CLAW, MLS Residential Single Family Property





ADDRESS: 0 SWEETWATER MESA RD

ZIP CODE: 90265 APXSQFT: 14995 STORIES: YEARBLT: 1992

LOTSIZE: 686936

PARKING:

LP: \$35,000,000

STATUS: Sold AREA: Malibu

MLS #: 02-047979

BEDS: R BATHS: 8

FIREPLC: 8

SEWER: Septic

WTRFNT:

STYLE: Mediterranean

VIEW TP: City Lights, Mountains, Ocean

THIS OVER 16 ACRE LOT, WORLD CLASS ESTATE OFFERS AN UNOBSTRUCTED VIEWS OF OCEAN, MOUNTAINS & CITY LIGHTS. EVERYTHING IMAGINABLE & DESIRABLE IN LUXURY MALIBU ESTATE IS HERE, GRANDLY PROPORTIONED RMS SUC APPR. 5,000 SQ FT MASTER, THX MEDIA RM, APPR. 2,300 SQ FT GST HSE OVERLOOKING TN CT & GATE LDG. PRVT TREE LINED DRIVEWAY LEADS TO MTRCT WIFOUNTAINS. 4 HOLE TOM WEISKOPF GOLF COURSE,

DIRECTIONS: OFF SERRA RETREAT, ABOVE PCH

AMENITIES: N/A AIR: Central HEAT: Central ROOF: Tile

POOL: Yes

FIN: Cash, Cash To New Loan

DISC: As is

POSS: Close Of Escrow

SHOW: Appointment w/List. Office

LISTAGENT: Hyland, Jeffrey

LA PHONE:

LISTOFFICE: Hilton & Hyland LO PHONE: 310-278-3311

LD: 08/12/2002 CD: 04/27/2006 CSO: 2.00%

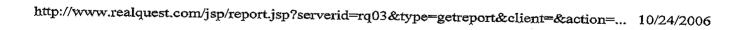
BAC: YES DOM: 1204

LP: \$35,000,000

SP:

Copyright & eNeighborhoods, Inc. 1998 - 2006

Comp #: Address;	1 26901 PACIFIC COAST HV	W MALIBUICA AND	DE 4054	Distance From	n Subject: 4.85 (mile
Оwner Name:	MASCOLO BRUNO & KYA	YT, MALIBU ÇA 902: Pa	65-4354		•
Seller Name:	ELZAYN HAYTHAM H	INA.			
APN:	4460-017-007	Map Reference:	448 88 / 88 8 4 8		
County:	LOS ANGELES, CA	Census Tract:	113-A6 / 625-G6 8004.03	Living Area:	9,971
Subdivision:	KELLER MATTHEW LAND			Total Rooms	4
	IN RO	Zonin g;	LCR120000*	Bedrooms:	5
Rec Date:	02/15/2006	Prior Rec Date:	01/06/2006	Bath(F/H);	9 /
Sale Date:	02/10/2006	Prior Sale Date:	12/15/2005	Yr Built/Eff:	9 / 1990 / 1992
Sale Price:	\$10,500,000	Prior Sale Price:	\$8,530,000	Air Cond:	1990 / 1992
Sale Type;	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document#:	360025	Acres:	2.92	Fireplace:	Y/1
1st Mtg Amt: ⊤otal Value:	\$7,698,960	Lot Area:	127,195	Pool:	POOL
Land Use:	97,636,860 SFR	# of Stories:	1.00	Roof Mat:	GRAVEL & ROCK
	SFR	Park Area/Cap#:	12	Parking:	CARPORT
**********************	MYTTAMETA AND AND AND AND AND AND AND AND AND AN	***************************************	**************************************		······································
Comp #:	2		, , , , , , , , , , , , , , , , , , ,	Diet	
Address:	3620 SWEETWATER MESA	RD, MALIBU CA 90	265-4939	DISMITTED FTO	m Subject: 0.0 (mile
Owner Name:	SAACE LANY LEK MYTIRD TE	.c			
Seller Name:	SWEETWATER MESA LLC				•
APN: Countv:	4452-017-009	Map Reference:	114-134 / 629-198	Living Area:	14,998
	LOS ANGELES, CA	Census Tract:	8005.02	Total Rooms:	.7,550
Subdivision:	KELLER MATTHEW LAND	Zoning:	LCA120000*		_
tec Date:	04/27/2006	•		Bedrooms:	6
ale Date:	02/27/2006	Prior Rec Date: Prior Sale Date:	DB/09/1998	Bath(F/H);	8/
ale Price:			06/02/1998	Yr Built/Eff:	1991 /
ale Type:	N	Prior Sale Price:		Air Cond:	
ocument #;	927085	Prior Sale Type: Acres:	A	Style:	
st Mtg Amt:		Lot Area;	15.77	Fireplace;	1
otal Value;	\$6,308,224	# of Stories:	686,941	Pool:	POOL
and Use;	SFR	Park Area/Cap#;	,	Roof Mat: Parking:	
		·	-	raikiig.	
Comp #;	3				
ddress:	6288 PORTERDALE DR, MA	LIBU CA 90265-440	4	Distance Fron	n Subject: 5.9 (miles
wner Name:	KAPLAN DAVID F & DAVID	P	•		
eller Name:	PAECO CORP	•			
PN:	4467-004-032	Map Reference:	112-E5 / 667-H1	Living Area:	40 000
ounty:	LOS ANGELES, CA	Census Tract:	8004.04	Total Rooms:	10,636
ubdivision;	KELLER MATTHEW LAND	Zoning:			
ec Date:	IN RO	· ·	LCR11*	Bedrooms:	5
ale Date:	11/15/2005	Prior Rec Date:	05/17/1996	Bath(F/H);	6/
ale Date; Ble Price;	10/06/2005	Prior Sale Date:	•	Yr Built/Eff;	1998 /
		Prior Sale Price:		Air Cond:	
	N			Chale.	
ile Type:	N 2747802	Prior Sale Type:		Style:	
ile Type: ocument #;	2747802	Acres;	1.82	Fireplace:	1
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ale Type: ocument #; t Mtg Amt: otal Value:	2747802 \$4,000,000 \$5,750,000	Acres: Lot Area:		Fireplace: Pool:	-
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ale Type: coument #; it Mig Amt: otal Value: and Use: comp #: idress: wner Name: eller Name: bunty:	2747802 \$4,000,000 \$5,750,000 \$FR 4 28901 SEA VISTA DR, MALIE NORTON DAVID B & KATHL BROWN HENRY A 4460-017-018 LOS ANGELES, CA KELLER MATTHEW LAND	Acres; Lot Area: # of Stories; Park Area/Cap#: BU CA 90265-4432 EEN L Map Reference: Census Tract;	79,279 / / 112-F6 / 668-B1 8004.03	Fireplace: Pool: Roof Mat: Parking: Distance From: Living Area: Total Rooms:	POOL Subject: 4.76 (miles
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Single Property Profile

