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**20201046026**

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

09/02/20 AT 08:00AM

Pages:
0004

FEES: 28.00

TAXES: 1,215.50

OTHER: 0.00

PAID: 1,243.50

**LEADSHEET****202009020270099****00018829810****011134599**

SEQ:
05

SECURE - 8:00AM**THIS FORM IS NOT TO BE DUPLICATED**

FOR REFERENCE ONLY: 20201046026

Recording Requested By
Orange Coast Title Company

When Recorded Mail to
And Mail Tax Statements To
Artshar LLC /C/O Art Simonian
501 West Glenoaks Blvd. #556
Glendale, CA 91202

Escrow No: 110-167501-JS

Order No: 305-2108486-19

APN: 5642-018-039

Property: 246 North Jackson Street, Glendale, CA 91206

SPACE ABOVE IS RESERVED FOR RECORDER'S USE


Signature of Declarant or Agent Determining Tax Firm Name

(26)

GRANT DEED

The undersigned Grantor(s) Declare(s):

Documentary Transfer Tax is \$1,215.50 City Tax is \$ _____

☒ Computed on the full value of the interest or property conveyed; or
☐ Computed on the full value less value of liens or encumbrances remaining at time of sale
☐ Unincorporated Area ☒ City of Glendale

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

Leticia B. Banaag, a single woman

Hereby grants to

Artshar LLC, a California Limited Liability Company

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

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

DATED: August 19, 2020


Leticia B. Banaag

MAIL TAX STATEMENTS AS DIRECTED ABOVE

Recording Requested By
Orange Coast Title Company

When Recorded Mail to
And Mail Tax Statements To
Artshar LLC /C/O Art Simonian
501 West Glenoaks Blvd. #556
Glendale, CA 91202

Escrow No: 110-167501-JS
Order No: 305-2108486-19

APN: 5642-018-039

Property: 246 North Jackson Street, Glendale, CA 91206

SPACE ABOVE IS RESERVED FOR RECORDER'S USE

(26)

GRANT DEED

Banaag
Signature of Declarant or Agent Determining Tax Firm Name

The undersigned Grantor(s) Declare(s):

Documentary Transfer Tax is \$1,215.50 City Tax is \$ _____

☒ Computed on the full value of the interest or property conveyed; or
☐ Computed on the full value less value of liens or encumbrances remaining at time of sale
☐ Unincorporated Area ☒ City of Glendale

Owner occupied seller was Leticia B. Banaag (Letty)

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

Leticia B. Banaag, a single woman

Hereby grants to

Artshar LLC, a California Limited Liability Company

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

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

DATED: August 19, 2020

Banaag
Leticia B. Banaag

MAIL TAX STATEMENTS AS DIRECTED ABOVE

Notary Acknowledgement attachment to Grant Deed dated August 19, 2020, executed by Leticia B. Banaag
Property address: 246 North Jackson Street, Glendale, CA 91206

Date: August 19, 2020

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

08-19-2020

before me,

Vahe Petrosyan

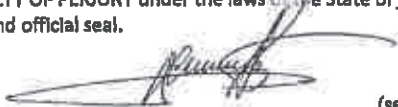
A Notary Public personally appeared

who proved to me on the basis of

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

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

Signature



(seal)

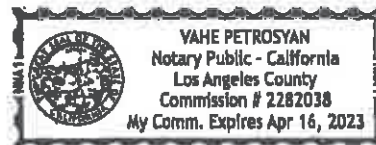


EXHIBIT "A"
LEGAL DESCRIPTION

**Lot 2 in Block 6 of Town of Glendale, in the City of Glendale, County of Los Angeles, State of California, as per Map recorded..
in Book 14, Page(s) 95 to 96 of Miscellaneous Records, in the Office of the County Recorder of said County**

2020

Real Estate Withholding Statement

593

AMENDED: ☐**Part I Remitter Information** ☒ REEP ☐ Qualified Intermediary ☐ Buyer/Transferee ☐ Other

Business name Glen Oaks Escrow		<input checked="" type="checkbox"/> FEIN <input type="checkbox"/> CA Corp no. <input type="checkbox"/> CA SOS file no. 85-4189739
First name	Initial	Last name
		SSN or ITIN
Address (apt./ste., room, PO box, or PMB no.) 6100 San Fernando Road		
City (if you have a foreign address, see instructions.) Glendale		State ZIP code Telephone number CA 91201 (818) 502-0400

