

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

MARSHA L. BROWN  
PRESIDENT  
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ELENORE A. WILLIAMS

CITY OF LOS ANGELES  
CALIFORNIA



ANTONIO R. VILLARAIGOSA  
MAYOR

DEPARTMENT OF  
BUILDING AND SAFETY  
201 NORTH FIGUEROA STREET  
LOS ANGELES, CA 90012

ROBERT R. "BUD" OVROM  
GENERAL MANAGER

RAYMOND S. CHAN, C.E., S.E.  
EXECUTIVE OFFICER

May 11, 2012

Council District: # 15

Honorable Council of the  
City of Los Angeles, Room 395, City Hall

**JOB ADDRESS: 801 WEST ROSECRANS AVENUE, LOS ANGELES, CA**  
**AKA: 805, 809 WEST ROSECRANS AVENUE, LOS ANGELES, CA**  
**ASSESSORS PARCEL NO. (APN) : 6119-015-019**

On March 13, 2010 and February 8, 2011 pursuant to the authority granted by Section 91.103 of the Los Angeles Municipal Code ("L.A.M.C."), the Department of Building and Safety ( the "Department") investigated and identified code violations at: **801 West Rosecrans Avenue, (aka: 805, 809 West Rosecrans Avenue), Los Angeles, California,** (the "Property"). A copy of the title report which includes a full legal description of the property is attached as Exhibit A.

Following the Department's investigation an order or orders to comply were issued to the property owner and all interested parties. Pursuant to Section 98.0411(a) the order warned that "a proposed noncompliance fee may be imposed for failure to comply with the order within 15 days after the compliance date specified in the order or unless an appeal or slight modification is filed within 15 days after the compliance date." The owners failed to comply within the time prescribed by ordinance.

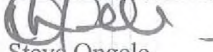
In addition, on July 13, 2005, August 15, 2006, September 4, 2007, July 8, 2008, July 15, 2008, December 28, 2009, September 14, 2010, August 5, 2011, pursuant to Section 98.0402(e) of the L.A.M.C. the Department performed annual inspections on the vehicle repair facility located at the same address. The property owner was given notice of the unpaid annual inspection fees on the property. The Department imposed non-compliance fee and annual inspection fee as follows:

<u>Description</u>	<u>Amount</u>
Annual inspection Fee	\$ 5,998.36
System Development Surcharge	286.20
Non-Compliance Code Enforcement fee	1,650.00
Late Charge/Collection fee (250%)	4,125.00
Accumulated Interest (1%/month)	785.78
Title Report fee	53.00
<b>Grand Total</b>	<b>\$ 12,898.34</b>

Pursuant to the authority granted by Section 7.35.3 of the Los Angeles Administrative Code, it is proposed that a lien for a total sum of **\$12,898.34** be recorded against the property. It is requested that the Honorable City Council of the City of Los Angeles (the "City Council") designate the time and place protest can be heard concerning this matter, as set forth in Sections 7.35.3 and 7.35.5 of the Los Angeles Administrative Code.

It is further requested that the City Council instruct the Department to deposit to Dept 08, Fund 48R, Balance Sheet Account 2200, any payment received against this lien in the amount of **\$12,898.34** on the referenced property . A list of all the names and addresses of owners and all interested parties entitled to notice is included (Exhibit B). Also attached is a report which includes the current fair market value of the property including all encumbrances of record on the property as of the date of the report (Exhibit C).

DEPARTMENT OF BUILDING AND SAFETY

  
Steve Ongele  
Chief, Resource Management Bureau

Lien confirmed by  
City Council on:

ATTEST: JUNE LAGMAY, CITY CLERK

BY: \_\_\_\_\_  
DEPUTY

## Westcoast Title

**& Abstract Company, Inc.**

400 S. Alhambra Ave. Ste B  
 Monterey Park, Ca. 91755  
 Phone 626-548-2479 818-337-0474 fax

Work Order No. T8473

Prepared for: City of Los Angeles

Type of Report: GAP Report

Order Date: 02-24-2012

Dated as of: 02-25-2012

Fee: \$48.00

**-SCHEDULE A-**  
 (Reported Property Information)

For Assessors Parcel Number: 6119-015-019

Situs Address: 801 W. Rosecrans Avenue

City: Los Angeles

County: Los Angeles

**-VESTING INFORMATION (Ownership)**

The last Recorded Document Transferring Fee Title Recorded on: 07-31-2003

As Document Number: 03-2200476

Documentary Transfer Tax: \$None

In Favor of: Aaron Kadosh, Trustee of the Kadosh Family 1999 Trust, Dated February 18, 1999, as to an undivided seventy percent (70%) interest, and Doron Kadosh, Trustee of the Doron Kadosh 1999 Trust, dated February 18, 1999 as to an undivided thirty percent (30%) interest, as tenants in common

