a said first party or its successors or assigns to erect and maintain, on its adjoining lands wells, pumps, pump houses and reservoirs, tract house and other structures and equipment necessary to the conduct of its business, without in any manner waiving the restrictions herein contained) No building on said premises shall be occupied for residence purposes until the completion thereof and full compliance with said requirements as to location and cost. It is further distinctly covenanted and agreed, said covenant running with the land, that said property or any part thereof shall not be sold or rented to or occupied by any other person or persons than those of the Caucasian Race. If at any time the said parties of the second part, their heirs, assigns, or successors in interest, or those claiming or holding thereunder, shall violate any of the provisions herein mentioned, either directly or under some evasive guise, thereupon the rights and title hereby granted shall revert to and be vested in the said party of the first part, its successors or assigns, and said party of the first part, its successors or assigns, shall be entitled to the immediate possession thereof. The foregoing restrictions shall, however, cease to be operative after January 1st, 1950. Said premises shall be subject to rights of way across same as may be by said party of the first part, be deemed reasonably necessary or convenient for water, gas, electricity or other utilities. It is further covenanted and agreed by and between the parties hereto, that all water, gas and oil rights of every kind and character are reserved and excepted to remain the property of the first party, and the party of the second part shall have no right to develop water, gas or oil, or any similar product, in any manner, on the premises herein described. It is understood and agreed that the stipulations aforesaid are to apply to and bind the heirs, executors, administrators, successors and assigns of the respective parties hereto.

To have and to hold, all and singular, the said premises, together with the appurtenances, unto the said parties of the second part, their heirs and assigns forever.

In pursuance of a resolution of the Board of Directors of said corporation, at a legal meeting thereof duly convened and held, said California-Michigan Land & Water Company has hereunto caused its corporate name and seal to be affixed by its Vice President and Secretary thereunto duly authorized, this 21 day of September, 1921.

Corporate Seal)

California-Michigan Land & Water Co.
By W.E. McCarty Vice President
By Richard C. Goodspeed Secretary.

State of California, County of Los Angeles) ss

On this 21 day, of September, A.D. 1921, before me, the undersigned, a Notary Public in and for said County, personally appeared W.E. McCarty, known to me to be the Vice-President and Richard C. Goodspeed, known to me to be the Secretary of the corporation that executed the within instrument, known to me to be the persons who executed the within instrument, in behalf of the corporation within named, and each acknowledged to me that said corporation executed the same. In witness whereof I have hereunto set my hand and affixed my official seal in said County, the day and year in this certificate first above written.

Notarial Seal)

G. Roy Pendell Notary Public

in and for the County of Los Angeles, State of California.

1306 Copy of original recorded at request of Grantee Dec. 3 1924 3 min. past 11 A.M.
Coylist 8 Compared. C.L. LOGAN, County Recorder, by J. V. Caldwell Deputy

DEED.

For a Valuable Consideration, the undersigned Gust Rottman, also known as Gust Rottmann, do hereby grant to The County of Los Angeles, an easement for public road and highway purposes, in the following described real property situate in the said County of Los Angeles State of California, A strip of land thirty feet wide being the easterly thirty feet of the northeast quarter of Section 6, Township 8 north, Range 13 west, S.B.M.

To be known as Del Sur Willow Springs Road.

The grantor grants to said County all rights to supervise or control the planting, maintaining, trimming or removing of any trees, shrubs, flowers, grass or other plants within said roadway; and waives all rights to the maintaining of any improvements or obstructions within said roadway; and in the acceptance of this deed by the county nothing herein contained shall be construed as an acceptance of any improvements made in or upon said roadway.

It is understood that each of the undersigned grantors grants only that portion of the above described parcel of land which is included within land owned by said grantor or in which said grantor is interested.

of California, as per map recorded in Book 48, Page 35 of Maps, in the office of the County Recorder.

Together with all accessions, accretions and additions made or added thereto, by operation of law or otherwise, subsequent to the date of said deed of trust or transfer in trust;

To Have and to Hold, the property above described and hereby conveyed unto the said party of the second part herein, its successors or assigns, forever, but without covenant or warranty, express or implied, regarding the title to said property or the encumbrances thereon.

In Witness Whereof, said Title Guarantee and Trust Company, as trustee as aforesaid, has caused its corporate name to be subscribed hereto by its Vice-President, and attested by its Assistant Secretary, who has hereunto affixed its corporate seal, on the day and year first above written.

(Corporate Seal)

Title Guarantee and Trust Company Trustee,
By Geo. B. Colby, Vice-President.
Attest: Charles R. Wilson, Assistant Secretary

State of California, County of Los Angeles) ss. On this 4th day of December, 1933, before me, the undersigned, Gladys Monjean, a Notary Public in and for said County, personally appeared Geo. B. Colby, known to me to be the Vice-President, and Charles R. Wilson, known to me to be the Assistant Secretary of the Title Guarantee and Trust Company, the corporation that executed the within instrument, known to me to be the persons who executed the within instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the same.

Witness my hand and official seal.

(Notarial Seal)

Gladys Monjean, Notary Public

in and for said County and State.

#337. Copy of original recorded at request of Security Title Ins. & Guar. Co. Jan. 10, 1934, 8:30 A.M. Copyist #104. Compared. C.L. Logan, County Recorder, By *M. M. [Signature]* Deputy
\$2.40-19.T.

.....
TRUSTEE'S DEED

This Indenture, Made this 19th day of April, 1932, between Bank of America National Trust and Savings Association, a corporation, successor in trust to Bank of America of California, a corporation, party of the first part, and Mose Foorman, a married man, party of the second part;

Witnesseth: Whereas, by a deed of trust, dated August 20, 1930, executed by Joseph Feigenbaum, who acquired title as Joseph Feigenbaum, and Esther Feigenbaum, his wife, and Max Schulman and Rachel Schulman, his wife, parties of the first part, Bank of America of California, party of the second part, and Foorman Bros., party of the third part, and recorded September 15, 1930, in Book 10221, page 191 of Official Records of Los Angeles County, California, said parties of the first part in said deed of trust did grant and convey the property hereinafter described to said Bank of America of California, as trustee, for the uses and purposes set out in said deed of trust, to-wit, among other uses, to secure the payment of one certain promissory note and interest, according to the terms thereof, and other sums of money advanced, and interest thereon, executed by said parties of the first part in said deed of trust Joseph Feigenbaum, Esther Feigenbaum, Max Schulman and Rachel Schulman, and made due and payable to said party of the third part therein; and

Whereas, said note was, for a valuable consideration, sold, assigned and duly endorsed to Mose Foorman,

Whereas, default was made in the payment of said promissory note in that the monthly installment of principal due December 20, 1930, and all subsequent monthly installments of principal, and the quarterly installment of interest due November 20, 1930, and all subsequent quarterly installments of interest, were not paid when due, nor has any part thereof been paid, and by reason of such default, said Mose Foorman, the owner and holder of said note and deed of trust, in accordance with the provisions thereof, on December 12, 1931, exercised his option and declared the full amount of the indebtedness secured by said deed of trust immediately due and payable, and

Whereas, in accordance with the provisions of Section 2924 of the Civil Code of the State of California, said Mose Foorman, the owner and holder of said note and deed of trust, on December 22, 1931, caused to be recorded in the office of the County Re-

IN WITNESS WHEREOF, I have hereunto set my hand this 14th day of September, 1945.

(Seal)

C.H. PURCELL Director of Public Works
By E.N. Whittemore (E.N. WHITTEMORE) Attorney in Fact and
District Right of Way Agent Division
of Highways

Description Approved JFW Execution Approved JFW

#1463 Recorded at request of Dist. Engr. Oct 4, 1945 10:22 A.M. Copyist #102, Compared, Mame B. Deputy
Beatty, County Recorder, By *H. Hardman (371)*

S.E. Cor. of Rosemead Blvd. and Oakdale Ave.
8-13-45 (Portion) Written by LCJ
Checked by RS Compared by: RS

No. 339 Form RW-9
DISTRICT COUNTY ROUTE SECTION
VII LA 168 C

EASEMENT DEED (CORPORATION)

PENTECOSTAL ASSEMBLY IN CHRIST OF EAST PASADENA, CALIFORNIA, a religious corporation organized and existing under and by virtue of the laws of the State of - does hereby grant, convey and dedicate to the STATE OF CALIFORNIA, the right of way and incidents thereto for a public highway upon, over and across that certain real property in the County of Los Angeles, State of California, described as: A strip of land 5 feet wide, being the Easterly 5 feet of the Westerly 20 feet of Lots 9 and 10 in Block "A" of Tract No. 3489 as per map recorded in Book 46, Page 56 of Maps records of said County. It is understood that the highway to be constructed on the above described parcel is to be divided by the construction of a central dividing strip with openings therein to be designated by public authority, and the grantors for themselves, their successors or assigns, hereby waive any claim for damages to grantor's remaining property contiguous to the property hereby conveyed by reason of the construction of said central dividing strip aforesaid. The grantor, for itself its successors and assigns hereby waives any claim for any and all damages to grantor's remaining property contiguous to the right of way hereby conveyed by reason of the location, construction, landscaping or maintenance of said highway. IN WITNESS WHEREOF, Said corporation has caused its corporate name to be hereunto subscribed and its corporate seal to be affixed hereto this 4th day of September, 1945.

(Seal)

PENTECOSTAL ASSEMBLY IN CHRIST OF EAST PASADENA, CALIFORNIA
By Clyde J. Haney, President
By Charles J. Goodwin, Secretary

ACKNOWLEDGMENT

STATE OF CALIFORNIA, COUNTY OF Los Angeles) ss On this 19th day of Sept 1945 before me, JOE T. RUSSELL, a Notary Public in and for said County, personally appeared Clyde J. Haney, known to me to be the President and Charles J. Goodwin, known to me to be the Secretary of Pentecostal Assembly in Christ of East Pasadena, California the corporation that executed the within and foregoing instrument, and known to me to be the persons who executed the within instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the same. IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

(Seal)

Joe T. Russell, Notary Public in and for the County of Los Angeles, State of California. My commission expires Feb. 21, 1948.
(CERTIFICATE OF ACCEPTANCE CIVIL CODE SEC 1158)

THIS IS TO CERTIFY That the State of California, grantee herein, acting by and through the Department of Public Works, Division of Highways, hereby accepts for public purposes the real property or interest therein, or easement thereon, conveyed by the within deed and consents to the recordation thereof. IN WITNESS WHEREOF, I have hereunto set my hand this 25th day of September, 1945.

(Seal)

C.H. PURCELL, Director of Public Works
By E.N. Whittemore (E.N. WHITTEMORE) Attorney in Fact and District
Right of Way Agent Division of Highways

Description Approved WOH Execution approved HRW

#1462 Recorded at request of Dist. Engr. Oct 4, 1945 10:22 A.M. Copyist #102, Compared, Mame B. Deputy
Beatty, County Recorder, By *H. Hardman (371)*

NOTICE NON-RESPONSIBILITY

TO ALL WHOM IT MAY CONCERN: NOTICE is hereby given that I Henrietta J. Schmitt am the Owner of certain premises described as follows, to wit: Lot 50 Block Tract No. 1164 of - recorded in Book 5 page 157 of Misc. Records of Los Angeles, County, State of California; That I have obtained knowledge that improvements xx are being made on said property; that ten days have not elapsed since I obtained this knowledge; and that I will not be responsible for the payment of any bills on work on said building, or for the material or labor used or to be used thereon, or for any alteration or repair thereof or for any work done

State of California County of Los Angeles)sa.

On this 29th day of November, 1933 before me, D. I. Huddleston, a Notary Public in and for said County, personally appeared Robert H. Brown and Elizabeth Brown known to me to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same.

Witness my hand and official seal.

(Notarial Seal)

Los Angeles County, California.

#304 Copy of original recorded at request of Security Title Ins. & Guarantee Co. Jan. 10 1934 8:30 A.M. Copyist #114 Compared C.L. Logan, County Recorder, by *M. J. Luffkin* Deputy. \$1.00 - 3. T.