Part II Seller/Transferor InformationIf a grantor or nongrantor trust, check the box that applies. ☒ Grantor ☐ Nongrantor Trust

First name (Grantor) Leticia	Initial B	Last name (Grantor) Banaag	SSN or ITIN
Spouse's/RDP's first name (if jointly owned)		Initial	Last name
		Spouse's/RDP's SSN or ITIN (if jointly owned)	
Business/Nongrantor Trust name (if applicable)		<input type="checkbox"/> FEIN <input type="checkbox"/> CA Corp no. <input type="checkbox"/> CA SOS file no.	
Address (apt./ste., room, PO box, or PMB no.)			
City (if you have a foreign address, see instructions.)		State ZIP code	Telephone number
Property address (provide street address, parcel number, and county) 248 North Jackson Street, Glendale, CA 91206			Ownership percentage 100.00 %

Evidence proving Seller (Leticia B. Banaag) was owner occupied

Part III Certifications which fully exempt the sale from withholding (See instructions)

Determine whether you qualify for a full withholding exemption. Check all boxes that apply to the property being sold or transferred.

1. ☒ The property qualifies as the seller's principal residence under Internal Revenue Code (IRC) Section 121.
2. ☐ The seller last used the property as the seller's principal residence under IRC 121 without regard to the two-year time period.
3. ☐ The seller has a loss or zero gain for California (CA) income tax purposes on this sale. Complete Part VI, Computation.
4. ☒ The property is compulsorily or involuntarily converted, and the seller intends to acquire property that will qualify for nonrecognition of gain under IRC Section 1033.
5. ☐ The transfer qualifies for nonrecognition treatment under IRC Section 351 or IRC Section 721.
6. ☐ The seller is a corporation (or a limited liability company (LLC) classified as a corporation), qualified through the CA Secretary of State or has a permanent place of business in CA.
7. ☐ The seller is a CA partnership or a partnership qualified to do business in CA (or an LLC classified as a partnership for income tax purposes that is not a single member LLC disregarded for income tax purposes).
8. ☐ The seller is a tax-exempt entity under California or federal law.
9. ☐ The seller is an insurance company, individual retirement account, qualified pension/profit sharing plan, or charitable remainder trust.

Part IV Certifications that may partially or fully exempt the sale from withholding or if no exemptions apply (See instructions)

Determine whether you qualify for a full, partial, or no withholding exemption. Check all boxes that apply to the property being sold or transferred.

10. ☐ The transfer qualifies as either a simultaneous or deferred like-kind exchange under IRC Section 1031.
11. ☐ The transfer of this property is an installment sale where the buyer must withhold on the principal portion of each installment payment. Copy of the promissory note is attached. Complete Part V Buyer/Transferee information on Side 2.
12. ☒ No exemptions apply. Go to Part VII, Line 31.

If you checked one or more boxes in 1-9, go to Side 3, complete the perjury statement and sign. Provide Sides 1-3 to the remitter before the close of escrow or exchange transaction to submit to the Franchise Tax Board. STOP here. Withholding is not required.

If you checked box 10, go to specific line instructions on Page 4, Part IV.

If you checked box 11, go to Part V on Side 2. Withholding may be required.

If you checked box 12, go to Part VII on Side 3 for amounts to withhold. Withholding is required.

Glen Oaks Escrow

95-4199739

Part V Buyer/Transferor Information

Complete if you checked box 11 in Part IV for an installment agreement.

First name (Grantor)	Initial	Last name (Grantor)	SSN or TIN
Spouse's/ROPs first name (if jointly purchased)	Initial	Last name	Spouse's/ROPs SSN or TIN
Business/Nongrantor Trust name (if applicable)			<input type="checkbox"/> FEIN <input type="checkbox"/> CA Corp no. <input type="checkbox"/> CA SOS file no.
Address (apt./ste., room, PO box, or PMB no.)			
City (if you have a foreign address, see instructions.)		State	ZIP code
Telephone number			
Principal Amount of Promissory Note	Installment Amount	Interest Rate	Repayment Period
		%	Number of months

Buyer's/Transferor's Acknowledgment to Withhold

Read the "Buyer/Transferor" information below. Go to Side 3, complete the parjary statement and sign.