Mailing Address: Aaron Kadosh

P.O. Box 3361

Beverly Hills, CA 90212

**-SCHEDULE B-**

-The Property Reported Herein is Described as follows:

That portion of the Southwest quarter of Section 18, Township 3 South, Range 13 West, San Bernardino Meridian, in the City of Los Angeles, County of Los Angeles, State of California, according to the Official Plat of the survey of said land on a file in the Bureau of Land Management described as follows:

Beginning at the Southeast corner of Lot 113 of Tract No. 14049, County of Los Angeles, State of California, as per map recorded in Book 303, Page(s) 28 et. seq. of Maps, in the office of the County Recorder of said County, thence along the Southerly prolongation of the Easterly line of said Lot 113, South 0° 05' East 170.00 feet to the Southerly line of that portion of Rosecrans Avenue, dedicated to the map of said Tract No. 14049 thence along said Southerly line South 89° 48' 25" West 200.00 feet thence North 0° 05' West to the Southerly line of Lot 115 of said Tract No. 14019 thence Easterly along the Southerly lines of Lots 115, 114, and 113 of said Tract to the point of beginning.

## Westcoast Title & Abstract Company, Inc.

400 S. Alhambra Ave. Ste B  
Monterey Park, Ca. 91755  
Phone 626-548-2479 818-337-0474 fax

Page 2

Order Number: T8473

### **-Schedule B Continued-**

1. A Notice of Pending Lien Recorded 05-13-2005  
as Document Number 05-1140527  
Filed by the City of Los Angeles Dept. of Building and Safety

2. A Notice of Pending Lien Recorded 01-13-2006  
as Document Number 06-0095331  
Filed by the City of Los Angeles Dept. of Building and Safety

3. A Deed of Trust Recorded on 01-20-2006  
as Document Number 06-0144038  
Amount: \$1,700,000.00  
Trustor: Kadosh Investments, Inc.  
Trustee: Stewart Title of California, Inc.  
Beneficiary: Wilshire State Bank

Mailing Address: Wilshire State Bank  
Mid-Wilshire Office  
3200 Wilshire Blvd. ✓  
Los Angeles, CA 90010

4. A Notice of Pending Lien Recorded 12-22-2006  
as Document Number 06-2857818  
Filed by the City of Los Angeles Dept. of Building and Safety

5. A Notice of Pending Lien Recorded 09-12-2008  
as Document Number 08-1648139  
Filed by the City of Los Angeles Dept. of Building and Safety

6. A Notice of Pending Lien Recorded 03-27-2009  
as Document Number 09-0440863  
Filed by the City of Los Angeles Dept. of Building and Safety

7. A Notice of Pending Lien Recorded 03-27-2009  
as Document Number 09-0440864  
Filed by the City of Los Angeles Dept. of Building and Safety

8. A Deed of Trust Recorded on 02-22-2010  
as Document Number 10-0231955  
Amount: \$790,000.00  
Trustor: Aaron Kadosh, Trustee of the Kadosh Family 1999 Trust, Dated February 18, 1999, as to an undivided seventy percent (70%) interest, and Doron Kadosh, Trustee of the Doron Kadosh 1999 Trust, dated February 18, 1999 as to an undivided thirty percent (30%) interest, as tenants in common  
Trustee: Stewart Title of California, Inc.  
Beneficiary: Wilshire State Bank

**Westcoast Title & Abstract Company, Inc.**

400 S. Alhambra Ave. Ste B  
Monterey Park, Ca. 91755  
Phone 626-548-2479 818-337-0474 fax

Page 3  
Order Number: T8473

***-Schedule B Continued-***

*Mailing Address: Wilshire State Bank  
Mid-Wilshire Office  
3200 Wilshire Blvd.  
Los Angeles, CA 90010*

*9. A Notice of Pending Lien Recorded 03-19-2010  
as Document Number 10-0381550  
Filed by the City of Los Angeles Dept. of Building and Safety*

*10. A Notice of Pending Lien Recorded 03-19-2010  
as Document Number 10-0381565  
Filed by the City of Los Angeles Dept. of Building and Safety*

*11. A Notice of Pending Lien Recorded 07-02-2010  
as Document Number 10-0910564  
Filed by the City of Los Angeles Dept. of Building and Safety*

*12. A Notice of Pending Lien Recorded 01-14-2011  
as Document Number 11-0086646  
Filed by the City of Los Angeles Dept. of Building and Safety*