HEADON PROPERTY OF	NO CONTRACTOR OF THE PARTY OF T	MANAGEM 1998	Walker American	icherengana i	NATIONAL PROPERTY AND A STATE OF THE STATE O		INNES THE	10 works and	# 10 to 1 t	marauret transm	COL INDENSITY	VIDE WILLIAM	PLI DEL PORTO DE LA CONTRACTOR DE LA CON
The state of the s	*************	<u>*</u> ***********************************	THE RESERVE	ABERS									
Property Loc	ation			Last	Updatec	1: 10/23/20	06	-					
Address:	3620 S	WEET	TWATER MESA RD			С	ity:	MAL	IBU	1		Zip:	90265
APN#:	4452-0 009	17-	Use Code: Single Famil			Residence	ence				Cour	ity:	Los Angeles
Driving Directions			Trac	et O		Cens Tra	us act	8005	.02		Zo	ne:	LCA120000*
Map Page/Grid:	629/B5		Legal Desc	936 PL	.U\$ 62.9	MATTHEW KELLER IN THE RANCHO TOPANGA MALIBI OT EX OF ST COM N 46 08'15" W 60 FT FROM ENGR ST 62.94 IN C/L OF PACIFIC COAST HWY PER OR15228-34 11'45" E 189.63						ENICDOTA	
Appraisal Tax	Inform	ation							······································		-		
Total Ass	essed \	/alue:	6,184,534.0)		Tax Amount: 68.6			639.63				
Percent l	mprove	ment:	52.89		Tax Year:								
Recorder Info	rmation					. SEEVI							
Current Owner:			SWEETWAT	TWATER MALIBU			Owner Address:			3620 SWEETWATER MESA RD			
	City, 5	State:	MALIBU CA			·	Zip:		90265				
Trans	ferred F	rom:				Seller Address:							
	Sale	Date:	04/27/2006			Prior Sale Date:		06/29/1987					
Most Recent Sale Price:			0			Prior Sale Price: 2			2,08	2,080,000.00			
Document Number:		927085			Prior Document No.:		1031352						
Doc	ument 1	ype:			Prior Document Type:								
Lender Inform	ation												
Lender:					Full/Partial:								
Loan Amount:			0			Loan Type:							
Physical Inform													
	Building Area: 1499		5	# of Stories		0		# of Bedrooms:		ms:	6		
Basement (fin/unfin): 0 / 0				# of Units:		1	# of B		# of Bat	throoms: 8.		B.00	
Lot Size: 6869				Total Rooms:				Fir		replaces:			
Year Built/Effective: 1991		/0	Garage/Carport				P	Pool/Spa:		/es			
Roof Type:			Heating				Cooling:						
Construction/Quality: (0) / 0			Building Shape		1			View:					
Flood Data							Set Coson Ora						
Panel Date: 11/15/1985				nm/Panel 060745 Number: C			Flood Zo						
PART SCHOOLS MARKET COMPRESSES VICTORIAN COMP													
Convicion (0.1999, 2005 Notice of Date Convicion of Convi													

