

ATTORNEY OR PARTY WITHOUT ATTORNEY (Name, State Bar number and address)

Andrew M Wallet/093043

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ATTORNEY FOR (Name) Andrew M Wallet, Co-Trustee

SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES

STREET ADDRESS 111 NORTH HILL STREET

MAILING ADDRESS 111 NORTH HILL STREET

CITY AND ZIP CODE LOS ANGELES, CA 90012

BRANCH NAME CENTRAL

☐ ESTATE ☒ CONSERVATORSHIP ☐ GUARDIANSHIP OF

(Name) BRITNEY JEAN SPEARS

☐ DECEDENT ☒ CONSERVATEE ☐ MINOR**REPORT OF SALE AND PETITION FOR ORDER  
CONFIRMING SALE OF REAL PROPERTY**☐ and Sale of Other Property Sold as a Unit

FOR COURT USE ONLY

FILED  
LOS ANGELES SUPERIOR COURT  
APR -4 2012JCH A CLERK L. L. L. V. OFFICER/CLERK  
BY: *[Signature]* Deputy  
MARITA ZENAROSA

CASE NUMBER

BP 108 870

HEARING DATE AND TIME

April 25, 2012, 1 30 p m

DEPT

9

- 1 **Petitioner (name of each)** Andrew M Wallet and James P Spears, Co-Conservators of the Estate and Co-Trustees of the Love Shack Trust

is the ☐ personal representative ☒ conservator ☐ guardian of the estate of the decedent, conservatee, or minor  
☐ purchaser (30 days have passed since the sale) (Attach supporting declaration (Prob Code, § 10308(b))

and requests a court order for (check all that apply)

- a confirmation of sale of the estate's interest in the real property described in Attachment 2e  
 b ☐ confirmation of sale of the estate's interest in other property sold as a unit as described in Attachment 2c  
 c ☒ approval of commission of (specify) 5 % of the amount of \$ 212,650 00  
 d additional bond ☐ is fixed at \$ ☒ is not required

- 2 **Description of property sold**

- a Interest sold ☒ 100% ☐ Undivided (specify) %  
 b ☒ Improved ☐ Unimproved  
 c ☒ Real property sold as a unit with other property (describe in Attachment 2c)  
 d Street address and location (specify) 12094 Summit Circle, Beverly Hills, Los Angeles County, CA 90210

e Legal description is affixed as Attachment 2e

- 3 **Appraisal**

- a Date of death of decedent or appointment of conservator or guardian (specify) 1/9/2009  
 b Appraised value at above date \$  
 c Reappraised value within one year prior to the hearing \$ ☐ Amount includes value of other property sold as a unit (If more than one year has elapsed from the date in item 3a to the date of the hearing, reappraisal is required)  
 d Appraisal or reappraisal by probate referee ☐ has been filed ☒ will be filed  
☐ has been waived by order dated

- 4 **Manner and terms of sale**

- a Name of purchaser and manner of vesting title (specify) Jackson Hole Trust Company, Trustee, The Freedom Trust  
 b ☐ Purchaser is the ☐ the personal representative ☐ attorney for the personal representative  
 c Sale was ☒ private ☐ public on (date) 3/23/2012  
 d Amount bid \$ 4,253,000 00 Deposit \$ 212,650 00  
 e Payment ☒ Cash ☐ Credit (specify terms on Attachment 4e)  
 f ☒ Other terms of sale (specify terms on Attachment 4f) AS-IS, ALL CASH, NO WARRANTIES OR CONTINGENCIES, 30 DAY ESCROW  
 g ☐ Mode of sale specified in will ☐ Petitioner requests relief from complying for the reasons stated in Attachment 4g  
 h ☐ Terms comply with Probate Code section 2542 (guardianships and conservatorships)

CIT/CASE: BP108870 LEA/IN#-  
 RECEIPT: FIN45831202  
 DATE PAID: 04/04/12 02:27:00 PM  
 PAYMENT: \$395.00  
 RECEIVED: 0310  
 CLERK: 395.00  
 CH: 395.00  
 STANGE  
 L. L. L.

OK to file X set for  
 4-25-12 01:13 PM

OFFICIAL  
 11

<input type="checkbox"/> ESTATE <input checked="" type="checkbox"/> CONSERVATORSHIP <input type="checkbox"/> GUARDIANSHIP    OF (Name) <b>BRITNEY JEAN SPEARS</b>	CASE NUMBER <b>BP 108 870</b>
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**5 Commission**

- a ☐ Sale without broker
- b ☒ A written ☒ exclusive ☐ nonexclusive contract for commission was entered into with (name)  
**Nancy Sanborn, Prudential California Realty - Beverly Hills**
- c ☒ Purchaser was procured by (name) **Josh & Matthew Altman, Hilton & Hyland**  
 a licensed real estate broker who is not buying for his or her account
- d ☒ Commission is to be divided as follows **2 5% (\$106,325) to Nancy Sanborn, Prudential California Realty - Beverly Hills, 2 5% (\$106,325) to Josh & Matthew Altman, Hilton & Hyland**