I acknowledge that I am required to withhold on the principal portion of each installment payment to the seller/transferor for the above shown California real property either at the rate of 3 1/3% (.0333) of the total sales price or the Alternative Withholding Calculation, as specified by the seller/transferor on Form 593, Real Estate Withholding Statement, of the principal portion of each installment payment. I will complete Form 593 for the principal portion of each installment payment and send one copy of each to the Franchise Tax Board along with Form 593-V, Payment Voucher for Real Estate Withholding, the withholding payment, and give one copy of Form 593 to the seller/transferor. I will send each withholding payment to the Franchise Tax Board by the 20th day of the month following the month of the installment payment. If the terms of the installment sale, promissory note, or payment schedule change, I will promptly inform the Franchise Tax Board. I understand that the Franchise Tax Board may review relevant escrow documents to ensure withholding compliance. I also understand that I am subject to withholding penalties if I do not withhold on the principal portion of each installment payment and do not send the withholding along with Form 593 to the Franchise Tax Board by the due date, or if I do not send one copy of Form 593 to the seller/transferor by the due date.

Part VI Computation

Complete this part if you checked and certified box 3 in Part III, or to calculate an alternative withholding calculation amount.

13. Selling price	13
14. Selling expenses	14
15. Amount realized. Subtract line 14 from line 13	15
16. Enter the price you paid to purchase the property (see instructions, How to Figure Your Basis.)	16
17. Seller/Transferor-paid points	17
18. Depreciation	18
19. Other decreases to basis	19
20. Total decreases to basis. Add line 17 through line 19	20
21. Subtract line 20 from line 16	21
22. Cost of additions and improvements	22
23. Other increases to basis	23
24. Total increases to basis. Add line 22 and line 23	24
25. Adjusted basis. Add line 21 and line 24	25
26. Enter any suspended passive activity losses from this property	26
27. Add line 25 and line 26	27
28. Estimated gain or loss on sale. Subtract line 27 from line 15 and enter the amount here. If you have a loss or zero gain, certify on Side 3. No withholding is required. If you have a gain, go to line 29 and 30 to calculate your withholding.	28

Remitter Name

Glen Oaks Escrow

SSN, TIN, FEIN, or corp no., or CA SDBS no.

95-4199739

29. Alternative withholding calculation amount. Check the applicable box for the filing type.

- ☐ Individual 12.3% ☐ Corporation 8.84% ☐ Bank and Financial Corporation 10.84% ☐ Trust 12.3%
☐ Non-California Partnership 12.3% ☐ S Corporation 13.8% ☐ Financial S Corporation 15.8%

Multiply the amount on line 28 by the tax rate for the filing type selected above and enter the amount here. This is the alternative withholding calculation amount. If you elect the alternative withholding calculation amount, then check the appropriate box on line 35, Boxes B-H, and enter the amount on line 36

29

30. Total sales price withholding amount. Multiply the selling price on line 13 by 3 1/4% (.0333).

This is the total sales price withholding amount. If you select the total sales price withholding amount, check box A on line 35 below and enter the amount on line 36

30

Part VII Escrow or Exchange Information

31. Escrow or Exchange Number 31 110-167501-JS

32. Date of Transfer, Exchange Completion, Failed Exchange, or Installment Payment (mm/dd/yyyy) 32 9/2/2020

33. Total Sales Price, Failed Exchange, or Boot Amount \$ x Ownership Percentage %

34. Type of Transaction (Check One Only):

- A ☐ Conventional Sale/Transfer C ☐ Boot
 B ☐ Installment Sale Payment D ☐ Failed Exchange

35. Withholding Calculation (Check One Only):

Total Sales Price Method

A ☒ 3 1/4% (.0333) x Total Sales Price, Boot, or Installment Sale Payment

Alternative Withholding Calculation Election

- B ☐ Individual 12.3% x Gain on Sale F ☐ S Corporation 13.8% x Gain on Sale
 C ☐ Non-California Partnership 12.3% x Gain on Sale G ☐ Financial S Corporation 15.8% x Gain on Sale
 D ☐ Corporation 8.84% x Gain on Sale H ☐ Trust 12.3% x Gain on Sale
 E ☐ Bank and Financial Corp. 10.84% x Gain on Sale

36. Amount Withheld from this Seller/Transferor 36 36,796.50

Title and escrow persons, and exchange accommodators are not authorized to provide legal or accounting advice for purposes of determining withholding amounts. Transferees are strongly encouraged to consult with a competent tax professional for this purpose.