*13. A Notice of Pending Lien Recorded 01-14-2011  
as Document Number 11-0086649  
Filed by the City of Los Angeles Dept. of Building and Safety*

*14. A Notice of Pending Lien Recorded 01-14-2011  
as Document Number 11-0086650  
Filed by the City of Los Angeles Dept. of Building and Safety*

*15. A Notice of Pending Lien Recorded 07-22-2011  
as Document Number 11-0984312  
Filed by the City of Los Angeles Dept. of Building and Safety*

*16. A Notice of Pending Lien Recorded 10-28-2011  
as Document Number 11-1464366  
Filed by the City of Los Angeles Dept. of Building and Safety*

*17. A Notice of Pending Lien Recorded 10-28-2011  
as Document Number 11-1464370  
Filed by the City of Los Angeles Dept. of Building and Safety*

*A Statement of information may be required to provide further information on the owners listed below:*

**No Statement of information is required.**

End of Report

APN: 6119-015-019  
 Described As: POR OF LOT 4 IN SEC 18 T 3 S R 13 W  
 Address: 809 W ROSECRANS AVE LOS ANGELES CA 90247  
 City: LOS ANGELES CITY-44  
 Billing Address: P O BOX 3361 BEVERLY HILLS CA 90212  
 Assessed Owner(s): KADOSH,AARON TR; KADOSH,DORON TR KADOSH TRUST

Tax Rate Area:	0000019	Value	Conveyance Date:	02/06/1996
Use Code:	2600	Land:	Conveying Instrument:	212832
Auto service (body and fender)		Improvements:	Date Transfer Acquired:	
Region Code:	26	Personal Property:	Vesting:	
Flood Zone:		Fixtures:	Year Built:	
Zoning Code:	LAC2	Inventory:	Year Last Modified:	
Taxability Code:		Exemptions	Square Footage	
Tax Rate:		Homeowner:	Land:	
Bill #:		Inventory:	Improvements:	
Issue Date:	10/15/2011	Personal Property:	Tax Defaulted:	
		Religious:		
		All Other:		
		Net Taxable Value:	Total Tax:	12,938.07
		842,841.00		

Installment	Amount	Penalty	Due Date	Status	Payment Date	Balance
1st	6,469.04	646.90	12/10/2011	PAID	12/13/2011	0.00
2nd	6,469.03	656.90	04/10/2012	PAID	12/13/2011	0.00
						0.00

Account	Special Lien Description	Amount
188.69	L.A. STORMWATER POLL ABATE	235.74
188.51	LOS ANGELES LIGHT MAINT	533.52
61.81	SOUTHEAST MOSQ ABATE	7.25
188.71	L.A. POLICE/911 BOND TAX	111.24
30.71	L.A. COUNTY FLOOD CONTROL	295.70
62.05	CO SANITATION DIST NO. 5	414.48
188.50	L.A. CITY LDSCP & LIGHT DIST 96-1	165.65
1.70	L.A. CITY TRAUMA/EMERGENCY SERV.	496.75
36.92	LA CO PARK DISTRICTS	177.22

THIS INFORMATION IS PROVIDED FOR CUSTOMER SERVICE PURPOSES ONLY. PROPERTY INSIGHT DOES NOT  
 WARRANT, NOR GUARANTEE THE ACCURACY NOR COMPLETENESS OF THE INFORMATION SHOWN ON THIS  
 REPORT

\*\*\* END OF REPORT \*\*\*

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03 2200476

RECORDED/FILED IN OFFICIAL RECORDS  
RECORDER'S OFFICE  
LOS ANGELES COUNTY  
CALIFORNIA  
12:01 PM JUL 31 2003

TITLE(S) :



FEE

FEE \$10	Z
	2

D.T.T

6

NOTIFICATION SENT-\$4

CODE  
20

CODE  
19

CODE  
9

Assessor's Identification Number (AIN)

To be completed by Examiner OR Title Company in black ink.

Number of Parcels Shown

6119 - 015 - 019

001

THIS FORM NOT TO BE DUPLICATED

RECORDING REQUESTED BY:

J.D. LANG & ASSOCIATES

AND WHEN RECORDED MAIL TO:

AARON KADOSH  
P.O. BOX 3361  
BEVERLY HILLS, CA 90212

03 2200476

2

THIS SPACE FOR RECORDER'S USE ONLY

**QUITCLAIM DEED**

The undersigned Grantor(s) declares under penalty of perjury that:  
DOCUMENTARY TRANSFER TAX \$.....

