

Appendix II - Property Detail

Site name (Program Name/ Type)	Type	Site Address	City	Zip	Assessor Number	Do we have the lease?	Owned by Board? Y or N	Seller	Purchase Date	Purchase price	PP- Notes	Name of Company	Known Partners, according to Sec of State, Recorders office and Lexis-Nexis checks	Lease Origination Date	Annual Lease Amount	ALA-Notes	Square footage	SQ FT- Notes
	Acute Psychiatric Facility	18646 Oxnard St	Tarzana	91356	2156-006-013	yes - county doc	yes	Unclear	11/2/1990	\$2,850,000	Shows BLT Properties Ltd as sole owner	BLT Properties now owns 50%	Taylor, Weitzman own 60% of BLT Properties and thus, 30% of the site. (However, on an OSHPD document, TTC reports Weitzman owns 22% and Taylor, 17%)	00/00/1987 (renewed for 20 years in 1993)	\$1,121,400	2007-08 TTC report to county DMH	49070	3.46 acres; 2 buildings-assessor; 1 built in 1962 at 46,724 sq ft; other built in 2000 at 8,571 sq ft-- square footage number cited, however, is from TTC report to county DMH for 07-08; county report translates to \$22.85 per square foot
Tarzana Youth Services		18700 Oxnard Street	Tarzana	91356	2156-019-045		yes	VK LLC (Viole, Kurzeka)	10/17/2003	\$2,250,000	purchase price recorded on Zimas	Yolanda Equity Partners	Taylor, Weitzman	9/2/2003 (payments begin 2/1/04)	\$425,000	Source: Subordinatn Agreement says it was \$307,000 in 2003. 2007-08 990 puts it at \$425,040. I used property taxes paid, reported on 990 for 07-08, and matched with co. tax collector records)	16100	assessor-translates to \$26.40 per square foot);
		44447 N 10th St W	Lancaster	93535	3122-020-058 and 058 (formerly 036 and 037)		yes	Dr. Brit and Mary Lou Smith	2001	\$794,550		10th Street West Property	Taylor, Weitzman, Senella and Lon Morton	10/28/05 on refi; 6/27/2001 on original				
		44447 N. 10th St W	Lancaster	93535	3122-020-055		yes	Dr. Brit and Mary Lou Smith	2005	\$157,500		10th Street West Property	Taylor, Weitzman, Senella and Lon Morton	10/1/2005				
		44447 N. 10th St W (Parcel C)		93535	3122-020-053		yes	Dr. Brit and Mary Lou Smith2002	2002	\$166,000		10th Street West Property	Taylor, Weitzman, Senella and Lon Morton					
		44459 and 61 N. 10th Street West	Lancaster	93535	3122-020-34 and 35		yes	Jack Fry	2006	\$425,000		10th Street West Property	Taylor, Weitzman, Senella and Lon Morton					
		7101 Baird Avenue	Long Beach	91335	2126-006-029	no-unrecorded	yes	Larry and Mindy Miriam Litwin	1/7/2005	\$1,500,000		Baird Enterprises LLC	Taylor, Senella, Weitzman	2/1/2005	\$311,380	source: 07-08 990; confirmed by comparing property taxes paid, as reported in 990, with tax collector records	13696	assessor--\$22.73 per square foot
TARZANA TREATMENT CENTER FAMILY MEDICAL CLINIC	Community Clinic	8330 Reseda Blvd	Northridge		2786-022-026		yes	Acme Electric Family Partners Northridge LLC/Manager Thomas S. Levyn	11/16/2006	\$3,700,000	assessor's record via lexis-nexis	Reseda Medical Center LLC	Taylor, Senella, Weitzman		\$390,000	source: 07-08 990, confirmed by comparing taxes paid reported on 990 and by tax collector	12860	- assessor----\$30.32 per square foot
TARZANA TREATMENT CTR FAMILY MED CLINIC-LANCASTER	Community Clinic	907 W Lancaster Blvd	Lancaster				yes	RRM Partners Ltd, Rob Martin, managing partner, and Donald and Lou Ann Holloway	1/6/2003	\$575,000		Lancaster Health Center LLC	Taylor	4/28/2003			7560	assessor
Northridge Plaza	Counseling facility and general office	18519-18549 Roscoe Blvd.	Northridge			yes - county doc	no					Tarzana Treatment		9/13/2000	\$14,457	2007-08 TTC report to county DMH	6223	