D. I. Huddleston, Notary Public

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In The Superior Court of the State of California, in and for the County of Los Angeles.

County of Los Angeles,
Plaintiff,

vs.

Thomas B. Agnew and Minnie B. Agnew, his wife; Herman A. Anderson and Golda Anderson, his wife; The Atchison, Topeka & Santa Fe Railway Company, a corporation, (formerly Los Angeles and San Gabriel Valley Railway Company, a corporation); The Atchison, Topeka & Santa Fe Railway Company, a corporation, (formerly Southern California Railway Company, a corporation); Nona Atkinson; Bank of America National Trust and Savings Association, a National Banking Association, successor in interest to Bank of America of California, a corporation; Bank of America of California, a corporation; G. M. Beals and Bernace L. Beals, his wife; Mollie A. Moir Beaton; W. H. Beaton; Frank S. Best and May C. Best, his wife; Joseph Bloomfield and Emma Iona Bloomfield, his wife; Fred A. Braley; Kenneth G. Brown and Nellie Brown, his wife; W. E. Butler and Margaret Butler, his wife; California-Michigan Land and Water Company, a corporation; Central Hanover Bank and Trust Company, a corporation, formerly Central Trust Company of New York, successor to Central Union Trust Company of New York, a corporation; A. B. Chapman Estate, a corporation; Richard Beck Chapman; William Chapman; Rurio A. Chilson and Ruth F. Chilson, his wife; A. G. Cole; Jennie E. Cole; A. N. Cole and Edith A. Cole, his wife; Shayler Coleman and Elva L. Coleman, his wife; The Coast Mutual Building-Loan Association, a corporation; Dairy Service Company, Ltd., a corporation; Joan Davies; Jack Delbridge and Harriet Delbridge, his wife; George W. Dell Jr., and Mildred H. Dell, his wife; Edward Deushane and Nettie M. Deushane, his wife; Michael M. Donahue; Irving Earle; E.W. Ellis; V. E. Eppard and Esther Eppard, his wife; Leonard F. Erickson and Gladys L. Erickson, his wife; The First National Bank of Lamanda Park, a national banking association; Fletcher-Neimeyer Lumber Co., a corporation; E. A. Fuller; Louise Leslie Garland; George E. Goodrich, as Administrator of the Estate of Edwin C. Goodrich, deceased; Margaret Goodrich; Richard C. Goodspeed and Effah Elizabeth Goodspeed, his wife; Paul Gould and Caroline Gould, his wife; Helen M. Graham; J. Graham; George Haas, Sr., and Susie Haas, his wife; J. E. Haddock and Dora E. Haddock, his wife; Harris Trust and Savings Bank, a corporation; Arthur R. Henry and Ada Henry, his wife; C. B. Hayes and Phoebe Hayes, his wife; James G. Higbee and Jessie Higbee, his wife; Linna L. Hoffman; James Hocking and Ella Hocking, his wife; Guy D. Humphrey and Eugelia E. Humphrey, his wife; Sara A. Hunter; Tom L. Jones and Frances A. Jones, his wife; Lorenzo C. Kendall and Marie D. H. Kendall, his wife; Andrew Klippin and Laura Klippin, his wife; Alfred Paul Kuchukian; Hjalmar O. Kvanvig and Greta Anderson Kvanvig, his wife; Lucy C. Lantz; James H. Lee and Maud C. Lee, his wife; Clara V. Livingstone; Los Angeles Trust & Safe Deposit Company, a corpora-

Certified Copy Issued Jan. 5, 1934.
(as to certain portions only)

No. 312,504

Final Judgment.

CA Cover Page

If this document contains any restriction based on age, race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, familial status, marital status, disability, veteran or military status, genetic information, national origin, source of income as defined in subdivision (p) of Section 12955, or ancestry, that restriction violates state and federal fair housing laws and is void, and may be removed pursuant to Section 12956.2 of the Government Code by submitting a “Restrictive Covenant Modification” form, together with a copy of the attached document with the unlawful provision redacted to the county recorder’s office. The “Restrictive Covenant Modification” form can be obtained from the county recorder’s office and may be available on its internet website. The form may also be available from the party that provided you with this document. Lawful restrictions under state and federal law on the age of occupants in senior housing or housing for older persons shall not be construed as restrictions based on familial status. Gov. Code Sec. 12956.1(b)(1)

Any person who believes that this document contains an unlawful restrictive covenant as described above may submit to the County Recorder a completed Restrictive Covenant Modification form. A complete copy of the original document must be attached to the Restrictive Covenant Modification form, with the unlawful language redacted. After submission to the Recorder, the form and attached document will be reviewed by County Counsel, and if the attached document properly redacts an unlawful covenant, the form and attached document will be recorded. If you submit a request to record a modification document, you must provide a return address in order for the County Recorder to notify you of the action taken by the County Counsel regarding the form. Gov. Code Sec. 12956.2(a)(1), (b)(1), (c)

RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:

THIS SPACE FOR RECORDER'S USE ONLY

RESTRICTIVE COVENANT MODIFICATION

The following reference document contains a restriction based on age, race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, familial status, marital status, disability, veteran or military status, genetic information, national origin, source of income as defined in Section 12955 of the Government Code, or ancestry, that violates state and federal fair housing laws and is void. Pursuant to Section 12956.2 of the Government Code, this document is being recorded solely for the purpose of redacting and eliminating that restrictive covenant as shown on page(s) _____ of the document recorded on _____ (date) in book _____ and page _____ or instrument number _____ of the official records of the County of _____, State of California.

Attached hereto is a true, correct and complete copy of the document referenced above, with the unlawful restrictive covenant redacted.

This modification document shall be indexed in the same manner as the original document being modified, pursuant to subdivision (d) of Section 12956 of the Government Code.

The effective date of the terms and conditions of the modification document shall be the same as the effective date of the original document.

Signature of Submitting Party: _____
Print Name: _____

Date: _____

_____ County Counsel, or their designee, pursuant to paragraph (1) of subdivision (b) of Section 12956.2 of the Government Code, hereby states that it has determined that the original document referenced above contains an unlawful restriction and this modification may be recorded.

Or

_____ County Counsel, or their designee, pursuant to paragraph (1) of subdivision (b) of Section 12956.2 of the Government Code, finds that the original document does not contain an unlawful restriction, or the modification document contains modifications not authorized, and this modification may not be recorded.

County Counsel

By: _____

Date: _____

1926, executed by Charles F. Calhoun and Rosa M. Calhoun, his wife, parties of the first part therein, to the Merchants National Trust and Savings Bank, a National Banking Association, the party of the second part herein, and recorded in the office of the County Recorder of the County of Los Angeles, State of California, in Book 6532 of Official Records at page 259, on the 10th day of January, 1927, together with the debt thereby secured, is fully paid, satisfied and discharged.

IN WITNESS WHEREOF, The said MERCHANTS NATIONAL TRUST AND SAVINGS BANK OF LOS ANGELES has hereunto caused its corporate name and seal to be affixed by its Vice-President and its Asst. Cashier thereunto, duly authorized, this 3rd day of August, 1927.

MERCHANTS NATIONAL TRUST AND SAVINGS BANK OF LOS ANGELES.
By Irving H. Hellman, Vice-President.
W. E. Clarke, Asst. Cashier.

STATE OF CALIFORNIA, COUNTY OF LOS ANGELES, SS. On this 3rd day of August, in the year 1927, before me, Corinne A. Wood, a Notary Public in and for said County of Los Angeles, State of California, personally appeared Irving H. Hellman known to me to be the Vice-President, W. E. Clarke, known to me to be the Asst. Cashier of the Corporation described in and that executed the within instrument; and known to me to be the persons who executed the within instrument on behalf of the Corporation therein named, and acknowledged to me that such Corporation executed the same.

Witness my hand and official seal.
Corinne A. Wood, Notary Public
in and for the County of Los Angeles, State of California.

468 Copy of original recorded at request of Title Guarantee & Tr. Co., Aug. 6, 1927, at 1:30 P.M. Copyist #71. Compared C.D. Logan, County Recorder, by J. Brady, Deputy.

KNOW ALL MEN BY THESE PRESENTS: That the certain Mortgage dated the 23rd day of July, 1924, made by C.G. Berg and Agnes Berg, his wife, the parties of the first part, to Pacific Southwest Trust & Savings Bank a corporation, the party of the second part, and recorded in the office of the County Recorder of the County of Los Angeles, State of California, in Book 4079 of Official Records, at page 291, on the 6th day of September, 1924, together with the debt thereby secured, is fully paid, satisfied and discharged.

IN WITNESS WHEREOF, the PACIFIC-SOUTHWEST TRUST & SAVINGS BANK has hereunto caused its corporate name and seal to be affixed by its Vice President thereunto duly authorized, this 29th day of July, 1927.

PACIFIC-SOUTHWEST TRUST & SAVINGS BANK
By Geo. A. Neilson, Vice President
State of California, ss.
County of Los Angeles. On this 29th day of July, in the year nineteen hundred and 27, before me, W. Blair Gibbons, a Notary Public in and for said County of Los Angeles, State of California, residing therein, duly commissioned and sworn, personally appeared Geo. A. Neilson, known to me to be the Vice President of the Pacific-Southwest Trust & Savings Bank, the corporation that executed the within and annexed instrument, known to me to be the person who executed the within and foregoing instrument on behalf of the corporation and acknowledged to me that such corporation executed the same. IN WITNESS WHEREOF, I have hereunto set my hand, and affixed my official seal, the day and year in this certificate first above written.

W. Blair Gibbons, Notary Public
in and for said County and State.

468 Copy of original recorded at request of Title Guarantee & Tr. Co., Aug. 6, 1927, at 1:30 P.M. Copyist #71. Compared C.D. Logan, County Recorder, by J. Brady, Deputy.

STATE OF CALIFORNIA, COUNTY OF LOS ANGELES, SS. AFFIDAVIT

I, Myrtle L. Webster, being first duly sworn depose and say: That Stephen D. Webster and Myrtle L. Webster were Grantees in that certain Deed, dated May 10th, 1920, which covered Lot 2, in Tract 3281, in the City and County of Los Angeles, as per map recorded in Book 37, page 37 of Maps. And, that the said Stephen D. Webster was the person as the Stephen Webster mentioned in Certificate of Death, attached hereto and a part hereof, and that the said Myrtle L. Webster is the widow of said Stephen Webster.

And, that Stephen D. Webster and Myrtle L. Webster acquired title to the above property as joint tenants and this Affidavit is made for the purpose of terminating their joint tenancy. And, that there is no inheritance tax due as the estate of Stephen D. Webster, also known as Stephen Webster, was less than \$5,000.00.

Myrtle L. Webster
Subscribed and sworn to before me this 4th day of August, 1927.

Benzo Anzer, Notary Public
in and for the County of Los Angeles, State of California. My Com. Expires 1928

representatives and assigns, whether the same shall have been done before or after my death, or other revocation of this instrument, unless and until reliable intelligence or notice thereof shall have been received by my said attorney; and whether or not I, the grantor of this instrument shall have been reported or listed, either officially or otherwise, as 'missing in action' as that phrase is used in military parlance, it being the intentment hereof that such status designation shall not bar my attorney from fully and completely exercising and continuing to exercise any and all powers and rights herein granted, and that such report of 'missing in action' shall neither constitute or be interpreted as constituting notice of my death nor operate to revoke this instrument. IN WITNESS WHEREOF, I have hereunto set my hand and seal at Los Angeles, California, this 29 day of December, nineteen hundred and forty four.

Charles J Caward, (Seal)

WITNESSES
Charles H Foster
Roy G Johnson
Helen F Johnson

ADDRESSES
820 No 2nd St. Alhambra
813 No 2nd St. Alhambra
813 No 2nd St. Alhambra

ACKNOWLEDGMENT

State of California County of Los Angeles ss. I, the undersigned, do hereby certify that I am a duly commissioned, qualified and authorized notary public in and for the County of Los Angeles, California; and that Charles J. Caward, grantor in the above and foregoing Power of Attorney who is personally well known to me as the person who executed the foregoing Power of Attorney appeared before me this day within the territorial limits of my authority and, being first duly sworn, acknowledged to me that he had signed and executed said instrument after the contents thereof had been read and duly explained to him and acknowledged to me that the execution of said instrument by him was his free and voluntary act and deed for the uses and purposes therein set forth. IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal this 30th day of December, 1944.