1 of 1 DOCUMENT

THIS DATA IS FOR INFORMATIONAL PURPOSES ONLY

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CALIFORNIA SECRETARY OF STATE, LTP/LLC RECORD

Company Name: SWEETWATER MALIBU, LLC

Business Address:

3620 SWEETWATER MALIBU RD MALIBU, CA 90260

Mailing Address:

3620 SWEETWATER MALIBU RD MALIBU, CA 90260

Type: DOMESTIC FILING

Status: ACTIVE

Filing Date: 2/8/2006

State or Country of Incorporation: CALIFORNIA

Business Description: REAL ESTATE INVESTMENT

Registered Agent: GEORGE I. NAGLER

Registered Office:

300 N. SWALL DRIVE, #253 BEVERLY HILLS, CA 90211

Members, Managers, Partners:

TEODORO NGUEMA OBIANG 3620 SWEETWATER MALIBU RD MALIBU, CA 90260

Management: ONE MANAGER

Filing Number: 200604210151

Amendments Filed: 1

1. Property transfer record

** THIS DATA IS FOR INFORMATION PURPOSES ONLY *** PROPERTY TRANSFER RECORD FOR LOS ANGELES COUNTY, CA

Buyer: SWEETWATER MALIBU LLC (Company/Corporation)

Buyer Mailing Address: 3620 SWEETWATER MESA RD, MALIBU, CA 90265

Seller: SWEETWATER MESA LLC (Company/Corporation)

Property Address: 3620 SWEETWATER MESA RD, MALIBU, CA 90265

Sale Date: 2/27/2006

Recorded Date: 4/27/2006

Document Number: 06-0927085

Deed Type: GRANT DEED

Assessor's Parcel Number: 4452-017-009 (Multiple APNs appear on the Conveying

Instrument)

Legal Description: CITY: MALIBU; RECORDER'S MAP REFERENCE: PAT1 PG407

Brief Description: PORTION RANCHO TOPANGA MALIBU SEQUIT

Title Company: FIRST AMERICAN TITLE INS CO

2. Property information, size, and value

From: http://assessormap.co.la.ca.us/mapping/viewer.asp

Records for this property are kept at the West District Office

Property Information

Assessor's Id. Number

4452-017-009

Site Address

3620 SWEETWATER MESA RD

MALIBU CA 90265

Property Type

Single Family Residence

Region / Cluster

07 / 07181

Tax Rate Area (TRA)

10864

SigkiHere to View Assessors Mac

Recent Sale Information

Latest Sale Date
Indicated Sale Price

Search for Recent Sales

2006 Roll Values

Recording Date	06/09/1998
Land	\$2,971,691
Improvements	\$3,336,533
Personal Property	\$0
Fixtures	\$0
Homeowners' Exemption	\$0
Real Estate Exemption	\$0
Personal Property Exemption	\$0
Fixture Exemption	\$0

Tax bill payment information for 2006-07 as well as any changes to the 2006 Roll Values will be available after September 30, 2006.