- ( ) computed on full value of property conveyed, or
- ( ) computed on full value less value of liens and encumbrances remaining at time of sale.

Doron Kadosh, a single man, the undersigned Grantor, for no consideration, does hereby remise, release and forever quitclaim, to AARON KADOSH, Trustee of the KADOSH FAMILY 1999 TRUST, dated February 18, 1999, as to an undivided seventy percent (70%) interest, and DORON KADOSH, Trustee of the Doron Kadosh 1999 Trust, dated February 18, 1999 as to an undivided thirty percent (30%) interest, as tenants in common, in and to the following described real property in the County of Los Angeles, State of California:

See Exhibit "A" attached hereto and incorporated by this reference

*"THIS IS A BONAFIDE GIFT AND THE GRANTOR RECEIVED NOTHING IN RETURN."*

Commonly known as: 801 - 809 Rosecrans Avenue, Gardena, California 90247

APN: 4119 - 015 - 019

Executed on October, 7, 1999, at Los Angeles, California

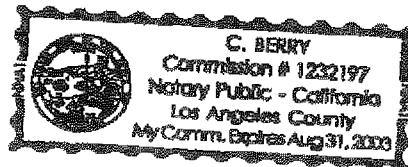
STATE OF CALIFORNIA )  
COUNTY OF LOS ANGELES )ss.

On October 7, 1999, before me, a notary public for the State of California, personally appeared DORON KADOSH, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which he acted, executed the instrument.

Witness my hand and official seal.

C. Berry  
Notary Public

Doron Kadosh  
DORON KADOSH



Mail Tax Statements To: Aaron Kadosh, P.O. Box 3361, Beverly Hills, California 90212

03 2200476

3

EXHIBIT "A"

X That portion of the Southwest quarter of Section 18, Township 3 South, Range 13 West, San Bernardino Meridian, in the City of Los Angeles, County of Los Angeles, State of California according to the Official Plat of the survey of said land on a file in the Bureau of Land Management described as follows:

Beginning at the Southeast corner of Lot 113 of Tract No. 14049, County of Los Angeles, State of California, as per map recorded in Book 300, Page 28 et seq. of Maps, in the office of the County Recorder of said County, thence along the Southerly prolongation of the Easterly line of said Lot 113, South  $0^{\circ} 05'$  East 170.00 feet to the Southerly line of that portion of Rosserans Avenue, dedicated to the map of said Tract No. 14049 thence along said Southerly line South  $88^{\circ} 48' 25''$  West 200.00 feet thence North  $0^{\circ} 05'$  West to the Southerly line of Lot 115 of said Tract No. 14019 thence Easterly along the Southerly lines of Lots 115, 114 and 113 of said tract to the point of beginning.

X

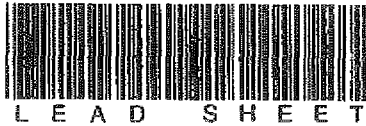


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05 1140527

RECORDED/FILED IN OFFICIAL RECORDS  
RECORDER'S OFFICE  
LOS ANGELES COUNTY  
CALIFORNIA  
2:01 PM MAY 13 2005

TITLE(S) :



FEE

FREE 1T

D.T.T.

CODE  
20

CODE  
19

CODE  
9

Assessor's Identification Number (AIN)

To be completed by Examiner OR Title Company in black ink.

Number of AIN's Shown

THIS FORM IS NOT TO BE DUPLICATED

RECORDING REQUESTED BY:  
CITY OF LOS ANGELES

WHEN RECORDED MAIL TO:

Department of Building and Safety  
Financial Services Division  
201 N. Figueroa St., 9th Floor  
Los Angeles, CA 90012

05 1140527

2

SPACE ABOVE THIS LINE FOR RECORDER'S USE

NOTICE OF PENDING LIEN

APN# 6119-015-019

AKA 809 W ROSECRANS AV #A-B

Notice is hereby given that, pursuant to the provisions of Section 98.0402 of Division 4 of Article 8 of Chapter IX of the Los Angeles Municipal Code (LAMC), the City of Los Angeles has incurred the cost of inspections of the property described below. The City of Los Angeles intends to impose a lien against the property described below to recover the cost of such inspections, plus appropriate fees and fines, as authorized by LAMC Section 98.0402 and Section 7.35.5 of Article 4.6 of Chapter 1 of Division 7 of the Los Angeles Administrative Code, upon confirmation of the City Council.