(Seal)

Treva M. Etting, Notary Public My Commission Expires:
February 1, 1947.

#1457 Copy of original recorded at request of Appointee, Jan 15, 1945 12:53 PM Copyist
#102, Compared, Mame B. Beatty, County Recorder, By *H. Bigelow* (291) Deputy
\$1.70-13-P.

U.S.I.R.S. \$2.20 Cancelled

CORPORATION GRANT DEED

CALIFORNIA-MICHIGAN LAND AND WATER COMPANY, a corporation organized under the laws of the State of California and having its principal place of business at Los Angeles, California, the party of the first part, in consideration of the sum of Ten (\$10.00) Dollars, does hereby grant to JOSEPH C CAMPBELL and EVA H CAMPBELL, his wife, as joint tenants, with right of survivorship, the parties of the second part, all that real property situate in the County of Los Angeles, State of California, described as follows: Lot Seven (7) Block A Tract No 3489, according to a map of said tract recorded in Book 46, Page 56 of Maps in the Office of the County Recorder of said County of Los Angeles.

This conveyance is made subject to taxes for the second half of the fiscal year 1944-45 and also subject to the following conditions, reservations and restrictions;

It is provided and covenanted by the parties of the second part as a condition of this conveyance, said covenants running with the land herein described, that said land shall (except as herein otherwise provided) be used for residence and agricultural purposes exclusively and that no building to be used as a dwelling erected or moved upon said premises shall be of the cost and value of less than Three Thousand (\$3,000.00) Dollars; that only one residence and customary outbuilding shall be erected or contemporaneously located upon the said lot; and that no part of said residence shall be located less than fifty (50) feet from the front curb line or less than ten (10) feet from any street or from the line of any adjoining lot owner, except a rear or alley line of said lot, and that no outbuilding shall be located within one hundred (100) feet of the front line of said lot; that no saloon shall be at any time moved upon or erected or maintained upon said premises, or any intoxicating liquors sold or dispensed thereon. It is expressly understood and agreed, however, that the foregoing restrictions shall not be deemed to prohibit the erection and use for business purposes of buildings designed and constructed on any part of said lot for stores and with offices and living quarters in the upper floors thereof. (reserving the right to said first party, or its successors or assigns, to erect and maintain on its adjoining lands, wells, pumps, pump houses and reservoirs tract house and other structures and equipment necessary to the conduct of its business without in any manner waiving the restrictions herein contained).

No building on said premises shall be occupied for residence purposes until the completion thereof and full compliance with said requirements as to location and cost. It is

CORPORATION GRANT DEED

CALIFORNIA-MICHIGAN LAND & WATER COMPANY, A corporation organized under the laws of the State of California and having its principal place of business at Los Angeles, California, the party of the first part, in consideration of the sum of Ten (\$10.00) Dollars, does hereby grant to Clayton D. Shaw (widower), the party of the second part, all that real property, situate in the County of Los Angeles, State of California, described as follows: Lot Eight (8), Block A, Tract No. 3489, according to a map of said tract recorded in Book 46, Page 56 of Maps, in the office of the County Recorder of said Los Angeles County. This conveyance is made subject to taxes and to any and all interests, liens or encumbrances, not created or incurred by said party of the first part, since February 13th, 1924, and also subject to the following conditions, reservations and restrictions:

It is provided and covenanted by the party of the second part as a condition of this conveyance, said covenants running with the land herein described, that said land shall (except as herein otherwise provided) be used for residence and agricultural purposes exclusively, and that no building to be used as a dwelling erected or moved upon said premises shall be of the cost and value of less than Three Thousand (\$3,000.00) Dollars; that only one residence and customary outbuildings shall be erected or contemporaneously located upon the said lot, and that no part of said residence shall be located less than fifty feet from the front curb line or less than ten feet from any street or from the line of any adjoining lot owner, except a rear or alley line of said lot, and that no outbuilding shall be located within one hundred feet of the front line of said lot or within ten feet of any street; that no saloon shall be at any time moved upon or erected or maintained upon said premises, or any intoxicating liquors sold or dispensed thereon. It is expressly understood and agreed, however, that the foregoing restrictions shall not be deemed to prohibit the erection and use for business purposes of buildings designed and constructed on any part of said lot for stores and with offices and living quarters in the upper floors thereof, (reserving the right to said first party or its successors or assigns, to erect and maintain, on its adjoining lands, wells, pumps, pump houses and reservoirs, tract house and other structures and equipment necessary to the conduct of its business, without in any manner waiving the restrictions herein contained).

No building on said premises shall be occupied for residence purposes until the completion thereof and full compliance with said requirements as to location and cost. It is further distinctly covenanted and agreed, said covenants running with the land, that said property or any part thereof, shall not be sold or rented to, used or occupied by any other person or persons than those of the Caucasian Race.

If at any time the said party of the second part, his heirs, assigns or successors in interest, or those claiming or holding thereunder, shall violate any of the provisions herein mentioned, either directly or under some evasive guise, thereupon the rights and title hereby granted shall revert to and be vested in the said party of the first part, its successors or assigns, and said party of the first part, its successors or assigns, shall be entitled to the immediate possession thereof. But such reversionary rights of said grantor shall not affect or render invalid any mortgage or trust deed given in good faith and for value, provided that, in case of a foreclosure of such mortgage or trust deed, the purchaser at any foreclosure sale shall take and hold said property, after such sale, subject to said restrictions, and shall forthwith conform thereto, the same as though he were the original grantee in this deed. The foregoing restrictions shall, however, cease to be operative after January 1st, 1950. Said premises shall be subject to rights of way across same as may by said party of the first part be deemed reasonably necessary or convenient for water, gas, electricity, or other utilities. It is further covenanted and agreed by and between the parties hereto, that all water, gas and oil rights of every kind and character are reserved and excepted to remain the property of the first party, and the party of the second part shall have no right to develop water, gas or oil, or any similar product in any manner, on the premises herein described.

It is understood and agreed that the stipulations aforesaid are to apply to and bind the heirs, executors, administrators, successors and assigns of the respective parties hereto. TO HAVE AND TO HOLD, all and singular, the said premises, together with the appurtenances, unto the said party of the second part, his heirs and assigns forever.

IN PURSUANCE of a resolution of the Board of Directors of said corporation, at a legal meeting thereof duly convened and held, said California-Michigan Land & Water Company

COVENANT AND AFFIDAVIT REGARDING
INSTALLATION OF SEWAGE FACILITIES
AND THE USE AND TRANSFER OF OWNERSHIP
IN PROPERTY

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss.

The undersigned represent that they are the sole owners of that parcel of real property situated in the County of Los Angeles, State of California, described as follows:

TRACT 3489 U & D 69 100 INT IN EX ST LOTS 9 & 10 BLK A
TRACT 3489 U & D 31 100 INT IN EX ST LOTS 9 & 10 BLK A

(Legal Description)

which property is located and known as 380 S. Rosemead Blvd., E. Pasadena

(street address)

The undersigned, in consideration of being permitted to connect the drainage systems of more than one building situated on said property to a common house sewer or private sewage disposal system, do hereby promise, covenant and agree to and with the County of Los Angeles that aforesaid lot or parcel, together with all improvements thereon, will be maintained as a unit and that before any subdivision is made or any portion of said lot or parcel is transferred to another owner, separate sewage facilities will be installed as required by the provisions of the Los Angeles County Plumbing Code (County Ordinance No. 2269) as amended.

This covenant and agreement shall run with the land and be binding upon all future owners, heirs, successors and assigns to such property.

Dated this 29th day of January 1957

Notarized at Pasadena, California by Notary S. Edgar Langford
S. Edgar Langford, Notary

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss.

On this 5th day of Feb., 1957 before me, the undersigned, a Notary Public, in and for the said County, duly Commissioned, personally appeared S. Edgar Langford

State of California)
COUNTY OF Los Angeles) ss.

On this 5th day of February, A. D., 1957 before me,
WENDELL C. STEWART a Notary Public in and for the said
County and State, residing therein, duly commissioned and sworn, personally appeared
S. Edgar Langford known to me to be the
President and _____ known to me to be the

Secretary of the _____
the Corporation that executed the within Instrument, known to me to be the persons
who executed the within Instrument, on behalf of the Corporation therein named, and
acknowledged to me that such Corporation executed the same.

In Witness Whereof, I have hereunto set my hand and affixed my official seal
the day and year in this certificate first above written.

Wendell C. Stewart
Notary Public in and for said County and State.

*ACKNOWLEDGMENT—Corp.—Pres. and Sec.—Wolcott's Notary Blank 225. MY COMMISSION EXPIRES OCT. 4, 1960

COVENANT AND AFFIDAVIT REGARDING
INSTALLATION OF SEWAGE FACILITIES
AND THE USE AND TRANSFER OF OWNERSHIP
IN PROPERTY

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss.

The undersigned represent that they are the sole owners of that parcel of real property situated in the County of Los Angeles, State of California, described as follows:

TRACT 3489 U & D 69 100 INT IN EX ST LOTS 9 & 10 BLK A
TRACT 3489 U & D 31 100 INT IN EX ST LOTS 9 & 10 BLK A

(Legal Description)

which property is located and known as 380 S. Rosemead Blvd., E. Pasadena

(street address)

The undersigned, in consideration of being permitted to connect the drainage systems of more than one building situated on said property to a common house sewer or private sewage disposal system, do hereby promise, covenant and agree to and with the County of Los Angeles that aforesaid lot or parcel, together with all improvements thereon, will be maintained as a unit and that before any subdivision is made or any portion of said lot or parcel is transferred to another owner, separate sewage facilities will be installed as required by the provisions of the Los Angeles County Plumbing Code (County Ordinance No. 226) as amended.

This covenant and agreement shall run with the land and be binding upon all future owners, heirs, successors and assigns to such property.

Dated this 29th day of January 1957

Particulars as shown by the chart of Pasadena by Rev. S. Edgar Langford
S. Edgar Langford, Notary

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss.

On this 5th day of Feb., 1957, before me, the undersigned, a Notary Public, in and for the said County, duly Commissioned, personally appeared

S. Edgar Langford

known to be the Person whose Name (as is) subscribed to the foregoing instrument, and acknowledge to me that he executed same.

WITNESS my hand and official seal
(NOTARIAL SEAL)

Wendell Stewart

Notary Public in and for the County of Los Angeles,
State of California

INSTRUCTIONS IN EXECUTION

- (1) If acknowledged by a corporation, a corporate form of acknowledgment shall be attached and the corporate seal affixed.
- (2) If owner is married, his spouse must also execute.
- (3) If title is held in joint tenancy or tenancy in common, all co-owners must execute.
- (4) If property is subject to a deed of trust, trustor, trustee and beneficiary must execute.
- (5) If property is subject to a mortgage, mortgagor and mortgagee must execute.

NOTE: Prepare in triplicate. Return one copy stamped with the County Recorder's instrument number to the Division of Building & Safety.

Mar 17/57

...hereunto set my hand and affixed my official seal
...to be the persons
...corporation therein named, and
...certificate first above written.
Wendell Stewart
Notary Public in and for said County and State.
MY COMMISSION EXPIRES OCT. 4, 1960

RECORDED IN
REQUEST OF

1144

MAIL TO *M.C. Hollingsham* of So. Cal.
4928 N. Walnut Grove Ave.
San Gabriel, Calif.
Attn: - Jack Royal

RECORDED IN REQUEST OF

FEB 11 2 45 PM '57

OFFICIAL RECORDS
RAY E. LEE RECORDER
LOS ANGELES COUNTY, CALIF.

