



FCPF-0912304006

**Remit Payment To:**

Chicago Title Company  
560 E. Hospitality Ln.  
San Bernardino, CA 92408  
Phone: (855)599-9901 Fax: (855)599-9902

**INVOICE**

**Due upon receipt**

Long Beach Development Services  
411 W. Ocean Blvd., 4th Fl.  
Long Beach, CA 90802

**Order Number:** FCPF-0912304006

**Invoice Date:** 6/21/2023

**Invoice Number:** FCPF-0912304006-1

**Operation:** 02180.055091

**Buyer/Borrower(s):** HANSEO UNIVERSITY

**Sales Rep:** Dawn Ginter

**Property Description (1):**

1730 LONG BEACH BOULEVARD, Long Beach, CA 90813  
Parcel ID(s): 7269-021-020

**Policies Applied For:** Policy of Insurance of Record Title (PIRT) \$65,000.00

Bill Code	Description	Amount
TP	Loan Policy (Coverage \$65,000.00) (Policy of Insurance of Record Title (PIRT))	65.00
SVF	Misc. Work Charge	75.00

**Invoice total amount due:** \$140.00

**Thank you for the opportunity to serve you.  
Please return a copy of this invoice with your payment**

# POLICY OF INSURANCE OF RECORD TITLE

Issued By:



CHICAGO TITLE INSURANCE COMPANY

Policy Number:

**FCPF-0912304006**

SUBJECT TO THE CONDITIONS AND STIPULATIONS HEREOF, CHICAGO TITLE INSURANCE COMPANY, a Florida corporation, herein called the Company, insures the insured, as of Date of Policy shown in Schedule A, against loss or damage, not exceeding the amount of insurance stated in Schedule A, sustained or incurred by said insured by reason of any incorrectness of the assurances set forth in Schedule A.

IN WITNESS WHEREOF, CHICAGO TITLE INSURANCE COMPANY has caused this policy to be signed and sealed by its duly authorized officers.

**Chicago Title Company**  
**560 E. Hospitality Ln.**  
**San Bernardino, CA 92408**

Countersigned By:

Mark Nassraway  
Authorized Officer or Agent



**Chicago Title Insurance Company**

By:

Michael J. Nolan, President

Attest:

Marjorie Nemzura, Secretary

## PIRT

## SCHEDULE A

DATE OF POLICY	AMOUNT OF INSURANCE	PREMIUM
June 6, 2023 at 12:00 AM	Actual Loss Not To Exceed \$65,000.00	\$65.00

COUNTY: Los Angeles  
BORROWER: HANSEO UNIVERSITY

**NAME OF INSURED: Long Beach Development Services**

THE ASSURANCES REFERRED TO ON THE FACE PAGE ARE:

(A) The latest available equalized assessment roll in the office of the Assessor of said County discloses the following with the respect to the land referred to herein:

Street Address:	1730 LONG BEACH BOULEVARD, Long Beach, CA 90813		
Tax Parcel No.:	7269-021-020	Assessed Valuation Land:	\$248,760.00
1ST Installment	Status	Tax Year	Improvements
\$1,810.48	Paid	2022-2023	\$16,981.00
2ND Installment	Status	Total Taxes	Exemption
\$1,810.47	Paid	\$3,620.95	\$0.00

**This information appears on the latest available equalized assessment roll in the office of the Assessor of said County. Chicago Title Insurance Company assumes no responsibility for any incorrectness.**

(B) The last document(s) in the chain of title to said land as disclosed by the Official Records of the Recorder of said County purporting to convey the fee title to said land:

CONVEYED TO:

HANSEO UNIVERSITY

1600 LONG BEACH BL 2ND FL., LONG BEACH, CA 90813

(C) Subject to any conflicts in boundary lines, or discrepancies that would be revealed by a correct survey, the land referred to in this policy is that land located in the County shown above, in the State of California, and is described in the above referenced instrument as follows:

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

**END OF SCHEDULE A**

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): 7269-021-020**

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THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

LOT 20 OF THE WOODWARD TRACT, IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 6, PAGE(S) 68 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THEREFROM ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES IN AND UNDER SAID LAND BELOW A DEPTH OF 500 FEET WITHOUT A RIGHT OF SURFACE ENTRY THEREOF.