For further information regarding this notice and the status of Department proceedings, please contact Nancy Truong of the Department of Building and Safety between 9:00 a.m. and 11:00 a.m., Monday through Friday. (Inv No. 1272345)

Telephone Number: (213) 482-6890

Office Location: 201 N. Figueroa St., Suite 940

The property subject to this Notice of Pending Lien is that certain real property in the City of Los Angeles, County of Los Angeles, State of California, described as follows:

SW 1/4 SEC 18 T3S R13W 10 SW 1/4 SEC 18 T3S R13W

THIS NOTICE WILL CONTINUE IN FULL FORCE AND EFFECT UNTIL THE CITY OF LOS ANGELES RECORDS A SUBSEQUENT NOTICE OF TERMINATION OF PENDING LIEN OR A NOTICE OF LIEN.

DATED: This 10th Day of May, 2005

KADOSH AARON & FAMILY TRUST  
PO BOX 3361  
BEVERLY HILLS CA, 90212

CITY OF LOS ANGELES  
ANDREW A. ADELMAN  
General Manager, Department of Building and Safety

By Grace Harper  
Grace Harper, Bureau Chief  
Resource Management Bureau

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06 0095331

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

11:41 AM JAN 13 2006

TITLE(S) : \_\_\_\_\_



FEE

D.T.T.

FREE 1 TT

CODE  
20

CODE  
19

CODE  
9

Assessor's Identification Number (AIN)

To be completed by Examiner OR Title Company in black ink.

Number of AIN's Shown

THIS FORM IS NOT TO BE DUPLICATED

RECORDING REQUESTED BY  
CITY OF LOS ANGELES

06 0095331

WHEN RECORDED MAIL TO:

Department of Building and Safety  
Financial Services Division  
201 N. Figueroa St., 9th Floor  
Los Angeles, CA 90012

2

SPACE ABOVE THIS LINE FOR RECORDER'S USE

NOTICE OF PENDING LIEN

APN# 6119-015-019  
AKA 805 W ROSECRANS AVE UNIT# J &  
LOS ANGELES

Notice is hereby given that, pursuant to the provisions of Section 98.0402 of Division 4 of Article 8 of Chapter IX of the Los Angeles Municipal Code (LAMC), the City of Los Angeles has incurred the cost of inspections of the property described below. The City of Los Angeles intends to impose a lien against the property described below to recover the cost of such inspections, plus appropriate fees and fines, as authorized by LAMC Section 98.0402 and Section 7.35.5 of Article 4.6 of Chapter 1 of Division 7 of the Los Angeles Administrative Code, upon confirmation of the City Council.

For further information regarding this notice and the status of Department proceedings, please contact Nancy Truong of the Department of Building and Safety between 9:00 a.m. and 11:00 a.m., Monday through Friday. (Invoice No. 4129644)

Telephone Number. (213) 482-6890

Office Location. 201 N. Figueroa St., Suite 940

The property subject to this Notice of Pending Lien is that certain real property in the City of Los Angeles, County of Los Angeles, State of California, described as follows:

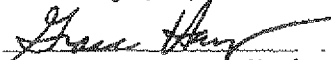
SW 1/4 SEC 18 T3S R13W 10 SW 1/4 SEC 18 T3S R13W

THIS NOTICE WILL CONTINUE IN FULL FORCE AND EFFECT UNTIL THE CITY OF LOS ANGELES RECORDS A SUBSEQUENT NOTICE OF TERMINATION OF PENDING LIEN OR A NOTICE OF LIEN.

DATED. This 03rd Day of January, 2006

KADOSH AARON TR KADOSH FAMILY TR  
PO BOX 3361  
BEVERLY HILLS CA, 90212

CITY OF LOS ANGELES  
ANDREW A. ADELMAN, P.E.  
General Manager, Department of Building and Safety

By   
Grace Harper, Bureau Chief  
Resource Management Bureau

1/20/06

2

PREPARED AT THE REQUEST OF  
STEWART TITLE COMPANY

06 0144038

WHEN RECORDED MAIL TO:  
Wilshire State Bank  
Attn.: Note Department  
3200 Wilshire Blvd.  
Los Angeles, CA 90010

SEND TAX NOTICES TO:  
KADOSH INVESTMENTS, INC.  
13920 S. BROADWAY  
LOS ANGELES, CA 90061

FOR RECORDER'S USE ONLY

**DEED OF TRUST**

Variable Interest Rate  
Revolving Line of Credit

THIS DEED OF TRUST is dated January 17, 2006, among KADOSH INVESTMENTS, INC. ("Trustor"); Wilshire State Bank, whose address is Mid-Wilshire Office, 3200 Wilshire Blvd, Los Angeles, CA 90010 (referred to below sometimes as "Lender" and sometimes as "Beneficiary"); and STEWART TITLE OF CALIFORNIA, INC., whose address is 525 N. BRAND BLVD., SUITE 1200, GLENDALE, CA 91203 (referred to below as "Trustee").