1144

FFS \$2.00

2/11/57

4144

COV & AGMT

PENTECOSTAL ASSEMBLY
IN CHRIST OF PASADENA COUNTY OF LOS ANGELES

XXXXXXXXXX

1ST PTY RESPRESENT THAT THEY ARE THE SOLE OWNERS
OF THAT PARCL OF REAL PPTY SIT IN THE CO OF L.A. CAL
DAF:

TR 3489 "U" & "D" 69 100 INT. IN EX ST. LTS 9 AND 10
BLK. A.

TRACT 3489 "U" & "D" 31 100 INT. IN EX ST LOTS 9 AND 10 BK
BLK A. CO L.A. NO MP REF

AKA 380 AND 390 S. ROSEMEAD BLVD, E. PASA, CAL.

1ST PTY, IN CONSID OF BEING PERMITTED TO CONNECT THE
DRAINAGE SYSTEMS OF MORE THAT ONE BUILDING SIT ON SD
PPTY TO A COMMON HOUSE SEWER OR PRIVATE SEWAGE
DISPOSAL SYSTEM, DO HEREBY PROMISE, COV AND AGREE TO
AND WITH THE CO OF L.A. THAT AFOREDESC LT OR PARCL,

CONT 1

COPIES

CONT 2

2/11/57

4144

COV & AGMT

TOG WITH ALL IMPROV THEREON, WILL BE MAINTAINED AS A UNIT AND THAT BEFORE ANY SUBDIV ϕ IS MADE OR ANY ~~RRR~~ POR OF SD LT OR PRCL IS TRANSFERRED TO ANYOTHER OWNER, SEPARATE SEWAGE FACILITIES ϕ WILL BE INSTALLED AS REQ BY THE PROV OF THE L.A. CO. PLUMBING CODE ~~BM~~ (CO. ORD. # 2269) AS AMNDED

THIS COV AND AGMT SHALL RUN WITH THE LAND AND BE BINDING UPON ALL FUTURE OWNERS, HERIS SUCCESSORS AND ASSIGNS TO SUCH PPTY.

SD COR SIGNS BY S. EDGAR LANGFORD. APASTOR, / NOT UND ONLY
 SEAL AND ACKD BY S. EDGAR LANGFORD, AS PRES, ONLY
 BEFORE WENDELL O. STEWART, NP, CO L.A.

~~2X5X5XX~~

1/29/57 EXEC OK EXC AS NOTED

COVING

M. C. HOLLINGHAM CO 4928 N. WALNUT GROVE AVE. SAN GABRIEL
 CAL ABSLM

RECORDING REQUESTED BY
AND WHEN RECORDED RETURN TO:

Clark & Trevithick, a Professional
Corporation
800 Wilshire Boulevard, Suite 700
Los Angeles, California 90017
Attention: Donald P. Clark, Esq.

FEE \$ 10.00

8

RECORDED IN OFFICIAL RECORDS
OF LOS ANGELES COUNTY, CALIF.

1 Min. 3 P.M. MAY 14 1980
Past

Registrar-Recorder

CO-OWNERSHIP AGREEMENT

THIS CO-OWNERSHIP AGREEMENT ("Agreement") is made and entered into and effective as of January 1, 1980, by and between TIMOTHY C. NORTON and SUSAN R. NORTON (collectively "Norton"), and GEORGE H. TURNER and CAROL TURNER (collectively "Turner") (Norton and Turner are sometimes hereinafter individually referred to as "Owner" and collectively referred to as the "Owners").

RECITALS:

A. Norton and Turner each have an undivided one-half interest, as vendees under a contract of sale, in that certain real property and improvements ("Property") commonly known as 408 South Rosemead Boulevard, Pasadena, California and more particularly described on Exhibit "A" attached hereto and incorporated herein by this reference.

B. Norton and Turner desire to confirm in writing their respective ownership interests in the Property; to make arrangements with respect to the management of the Property; to agree upon certain financial matters with respect to the Property; to provide for certain restrictions upon disposition of the Property, or any interest which they may have in the Property; and to provide for various other matters relating to their common ownership of the Property.

TERMS AND CONDITIONS:

NOW, THEREFORE, in consideration of the mutual covenants and promises, the parties hereto agree as follows:

1. Ownership of the Property. The parties hereto acknowledge and confirm that Norton and Turner own a vendee's interest in the Property as tenants in common, each as to an undivided one-half interest. Except as hereinafter provided, each Owner shall be entitled to all rights and privileges, and shall be obligated for all duties, obligations and liabilities, respecting the Property to which they are entitled and by which they are bound as equal tenants in common.

2. Management of the Property.

2.1 Engagement of Manager. The Owners hereby engage George H. Turner ("Manager") to manage and operate the property for and on behalf of the Owners, and Manager hereby accepts such engagement as the general manager of the Property upon the terms and subject to the conditions hereinafter set forth.

2.2 Scope of Manager's Duties and Responsibilities. Except as otherwise expressly provided herein, Manager shall have the exclusive right and duty to manage the Property and to make all routine decisions with respect to its day-to-day operations. Manager agrees that he shall operate the Property in accordance with all applicable provisions of local, state and federal law and shall use his best efforts to maintain income and revenue from the Property at the highest level consistent with good business judgment and the then existing economic conditions. In his capacity as the general manager of the Property, Manager shall be responsible for the following:

2.2.1 Managing and generally maintaining, caring for, protecting and conserving the Property;

2.2.2 Collecting all rents and other revenues from the operation of the Property and depositing such receipts into one or more separate accounts for the Property at a commercial bank of his choice;

2.2.3 Paying, in a timely fashion, all expenses relating to the ownership, operation and maintenance of the Property;

2.2.4 Contracting for any goods or services required in order to fulfill his obligation as the general manager of the Property;

2.2.5 Dealing directly with all tenants and tenant-related problems with respect to the Property;

2.2.6 Accounting for all receipts and expenditures; and

80- 484062

2.2.7 Performing such other duties not specifically enumerated herein (and which are not prohibited or restricted herein) as may be necessary to manage, maintain and operate the Property in a first class, economical and efficient manner.

2.3 Limitations on Manager's Authority. In addition to those matters which are outside the scope of authority given to Manager pursuant to Section 2.2 hereof, and without limiting the generality hereof, Manager may not do any of the following without the written consent of all of the Owners:

2.3.1 Sell all or any portion of the Property, or substantially all of personal property located in or on the Property;

2.3.2 Encumber, or allow or permit the Property to be encumbered in any manner except (a) for the lien of real property taxes not in default and (b) any encumbrances of record as of the date hereof; or

2.3.3 Spend, or obligate the Owners to spend a sum, or incur or obligate the Owners to incur an obligation or liability, in excess of \$ 1,000.00.

2.4 Management Fee. The Owners shall pay to Manager, for services rendered by Manager pursuant to Section 2 of this Agreement, compensation in an amount equal to six percent (6%) of the gross rentals generated from the Property, said amount to be determined and paid on or about the 5th day of each month, for the immediately preceding month commencing on February 5, 1980 for the month of January, 1980.

2.5 Term of Management Arrangement. The term of the management arrangement described in Section 2 of this Agreement shall continued so long as Owners own the Property -----, unless terminated earlier as provided herein. The management arrangement shall be terminated forthwith upon written notice from any Owner if Manager violates any provision of Section 2 of this Agreement and, after written notice of such violation, shall not cure said violation within seven (7) days of such notice; and may be terminated, at any time, upon thirty (30) days notice in writing by Manager to the Owners.

2.6 Assessment. The Owners shall equally contribute to the Manager in connection with the performance by the Manager of his duties described in Subsection 2.2 hereof that sum or sums of money which the Manager reasonably deems to be required by reason of Subparagraphs 2.2.1 and 2.2.3 hereof. Said sum or sums of money will be delivered to Manager as soon as reasonably practicable after the receipt by Owners of a

80- 484062

written notice requesting such contributions, which notice shall describe the nature of the expenses which have prompted Manager to request the contributions. If at any time after a contribution the financial condition concerning the Property is such as, in Manager's sole discretion, to allow such contributions to be repaid, then Manager shall equally repay Owners all or that portion of the contributions made by Owners which Manager deems reasonable.

3. Profits, Losses and Distributions. From and after the effective date hereof, the Owners shall each be credited or charged with, whichever is applicable, one-half of the net profits and net losses relating to the Property, and each Owner shall be entitled to receive one-half of any distributions of cash or other property from the operations, the sale or refinancing of the Property.

4. Right of First Refusal. Except as set forth in this Section 4, or as required in Section 5 hereof, neither of the Owners shall sell, dispose of, transfer or encumber the Property or any interest therein.

4.1 In the event an Owner desires to sell his interest in the Property, or any portion thereof ("Offered Interest"), and shall receive an acceptable offer from a third party, the selling Owner shall first offer the Offered Interest to the other Owner, and the other Owner shall have thirty (30) days after receipt of a notice from the selling Owner specifying the proposed terms and the name of the proposed transferee to purchase the Offered Interest. The price to be paid to the selling Owner for the Offered Interest shall be the lesser of the amount agreed to be paid by the third party or the appraised value of the interest as determined by an appraiser mutually agreed upon by the parties or, in the event of the inability to agree on a single appraiser, the average of the appraisals as determined by two appraisers, one selected by each of the Owners. Any appraiser so employed will be apprised of terms of the offer by the third party.

4.2 If the other Owner does not agree in writing to purchase the Offered Interest within the thirty (30) day period, the selling Owner may sell the Offered Interest, but only during the next succeeding sixty (60) day period to the transferee specified in the notice and upon the terms described in the notice given to the other Owner. In the event the sale to the third party does not close within the prescribed sixty (60) day period, or any of the terms of the offer are changed, or the proposed transferee changes, then the selling Owner must again comply in full with the requirements of Section 4.1 hereof if he desires to sell the Offered Interest.

4.3 Neither of the Owners may further encumber the Property without the prior written consent of both.

4.4 If requested by selling Owner, a purchasing Owner, will agree to acquire such real property as may be designated by the selling Owner for the purpose of exchanging such real property for the selling Owner's interest in the Property. The terms and conditions whereby the purchasing Owner acquires the real property designated by the selling Owner shall be mutually agreeable to both owners. No party shall unreasonably withhold his consent to such terms and conditions.

5. Default in Payments. If either Owner defaults in the payment of his proportionate share of any cost, expense, liability or obligation relative to the Property, including, but not limited to, principal and interest on the encumbrance on the Property, real and personal property taxes, assessments, fees, insurance premiums, and/or costs of maintenance, repair, reconstruction, alteration, improvement or remodeling, and the default continues for a period of thirty (30) days, then the other Owner has the right to purchase, and the defaulting Owner shall be deemed to have offered to the other Owner, the defaulting Owner's entire interest in the Property. The purchase price for the defaulting Owner's interest shall be equal to the "appraised value" (hereinafter defined) less any costs or expenses paid or incurred by the other Owner on behalf of the defaulting Owner and the cost of the appraisal. The "appraised value", for purposes of this Section 5, means the value determined by an appraiser mutually agreed upon by the parties or, in the event the parties cannot agree upon a single appraiser, the average of the appraisals determined by two appraisers, one selected by each of the Owners. The purchase of the defaulting Owner's interest shall close not more than sixty (60) days after the appraised value has been determined and the purchase price shall be paid in cash to the defaulting Owner. The defaulting Owner agrees to execute any and all documents, deeds, instruments or writings necessary to convey his interest in the Property to the other Owner.

6. Notices. All notices or other written communications required or permitted by this Agreement shall be deemed given if personally delivered or two (2) days after it has been sent by United States registered or certified mail, postage prepaid, properly addressed to the party to receive the notice at the following address or at the any other address given to the other party in the manner provided by this Section 6:

If to Norton:

Mr. Timothy C. Norton
1735 Ramiro Road
San Marino, California 91108

80- 484062

If to Turner:

Mr. George H. Turner
408 South Rosemead Boulevard
Pasadena, California

7. Severability. If any provision of this Agreement is determined to be invalid or unenforceable, the provision shall be deemed to be severable from the remainder of this Agreement and shall not cause the invalidity or unenforceability of the remainder of this Agreement.