AS RESERVED IN THE DEED RECORDED JUNE 19, 1989, AS INSTRUMENT/FILE NO. 89-817100 OF OFFICIAL RECORDS.

**EXCEPTIONS**

(D) That an examination of the chain of title to said land as disclosed by such Official Records reveals no homestead executed by the party(ies) named in paragraph (B) above, nor mortgages or liens purporting to affect said land, other than those set out below under Exceptions; provided, however, that no liability is assumed with respect to the identity of any party named or referred to in this Schedule, nor with respect to the validity, legal effect or priority of any matter shown as an Exception.

1. A lien for unsecured property taxes filed by the tax collector of the county shown, for the amount set forth, and any other amounts due.

Taxpayer: HANSEO UNIVERSITY  
Amount: \$505.76  
Recording Date: November 19, 2013  
Recording No.: 20131642356

2. A lien for unsecured property taxes filed by the tax collector of the county shown, for the amount set forth, and any other amounts due.

Taxpayer: HANSEO UNIVERSITY  
Amount: \$402.94  
Recording Date: November 30, 2015  
Recording No.: 20151488927

3. A lien for unsecured property taxes filed by the tax collector of the county shown, for the amount set forth, and any other amounts due.

Taxpayer: HANSEO UNIVERSITY  
Amount: \$374.66  
Recording Date: November 22, 2016  
Recording No.: 20161465452

4. An abstract of judgment for the amount shown below and any other amounts due:

Amount: \$449.41  
Debtor: HANSEO UNIVERSITY  
Creditor: CITY OF LONG BEACH  
Recording Date: January 11, 2021  
Recording No.: 20210043828

**END OF EXCEPTIONS**

Please call or email the PIRT Department for Document Recordings:

Phone: (855) 599-9901

Email: [pirtrecordings@ctt.com](mailto:pirtrecordings@ctt.com)

Or send your documents directly to:

Chicago PIRT Dept.  
560 E Hospitality Ln, Ste 100  
San Bernardino, CA 92408

**CONDITIONS AND STIPULATIONS****1. DEFINITION OF TERMS**

The following terms when used in this policy mean:

- (a) "insured": the insured name in Schedule A.
- (b) "insured claimant": an insured claiming loss or damage hereunder.
- (c) "loss or damage": the out of pocket loss suffered by the insured in reliance upon the assurances of this policy.
- (d) "knowledge": actual knowledge, not constructive knowledge or notice which may be imputed to an insured by reason of any public records.
- (e) "land": the land described, specifically or by reference in Schedule A, and improvements affixed thereto which by law constitute real property.
- (f) "mortgage": mortgage, deed of trust, trust deed, or other security instrument.

**2. NOTICE OF CLAIM TO BE GIVEN BY AN INSURED CLAIMANT**

The insured shall notify the Company promptly in writing in case knowledge shall come to an insured hereunder of any claim for which the Company may be liable by virtue of this policy. If such prompt notice shall not be given to the Company, then as to such insured all liability of the Company shall cease and terminate in regard to the matter or matters for which prompt notice is required; provided, however, that failure to notify shall in no case prejudice the rights of any insured under this policy unless the Company shall be prejudiced by such failure and then only to the extent of such prejudice.

**3. PROOF OF LOSS OR DAMAGE - LIMITATION OF ACTION**

In addition to the notice required under Paragraph 2 of these Conditions and Stipulations, a proof of loss or damage, signed and sworn to by the insured claimant shall be furnished to the Company within 90 days after the insured claimant shall ascertain or determine the facts giving rise to such loss or damage. Such proof of loss or damage shall describe the matter insured against by this policy which constitutes the basis of loss or damage, and, when appropriate, state the basis of calculating the amount of such loss or damage.

Should such proof of loss or damage fail to state the facts sufficient to enable the Company to determine its liability hereunder, insured claimant, at the written request of the Company, shall furnish such additional information as may reasonably be necessary to make such determination.

No right of action shall accrue to insured claimant until thirty (30) days after such proof of loss or damage shall have been furnished.

Failure to furnish such proof of loss or damage shall terminate any liability of the Company under this policy as to such loss or damage.

**4. OPTIONS TO PAY OR OTHERWISE SETTLE CLAIMS**

The Company shall have the option to pay or otherwise settle for or in the name of an insured claimant any claim insured against, or to terminate all liability and obligations of the Company hereunder by paying or tendering payment of the amount of loss or damage or the amount of insurance under this policy.

