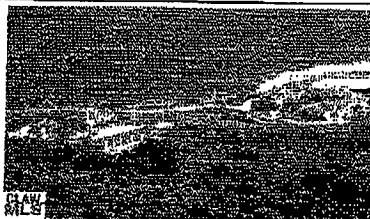




**CLAW, MLS Residential Single Family Property**

*Subject*



**ADDRESS:** 0 SWEETWATER MESA RD  
**ZIP CODE:** 90265  
**APXSQFT:** 14996  
**STORIES:** 2  
**YEARBLT:** 1992  
**LOTSIZE:** 686936  
**PARKING:**

**LP:** \$35,000,000  
**STATUS:** Sold  
**AREA:** Malibu  
**MLS #:** 02-047979  
**BEDS:** 6  
**BATHS:** 8  
**STYLE:** Mediterranean

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 SUCC 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 W/FOUNTAINS. 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

**FIREPLC:** 8  
**WTRFNT:**  
**VIEW TP:** City Lights, Mountains, Ocean  
**SEWER:** Septic

**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:**

Comp #:	1	Distance From Subject:	4.85 (miles)
Address:	26901 PACIFIC COAST HWY, MALIBU CA 90265-4354		
Owner Name:	MASCOLO BRUNO & KYARA		
Seller Name:	ELZAYN HAYTHAM H		
APN:	4460-017-007	Map Reference:	113-A6 / 625-G6
County:	LOS ANGELES, CA	Census Tract:	8004.03
Subdivision:	KELLER MATTHEW LAND IN RO	Zoning:	LCR120000*
Rec Date:	02/15/2006	Prior Rec Date:	01/06/2006
Sale Date:	02/10/2006	Prior Sale Date:	12/15/2005
Sale Price:	\$10,500,000	Prior Sale Price:	\$8,550,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	380025	Acres:	2.92
1st Mtg Amt:		Lot Area:	127,195
Total Value:	\$7,698,960	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	1/2
		Living Area:	9,971
		Total Rooms:	4
		Bedrooms:	5
		Bath(F/H):	9 /
		Yr Built/Eff:	1990 / 1992
		Air Cond:	
		Style:	CONVENTIONAL
		Fireplace:	Y / 1
		Pool:	POOL
		Roof Mat:	GRAVEL & ROCK
		Parking:	CARPORT

Comp #:	2	Distance From Subject:	0.0 (miles)
Address:	3620 SWEETWATER MESA RD, MALIBU CA 90265-4939		
Owner Name:	SWEETWATER MALIBU LLC		
Seller Name:	SWEETWATER MESA LLC		
APN:	4452-017-009	Map Reference:	114-B4 / 629-B6
County:	LOS ANGELES, CA	Census Tract:	8005.02
Subdivision:	KELLER MATTHEW LAND IN RO	Zoning:	LCA120000*
Rec Date:	04/27/2006	Prior Rec Date:	06/09/1998
Sale Date:	02/27/2006	Prior Sale Date:	06/02/1998
Sale Price:		Prior Sale Price:	
Sale Type:	N	Prior Sale Type:	
Document #:	927085	Acres:	15.77
1st Mtg Amt:		Lot Area:	686,941
Total Value:	\$6,308,224	# of Stories:	
Land Use:	SFR	Park Area/Cap#:	1
		Living Area:	14,996
		Total Rooms:	
		Bedrooms:	6
		Bath(F/H):	3 /
		Yr Built/Eff:	1991 /
		Air Cond:	
		Style:	
		Fireplace:	1
		Pool:	POOL
		Roof Mat:	
		Parking:	

Comp #:	3	Distance From Subject:	5.9 (miles)
Address:	6288 PORTERDALE DR, MALIBU CA 90265-4404		
Owner Name:	KAPLAN DAVID F & DAVID P		
Seller Name:	PAECO CORP		
APN:	4467-004-032	Map Reference:	112-E5 / 667-H1
County:	LOS ANGELES, CA	Census Tract:	8004.04
Subdivision:	KELLER MATTHEW LAND IN RO	Zoning:	LCR11*
Rec Date:	11/15/2005	Prior Rec Date:	05/17/1996
Sale Date:	10/05/2005	Prior Sale Date:	
Sale Price:		Prior Sale Price:	
Sale Type:	N	Prior Sale Type:	
Document #:	2747802	Acres:	1.82
1st Mtg Amt:	\$4,000,000	Lot Area:	79,279
Total Value:	\$5,750,000	# of Stories:	
Land Use:	SFR	Park Area/Cap#:	1
		Living Area:	10,636
		Total Rooms:	
		Bedrooms:	5
		Bath(F/H):	6 /
		Yr Built/Eff:	1998 /
		Air Cond:	
		Style:	
		Fireplace:	1
		Pool:	POOL
		Roof Mat:	
		Parking:	