8. Waiver of Partition Rights. Each of the Owners hereby irrevocably waives for a period of fifty (50) years any and all right that he may have to maintain an action for partition with respect to any undivided interest in the Property or to compel any sale thereof.

9. Governing Law. This Agreement has been entered into in the State of California and all questions with respect to the construction of this Agreement and the rights and liabilities of the parties shall be governed by the laws of the State of California.

10. Successors and Assigns. Subject to the restrictions against the sale or other transfer of any interest in the Property as provided in this Agreement, this Agreement shall inure to the benefit of and be binding upon the successors in interest, assigns, personal representatives, estates, heirs and legatees of each of the Owners.


11. Entire Agreement; Amendment. This Agreement contains the entire understanding between the Owners with respect to the subject matter hereof and supersedes all prior and contemporaneous written or oral negotiations and agreements between them regarding the subject matter hereof. This Agreement may be amended only in a writing signed by all of the parties.

12. Insanity. This Agreement shall cease and terminate in the event of the insanity of any party hereto. In the event of such termination, the other Owner shall be entitled to purchase the interest of the Owner one of whom is insane. Such right may be exercised by notice to all parties given at any time until 30 days have elapsed after the personal representative of the insane party gives notice to the other parties of such insanity. If the parties cannot agree upon a purchase price, the price shall be determined by the appraisal using the procedure described in Section 4.1 hereof.

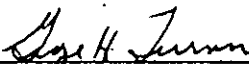
IN WITNESS WHEREOF, the parties hereto have executed this

80- 484662

Agreement as of the date first above mentioned.



Timothy C. Norton



George H. Turner



Susan R. Norton



Carol Turner

"Norton"

"Turner"

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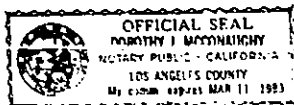
STATE OF CALIFORNIA)
) ss.
COUNTY OF LOS ANGELES)

On MAY 13, 1979^{80 NP} before me, the undersigned, a Notary Public in and for said state, personally appeared TIMOTHY C. NORTON and SUSAN R. NORTON, known to me to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same.

WITNESS my hand and official seal.

Signature *Dorothy J. McConaughy*

DOROTHY J. MCCONAUGHY

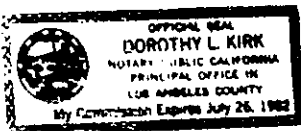


STATE OF CALIFORNIA)
) ss.
COUNTY OF LOS ANGELES)

On MAY 2ND, 1979^{80 NP} before me, the undersigned, a Notary Public in and for said state, personally appeared GEORGE H. TURNER and CAROL TURNER, known to me to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same.

WITNESS my hand and official seal.

Signature *Dorothy L. Kirk*



80- 484062

This page is part of your document - DO NOT DISCARD



20110446194



Pages:
0004

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

03/24/11 AT 03:42PM

| | |
|--------|-------|
| FEES: | 33.00 |
| TAXES: | 0.00 |
| OTHER: | 0.00 |
| PAID: | 33.00 |



LEADSHEET



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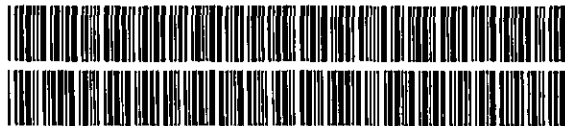
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SEQ:
01

DAR - Counter (Hard Copy)



THIS FORM IS NOT TO BE DUPLICATED



RECORDING REQUESTED BY:

Department of Regional Planning
320 West Temple Street
Room 1360, Hall of Records
Los Angeles, California 90012

03/24/2011



20110446194

WHEN RECORDED MAIL TO:

Name: Life Church
Street: 380 S Rosemead Blvd.
City: Pasadena, CA 91107

SPACE ABOVE THIS LINE FOR RECORDER'S USE

COVENANT AND AGREEMENT TO HOLD PROPERTY AS ONE PARCEL

The undersigned hereby certify that we are the owners of real property located in the County of Los Angeles, State of California that is legally described as follows:

(See Attached Exhibit A)

As recorded in Book 46 Page 56 Records of Los Angeles County. The property is located at and is known by the following address: 380 S. Rosemead Blvd. Pasadena CA 91107
Assessor Parcel Number(s): 5378-018-013 and 019

We hereby agree and covenant with the County of Los Angeles that the above legally described real property shall be held as one parcel and no portion shall be sold separately.

This covenant and agreement is executed for the purpose of obtaining approval for church parking regulated by Title 22 (Zoning Ordinance) of the Los Angeles County Code.

This covenant and agreement shall run with all the above described land and shall be binding upon ourselves, future owner's, encumbrancers, their successors, heirs or assignees and shall continue in effect until released by the authority of the Director of Planning of the County of Los Angeles upon submittal of request, applicable fees and evidence that the Covenant and Agreement is no longer required by law.

Project No.: R2010-00598 Permit No.: RPP 201000434

Executed this 24th day of March, 2011 at Alhambra, California, under penalty of perjury of the laws of the State of California.

OWNER(S) NAME:

SIGNED: [Signature]

SIGNED: [Signature]

PRINT NAME: Richard A. Brown

PRINT NAME: Christopher LeDeay

[Signature]
PLEASE SEE ATTACHED

(Signatures must be notarized)

ACKNOWLEDGMENT

State Of California
County Of Los Angeles)

On 24 March 2011 before me, Cheryl A Woolley - Notary Public
(insert name and title of officer)

personally appeared RICHARD A. BROWN & CHRISTOPHER LE DEAY
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 Cheryl A. Woolley (Seal)



EXHIBIT A

LEGAL DESCRIPTION

**LOTS 9, 10 AND 11 IN BLOCK "A" OF TRACT 3489, AS PER MAP
RECORDED IN BOOK 46, PAGE 56 OF MAPS, IN THE OFFICE OF THE
COUNTY RECORDER OF LOS ANGELES COUNTY.**

This page is part of your document - DO NOT DISCARD



20110448895



Pages:
0004

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

03/25/11 AT 08:28AM

| | |
|--------|-------|
| FEES: | 24.00 |
| TAXES: | 0.00 |
| OTHER: | 0.00 |
| PAID: | 24.00 |



LEADSHEET



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003231453

SEQ:
01

DAR - Counter (Hard Copy)



THIS FORM IS NOT TO BE DUPLICATED

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL

Name: Life Church
Street Address: 380 S. Rosemead Blvd
City: Pasadena
State: CA
Zip: 91107



SPACE ABOVE THIS LINE FOR RECORDER'S USE

COVENANT AND AGREEMENT

The undersigned hereby certify that we are the owners of the hereinafter legally described real property located in the unincorporated portion of the County of Los Angeles, State of California:

Legal Description (or see attached Exhibit "A") Lots 9, 10, and 11 in block "A" of Tract 3489, As per map recorded in book 410, page 56 of maps, in the office of the County recorder of Los Angeles County.

This property is located at 380, 390 S. Rosemead Blvd AND, California, (street address)
in the County of Los Angeles. 3720 Oakdale Ave.

We agree that all landscaping on the property shall be maintained in accordance with Part 21 of Chapter 22.52 of Title 22 of the Los Angeles County Code, the Drought-tolerant Landscaping Ordinance, unless modified or waived by the Los Angeles County Department or Regional Planning or Department of Public Works.

This covenant and agreement shall run with all of the above described lands and shall be binding upon ourselves, future owners, encumbrancers, their successors, heirs or assignees until such time as this covenant is released by the authority of the Director of Planning of the County of Los Angeles upon submittal of a request, applicable fees and evidence that this covenant and agreement is no longer required by law.

Executed this 12th day of October, 2010, under penalty of perjury of the laws of the State of California.

Signature (owner): [Signature]

Print: Richard S. Brown

Signature (owner): [Signature]

Print: Christopher LaDeary

Signature (owner): _____

Print: _____

(Notary seal to be attached)

Richard A. Brown , Richard A. Brown , 3/24/11
signature print name date

N/A , N/A , N/A
signature print name date

State of California

County of Los Angeles } SS

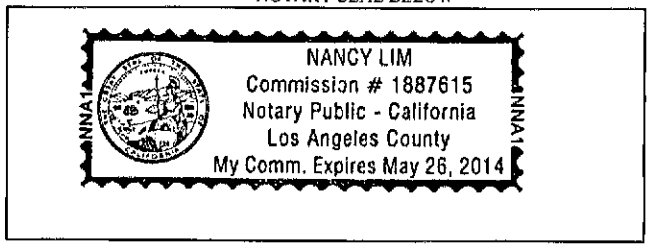
On March 24, 2011 before me, Nancy Lim, a Notary Public,
personally appeared Richard A. Brown

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.

NOTARY SEAL BELOW



Signature [Handwritten Signature]

OPTIONAL

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

Description of Attached Document

Title or Type of Document: Covenant and Agreement

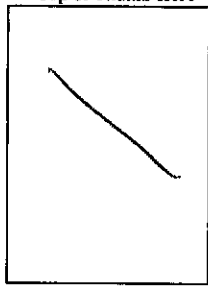
Document Date: 3-24-2011 Number of Pages: one Attach

Signer(s) Other Than Named Above: -

Capacity(ies) Claimed by Signer(s)

Signer's Name: Samed
 Individual
 Corporate Officer-Title(s): _____
 Partner- Limited General
 Attorney in Fact
 Trustee
 Guardian or Conservator
 Other: _____

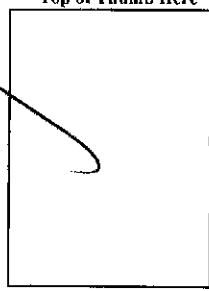
Right Thumbprint of Signer
Top of Thumb Here



Signer is Representing:
himself

Signer's Name: _____
 Individual
 Corporate Officer-Title(s): _____
 Partner- Limited General
 Attorney in Fact
 Trustee
 Guardian or Conservator
 Other: _____

Right Thumbprint of Signer
Top of Thumb Here



Signer is Representing:

ACKNOWLEDGMENT

State Of California
County Of Los Angeles)

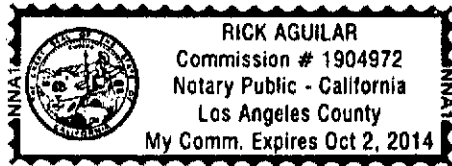
On March 24, 2011 before me, Rick Aguilar, Notary Public
(insert name and title of officer)

personally appeared Christopher Le Deay
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 *Rick Aguilar* (Seal)



Re: Signature Verification of Christopher LeDeay
regarding Covenant and Agreement.

Christopher LeDeay

This page is part of your document - DO NOT DISCARD



20220115529



Pages:
0006

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

01/28/22 AT 03:49PM

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|--------|-------|
| FEES: | 32.00 |
| TAXES: | 0.00 |
| OTHER: | 0.00 |
| <hr/> | |
| PAID: | 32.00 |



LEADSHEET



202201280200093

00021878979



013110741

SEQ:
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SECURE - Daily - Time Sensitive



THIS FORM IS NOT TO BE DUPLICATED

5023-0127-1



RECORDING REQUESTED BY:

Department of Regional Planning
320 W. Temple Street
Room 1360, Hall of Records
Los Angeles, CA 90012

WHEN RECORDED MAIL TO:

Name: LEGENDARY EAST PASADENA, LLC

Street: 116 S. EUCLID AVE.

City: PASADENA, CA 91101

SPACE ABOVE THIS LINE FOR RECORDER'S USE

TITLE(S)

Certificate of Compliance



RECORDING REQUESTED BY:

Department of Regional Planning
320 W. Temple Street
Room 1360, Hall of Records
Los Angeles, CA 90012

WHEN RECORDED MAIL TO:

Name: LEGENDARY EAST PASADENA, LLC

Street: 116 S. EUCLID AVE.