**5. DETERMINATION AND PAYMENT OF LOSS**

(a) The liability of the Company under this policy shall in no case exceed the least of:

- (i) the actual loss of the insured claimant because of reliance on the assurances herein set forth; or
- (ii) the amount of insurance stated in Schedule A.

(b) When the amount of loss or damage has been definitely fixed in accordance with the conditions of the policy, the loss or damage shall be payable within thirty (30) days thereafter.

**6. LIMITATION OF LIABILITY**

No claim shall arise or be maintainable under this policy (a) if the Company, after having received notice of an alleged lien or mortgage insured against hereunder, by litigation or otherwise, removes such lien or mortgage within a reasonable time after receipt of such notice; (b) in the event of litigation, until there has been a final determination by a court of competent jurisdiction, and disposition of all appeals therefrom, adverse to the assurances of this policy; or (c) for the liability voluntarily admitted or assumed by an insured without prior written consent of the Company.

**7. REDUCTION OF INSURANCE; TERMINATION OF LIABILITY**

All payments under this policy shall reduce the amount of the insurance pro tanto.

**8. SUBROGATION UPON PAYMENT OR SETTLEMENT**

Whenever the Company shall have paid or settled a claim under this policy, all right of subrogation shall vest in the Company unaffected by any act of the insured claimant. The Company shall be subrogated to and be entitled to all rights and remedies which such insured claimant would have had against any person or property in respect to such claim had this policy not been issued, and the Company is hereby authorized and empowered to sue, compromise or settle in its name or in the name of the insured to the full extent of the loss sustained by the Company. If requested, the insured shall execute any and all documents to evidence the within subrogation. If the payment does not cover the loss of such insured claimant, the Company shall be subrogated to such rights and remedies in the proportion which said payment bears to the amount of said loss. If loss should result from any act of such insured claimant, such act shall not void this policy, but the Company, in that event, shall as to such insured claimant be required to pay only that part of any losses insured against hereunder which shall exceed the amount, if any, lost to the Company by reason of the impairment of the right of subrogation.

**9. LIABILITY LIMITED TO THIS POLICY**

This instrument together with all endorsements and other instruments, if any, attached hereto by the Company is the entire policy and contract between the insured and the Company.

Any claim of loss or damage, whether or not based on negligence, or any action asserting such claim, shall be restricted to the provisions and conditions and stipulations of this policy.

No amendment of or endorsement to this policy can be made except by writing endorsed hereon or attached hereto signed by either the President, a Vice President, the Secretary, an Assistant Secretary, or validating officer or authorized signatory of the Company.

No payment shall be made without producing this policy for endorsement of such payment unless the policy be lost or destroyed, in which case proof of such loss or destruction shall be furnished to the satisfaction of the Company.

(continued)

**10. NOTICES, WHERE SENT**

All notices required to be given the Company and any statement in writing required to be furnished the Company shall be addressed to it at the office which issued this policy or to:

Chicago Title Insurance Company  
P.O. Box 45023  
Jacksonville, FL 32232-5023  
Attn: Claims Department

**END OF CONDITIONS AND STIPULATIONS**

# PIRT RECORDING INSTRUCTIONS

Chicago Title Company  
 560 E. Hospitality Ln.  
 San Bernardino, CA 92408

**Date:** June 21, 2023  
**Escrow No.:** FCPF-0912304006

The following documents are handed to you for recording in the office of the Recorder of Los Angeles County. You are to make no demand in connection therewith, and you are relieved of any liability and responsibility as to the validity, priority, sufficiency and effect of said documents. Please forward the documents to the County recorder in accordance with the instructions below.