To learn about your privacy rights, how we may use your information, and the consequences for not providing the requested information, go to fb.es.gov/forms and search for 1131. To request this notice by mail, call 800.852.6711.

Under penalties of perjury, I hereby certify that the information provided above is, to the best of my knowledge, true and correct. I further certify that:

Check the applicable box(es):

- ☐ The sale is fully exempt from withholding as indicated by a check mark(s) in Part III.
☐ The sale is fully or partially exempt from withholding as indicated by a check mark(s) in Part IV.
☐ The seller has elected the Alternative Withholding Calculation as indicated by a check mark in Part VI, line 35 (B-H).
☐ The Buyer/Transferee understands and accepts the withholding requirements as stated on the Buyer's/Transferee's Acknowledgment to Withhold in Part V. This box should only be checked by those who are involved in an installment sale.

Sign Here

It is unlawful to forge a spouse's/RDP's signature.

Seller's/transferor's signature

Seller's/transferor's spouse's/RDP's signature

Buyer's/Transferee's signature

Buyer's/Transferee's spouse's/RDP's signature

Preparer's name and Title/Escrow business name

X John Salmon

Glen Oaks Escrow

Date

9-18-2020

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

8603203

Form 593 2019 Side 3



CALIFORNIA
ASSOCIATION
OF REALTORS®

ADDENDUM

(C.A.R. Form ADM, Revised 12/15)

No. _____

The following terms and conditions are hereby incorporated in and made a part of the: ☒ Purchase Agreement, ☐ Residential Lease or Month-to-Month Rental Agreement, ☐ Transfer Disclosure Statement (Note: An amendment to the TDS may give the Buyer a right to rescind), ☐ Other _____,

dated June 17, 2020, on property known as 246 N Jackson St
Glendale, CA 91206-4333

in which Edward Simonian and/or Assignee is referred to as ("Buyer/Tenant")
and Leticia Banaag is referred to as ("Seller/Landlord").

1) Prior to opening escrow the Property was listed as an occupied property generating income. During the physical inspection, Seller informed Buyer via disclosures that the current Tenants of the Property will be vacating as of July 31, 2020 and that Seller will be delivering the Property vacant to Buyer.

2) Buyer has elected to accept the delivery of the Property vacant of all Tenants.

3) Seller to deliver the Property vacant of all Tenants and in a broom clean manor free of all debris and furniture.

4) Seller shall provide Buyer with lease termination paperwork for the Tenants which have vacated the Property.

5) Close of escrow shall be extended from August 7, 2020 to August 21, 2020.

6) With the acceptance of the above closing conditions by Seller, Buyer hereby provides notice of its completion of the physical inspection of the Property and Buyer's deposit shall become non-refundable.

7) No further items.

The foregoing terms and conditions are hereby agreed to, and the undersigned acknowledge receipt of a copy of this document.

Date 7-31-20

Date 8/3/2020

Buyer/Tenant Edward Simonian and/or Assignee

Seller/Landlord

Leticia

DocuSigned by:

Leticia Banaag
EC498D4599C24B4...