City: PASADENA, CA 91101

SPACE ABOVE THIS LINE FOR RECORDER'S USE

TITLE(S)

Certificate of Compliance

RPPL2021013139



RECORDING REQUESTED BY

Department of Regional Planning
320 West Temple Street
Room 1360, Hall of Records
Los Angeles, California 90012

AND WHEN RECORDED MAIL TO

Name: Legendary East Pasadena, LLC

Street: 116 S. Euclid Ave

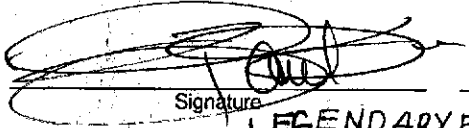
City: Pasadena, CA 91101

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE

CERTIFICATE OF COMPLIANCE

REQUEST FOR CERTIFICATE OF COMPLIANCE

I/We the undersigned owner(s) of record in the following described property within the unincorporated territory of the County of Los Angeles, hereby REQUEST the County of Los Angeles to determine if said property described below complies with the provisions of the Subdivision Map Act (sec. 66410 et seq., Government Code, State of California) and the Los Angeles Code, Title 21 (Subdivisions)



 Signature

LEGENDARY EAST PASADENA, LLC

Subir P. Bani, Manager

 Name & Title (Typed or Printed)

12/21/2021

 Date

 Signature

 Name & Title (Typed or Printed)

Date

 Signature

 Name & Title (Typed or Printed)

Date

LEGAL DESCRIPTION

See Attached Exhibit "A"

EXHIBIT "A"
LEGAL DESCRIPTION

Assessor Parcel No.: 5378-018-020

LOTS 9, 10 AND 11 IN BLOCK "A" OF TRACT NO. 3489, IN THE COUNTY OF LOS ANGELES COUNTY, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 46, PAGE 56 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

Assessor Parcel No.: 5378-018-016

LOTS 7 AND 8 IN BLOCK "A" OF TRACT NO 3489, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 46 PAGE 56 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT ALL WATER, GAS AND OIL RIGHTS OF EVERY KIND AND CHARACTER, INCLUDING THE RIGHT TO DEVELOP THE SAME OR ANY SIMILAR PRODUCT IN ANY MANNER, BUT WITHOUT THE RIGHT OF SURFACE ENTRY, AS EXCEPTED AND RESERVED IN THE DEED FROM CALIFORNIA MICHIGAN LAND & WATER COMPANY, AFFECTING LOT 4, RECORDED IN BOOK 2898 PAGE 337 OFFICAL RECORDS AND IN DEED FROM CALIFORNIA-MICHIGAN LAND AND WATER COMPANY, RECORDED IN BOK 5693 PAGE 183 OFFICIAL RECORDS

OWNER (S): LEGENDARY EAST PASADENA, LLC

CERTIFICATE OF COMPLIANCE

CONTINUATION

CERTIFICATE OF COMPLIANCE NO.: RPPL2021013139

APN: 5378-018-016 & 5378-018-020

NOTES:

THE PURPOSE OF THIS CERTIFICATE OF COMPLIANCE IS TO HOLD TWO PARCELS TOGETHER AS ONE PARCEL

THIS CERTIFICATE DOES NOT CONSTITUTE A BUILDING PERMIT

Prior to authorization to build on this property, the applicant will be required to conform to the County Building regulations. Such regulations include, but are not limited to; programs for appropriate sanitary sewage disposal, water supply for domestic use and fire suppression.

GEOLOGIC, soils and/or Drainage Conditions may exist on the subject property, which could limit development or necessitate that remedial measures be taken in order to obtain a Building Permit.

DETERMINATION OF COMPLIANCE

NOTE:
This determination DOES NOT GUARANTEE that the subject property meets current design and improvement standards for subdivided parcels. Prospective purchasers should check site conditions and applicable development codes to determine whether the property is suitable for their intended use.

CERTIFICATE OF COMPLIANCE

Pursuant to the provisions of the Subdivisions Map Act (Sec. 66410 et. Seq., Government Code, State of California) and the County Subdivision Ordinance (Title 21 of the Los Angeles County Code). I hereby certify that I have reviewed the above-described division of real property and have found it to be in conformance with all requirements of the Subdivision Map Act and of the County Subdivision Ordinance.



DEPARTMENT OF REGIONAL PLANNING
County of Los Angeles
Amy Bodek, AICP
Director of Planning

DEPARTMENT OF REGIONAL PLANNING

By: _____

FOR SUSAN TAE

Title: ASSISTANT ADMINISTRATOR

Date: 11/20/2022

46-56

NOTE: Bearing given on East Pasadena Ave as shown on Tract No 1703, M.B. 22, pages 14+15 is taken as basis of bearings for this map.

TRACT No 3489

Being a ReSubdivision of Tract No 1703, except Lots 1 to 5, 25 and a portion of Lot J in Block A, and Lot 22 Block B, as recorded in Book 22, pages 14+15 of Maps, and the southerly 150 feet of Tract No. 2557, as recorded in Book 31, page 85 of Maps, records of Los Angeles County, Calif.

I, Charles Fiske, Jr. do hereby certify that I am a Civil Engineer, and that this map, consisting of one sheet, correctly represents a survey made under my supervision in May 1921, and that all the monuments shown hereon actually exist and their positions are correctly shown.
Charles Fiske, Jr.

We hereby certify that we are the owners of or interested in the land included within the subdivision shown on the annexed map, and that we are the only persons whose consent is necessary to pass a clear title to said land, and we consent to the making of said map and subdivision, and hereby dedicate to public use the Avenues, Boulevard, Drive and Alley, shown within the colored border.

Richard C. Goodspeed
J. E. Selkirk
Lucy B. Lantz
Alfred Scott Chapman
Roy Pendell
Enna Mae Mitchell

CALIFORNIA - MICHIGAN LAND & WATER COMPANY
 J. E. Selkirk PRES.
 Richard C. Goodspeed SECY

MICHILLINDA IMPROVEMENT COMPANY
Richard C. Goodspeed PRES.
J. E. Selkirk SECY

SCALE
1" = 120'

STATE OF CALIFORNIA
 COUNTY OF ORANGE

On this 20 day of May, A.D. 1921, before me, the undersigned, a Notary Public in and for said County and State, personally appeared LUCY C. LANTZ, known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that she executed the same.

Witness my hand and official seal the day and year in this certificate first above written.

G. Roy Pendell
 Notary Public in and for said County.

STATE OF CALIFORNIA
 COUNTY OF LOS ANGELES

On this 22nd day of May, A.D. 1921, before me, G. Roy Pendell, a Notary Public in and for said County, and State, residing therein, duly commissioned and sworn, personally appeared W. E. McCarty, known to me to be the Vice President, and Richard C. Goodspeed, known to me to be the Secretary of the CALIFORNIA-MICHIGAN LAND & WATER COMPANY, the Corporation that executed the within instrument, known to me to be the persons who executed the within instrument on behalf of the Corporation therein named and acknowledged to me that such Corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

G. Roy Pendell
 Notary Public in and for said County.

STATE OF CALIFORNIA
 COUNTY OF LOS ANGELES

On this 23rd day of May, A.D. 1921, before me, G. Roy Pendell, a Notary Public in and for said County, and State, residing therein, duly commissioned and sworn, personally appeared Richard C. Goodspeed, known to me to be the President, and J. E. Selkirk, known to me to be the Secretary of the MICHILLINDA IMPROVEMENT COMPANY, the Corporation that executed the within instrument, known to me to be the persons who executed the within instrument on behalf of the Corporation therein named and acknowledged to me that such Corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

G. Roy Pendell
 Notary Public in and for said County.

STATE OF CALIFORNIA
 COUNTY OF LOS ANGELES

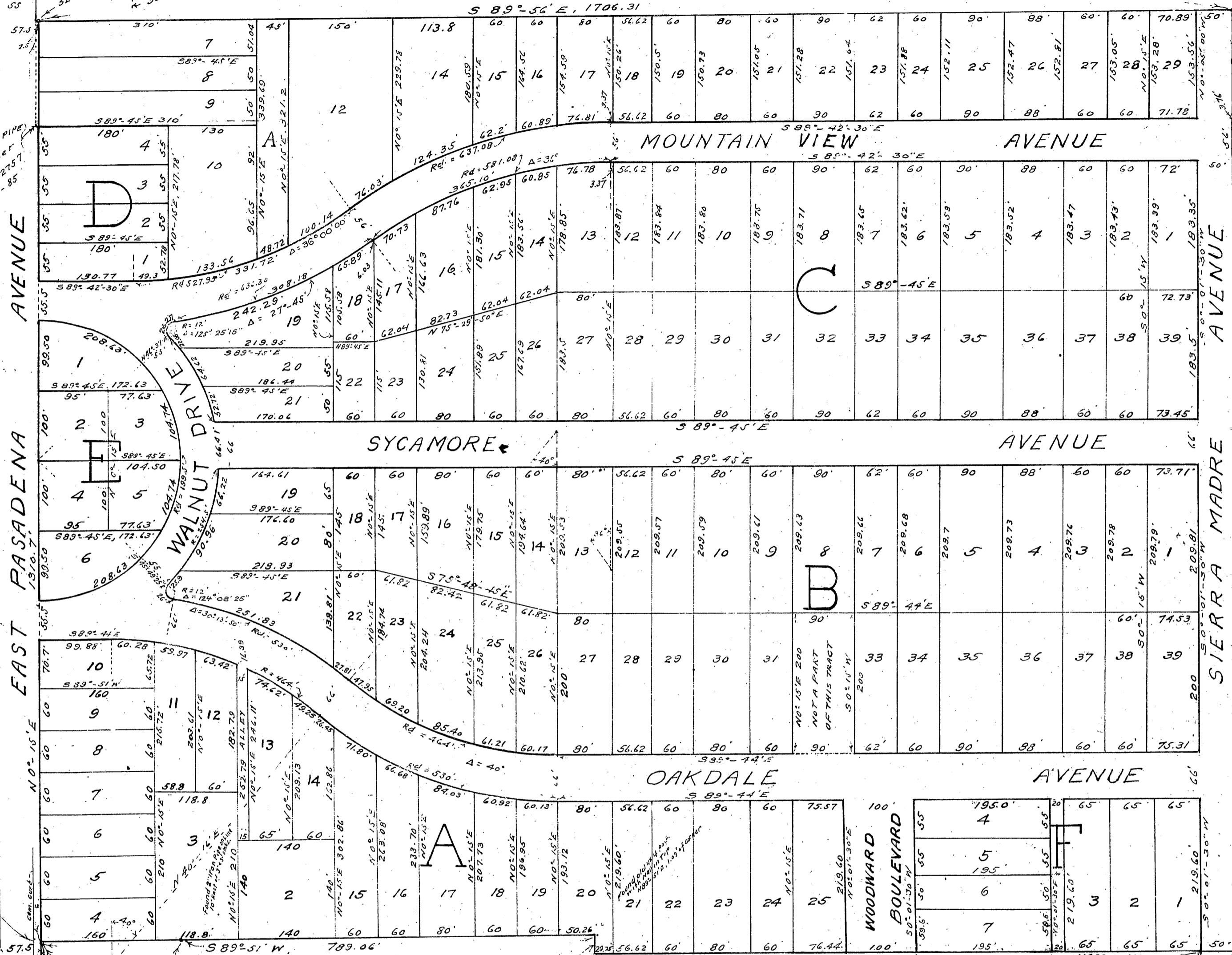
On this 23rd day of May, A.D. 1921, before me, G. Roy Pendell, a Notary Public in and for said County and State, personally appeared Charles Fiske, Jr., Alfred Scott Chapman, J. E. Selkirk, Roy C. Mitchell, Enna Mae Mitchell, Richard C. Goodspeed, known to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year in this certificate first above written.

G. Roy Pendell
 Notary Public in and for said County.

June 30 1921
 JUN 30 1921
 9 216 PM
 56
 Maps

Roy G. Taylor



Good Line of cement curb on East Side of Pasadena Avenue, 12' West of East Line of Pasadena Ave, as hereon shown.

Found 2" Iron Pipe at S.W. Corner of Tract No 2557, M.B. 31

S.W. Corner Tract No 2561 M.B. 29-57

S.W. Cor. Lot 24, Block E of Michillinda, M.B. 21, 14+15

This corner set record dist. from S. Line Oakdale Ave. as located by Cement curb lines and 12' West of Cem. Curb on Sierra Ave.