DOCUMENT	FIRST PARTY (BORROWER)	SECOND PARTY (LENDER)	RECORDING FEE
			\$
			\$
			\$
			\$

PLEASE MARK THE APPROPRIATE BOXES:

- Please record the above documents as soon as possible.
- Please record the above documents on \_\_\_\_\_. (Date)
- Please fax or email confirmation after recordation of said documents. (See fax no./email below)
- Please advance funds for recording and bill the undersigned.
- Enclosed is our check made payable to Chicago Title Company for the Total of Policy and Recording Fees in the amount of \$\_\_\_\_\_.
- Please date down and issue your Continuation Endorsement following recordation of said documents.
- Please date down and issue your Updated PIRT following recordation of said documents and bill the undersigned, I understand the charge is Thirty And No/100 Dollars (\$30.00).
- Please issue your Revolving Credit, Variable Rate Endorsement.
- Please issue your Revolving Credit, Variable Rate Extension Endorsement. I understand that I must have an updated PIRT for Thirty And No/100 Dollars (\$30.00) if it is less than 6 months since the original policy or a reissued policy @ One Hundred And No/100 Dollars (\$100.00) if it has been more than 6 months. There is no additional cost for the endorsement itself.

Lender's Name: Long Beach Development Services		Email:	
Street Address: 411 W. Ocean Blvd., 4th Fl.		City, State: Long Beach, California	Zip: 90802
Submitted By: (Please Print)		Telephone:	Fax:
Submitted By: (Please Sign)		Lender's Reference:	

This page is part of your document - DO NOT DISCARD



20090261852



Pages:  
0003

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

02/25/09 AT 08:00AM

FEES:	22.00
TAXES:	550 00
OTHER:	0.00
PAID:	572 00



LEADSHEET



200902250140007

0000091105



001979715

SEQ:  
15

DAR - Title Company (Hard Copy)



THIS FORM IS NOT TO BE DUPLICATED

E534013

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO:

SEBASTIAN HAN  
1600 LONG BEACH BLVD. 2nd FLOOR  
LONG BEACH, CA 90813



2

Space Above This Line for Recorder's Use Only  
A.P.N.: 7269-021-019 & 020      Order No.: 21-170004      Escrow No.: 5039440-AL

**GRANT DEED**

THE UNDERSIGNED GRANTOR(S) DECLARE(S) THAT DOCUMENTARY TRANSFER TAX IS COUNTY \$550.00  
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; [ X ] City of Long Beach, and

43

FOR A VALUABLE CONSIDERATION, Receipt of which is hereby acknowledged,  
Moussa Victor Tamer and Suzanne E. Tamer, Husband and Wife as Community Property with Right of Survivorship

hereby GRANT(S) to HANSEO UNIVERSITY

the following described property in the City of Long Beach, County of Los Angeles State of California;

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HERE OF.

Commonly known as: 1730 Long Beach & 318 E. Esther St, Long Beach, CA 90813

Moussa Tamer  
Moussa Victor Tamer

Suzanne Tamer  
Suzanne E. Tamer

Document Date: December 18, 2008

STATE OF CALIFORNIA )  
COUNTY OF LOS ANGELES )

On DECEMBER 22ND 2008 before me, PATRICIA TRACY, a notary public in and for said state, personally appeared MOUSSA VICTOR TAMER AND SUZANNE E. TAMER 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 Patricia Tracy



(Seal)

Mail Tax Statements To Address Above

15C

Mail Tax Statements to: SAME AS ABOVE or Address Noted Below

Exhibit A

3

LEGAL DESCRIPTION

The land referred to herein is situated in the State of California, County of Los Angeles, and described as follows:

Parcel 1.

Lot 19 of the Woodward Tract in the City of Long Beach, County of Los Angeles, State of California, as per map recorded in Book 6, Page(s) 68 of Maps, in the office of the County Recorder of said County.

Excepting therefrom all oil, gas, minerals and other hydrocarbon substances in and under said land below a depth of 500 feet without a right of surface entry thereof.

As reserved in the deed recorded June 19, 1989, as Instrument/File No. 89-817100 of Official Records.

Parcel 2:

Lot 20 of the Woodward Tract in the City of Long Beach, County of Los Angeles, State of California, as per map recorded in Book 6, Page(s) 68 of Maps, in the office of the County Recorder of said County

Excepting therefrom all oil, gas, minerals and other hydrocarbon substances in and under said land below a depth of 500 feet without a right of surface entry thereof.

As reserved in the deed recorded June 19, 1989, as Instrument/File No. 89-817100 of Official Records.