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Annual Increase in Lease Amount	Property Taxes Paid by Tenant	PTP by T - Notes	Tenant Appears to be Overpaying? Yes or No	CAP RATE CALCULATION TO DETERMINE BUILDING VALUE:Net income/cap rate =value	Length of Lease (Years)	Mortgage Amount	MA - Notes	Mortgage Date	Mortgage Interest Rate	Refinancing Date	Refinancing Amount	Subordination of Lease? Y or N	Signatory for TTC	Signatory for Company	Construction? Y or N	Construction Year Finish	Contractor	Nature of Work	Construction Amount	CA - Notes
			Don't know		20										yes	2000	Sinanian Development; architect was Jeffrey Sobin	new administration building	\$1.27 million	
	\$38,213	yes- in 2000	Yes, based on cap rate	market cap rate was 6-6.5% in early 2004, according to commercial broker. Original lease amount was \$307,000/0.65=\$4,723,076; market cap rate was 7% at start of 2008 and by then lease had risen to \$425,000. \$425,000/.07=\$6,071,428	15	\$1,722,000		1/9/2004		2/12/2007	\$3,700,000	yes	Taylor on mortgage; Senella on refi	Taylor on mortgage; Weitzman on refi	no					
						\$595,000		6/27/2001		10/28/2005	\$2,600,000	yes	Taylor and Senella on refi; Bobbi Sloan, vp on original	Taylor						
CPI capped at 7%		yes, for this property and for common area			15 years															
															yes	2003 (May 1)	Sinanian	Adolescent Residential Treatment Facility		
						\$310,000		2/3/2006												
			Yes, based on cap rate	market cap rate was 6% in 2005, acc to commercial broker. \$311,380/.06=\$5,189,666 value in 2005; current market cap rate is 8.5%;\$311,380/.085=\$3,663,294; in either case, this is far more than purchase price	15	\$1,125,000		2/xx/2005	variable			yes	Senella	Senella, Taylor						
			Yes, based on cap rate	market cap rate was 6% when property purchased in late 2006. \$390,000/.06=\$6.5M;market cap rate now is 8.5%; \$390,000/.085=\$4,588,235		\$2,775,000		11/xx/2006				no								
					unknown	\$460,000		4/28/2003				yes	Taylor	Taylor	yes	2003	Sinanian	Tenant Improvement-Medical Office Building		
					5 years/option for 5 more															

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		2101-2141 Magnolia Ave.	Long Beach	90806	7202-044-025,026,027		no		00/00/1995		unclear	Tarzana Treatment					
		44443 N 10th St W, Suite A	Lancaster	93536		yes - county doc	no					Dr. Brit and Mary Lou Smith		11/10/2000			
		19139 Friar St.	Tarzana		2128-028-09				00/00/1995	\$161,000		Tarzana Treatment					
		2102 Magnolia Avenue	Long Beach	90806													
Teen and Young Adult Services		44433 N. 10th Street West	Lancaster	93536													
		5190 Atlantic Avenue	Lancaster	90805		yes - county doc											
		820 N Parton Street #103	Santa Ana	92701													
		6422 Belmar	Los Angeles	91335	2131-026-001			Vivian Marshall Bristow	3/7/1995	\$175,500		Tarzana Treatment					

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						\$1,950,000	acquisition and construction loan from state of California for 84-bed residential program for women and	00/00/1998													
		yes (lease)																		\$134,400	paid by landlord, which tenant has to repay if tenant leaves after 5 years