TRACT No 3489
 June 30 1921

me that they executed the same.

Witness my hand and official seal.

(Notarial Seal)

A. H. McDonald, Notary Public
in and for the County of Los Angeles, State of California. My Com. Ex. Oct. 27, 1927.
#819-Copy of original recorded at request of Title Guarantees & Tr. Co. Mar. 1, 1924 at 8:30 AM
Copyist #22. Compared. C.L. Logan, County Recorder, By *C. A. Garrison* Deputy

U.S.I.R.S. \$6.50 Cancelled.

Grant Deed

G.B. Carr and Melissa Maria Carr, who acquired title as Melissa Maria Carr, husband and wife, in consideration of Ten and no/100 Dollars, to them in hand paid, receipt of which is hereby acknowledged, do hereby Grant to T.S.H. Malool, the real property in the City of and County of Los Angeles, State of California, described as Lot Ten (10) and the Southerly Ten (10) Feet of Lot Nine (9) in Block One (1) of Bigges Tract, as per map recorded in Book 11, Page 90 Miscellaneous Records of said County.

To Have and to Hold to said

grantee his heirs or assigns.

Witness their hands this Eighteenth day of

December, 1923.

Melissa Maria Carr
G.B. Carr

State of California, County of Los Angeles,) ss.

On this 27th day of January, 1924, before me, Frank Cantello, a Notary Public in and for said County, personally appeared G.B. Carr and Melissa Maria Carr, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same.

Witness my hand and official seal.

(Notarial Seal)

Frank Cantello, Notary Public
in and for the County of Los Angeles, State of California.
#825-Copy of original recorded at request of Title Guarantees & Tr. Co. Mar. 1, 1924 at 8:30 AM
Copyist #22. Compared. C.L. Logan, County Recorder, By *C. A. Garrison* Deputy

U.S.I.R.S. \$1.50 Cancelled.

Corporation Grant Deed

California-Michigan Land & Water Company, a corporation organized under the laws of the State of California and having its principal place of business at Los Angeles, California, the party of the first part, in consideration of the sum of Ten (\$10.00) Dollars, does hereby grant to Nina C. McNeill (Single) the party of the second part, all that real property situate in the County of Los Angeles, State of California, described as follows: Lot Four (4) Block A, Tract No. 3489, according to a map of said tract recorded in Book 46, Page 56 of Maps, in the office of the County Recorder of said Los Angeles County.

This conveyance is made subject to the following reservations and restrictions:

It is provided and covenanted by the party of the second part as a condition of this conveyance, said covenants running with the land herein described, that said land shall (except as herein otherwise provided) be used for residence and agricultural purposes exclusively, and that no building to be used as a dwelling erected or moved upon said premises shall be of the cost and value of less than Three Thousand (\$3,000.00) Dollars; that only one residence and customary outbuildings shall be erected or contemporaneously located upon the said lot, and that no part of said residence shall be located less than Fifty feet from the front curb line or less than ten feet from any street or from the line of any adjoining lot owner, except a rear or alley line of said lot, and that no outbuilding shall be located within one hundred feet of the front line of said lot or within ten feet of any street; that no saloon shall be at any time moved upon or erected or maintained upon said premises, or any intoxicating liquors sold or dispensed thereon. It is expressly understood and agreed, however, that the foregoing restrictions shall not be deemed to prohibit the erection and use for business purposes of buildings designed and constructed on any part of said lot for stores and with offices and living quarters in the upper floors thereof.

No building on said premises shall be occupied for residence purposes until the comple-

plaintiff herein, that the statements contained in the foregoing claim of lien are true.

K.M. Macdonald.

Subscribed and sworn to before me this 18 day of June, 1926.

(Notarial Seal) J.C. Christenmann, Notary Public in and for the County of Los Angeles, State of California. My Commission Expires Feb. 13, 1929.

(1918 Copy of original recorded at request of plaintiff, June 18, 1926, 42 min past 3 P.M. by J.C. Christenmann, County Recorder, by Deputy

Whacko's Lien. Notice is hereby given: That Vernon Lumber Company a corporation under Chapter 11 of Title IV of Part III of the California Code of Civil Procedure claim a lien upon the parcel of land situate in the County of Los Angeles, State of California, and upon the building situate thereon, which land is described as follows, to-wit: 134 N. 65th St. and which premises plaintiff is informed and believes to be described as Lot 13, Tract 1356, as per map recorded in Book 16, at pages 197-191 of Maps, Records of Los Angeles County, California. Said lien is claimed for rough and finished lumber, furnished at the request of Fred Alderink, for and used in the construction of the said buildings between the 27th day of March 1926, and the 27th day of March, 1926.

It is further stated that plaintiff has unpaid on account of said contract, after deducting all just credits and offsets in the sum of \$100.00. That Fred Alderink is the reputed owner of said buildings and premises. Dated this 18 day of June, 1926.

Vernon Lumber Company, By H.R. Bergh, Attorney in fact.

State of California, County of Los Angeles, ss. H.R. Bergh, Attorney in fact, says that he is the Attorney in fact of the Vernon Lumber Company, plaintiff named in the foregoing claim of lien, and that the statements herein contained are true.

H.R. Bergh.

Subscribed and sworn to before me this 18 day of June, 1926.

(Notarial Seal) A.S. McKinnon, Notary Public in and for the County of Los Angeles, State of California.

(1918 Copy of original recorded at request of plaintiff, June 18, 1926, 43 min past 3 P.M. by J.C. Christenmann, County Recorder, by Deputy

Corporation Grant-Deed. California-Michigan Land & Water Company, a corporation organized under the laws of the State of California, and having its principal place of business at Los Angeles, California, the party of the first part, in consideration of the sum of Ten (\$10.00) Dollars, does hereby Grant to Della C. Burns, wife of Robert Burns, her separate property, the party of the second part, all that real property, situate in the County of Los Angeles, State of California, describe as follows:

Lot Five (B) Block A, Tract No. 3489, according to a map of said Tract recorded in Book 44, page 56 of Maps, in the office of the County Recorder of said Los Angeles County. This conveyance is made subject to taxes and to any and all interests, liens, or encumbrances, not created or incurred by said party of the first part, since July 1st, 1921, and also subject to the following reservations and restrictions:

It is provided and covenanted by the party of the second part as a condition of this conveyance, said covenants run with the land herein described, that said land shall (except as hereinafter otherwise provided) be used for residence and agricultural purposes exclusively, and that no building to be used as a dwelling erected or moved upon said premises shall be of the cost and value of less than three thousand (\$3000.00) Dollars and only one residence and customary outbuildings shall be erected or contemporaneously located upon said land. The location of said residence shall be located less than fifty feet from the front curb line or less than ten feet from any street or from the line of any adjoining lot owner, except a rear or alley line of said lot, and that no outbuilding shall be located within one hundred feet of the front line of said lot or within ten feet of any street, and that no saloons shall be located, nor any place where any intoxicating liquors sold or dispensed thereon, it is expressly understood and agreed, however, that the foregoing restrictions shall not be deemed to prevent the erection and use for business purposes of buildings designed and constructed on any part of said lot for stores and with offices and living quarters in the upper floors thereof. No building on said premises shall be occupied for residence purposes until the complete and full compliance with said requirements as to location and cost. It is further distinctly covenanted and agreed, said

...shall run with the land, that said interests of and under the said lease shall not be sold or conveyed to or assigned by any other person or persons, including the Grantee, the Grantee's assigns, or successors in interest, or those claiming or holding in subordination, shall in any way of the provisions herein contained, either directly or under some exercise of power, be subject to the rights of the said party or parties granted herein, to any be vested in the said party or the first party, or those claiming or holding in subordination, or the successors or assigns, shall be entitled to the immediate possession thereof. The foregoing restrictions shall, however, cease to be operative after January 1st, 1926.

Said premises shall be subject to rights of way across same as may be required by the first party to be deemed reasonably necessary for development of water, gas, electricity, or other utilities, if so further advanced and agreed by and between the parties hereto, but all water, gas and oil rights of every kind and character are reserved and excepted to remain the property of the first party, and the parts of the second part shall have no right to develop water, gas or oil, or any similar product, in any manner, the premises herein described.

It is understood and agreed that the stipulations herein are to apply to and bind the heirs, executors, administrators, successors and assigns of the respective parties hereto. I have and to hold all and singular the said premises together with the appurtenances, unto the said party or the said parties, their heirs and assigns forever.

In pursuance of a resolution of the Board of Directors of said corporation, a legal meeting thereof duly convened and held, said California-Michigan Land & Water Company has this day caused its corporate name and seal to be affixed by its Vice-President and Secretary therunto duly authorized, this 1st day of May, 1926.

(Corporate Seal) California-Michigan Land & Water Company.
By W.S. McCarty, Vice-President.
By Richard C. Goodspeed, Secretary.

State of California, County of Los Angeles, ss.

On this 1st day of May, 1926, before me, the undersigned, a Notary Public in and for said County, personally appeared W.S. McCarty, known to me to be the Vice-President and Richard C. Goodspeed, known to me to be the Secretary of the corporation that executed the within instrument, known to me to be the persons who executed the within instrument in behalf of the corporation within named, and each acknowledged to me that said corporation executed the same.

In witness whereof, I have hereunto set my hand and affixed my official seal in said County, this 1st day and year in which certificate first above written.

(Notarial Seal) G. Roy Fenwick, Notary Public in and for the County of Los Angeles, State of California.

1807 Copy of original recorded at request of Grantee, Jun. 19, 1926, 23 min past 11 A.M. Copyright 1916 Compare, C.L. Logan, County Recorder, by Deputy

Original Notice. To T.C. Horton, Harriet K. Horton, his wife, 536 South Hope Street, Los Angeles, California, Lessors: The undersigned, the lessee in the oil lease between you, as lessors, and the undersigned, as lessee, dated Dec. 7, 1925, and the real property described as Lots 14-15 Block 10, of Tract 1125, as shown on maps at pages 174 and 175 of Maps, hereby gives notice that the undersigned as lessee hereby exercises its right to cancel and terminate said lease, and all of its rights and obligations thereunder with respect to all of the demands made therein provided, and the said lease is cancelled and terminated from and after this date, and the undersigned as executor and hereby offers to deliver to you a full instrument of release containing all of the rights to you as lessee under said lease with receipt from you your consent in writing to the cancellation and termination of said lease.

Dated Los Angeles, June 2, 1926.

(Corporate Seal) The United Oil Company.
By H. Madden, Vice-President.
By J.S. White, Secretary.

Received a copy of said above Notice this 10th day of June, 1926.

T.C. Horton,
Harriet K. Horton, Lessors.

State of California, County of Los Angeles, ss.