(End of Legal Description)



Recording requested by:  
**MARK J. SALADINO**  
 TAX COLLECTOR  
 COUNTY OF LOS ANGELES

When recorded mail to:

HANSEO UNIVERSITY  
 1600 LONG BEACH BLVD  
 LONG BEACH CA 90813

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

**20131642356**  
 11/19/2013 08:24:20  
 FEE \$0.00

**CERTIFICATE OF TAX LIEN**

**FILED BY** LOS ANGELES COUNTY TAX COLLECTOR  
 225 North Hill St., Rm. 122  
 Los Angeles, California 90012

**CERTIFICATE NUMBER:** 13309-15010

This is to notify you that a tax lien has been filed with respect to unsecured property.

I, **MARK J. SALADINO, TAX COLLECTOR** of the County of Los Angeles, State of California, in compliance with the provisions of Section 2191.3 of the Revenue and Taxation Code, do hereby certify that there are on record in my office delinquent unsecured property taxes which were duly assessed, computed and levied together with penalties and costs prescribed by law for the years and in the amounts set forth below. Additional penalties will accrue on said taxes at the rate of 1 ½ % on the 1<sup>st</sup> day of each month beginning on the second month after delinquency.

**NAME OF ASSESSEE:**

HANSEO UNIVERSITY  
 1600 LONG BEACH BLVD  
 LONG BEACH CA 90813

**YEAR/BILL NUMBER:** 13/47046616

**INDEX NUMBER:**

**SITUS OR ADDRESS:** 1600 LONG BEACH BLVD  
 LONG BEACH

TAX AMOUNT	COLLECTION COST	TOTAL LIEN AMOUNT	AMOUNT DUE**
456.76	49.00	505.76	Call Number Below

\*\*\* For current amount due, call (213) 893-7935. Upon payment of the tax and all applicable penalties, a Release of Lien will be mailed to you along with recording instructions.

From the time of recordation of this certificate, for a period of ten years or any extension thereof, the amount required to be paid as shown herein together with all accrued interest and penalties thereon will constitute a lien upon all real and personal property owned or hereafter acquired by the above names assessee with the County of Los Angeles. A copy of the recorded lien will be mailed to you under separate cover by the Los Angeles County Registrar-Recorder's Office.

NOTE:  
 There will be a service charge for any check returned by the bank for any reason.

MARK J. SALADINO, TAX COLLECTOR  
 COUNTY OF LOS ANGELES



Recording requested by:  
**JOSEPH KELLY**  
 TAX COLLECTOR  
 COUNTY OF LOS ANGELES

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

When recorded mail to:

HANSEO UNIVERSITY  
 1600 LONG BEACH BLVD  
 LONG BEACH CA 90813

**20151488927**  
 11/30/2015 08:45:12  
 FEE \$0.00

**CERTIFICATE OF TAX LIEN**

**FILED BY** LOS ANGELES COUNTY TAX COLLECTOR  
 225 North Hill St., Rm. 122  
 Los Angeles, California 90012

**CERTIFICATE NUMBER:** 15316-13999

This is to notify you that a tax lien has been filed with respect to unsecured property.

I, **JOSEPH KELLY, TAX COLLECTOR** of the County of Los Angeles, State of California, in compliance with the provisions of Section 2191.3 of the Revenue and Taxation Code, do hereby certify that there are on record in my office delinquent unsecured property taxes which were duly assessed, computed and levied together with penalties and costs prescribed by law for the years and in the amounts set forth below. Additional penalties will accrue on said taxes at the rate of 1 ½ % on the 1<sup>st</sup> day of each month beginning on the second month after delinquency.

**NAME OF ASSESSEE:**

HANSEO UNIVERSITY  
 1600 LONG BEACH BLVD  
 LONG BEACH CA 90813

**YEAR/BILL NUMBER:** 15/47038687

**INDEX NUMBER:**

**SITUS OR ADDRESS:** 1600 LONG BEACH BLVD  
 LONG BEACH

TAX AMOUNT	COLLECTION COST	TOTAL LIEN AMOUNT	AMOUNT DUE**
353.94	49.00	402.94	Call Number Below

\*\* For current amount due, call (213) 893-7935. Upon payment of the tax and all applicable penalties, a Release of Lien will be mailed to you along with recording instructions.

From the time of recordation of this certificate, for a period of ten years or any extension thereof, the amount required to be paid as shown herein together with all accrued interest and penalties thereon will constitute a lien upon all real and personal property owned or hereafter acquired by the above names assessee with the County of Los Angeles. A copy of the recorded lien will be mailed to you under separate cover by the Los Angeles County Registrar-Recorder's Office.