Buyer/Tenant _____

Seller/Landlord _____

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525 South Virgil Avenue, Los Angeles, California 90020

ADM REVISED 12/15 (PAGE 1 OF 1)

ADDENDUM (ADM PAGE 1 OF 1)



SG California, Inc., 485 S. Robertson Blvd. Suite 9 Beverly Hills CA 90211
Bernadette Advincula Atienza

Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com

Phone: 3109679329

Fax:

Simonian, Edward



CALIFORNIA
ASSOCIATION
OF REALTORS®

TENANT ESTOPPEL CERTIFICATE (C.A.R. Form TEC, Revised 4/11)

Tenant: Ms. Marifina Gregorio
Premises: 244 1/2 N. Jackson St., Glendale, CA 91206-4333

To whom it may concern: The undersigned is the Tenant of the above premises and makes the following representations:

1. LEASE TERMS:

A. (☐ If checked) A copy of the Lease is attached hereto.

B. Date of the Lease: 05-01-2018

C. Name of the current Landlord: Letty Banaag

D. Name of the current Tenant: Marifina Gregorio

E. Current monthly base rent: \$ 1,500.00, paid through: July 30, 2020

F. Security deposit: \$ 0 Other deposits: \$ 0

G. Expiration date of current term: July 30, 2020

H. Number and Location of Parking Spaces: none

I. Number and Location of Storage Spaces: none

J. Who pays utilities services: **Water:** ☒ Landlord ☐ Tenant; **Electric:** ☐ Landlord ☒ Tenant; **Gas:** ☐ Landlord ☒ Tenant; **Waste Disposal:** ☒ Landlord ☐ Tenant; **Gardener:** ☐ Landlord ☐ Tenant; **Sewer:** ☒ Landlord ☐ Tenant; **Other:** ☐ Landlord ☐ Tenant.

K. Who owns appliances: **Stove:** ☐ Landlord ☒ Tenant; **Refrigerator:** ☒ Landlord ☐ Tenant; **Washer/Dryer:** ☐ Landlord ☐ Tenant; **Microwave:** ☒ Landlord ☐ Tenant; **Other:** ☐ Landlord ☐ Tenant.

2. The Tenant represents that the original Lease remains in full force and effect and constitutes the entire agreement between Tenant and Landlord, except for the following modifications, amendments, addendums, assignments, extensions, and/or preferential rights or options to purchase/lease: month to month lease.

There are no verbal or written agreements or understandings between Landlord and Tenant with respect to the Premises, except as set forth above.

3. Tenant is the actual occupant and is in possession of the Leased Premises. Tenant has not assigned, transferred or hypothecated its interest under the Lease. Any construction, build-out, improvements, alterations, or additions to the Premises required under the Lease have been fully completed in accordance with the plans and specifications described in the Lease.

4. All obligations of Landlord under the Lease have been fully performed and Landlord is not in default under any term of the Lease. Tenant has no defenses, off-sets or counterclaims to the payment of rent or other amounts due from Tenant to Landlord under the Lease.

5. Tenant has not been given any free rent, partial rent, rebates, rent abatements, or rent concessions of any kind, except as follows: none

6. Tenant has not filed and is not the subject of any filing for bankruptcy or reorganization under federal bankruptcy laws or similar state laws.

7. Tenant represents that Tenant: (a) is not in default of the performance of any obligations under the Lease; (b) has not committed any breach of the Lease; and (c) has not received any notice of default under the Lease, which has not been cured.

8. The correct address for notices to Tenant is the Premises above unless otherwise shown below.

9. The person signing below represents that he/she is duly authorized by Tenant to execute this Statement in Tenant's behalf.

10. Tenant understands that: (a) a lender may make a loan secured in whole or part by the Premises, and that if Lender does so, Lender's action will be in material reliance on this Estoppel Certificate; and/or (b) a buyer may acquire the Premises or the building in which the Premises is located, and if buyer completes the purchase, buyer will do so in material reliance on this Estoppel Certificate.

Date: 6-23-20

Tenant Marifina Gregorio

Tenant

By Letty Banaag Title Owner
Landlord or Manager

Receipt Acknowledged

Date: 8-7-2020 By E. D. Williams Title Buyer

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TEC REVISED 4/11 (PAGE 1 OF 1)

TENANT ESTOPPEL CERTIFICATE (TEC PAGE 1 OF 1)

SG California, Inc., 485 S. Robertson Blvd., Suite 9 Beverly Hills, CA 90211
Ariel DeGuzman

Phone: 7145801288 Fax: (877) 747-8008 246 N Jackson St.,
Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.ziplogix.com

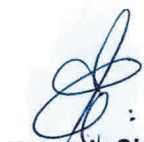


MUTUAL TERMINATION OF RENTAL AGREEMENT**Landlord:** Leticia Banaag**Tenant:** Marifina Gregorio**Rental Premises:** 244 ½ N. Jackson St. Glendale, CA 91206

This **MUTUAL TERMINATION OF RENTAL AGREEMENT** addendum is incorporated into and made part the Rental Agreement executed by the **Landlord** and the **Tenant** referring to and incorporating the **Rental Premises**.