6132-043-067

CONVEYANCE AND GRANT. For valuable consideration, Trustor irrevocably grants, transfers and assigns to Trustee in trust, with power of sale, for the benefit of Lender as Beneficiary, all of Trustor's right, title, and interest in and to the following described real property, together with all existing or subsequently erected or affixed buildings, improvements and fixtures; all easements, rights of way, and appurtenances; all water, water rights and ditch rights (including stock in utilities with ditch or irrigation rights); and all other rights, royalties, and profits relating to the real property, including without limitation all minerals, oil, gas, geothermal and similar matters, (the "Real Property") located in LOS ANGELES County, State of California:

See EXHIBIT "A", which is attached to this Deed of Trust and made a part of this Deed of Trust as if fully set forth herein.

The Real Property or its address is commonly known as 13920 S. BROADWAY, LOS ANGELES, CA 90061.

REVOLVING LINE OF CREDIT. This Deed of Trust secures the indebtedness including, without limitation, a revolving line of credit, which obligates Lender to make advances to Trustor so long as Trustor complies with all the terms of the Note. Notwithstanding the amount outstanding at any particular time, this Deed of Trust secures the total amount of the Note. The unpaid balance of the revolving line of credit under the Note may at certain times be Zero Dollars (\$0.00). A zero balance does not affect Lender's agreement to make advances to Trustor under the Note. Therefore, Lender's interest under this Deed of Trust will remain in full force and effect notwithstanding a zero balance on the Note.

Trustor presently assigns to Lender (also known as Beneficiary in this Deed of Trust) all of Trustor's right, title, and interest in and to all present and future leases of the Property and all Rents from the Property. This is an absolute assignment of Rents made in connection with an obligation secured by real property pursuant to California Civil Code Section 2938. In addition, Trustor grants to Lender a Uniform Commercial Code security interest in the Personal Property and Rents.

THIS DEED OF TRUST, INCLUDING THE ASSIGNMENT OF RENTS AND THE SECURITY INTEREST IN THE RENTS AND PERSONAL PROPERTY, IS GIVEN TO SECURE (A) PAYMENT OF THE INDEBTEDNESS AND (B) PERFORMANCE OF ANY AND ALL OBLIGATIONS UNDER THE NOTE, THE RELATED DOCUMENTS, AND THIS DEED OF TRUST. THIS DEED OF TRUST IS GIVEN AND ACCEPTED ON THE FOLLOWING TERMS:

PAYMENT AND PERFORMANCE. Except as otherwise provided in this Deed of Trust, Trustor shall pay to Lender all amounts secured by this Deed of Trust as they become due, and shall strictly and in a timely manner perform all of Trustor's obligations under the Note, this Deed of Trust, and the Related Documents.

POSSESSION AND MAINTENANCE OF THE PROPERTY. Trustor agrees that Trustor's possession and use of the Property shall be governed by the following provisions:

Possession and Use. Until the occurrence of an Event of Default, Trustor may (1) remain in possession and control of the Property; (2) use, operate or manage the Property; and (3) collect the Rents from the Property.

Duty to Maintain. Trustor shall maintain the Property in tenantable condition and promptly perform all repairs, replacements, and maintenance necessary to preserve its value.

Compliance With Environmental Laws. Trustor represents and warrants to Lender that: (1) During the period of Trustor's ownership of the Property, there has been no use, generation, manufacture, storage, treatment, disposal, release or threatened release of any Hazardous

666030612755

1/20/06

9

**DEED OF TRUST  
(Continued)**

Loan No: 1411402

Page 8

used, treated, stored, disposed of, generated, manufactured, transported or otherwise handled. The words "Hazardous Substances" are used in their very broadest sense and include without limitation any and all hazardous or toxic substances, materials or waste as defined by or listed under the Environmental Laws. The term "Hazardous Substances" also includes, without limitation, petroleum and petroleum by-products or any fraction thereof and asbestos.

**Improvements.** The word "Improvements" means all existing and future Improvements, buildings, structures, mobile homes affixed on the Real Property, facilities, additions, replacements and other construction on the Real Property.

**Indebtedness.** The word "Indebtedness" means the indebtedness evidenced by the Note and all future advances made pursuant to the Note or any renewal, extension or modification thereof, including all principal and interest, together with all other indebtedness and cost and expenses for which Grantor is responsible under this Agreement or under any of the Related Documents..