**NOTE:**

There will be a service charge for any check returned by the bank for any reason.

**JOSEPH KELLY, TAX COLLECTOR**  
 COUNTY OF LOS ANGELES



Recording requested by:  
**JOSEPH KELLY**  
 TAX COLLECTOR  
 COUNTY OF LOS ANGELES

When recorded mail to:

HANSEO UNIVERSITY  
 1600 LONG BEACH BLVD  
 LONG BEACH CA 90813

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

**20161465452**  
 11/22/2016 08:27:16  
 \$0.00

**CERTIFICATE OF TAX LIEN**

**FILED BY** LOS ANGELES COUNTY TAX COLLECTOR  
 225 North Hill St., Rm. 122  
 Los Angeles, California 90012

**CERTIFICATE NUMBER:** 16312-13963

This is to notify you that a tax lien has been filed with respect to unsecured property.

I, **JOSEPH KELLY, TAX COLLECTOR** of the County of Los Angeles, State of California, in compliance with the provisions of Section 2191.3 of the Revenue and Taxation Code, do hereby certify that there are on record in my office delinquent unsecured property taxes which were duly assessed, computed and levied together with penalties and costs prescribed by law for the years and in the amounts set forth below. Additional penalties will accrue on said taxes at the rate of 1 ½ % on the 1<sup>st</sup> day of each month beginning on the second month after delinquency.

**NAME OF ASSESSEE:**

HANSEO UNIVERSITY  
 1600 LONG BEACH BLVD  
 LONG BEACH CA 90813

**YEAR/BILL NUMBER:** 16/47063241

**INDEX NUMBER:**

**SITUS OR ADDRESS:** 1600 LONG BEACH BLVD  
 LONG BEACH

TAX AMOUNT	COLLECTION COST	TOTAL LIEN AMOUNT	AMOUNT DUE**
325.66	49.00	374.66	Call Number Below

\*\* For current amount due, call (213) 893-7935. Upon payment of the tax and all applicable penalties, a Release of Lien will be mailed to you along with recording instructions.

From the time of recordation of this certificate, for a period of ten years or any extension thereof, the amount required to be paid as shown herein together with all accrued interest and penalties thereon will constitute a lien upon all real and personal property owned or hereafter acquired by the above names assessee with the County of Los Angeles. A copy of the recorded lien will be mailed to you under separate cover by the Los Angeles County Registrar-Recorder's Office.

**NOTE:**

There will be a service charge for any check returned by the bank for any reason.

**JOSEPH KELLY, TAX COLLECTOR**  
 COUNTY OF LOS ANGELES

This page is part of your document - DO NOT DISCARD



**20210043828**



Pages:  
0004

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

01/11/21 AT 08:04AM

FEES :	0.00
TAXES :	0.00
OTHER :	0.00
<hr/>	
PAID :	0.00



LEADSHEET



202101092900056

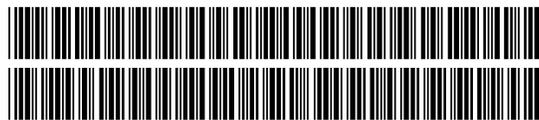
00019464022



011531321

SEQ:  
02

DAR - Mail (Intake)



**THIS FORM IS NOT TO BE DUPLICATED**

E650377

RECORDING REQUESTED BY  
CITY OF LONG BEACH

WHEN RECORDED MAIL TO:

CITY OF LONG BEACH  
411 WEST OCEAN BLVD.  
COLLECTIONS DEPT.  
LONG BEACH CA 90802

**EXEMPT GOVERNMENT CODE 27383**

19464022



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SPACE ABOVE THIS LINE RESERVED FOR RECORDERS USE

TITLE (S)  
ABSTRACT OF JUDGMENT

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CI982(A)

ABSTRACT OF JUDGMENT (CIVIL)

EJ-001

ATTORNEY OR PARTY WITHOUT ATTORNEY (Name, address, and State Bar number):  
 After recording, return to:  
 City of Long Beach  
 411 W. Ocean Blvd.  
 Long Beach, CA 90802

TEL NO.: 562-570-7600 FAX NO. (optional):  
 E-MAIL ADDRESS (Optional):