**6 Bond**

- a Amount before sale \$ ☐ none
- b Additional amount needed \$ ☒ none
- c ☐ Proceeds are to be deposited in a blocked account Receipts will be filed (Specify institution and location)

**7 Notice of sale**

- a ☒ Published ☐ Posted as permitted by Probate Code section 10301 (\$5,000 or less)
- b ☐ Will authorizes sale of the property
- c ☐ Will directs sale of the property

**8 Notice of hearing**

- a Special devisee
- (1) ☒ None
- (2) ☐ Consent to be filed
- (3) ☐ Written notice will be given
- c Personal representative, conservator of the estate, or guardian of the estate
- (1) ☒ Petitioner (consent or notice not required)
- (2) ☐ Consent to be filed
- (3) ☐ Written notice will be given
- b Special notice
- (1) ☒ None requested
- (2) ☐ Has been or will be waived
- (3) ☐ Required written notice will be given

**9 Reason for sale (need not complete if item 7b or 7c checked)**

- a ☐ Necessary to pay
- (1) ☐ debts
- (2) ☐ devise
- (3) ☐ family allowance
- (4) ☐ expenses of administration
- (5) ☐ taxes

**10 Formula for overbids**

a Original bid	\$ <u>4,253,000 00</u>
b 10% of first \$10,000 of original bid	\$ <u>1,000 00</u>
c 5% of (original bid minus \$10,000)	\$ <u>212,150 00</u>
d Minimum overbid (a + b + c)	\$ <u>4,466,150 00</u>

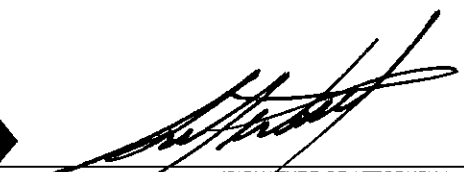
- b ☒ The sale is to the advantage of the estate and in the best interest of the interested persons

**11 Overbid** Required amount of first overbid (see item 10) \$ 4,466,150 00

**12 Petitioner's efforts** to obtain the highest and best price reasonably attainable for the property were as follows  
 (specify activities taken to expose the property to the market, e g , multiple listings, advertising, open houses, etc )

**13** Number of pages attached \_\_\_\_\_  
 Date **4/3/2012**

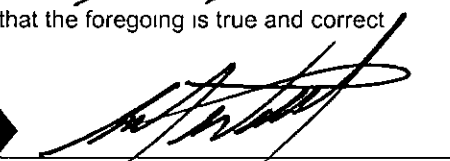
**ANDREW M. WALLET**  
 (TYPE OR PRINT NAME OF ATTORNEY)

  
 (SIGNATURE OF ATTORNEY )  
 (Signature of all petitioners also required (Prob. Code § 1020) )

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct

Date **4/3/2012**

**ANDREW M. WALLET**  
 (TYPE OR PRINT NAME OF PETITIONER)

  
 (SIGNATURE OF PETITIONER)



ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF Los Angeles, STATE OF California, DESCRIBED AS FOLLOWS

PARCEL 1

LOT 40 OF TRACT NO 29033, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 938, PAGES 9 THROUGH 21, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

EXCEPT THEREFROM THE OIL, GAS, MINERALS, AND OTHER HYDROCARBON SUBSTANCES LYING BELOW THE SURFACE OF SAID LAND, AS PROVIDED IN DEEDS OF RECORD

EASEMENTS FOR THE PURPOSE HEREIN STATED OVER PORTIONS OF TRACT NO 29033, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 938, PAGES 9 THROUGH 21 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DEFINED HEREINAFTER AS PARCELS 2, 3 AND 4

PARCEL 2

A NON-EXCLUSIVE EASEMENT FOR ACCESS TO, USE AND ENJOYMENT OF, AND INGRESS AND EGRESS OVER AND THROUGH LOTS 94, 95 AND 96, INCLUSIVE OF SAID TRACT NO 29033

PARCEL 3

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AND INCIDENTAL PURPOSES OVER AND THROUGH PARCELS A THROUGH M INCLUSIVE ("PRIVATE STREETS"), OF SAID TRACT NO 29033

PARCEL 4

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS TO LOTS 94, 95 AND 96, AND INCIDENTAL PURPOSES, OVER AND THROUGH PORTIONS OF LOT 4 AND LOT 5 OF SAID TRACT NO 29033, MORE PARTICULARLY DESCRIBED AS FOLLOWS

(A) THE EASTERLY 10 FEET OF SAID LOT 4 MEASURED PERPENDICULAR TO THE SIDE LINE OF SAID LOT 4 HAVING A BEARING OF NORTH 12° 26' 00" WEST AND A LENGTH OF 156 04 FEET

(B) THE WESTERLY 10 FEET OF SAID LOT 5 MEASURED PERPENDICULAR TO THE SIDE LINE OF SAID LOT 5 HAVING A BEARING OF NORTH 12° 26' 00" WEST AND A LENGTH OF 156 04 FEET

ASSESSOR'S PARCEL NO 2382-017-024

04/05/2012

ATT 4f