Comp #:	4	Distance From Subject:	4.76 (miles)
Address:	26901 SEA VISTA DR, MALIBU CA 90265-4432		
Owner Name:	NORTON DAVID B & KATHLEEN L		
Seller Name:	BROWN HENRY A		
APN:	4460-017-019	Map Reference:	112-F6 / 668-B1
County:	LOS ANGELES, CA	Census Tract:	8004.03
Subdivision:	KELLER MATTHEW LAND IN RO	Zoning:	LCR120000
Rec Date:	07/03/2006	Prior Rec Date:	07/31/1989
Sale Date:	05/23/2006	Prior Sale Date:	07/1989
Sale Price:		Prior Sale Price:	
Sale Type:	N	Prior Sale Type:	
Document #:	1459185	Acres:	0.61
1st Mtg Amt:	\$3,500,000	Lot Area:	28,557
Total Value:	\$2,223,614	# of Stories:	
Land Use:	SFR	Park Area/Cap#:	1
		Living Area:	10,114
		Total Rooms:	
		Bedrooms:	6
		Bath(F/H):	9 /
		Yr Built/Eff:	2000 /
		Air Cond:	
		Style:	
		Fireplace:	1
		Pool:	POOL
		Roof Mat:	
		Parking:	

Property Location		Last Updated: 10/23/2006			
Address:	3620 SWEETWATER MESA RD	City:	MALIBU	Zip:	90265
APN#:	4452-017-009	Use Code:	Single Family Residence	County:	Los Angeles
Driving Directions	Tract	0	Census Tract	8005.02	Zone:
Map Page/Grid:	629/B5	Legal Desc:	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 PER OR15228-342 TH N 43 51'45" E 189.63		
Appraisal Tax Information					
Total Assessed Value:	6,184,534.00	Tax Amount:	68,639.63		
Percent Improvement:	52.89	Tax Year:	2005		
Recorder Information					
Current Owner:	SWEETWATER MALIBU LLC	Owner Address:	3620 SWEETWATER MESA RD		
City, State:	MALIBU CA	Zip:	90265		
Transferred From:		Seller Address:			
Sale Date:	04/27/2006	Prior Sale Date:	06/29/1987		
Most Recent Sale Price:	0	Prior Sale Price:	2,080,000.00		
Document Number:	927085	Prior Document No.:	1031352		
Document Type:		Prior Document Type:			
Lender Information					
Lender:		Full/Partial:			
Loan Amount:	0	Loan Type:			
Physical Information					
Building Area:	14995	# of Stories:	0	# of Bedrooms:	6
Basement (fin/unfin):	0 / 0	# of Units:	1	# of Bathrooms:	8.00
Lot Size:	686941	Total Rooms:	0	Fireplaces:	
Year Built/Effective:	1991 / 0	Garage/Carport:	1	Pool/Spa:	yes
Roof Type:		Heating:		Cooling:	
Construction/Quality:	(0) / 0	Building Shape:	(0)	View:	
Flood Data					
Panel Date:	11/15/1985	Comm/Panel Number:	060745 / 0788 C	Flood Zone:	C

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1 of 1 DOCUMENT

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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

**\*\*\*\*\* SALES INFORMATION \*\*\*\*\***

**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

**\*\*\*\*\* MORTGAGE INFORMATION \*\*\*\*\***

**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

[Click Here to View Assessor's Map](#)

[Click Here to View Index Map](#)

### 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 Tax](#)

### 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)

Improvement 1	
Square Footage	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

**\*\*\*\*\* SALES INFORMATION \*\*\*\*\***

**Recorded Date:** 06/09/1998

**Prior Sales Date:** 06/29/1987

**\*\*\*\*\* ASSESSMENT INFORMATION \*\*\*\*\***

**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 INFORMATION \*\*\*\*\***

**Tax Rate Code:** 10-864

\*\*\*\*\* PROPERTY CHARACTERISTICS

\*\*\*\*\*

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

[lheller@bryancave.com](mailto:lheller@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](mailto: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.

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](mailto: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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