The **Landlord** and **Tenant** do hereby agree that the **Rental Agreement** entered in on 05-01-2018, along with any modifications and or extension thereto, to the **Rental Premises** above will be terminated and the tenancy will end by mutual consent, with no further notice required by either party, at midnight on **July 31, 2020**. **Tenant** understands that all **Tenants** and **Occupants** will vacate said **Rental Premises** and remove all personal belongings by July 31, 2020.

As of the date referenced below Tenant has vacated the Rental Premises in its entirety and Tenant has provided Landlord with the keys to the Rental Premises. Tenant has paid Landlord all rents due and Landlord has returned security deposits (if any) to Tenant. This is a mutual release between Landlord and Tenant for all know and unknow claims relating to the above Rental Agreement.

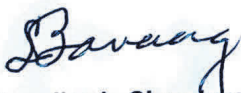


Tenant's Signature_

Date _ 07-12-2020

Tenant's Signature_

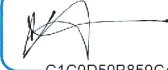
Date _



Landlords Signature_

Date _ 8/12/2020

DocuSigned by:



C1C0D50B859C4B5...

MUTUAL TERMINATION OF RENTAL AGREEMENT**Landlord:** Leticia Banaag**Tenant:** Rudy & Felicitas Alimurung**Rental Premises:** 246 ½ N. Jackson St. Glendale, CA 91206

This **MUTUAL TERMINATION OF RENTAL AGREEMENT** addendum is incorporated into and made part the Rental Agreement executed by the **Landlord** and the **Tenant** referring to and incorporating the **Rental Premises**.

The **Landlord** and **Tenant** do hereby agree that the **Rental Agreement** entered in on 08-01-2015, along with any modifications and or extension thereto, to the **Rental Premises** above will be terminated and the tenancy will end by mutual consent, with no further notice required by either party, at midnight on **July 31, 2020**. **Tenant** understands that all **Tenants** and **Occupants** will vacate said **Rental Premises** and remove all personal belongings by July 31, 2020.

As of the date referenced below, Tenant has vacated the Rental Premises in its entirety and Tenant has provided Landlord with the keys to the Rental Premises. Tenant has paid Landlord all rents due and Landlord has returned security deposits (if any) to Tenant. This is a mutual release between Landlord and Tenant for all know and unknow claims relating to the above Rental Agreement.


Tenant's Signature_

Date _ 8/10/20

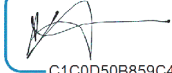

Tenant's Signature_

Date _ 08/10/20


Landlords Signature_

Date _ 08/10/2020

DocuSigned by:



C1C0D50B859C4B5...



CALIFORNIA
ASSOCIATION
OF REALTORS®

TENANT ESTOPPEL CERTIFICATE

(C.A.R. Form TEC, Revised 4/11)

Tenant: Mr. and Mrs. Rudy and Felicitas Alimurung
Premises: 246 1/2 N. Jackson St., Glendale, CA 91206-4333

To whom it may concern: The undersigned is the Tenant of the above premises and makes the following representations:

1. LEASE TERMS:

- A. ☐ If checked) A copy of the Lease is attached hereto.
B. Date of the Lease: 08-01-2015
C. Name of the current Landlord: Letty Banaag
D. Name of the current Tenant: Mr. and Mrs. Rudy and Felicitas Alimurung
E. Current monthly base rent: \$ 1,500.00, paid through: June 30, 2020
F. Security deposit: \$ 0 Other deposits: \$ _____
G. Expiration date of current term: June 30, 2020
H. Number and Location of Parking Spaces: none
I. Number and Location of Storage Spaces: none
J. Who pays utilities services: Water: ☒ Landlord ☐ Tenant; Electric: ☐ Landlord ☒ Tenant; Gas: ☐ Landlord ☒ Tenant; Waste Disposal: ☒ Landlord ☐ Tenant; Gardener: ☒ Landlord ☐ Tenant; Sewer: ☒ Landlord ☐ Tenant; Other: ☐ Landlord ☐ Tenant.
K. Who owns appliances: Stove: ☐ Landlord ☒ Tenant; Refrigerator: ☒ Landlord ☐ Tenant; Washer/Dryer: ☐ Landlord ☐ Tenant; Microwave: ☒ Landlord ☐ Tenant; Other: ☐ Landlord ☐ Tenant.

