



AFX 1940 Chain of Title Search Report

Reference # 12345

306 NORTH ALVARADO

LOS ANGELES, CA 90005

AFX Order # 12-34567-89

05/08/2018

AFX Research, LLC

211B Tank Farm Rd San Luis Obispo, CA 93401
(877) 848-5337 / www.afxllc.com

Historical Chain of Title - Reference #12345

TITLE TO THE ESTATE OR INTEREST COVERED BY THIS REPORT APPEARS TO BE VESTED IN:

TEMPLE CITY LIGHTS

THE FOLLOWING IS THE CURRENT PROPERTY LEGAL DESCRIPTION (SEE DEED FOR FULL LEGAL DESCRIPTION):

ASSESSOR'S PARCEL NUMBER(S): **5157-022-019**

RECORDS WERE SEARCHED AT THE LOS ANGELES COUNTY ASSESSOR'S OFFICE AND THE LOS ANGELES COUNTY CLERK'S OFFICE BACK TO 1940. THE FOLLOWING CONVEYANCES WERE FOUND OF RECORD.

1. **DEED TYPE:** INDIVIDUAL GRANT DEED
 DEED DATE: 04/26/2002
 RECORDED: 08/30/2002
 GRANTOR: NBA PROPERTIES INC
 GRANTEE: TEMPLE CITY LIGHTS
 INSTRUMENT: 02-20420170
 NOTES:

2. **DEED TYPE:** DEED BY ADMINISTRATRIX
 DEED DATE: 05/15/1952
 RECORDED: 06/02/1952
 GRANTOR: ESTATE OF WILFORD MALMQUIST, DECEASED
 GRANTEE: JEWELL OCAMPO
 INSTRUMENT: 19520000548
 NOTES: SEARCHED BACK TO 1940, COUNTY RECORD SHOW GRANTOR OWNED
 THIS PROPERTY BACK TO 1930.



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3. **DEED TYPE:** GRANT DEED
 DEED DATE: 11/06/1952
 RECORDED: 11/07/1952
 GRANTOR: JEWELL OCAMPO
 GRANTEE: JEWELL OCAMPO AND EXEQUIEL C OCAMPO
 INSTRUMENT: 19520002315
 NOTES:
4. **DEED TYPE:** GRANT DEED
 DEED DATE: 01/22/1958
 RECORDED: 01/27/1958
 GRANTOR: EXEQUIEL C OCAMPO
 GRANTEE: JEWELL OCAMPO
 INSTRUMENT: 19580002913
 NOTES:
5. **DEED TYPE:** GRANT DEED
 DEED DATE: 10/16/1959
 RECORDED: 11/25/1959
 GRANTOR: JEWELL OCAMPO
 GRANTEE: AURELIA GARCIA SALDANA
 INSTRUMENT: 19590001706
 NOTES:
6. **DEED TYPE:** INDIVIDUAL GRANT DEED
 DEED DATE: 08/05/1981
 RECORDED: 10/06/1981
 GRANTOR: AURELIA G SALDANA, ALSO KNOWN AS AURELIA GARCIA SALDANA
 GRANTEE: FRANK J ARRECHEA AND BLANCA ARRECHEA
 INSTRUMENT: 19810990095
 NOTES:



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7. **DEED TYPE:** GRANT DEED
 DEED DATE: 08/13/1985
 RECORDED: 08/30/1985
 GRANTOR: FRANK J ARRECHEA AND BLANCA ARRECHEA
 GRANTEE: SAHAR RON AZARKMAN
 INSTRUMENT: 19851015781
 NOTES:
8. **DEED TYPE:** QUITCLIAM DEED
 DEED DATE: 08/09/1985
 RECORDED: 08/30/1985
 GRANTOR: ZOHARA AZARKMAN
 GRANTEE: SAHAR RON AZARKMAN, HUSBAND OF GRANTOR HEREIN, AS HIS SOLE
 AND SEPARATE PROPERTY
 INSTRUMENT: 19851015782
 NOTES:
9. **DEED TYPE:** INDIVIDUAL GRANT DEED
 DEED DATE: 12/02/1999
 RECORDED: 03/23/2000
 GRANTOR: SAHAR RON AZARKMAN
 GRANTEE: NBA PROPERTIES INC
 INSTRUMENT: 20000430593
 NOTES:



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2. LEASES AND MISCELLANEOUS

LESSOR: NONE IDENTIFIED

LESSEE:

LEASE DATE:

RECORDED DATE:

INSTRUMENT #:

LEASE TYPE:

COMMENTS:



Thank you for your order!
Please contact our office at (877) 848-5337
AFX Research, LLC

Project 159899

This **AFX Research, LLC** Chain of Title Report tracks a line of successive owners from the present back to 1940 of a particular parcel of real property, linked together by recorded transactions which pass title. This report provides a summary of a property's historical ownership.

A network of trained, professional researchers, following established industry protocols, use client supplied property information to search for:

- Historical Chain of Title Research
- Leases and Miscellaneous

-Disclaimer-

This report was prepared for the use of **AFX Research LLC (AFX)**, exclusively. This report is neither a guarantee of title, a commitment to insure, nor a policy of title insurance. **NO WARRANTY, EXPRESSED OR IMPLIED, IS MADE WHATSOEVER IN CONNECTION WITH THIS REPORT.** AFX specifically disclaims the making of any such warranties, including without limitation, merchantability or fitness for a particular use or purpose. The information contained in this report is retrieved as it is recorded from the various agencies that make it available. The total liability is limited to the fee paid for this report.





02-2042170

RECORDED/FILED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA
AUG 30 2002 AT 8 A.M.

SPACE ABOVE THIS LINE FOR RECORDERS USE



TITLE(S)
DEED

FEE

FEE
\$7
GG

D.T.T.

1/25

NOTIFICATION SENT-\$4Ⓢ

CODE

20

CODE

19

CODE

9__

Assessor's Identification Number (AIN)

To Be Completed By Examiner OR Title Company In Black Ink

Number of Parcels Shown

5157 022 001

001



THIS FORM IS NOT TO BE DUPLICATED

RECORDING REQUESTED BY:
North American Title Company
AND WHEN RECORDED MAIL TO:

Advanced Development & Investment, Inc.
5939 Monterey Road
Los Angeles, CA 90042-4942

02 2042170

THIS SPACE FOR RECORDER'S USE ONLY:

ESCROW NO. 013939-FM

TITLE ORDER NO. 60-08756-62

INDIVIDUAL GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is \$291.50 County & \$1,192.50 City

computed on full value of property conveyed, or

computed on full value less value of liens or encumbrances remaining at time of sale.

Unincorporated area City of Los Angeles, **AND**

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

NBA PROPERTIES, INC., a California corporation

hereby GRANT(s) to:

TEMPLE CITY LIGHTS, a California limited partnership

the real property in the city of Los Angeles, County of Los Angeles, State of California, described as:
Lot 1 of Ransom's Resubdivision of Lots 1 to 8 in Block 11 of a subdivision of a pat of Highland Tract Addition NO. 1, in the City of Los Angeles, County of Los Angeles, State of California, as per Map recorded in Book 2 Page 58 of Maps, in the Office of the County Recorder of said County.

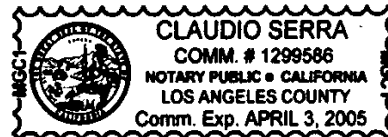
ALSO KNOWN AS: **300-300 1/2 N. Alvarado St. & 2033 W. Court St., Los Angeles, CA 90026**
A.P. # **5157-022-001**

DATED April 26, 2002
STATE OF CALIFORNIA
COUNTY OF LOS ANGELES
On 4-30-2002
before me, CLAUDIO SERRA
a Notary Public in and for said State, personally appeared
DANNY O. SERRA

NBA Properties, Inc., a California Corporation

BY:

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



Signature

(This area for official notarial seal)

Mail tax statements to: Advanced Development & Investment, Inc., 5939 Monterey Road, Los Angeles, CA 90042-4942