**Lender.** The word "Lender" means Wishire State Bank, its successors and assigns.

**Note.** The word "Note" means the promissory note dated January 17, 2006, **in the original principal amount of \$1,700,000.00** from Trustor to Lender, together with all renewals of, extensions of, modifications of, refinancings of, consolidations of, and substitutions for the promissory note or agreement. **NOTICE TO TRUSTOR: THE NOTE CONTAINS A VARIABLE INTEREST RATE.**

**Personal Property.** The words "Personal Property" mean all equipment, fixtures, and other articles of personal property now or hereafter owned by Trustor, and now or hereafter attached or affixed to the Real Property; together with all accessions, parts, and additions to, all replacements of, and all substitutions for, any of such property; and together with all proceeds (including without limitation all insurance proceeds and refunds of premiums) from any sale or other disposition of the Property.

**Property.** The word "Property" means collectively the Real Property and the Personal Property.

**Real Property.** The words "Real Property" mean the real property, interests and rights, as further described in this Deed of Trust.

**Related Documents.** The words "Related Documents" mean all promissory notes, credit agreements, loan agreements, environmental agreements, security agreements, mortgages, deeds of trust, security deeds, collateral mortgages, and all other instruments, agreements and documents, whether now or hereafter existing, executed in connection with the Indebtedness.

**Rents.** The word "Rents" means all present and future leases, rents, revenues, income, issues, royalties, profits, and other benefits derived from the Property together with the cash proceeds of the Rents.

**Trustee.** The word "Trustee" means STEWART TITLE OF CALIFORNIA, INC., whose address is 525 N. BRAND BLVD., SUITE 1200, GLENDALE, CA 91203 and any substitute or successor trustees.

**Trustor.** The word "Trustor" means KADOSH INVESTMENTS, INC..

**TRUSTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS DEED OF TRUST, AND TRUSTOR AGREES TO ITS TERMS, INCLUDING THE VARIABLE RATE PROVISIONS OF THE NOTE SECURED BY THIS DEED OF TRUST.**

TRUSTOR:

KADOSH INVESTMENTS, INC.

By:   
AARON KADOSH, President & Secretary of KADOSH INVESTMENTS, INC.

06 0144038

This page is part of your document - DO NOT DISCARD

06 2857818

RECORDED/FILED IN OFFICIAL RECORDS  
RECORDER'S OFFICE  
LOS ANGELES COUNTY  
CALIFORNIA  
4:01 PM DEC 22 2006

TITLE(S) :

---



FEE Code 00 - 00.00 Code N002 - 001 D.T.T.

CODE  
20

CODE  
19

CODE  
9      Grand Total = \$0.00

Page Count = 1

Assessor's Identification Number (AIN)  
To be completed by Examiner OR Title Company in black ink. Number of AIN's Shown

THIS FORM IS NOT TO BE DUPLICATED

RECORDING REQUESTED BY:  
CITY OF LOS ANGELES

WHEN RECORDED MAIL TO:

Department of Building and Safety  
Financial Services Division  
201 N. Figueroa St., 9th Floor  
Los Angeles, CA 90012

06 2857818

J

SPACE ABOVE THIS LINE FOR RECORDER'S USE

NOTICE OF PENDING LIEN

APN# 6119-015-019  
AKA 805 W ROSECRANS AVE UNIT# J &  
LOS ANGELES

Notice is hereby given that, pursuant to the provisions of Section 98.0402 of Division 4 of Article 8 of Chapter IX of the Los Angeles Municipal Code (LAMC), the City of Los Angeles has incurred the cost of inspections of the property described below. The City of Los Angeles intends to impose a lien against the property described below to recover the cost of such inspections, plus appropriate fees and fines, as authorized by LAMC Section 98.0402 and Section 7.35.5 of Article 4.6 of Chapter I of Division 7 of the Los Angeles Administrative Code, upon confirmation of the City Council.

For further information regarding this notice and the status of Department proceedings, please contact Nancy Truong of the Department of Building and Safety between 9:00 a.m. and 11:00 a.m., Monday through Friday. (Invoice No. 4227566)

Telephone Number: (213) 482-6890

Office Location: 201 N. Figueroa St., Suite 940

The property subject to this Notice of Pending Lien is that certain real property in the City of Los Angeles, County of Los Angeles, State of California, described as follows:

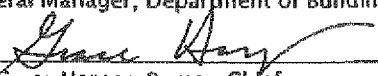
SW 1/4 SEC 18 T3S R13W 10 SW 1/4 SEC 18 T3S R13W

THIS NOTICE WILL CONTINUE IN FULL FORCE AND EFFECT UNTIL THE CITY OF LOS ANGELES RECORDS A SUBSEQUENT NOTICE OF TERMINATION OF PENDING LIEN OR A NOTICE OF LIEN.