2. The Tenant represents that the original Lease remains in full force and effect and constitutes the entire agreement between Tenant and Landlord, except for the following modifications, amendments, addendums, assignments, extensions, and/or preferential rights or options to purchase/lease: month to month lease.

There are no verbal or written agreements or understandings between Landlord and Tenant with respect to the Premises, except as set forth above.

3. Tenant is the actual occupant and is in possession of the Leased Premises. Tenant has not assigned, transferred or hypothecated its interest under the Lease. Any construction, build-out, improvements, alterations, or additions to the Premises required under the Lease have been fully completed in accordance with the plans and specifications described in the Lease.
4. All obligations of Landlord under the Lease have been fully performed and Landlord is not in default under any term of the Lease. Tenant has no defenses, off-sets or counterclaims to the payment of rent or other amounts due from Tenant to Landlord under the Lease.
5. Tenant has not been given any free rent, partial rent, rebates, rent abatements, or rent concessions of any kind, except as follows: none
6. Tenant has not filed and is not the subject of any filing for bankruptcy or reorganization under federal bankruptcy laws or similar state laws.
7. Tenant represents that Tenant: (a) is not in default of the performance of any obligations under the Lease; (b) has not committed any breach of the Lease; and (c) has not received any notice of default under the Lease, which has not been cured.
8. The correct address for notices to Tenant is the Premises above unless otherwise shown below.
9. The person signing below represents that he/she is duly authorized by Tenant to execute this Statement in Tenant's behalf.
10. Tenant understands that: (a) a lender may make a loan secured in whole or part by the Premises, and that if Lender does so, Lender's action will be in material reliance on this Estoppel Certificate; and/or (b) a buyer may acquire the Premises or the building in which the Premises is located, and if buyer completes the purchase, buyer will do so in material reliance on this Estoppel Certificate.

Date: 6-23-20

Tenant

Rudy Alimurung

Tenant

Felicitas Alimurung

By

Letty Banaag

Landlord or Manager

Title

Owner

Receipt Acknowledged

Date: 8-7-2020

By

EDUARDO SIMON FOR ALICIA

Buyer

Title

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REAL ESTATE BUSINESS SERVICES, LLC.
a subsidiary of the California Association of REALTORS®
525 South Virgil Avenue, Los Angeles, California 90020

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TENANT ESTOPPEL CERTIFICATE (TEC PAGE 1 OF 1)

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246 N Jackson St.,



MUTUAL TERMINATION OF RENTAL AGREEMENT

Landlord: Leticia Banaag

Tenant: Rudy & Felicitas Alimurung

Rental Premises: 246 ½ N. Jackson St. Glendale, CA 91206

This **MUTUAL TERMINATION OF RENTAL AGREEMENT** addendum is incorporated into and made part the Rental Agreement executed by the **Landlord** and the **Tenant** referring to and incorporating the **Rental Premises**.

The **Landlord** and **Tenant** do hereby agree that the **Rental Agreement** entered in on 08-01-2015, along with any modifications and or extension thereto, to the **Rental Premises** above will be terminated and the tenancy will end by mutual consent, with no further notice required by either party, at midnight on **July 31, 2020**. **Tenant** understands that all **Tenants** and **Occupants** will vacate said **Rental Premises** and remove all personal belongings by July 31, 2020.

As of the date referenced below, Tenant has vacated the Rental Premises in its entirety and Tenant has provided Landlord with the keys to the Rental Premises. Tenant has paid Landlord all rents due and Landlord has returned security deposits (if any) to Tenant. This is a mutual release between Landlord and Tenant for all know and unknow claims relating to the above Rental Agreement.


Tenant's Signature

Date - 8/10/20


Tenant's Signature

Date - 8/10/20


Landlords Signature

Date 8/10/2020