ATTORNEY FOR  JUDGMENT CREDITOR  ASSIGNEE OF RECORD

SUPERIOR COURT OF CALIFORNIA, COUNTY OF Los Angeles  
 STREET ADDRESS: 275 Magnolia Ave.  
 MAILING ADDRESS:  
 CITY AND ZIP CODE: Long Beach 90802  
 BRANCH NAME: Governor George Deukmejian Courthouse

FOR RECORDER'S USE ONLY

PLAINTIFF: City of Long Beach  
 DEFENDANT: Hanseo University

CASE NUMBER:  
 20LBSC00931

ABSTRACT OF JUDGMENT—CIVIL AND SMALL CLAIMS

Amended

FOR COURT USE ONLY

1. The  judgment creditor  assignee of record applies for an abstract of judgment and represents the following:

a. Judgment debtor's

Name and last known address

Hanseo University  
 3600 Wilshire Blvd. #1408  
 Los Angeles, CA 90010

b. Driver's license no. [last 4 digits] and state:

Unknown

c. Social security no. [last 4 digits]:

Unknown

d. Summons or notice of entry of sister-state judgment was personally served or mailed to (name and address):

Hanseo University  
 3600 Wilshire Blvd. #1408, Los Angeles, CA 90010

2.  Information on additional judgment debtors is shown on page 2.

4.  Information on additional judgment creditors is shown on page 2.

3. Judgment creditor (name and address):

City of Long Beach  
 411 W. Ocean Blvd.  
 Long Beach, CA 90802

5.  Original abstract recorded in this county:

a. Date:

b. Instrument No.:

*[Handwritten Signature]*

(SIGNATURE OF APPLICANT OR ATTORNEY)

Date: 11/12/20

Karen Thomas for City of Long Beach

(TYPE OR PRINT NAME)

6. Total amount of judgment as entered or last renewed: \$449.41

10.  An  execution lien  attachment lien is endorsed on the judgment as follows:

7. All judgment creditors and debtors are listed on this abstract.

a. Amount: \$ .

8. a. Judgment entered on (date): 10/8/20

b. In favor of (name and address):

b. Renewal entered on (date):

9.  This judgment is an installment judgment.

11. A stay of enforcement has

a.  not been ordered by the court.

b.  been ordered by the court effective until (date):

12. a.  I certify that this is a true and correct abstract of the judgment entered in this action.

b.  A certified copy of the judgment is attached.

[SEAL]



Sherril R. Carter, Executive Officer/Clerk

This abstract issued on (date):

NOV 17 2020

Clerk, by *[Handwritten Signature]* KEVIN RAMIREZ Deputy

Form Adopted for Mandatory Use  
Judicial Council of California  
EJ-001 [Rev. July 1, 2014]

ABSTRACT OF JUDGMENT—CIVIL AND SMALL CLAIMS

Page 1 of 2  
Code of Civil Procedure, §§ 488.480,  
674, 700.190

PLAINTIFF: City of Long Beach  
DEFENDANT: Hanseo University

COURT CASE NO.:  
20LBSC00931

**NAMES AND ADDRESSES OF ADDITIONAL JUDGMENT CREDITORS:**

13. Judgment creditor (*name and address*):

14. Judgment creditor (*name and address*):

15.  Continued on Attachment 15.

**INFORMATION ON ADDITIONAL JUDGMENT DEBTORS:**

16. Name and last known address  
[ ]  
[ ]  
Driver's license no. [last 4 digits] and state:  Unknown  
Social security no. [last 4 digits]:  Unknown  
Summons was personally served at or mailed to (*address*):

17. Name and last known address  
[ ]  
[ ]  
Driver's license no. [last 4 digits] and state:  Unknown  
Social security no. [last 4 digits]:  Unknown  
Summons was personally served at or mailed to (*address*):

18. Name and last known address  
[ ]  
[ ]  
Driver's license no. [last 4 digits] and state:  Unknown  
Social security no. [last 4 digits]:  Unknown  
Summons was personally served at or mailed to (*address*):

19. Name and last known address  
[ ]  
[ ]  
Driver's license no. [last 4 digits] and state:  Unknown  
Social security no. [last 4 digits]:  Unknown  
Summons was personally served at or mailed to (*address*):

20.  Continued on Attachment 20.