On this 2nd day of June, in the year nineteen hundred and twenty six, A.D. before me, Frank Elliott, a Notary Public in and for the said County of Los Angeles, State of California, residing therein, duly commissioned and sworn, personally appeared H.H. Madden

RECORDED

| Acct Book | 1st Page | Page Posted | Book | Page | Inst | No. |
|-----------|----------|-------------|------|------|----------------------|------|
| 377 | 22 | | 5693 | 183 | Deed | 1607 |
| 378 | 27 | | 5988 | 205 | Full Rev Mtg | 1608 |
| 379 | 11 | | 5633 | 265 | Deed | 1609 |
| 380 | 11 | | 5904 | 380 | Tr Dd | 1610 |
| 381 | 11 | | 4562 | 331 | Renewal of Mtg | 1611 |
| 382 | 11 | | 6259 | 59 | Tr Dd | 1612 |
| 383 | 10 | | 6272 | 29 | Tr Dd | 1613 |
| | | | | | | GIR |

California-Michigan Land & Water Co
 Della C Burns wf of Robert Burns
 6/19/26
 5/1/26

Lt 5 blk A Tr 3489 46/56 mp
 sub j to r/w over prty for poles
 and pipes
 10

John Makoi
 Alma Makoi wf

Joseph V Giaconi
 Catherine M Giaconi wf
 4/10/25

3760/199 60 5/27/24
 Lt 19 blk 22 Vista Del Oro 37/96 mps

Myles Regan
 Bridget Regan wf

Walter R Burns single 6/18/26

Lt 27 blk 23 Peck's Grand
 View Tr 8/79 mps
 10

Walter R Burns single

California Title Ins Co tr for 6/18/26
 Myles Regan
 Bridget Regan wf jnt ten

Harry E Good
 Anna G Good wf

L J Branson 6/8/26

2582/158 388 8/1/23
 See slip
 extending time from 7/23/26 to
 7/23/27

G L Hartman
 Eve Harman h & wf jnt ten

T. G. & T. Co tr for
 Gibraltar Finance Corp 6/15/26

Lt 76 tr 726 15/186 mps
 Instal 6/15/26 5 588.00

Kenneth P Reed
 Lydia P Reed

T. G. & T. Co tr for
 W B Dockstader
 nose & Dockstader jnt ten 5/28/26

Lt 333 17 5495 5 119.88
 Instal 5/29/26 8 119.88

RECORDING REQUIRED BY

AND WHEN RECORDS MADE TO

RECORDED IN OFFICIAL RECORDS
OF LOS ANGELES COUNTY, CA
31 ~~PM~~ 11 AM, MAY 6 1981
Recorder's Office

FEE
\$4
H

Name
United Pentecostal Church
Street Address
380 So. Rosemead Blvd.
City & State
Pasadena, California 91107

SPACE ABOVE THIS LINE FOR RECORDER'S USE

MAIL TAX STATEMENTS TO

SAME

Documentary transfer tax \$ 66.00 ⁸⁰
 Computed on full value of property conveyed, or
 Computed on full value less liens and encumbrances
remaining thereon at time of sale.
Lockwood Estrow Corp. *Lockwood Estrow Corp.*
Signature of declarant or agent determining tax - firm name
 Unincorporated area City of _____

Name
Serial
Address
City & State

Title Order No. 7941029 in Hughes

Escrow or ~~Serial~~ No. 17924 N.

Grant Deed

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
HARMON D. STRAHAN

hereby GRANT(S) to THE UNITED PENTECOSTAL CHURCH, INC. of PASADENA, CALIFORNIA

and ~~conveys~~ the following described real property in the unincorporated area of Pasadena
County of Los Angeles, State of California:

Lot 11 in Block "A" of Tract No. 3489, as per map recorded in book 46 page 56
of Maps, in the office of the county recorder of said county.

EXCEPTING and reserving all crude oil, petroleum, gas, brea, asphaltum
and all kindred substances and other minerals under and in said land.
(below a depth of 500 feet) (without right of surface entry).

SUBJECT TO: Matter of record as of the date of recordation.

Dated March 20, 1981

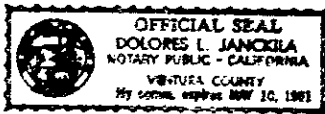
Harmon D. Strahan
HARMON D. STRAHAN

STATE OF CALIFORNIA }
COUNTY OF Ventura } ss.

On March 25, 1981 before me, the
undersigned, a Notary Public in and for said State, personally appeared
Harmon D. Strahan

_____ , known to me
to be the person whose name is subscribed to the within
instrument and acknowledged that he executed the same.
WITNESS my hand and official seal.

Signature *Dolores L. Janokla*
NOTARY PUBLIC IN AND FOR SAID STATE



(This area for official notarial seal)

#5378-18-13

If this document contains any restriction based on age, race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, familial status, marital status, disability, veteran or military status, genetic information, national origin, source of income as defined in subdivision (p) of Section 12955, or ancestry, that restriction violates state and federal fair housing laws and is void, and may be removed pursuant to Section 12956.2 of the Government Code by submitting a “Restrictive Covenant Modification” form, together with a copy of the attached document with the unlawful provision redacted to the county recorder’s office. The “Restrictive Covenant Modification” form can be obtained from the county recorder’s office and may be available on its internet website. The form may also be available from the party that provided you with this document. Lawful restrictions under state and federal law on the age of occupants in senior housing or housing for older persons shall not be construed as restrictions based on familial status. Gov. Code Sec. 12956.1(b)(1)

Any person who believes that this document contains an unlawful restrictive covenant as described above may submit to the County Recorder a completed Restrictive Covenant Modification form. A complete copy of the original document must be attached to the Restrictive Covenant Modification form, with the unlawful language redacted. After submission to the Recorder, the form and attached document will be reviewed by County Counsel, and if the attached document properly redacts an unlawful covenant, the form and attached document will be recorded. If you submit a request to record a modification document, you must provide a return address in order for the County Recorder to notify you of the action taken by the County Counsel regarding the form. Gov. Code Sec. 12956.2(a)(1), (b)(1), (c)

RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:

THIS SPACE FOR RECORDER'S USE ONLY

RESTRICTIVE COVENANT MODIFICATION

The following reference document contains a restriction based on age, race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, familial status, marital status, disability, veteran or military status, genetic information, national origin, source of income as defined in Section 12955 of the Government Code, or ancestry, that violates state and federal fair housing laws and is void. Pursuant to Section 12956.2 of the Government Code, this document is being recorded solely for the purpose of redacting and eliminating that restrictive covenant as shown on page(s) ___ of the document recorded on _____(date) in book _____ and page _____ or instrument number _____ of the official records of the County of _____, State of California.

Attached hereto is a true, correct and complete copy of the document referenced above, with the unlawful restrictive covenant redacted.

This modification document shall be indexed in the same manner as the original document being modified, pursuant to subdivision (d) of Section 12956 of the Government Code.

The effective date of the terms and conditions of the modification document shall be the same as the effective date of the original document.

Signature of Submitting Party: _____ Date: _____

Print Name: _____

_____ County Counsel, or their designee, pursuant to paragraph (1) of subdivision (b) of Section 12956.2 of the Government Code, hereby states that it has determined that the original document referenced above contains an unlawful restriction and this modification may be recorded.

Or

_____ County Counsel, or their designee, pursuant to paragraph (1) of subdivision (b) of Section 12956.2 of the Government Code, finds that the original document does not contain an unlawful restriction, or the modification document contains modifications not authorized, and this modification may not be recorded.

County Counsel

By:

Date:

This page is part of your document - DO NOT DISCARD



20141282060



Pages:
0003

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

11/26/14 AT 08:00AM

| | |
|--------|-------|
| FEEs: | 25.00 |
| TAXES: | NFPR |
| OTHER: | 0.00 |
| PAID: | NFPR |



LEADSHEET



201411260120024

00009892516



006517809

SEQ:
21

DAR - Title Company (Hard Copy)



THIS FORM IS NOT TO BE DUPLICATED

144

EMW

Recording Requested By
First American Title Company
Homebuilder Services Division
Subdivision Department

2

RECORDING REQUESTED BY
First American Title Company

AND WHEN RECORDED MAIL DOCUMENT TO:
Legendary East Pasadena, LLC
35 N. Lake Avenue, Suite 720
Pasadena, CA 91101



2

Space Above This Line for Recorder's Use Only

A.P.N.: 5378-018-020

File No.: OSA-4714452 (br)

GRANT DEED

TRANSFER TAX
NOT A PUBLIC RECORD

The undersigned Grantor(s) declare(s) that Documentary Transfer Tax shall be shown on a separate Declaration or Statement of Tax Due and not of public record pursuant to revenue & taxation code 11932-11933.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Life Church Incorporated of Pasadena, Inc., a California corporation who acquired title as Pentecostal Assembly in Christ of East Pasadena, California, a corporation and The United Pentecostal Church, Inc. of Pasadena, California**

hereby GRANTS to **Legendary East Pasadena, LLC, a California limited liability company**

the following described property in the City of **Pasadena**, County of **Los Angeles**, State of **California**:

NA

LOTS 9, 10 AND 11 IN BLOCK "A" OF TRACT NO. 3489, IN THE COUNTY OF LOS ANGELES COUNTY, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 46, PAGE 56 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

Mail Tax Statements To: **SAME AS ABOVE**

21

A.P.N.: 5378-018-020

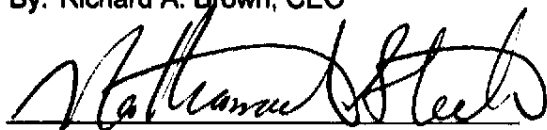
File No.: OSA-4714452 (br)

Dated: **November 14, 2014**

Life Church Incorporated of Pasadena, Inc.,
a California corporation



By: Richard A. Brown, CEO



By: Nathaniel Steele, CFO

STATE OF California)SS
COUNTY OF Los Angeles)

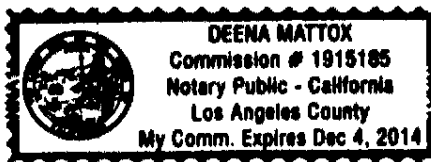
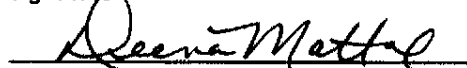
On November 19, 2014, before me, Deena Mattox, Notary
Public, personally appeared Richard Brown & Nathaniel Steele

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



This area for official notarial seal

This page is part of your document - DO NOT DISCARD



20210073764



Pages:
0003

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

01/14/21 AT 08:00AM

| | |
|--------|----------|
| FEES: | 25.00 |
| TAXES: | 2,533.30 |
| OTHER: | 0.00 |
| <hr/> | |
| PAID: | 2,558.30 |



LEADSHEET



202101140140011

00019712771



011687309

SEQ:
01

SECURE - 8:00AM



THIS FORM IS NOT TO BE DUPLICATED

10511909

E041809

RECORDING REQUESTED BY:
PROVIDENT TITLE COMPANY

AND WHEN RECORDED MAIL TO:

LEGENDARY EAST PASADENA, LLC
600 N. LINCOLN AVENUE #91593
PASADENA, CA 91109

THIS SPACE FOR RECORDER'S USE ONLY:

Title Order No.: 10511909
AP#: 5378-018-016

Escrow No.: 621423-YL

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is \$2,533.30

[X] 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 PASADENA AND

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

ERGON INVESTMENTS INC., a California Corporation

hereby GRANT(s) to:

LEGENDARY EAST PASADENA, LLC, a California Limited Liability Company

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

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF

Also Known as: 408 SOUTH ROSEMEAD BOULEVARD, PASADENA, CA 91107
AREA

ERGON INVESTMENTS INC., a California Corporation

Dated January 13, 2021

By:


ARMANDO MANJARREZ, CEO
ARMANDO MANJARREZ, CEO

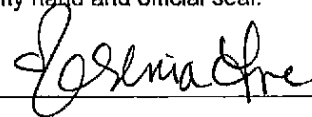
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

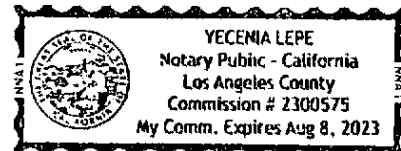
STATE OF CALIFORNIA
COUNTY OF Los Angeles

On January 13, 2021 before me, Yecenia Lepe A Notary Public personally
appeared Armando Manjarrez who proved to me on the
basis of satisfactory evidence to be the person(s) whose name(s) 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)



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

EXHIBIT "A"

LOTS 7 AND 8 IN BLOCK "A" OF TRACT NO. 3489, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 46 PAGE 56 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT ALL WATER, GAS AND OIL RIGHTS OF EVERY KIND AND CHARACTER, INCLUDING THE RIGHT TO DEVELOP THE SAME OR ANY SIMILAR PRODUCT IN ANY MANNER, BUT WITHOUT THE RIGHT OF SURFACE ENTRY, AS EXCEPTED AND RESERVED IN THE DEED FROM CALIFORNIA MICHIGAN LAND & WATER COMPANY, AFFECTING LOT 4, RECORDED IN BOOK 2898 PAGE 337 OFFICIAL RECORDS AND IN DEED FROM CALIFORNIA-MICHIGAN LAND AND WATER COMPANY, RECORDED IN BOOK 5693 PAGE 183 OFFICIAL RECORDS

ASSESSOR'S PARCEL NUMBER: 5378-018-016