Estimate Supplemental Taxes

Legal Description

LAND OF MATTHEW KELLER IN THE RANCHO TOPANGA MALIBU SEQUIT LOT EX OF ST COM N 46¢08'15" W 60 FT FROM ENGR STA 936 PLUS 62.94 IN C/L OF PACIFIC COAST HWY ... SEE MAPBOOK FOR MISSING PORTION ... LOT 2

Building Description(s)

1	Improvement 1	
Square Footage	NATURE OF SECTION OF S	14,995
Year Built / Effective Year	Built	1991 / 1991
Bedrooms / Bathrooms		6/8
Units		1

*** THIS DATA IS FOR INFORMATION PURPOSES ONLY ***

PROPERTY RECORD FOR LOS ANGELES COUNTY, CA ESTIMATED ROLL CERTIFICATION DATE JULY 1, 2005

Owner: SWEETWATER MESA LLC (Company/Corporation)

Mailing Address: 12831 NEWPORT AVE #200, TUSTIN, CA 92780

Property Address: 3620 SWEETWATER MESA RD, MALIBU, CA 90265

Recorded Date: 06/09/1998

Prior Sales Date: 06/29/1987

Assessor's Parcel Number: 4452-017-009

Legal Description: LOT: 2

Brief Description: LAND OF MATTHEW KELLER IN THE RANCHO TOPANGA MALIBU SEQUIT LOT EX OF ST COM N 46?08'15" W 60 FT FROM ENGR STA 936 PLUS (MORE)

Land Use: SINGLE FAMILY RESIDENTIAL; Zoning: LCA120000*

Assessment Year: 2005

Assessed Land Value: \$2,971,691

Assessed Improvement Value: \$ 3,336,533

Total Assessed Value: \$ 6,308,224

Tax Rate Code: 10-864

Year Built:	1991	No. of Buildings:	1
Stories:		Style:	
Units:	1	Air Conditioning:	Central
Bedrooms:	6	Heating:	Central
Baths:	8.00	Construction:	
Partial Baths:	,	Basement:	
Total Rooms:		Exterior Walls:	
Fireplace:		Foundation:	
Garage Type:		Roof:	
Garage Size:		Elevator:	•
Pool/Spa:	Pool	Lot Size:	15.770 AC
		Building Area:	14995

TAPE PRODUCED BY COUNTY: 8/2005

3. Public records of buying and selling companies

a. Seller

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CALIFORNIA SECRETARY OF STATE, LTP/LLC RECORD

Company Name: SWEETWATER MESA, LLC

Business Address:

120 BROADWAY STE 300 SANTA MONICA, CA 90401-2386

Mailing Address:

120 BROADWAY STE 300 SANTA MONICA, CA 90401-2386

Type: FOREIGN FILING

Status: ACTIVE

Filing Date: 7/10/1998

State or Country of Incorporation: DELAWARE

Business Description: REAL PROPERTY INVESTMENTS

Registered Agent: LAWRENCE H HELLER

http://www.bryancave.com/people/bio.asp?id=3477

Phone: 310/576-2153 Fax: 310/576-2200 Ihheller@bryancave.com

Registered Office:

120 BROADWAY STE 300 SANTA MONICA, CA 90401-2386

Members, Managers, Partners:

KAREN L. RABE 120 BROADWAY STE 300 SANTA MONICA, CA 90401-2386

b. Buyer



Company Name: SWEETWATER MALIBU, LLC

Business Address:

468 NORTH CAMDEN DR. #200 BEVERLY HILLS, CA 90210

Type: DOMESTIC FILING

Status: ACTIVE

Filing Date: 2/8/2006

State or Country of Incorporation: CALIFORNIA

Registered Agent: GEORGE I. NAGLER

Telephone: 310-278-0034

Fax: 310-278-7584 gnagler@pacbell.net

http://www.lawyers.com/georgenagler/

Registered Office:

300 N. SWALL DRIVE, #253 BEVERLY HILLS, CA 90211

Members, Managers, Partners:

Management: ONE MANAGER

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CALIFORNIA SECRETARY OF STATE, LTP/LLC RECORD

c. Teodoro Obiang's related company

Company Name: SWEETWATER MANAGEMENT, INC.

Mailing Address:

468 N CAMDEN DR #200 BEVERLY HILLS, CA 90210

Type: ARTICLES OF INCORPORATION (DOMESTIC)

Status: ACTIVE

FTB Status:

Suspension Code: NOT SUSPENDED (IN GOOD STANDING)

...

Date of Incorporation/Qualification: 5/16/2006

Registered Agent: GEORGE I NAGLER

Telephone: 310-278-0034

Fax: 310-278-7584 gnagler@pacbell.net

http://www.lawyers.com/georgenagler/

Registered Office:

300 N SWALL DR #253 BEVERLY HILLS, CA 90210

•••

Tax Basis: STOCK

Corporation Number: 2879573

Statement of Officers File Number: 0292522 **Statement of Officers File Date:** 6/21/2006

Officers, Directors:

TEODORO NGUEMA OBIANG PRESIDENT 468 N CAMDEN DR #200 BEVERLY HILLS, CA 90210

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