DATED: This 15th Day of December, 2006

KADOSH AARON TR KADOSH FAMILY TR  
PO BOX 3361  
BEVERLY HILLS CA, 90212

CITY OF LOS ANGELES  
ANDREW A. ADELMAN, P.E.  
General Manager, Department of Building and Safety

By   
Grace Harper, Bureau Chief  
Resource Management Bureau



2

RECORDING REQUESTED BY:  
CITY OF LOS ANGELES

WHEN RECORDED MAIL TO:

Department of Building and Safety  
Financial Services Division  
201 N. Figueroa St., 9th Floor  
Los Angeles, CA 90012

09/12/08



20081648139

SPACE ABOVE THIS LINE FOR RECORDER'S USE

NOTICE OF PENDING LIEN

Notice is hereby given that, pursuant to the provisions of Section 98.0402 of Division 4 of Article 8 of Chapter IX of the Los Angeles Municipal Code (LAMC), the City of Los Angeles has incurred the cost of inspections of the property described below. The City of Los Angeles intends to impose a lien against the property described below to recover the cost of such inspections, plus appropriate fees and fines, as authorized by LAMC Section 98.0402 and Section 7.35.5 of Article 4.6 of Chapter 1 of Division 7 of the Los Angeles Administrative Code, upon confirmation of the City Council.

For further information regarding this notice and the status of Department proceedings, please contact Nancy Truong of the Department of Building and Safety between 9:00 a.m. and 11:00 a.m., Monday through Friday. (Invoice No. 4477189)

Telephone Number: (213) 482-6890

Office Location: 201 N. Figueroa St., Suite 940

The property subject to this Notice of Pending Lien is that certain real property in the City of Los Angeles, County of Los Angeles, State of California, described as follows:

SW 1/4 SEC 18 T3S R13W 10 SW 1/4 SEC 18 T3S R13W

THIS NOTICE WILL CONTINUE IN FULL FORCE AND EFFECT UNTIL THE CITY OF LOS ANGELES RECORDS A SUBSEQUENT NOTICE OF TERMINATION OF PENDING LIEN OR A NOTICE OF LIEN.

APN 6119-015-019

AKA 809 W ROSECRANS AVE UNIT# D-E

LOS ANGELES

Owner:

KADOSH AARON & FAMILY TRUST

PO BOX 3361

BEVERLY HILLS CA,90212

DATED: This 05th Day of September, 2008

CITY OF LOS ANGELES

ANDREW A. ADELMAN, P.E.

General Manager, Department of Building and Safety

By *Karen Penner*

Karen Penner, Bureau Chief  
Resource Management Bureau

RECORDING REQUESTED BY:  
CITY OF LOS ANGELES

WHEN RECORDED MAIL TO:

Department of Building and Safety  
Financial Services Division  
201 N. Figueroa St., 9th Floor  
Los Angeles, CA 90012



2

SPACE ABOVE THIS LINE FOR RECORDER'S USE

NOTICE OF PENDING LIEN

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For further information regarding this notice and the status of Department proceedings, please contact Nancy Truong of the Department of Building and Safety between 9:00 a.m. and 11:00 a.m., Monday through Friday. (Invoice No. 4565710)

Telephone Number: (213) 482-6890

Office Location: 201 N. Figueroa St., Suite 940

The property subject to this Notice of Pending Lien is that certain real property in the City of Los Angeles, County of Los Angeles, State of California, described as follows:

SW 1/4 SEC 18 T35 R13W 10 SW 1/4 SEC 18 T35 R13W

THIS NOTICE WILL CONTINUE IN FULL FORCE AND EFFECT UNTIL THE CITY OF LOS ANGELES RECORDS A SUBSEQUENT NOTICE OF TERMINATION OF PENDING LIEN OR A NOTICE OF LIEN.

APN 6119-015-019

AKA 801 W ROSECRANS AVE UNIT# A-B

LOS ANGELES

Owner:

KADOSH AARON TR KADOSH FAMILY TR

PO BOX 3361

BEVERLY HILLS CA,90212

DATED: This 20th Day of March, 2009

CITY OF LOS ANGELES

ANDREW A. ADELMAN, P.E.

General Manager, Department of Building and Safety

By  
*AK*



Karen Penera, Bureau Chief  
Resource Management Bureau

RECORDING REQUESTED BY:  
CITY OF LOS ANGELES

WHEN RECORDED MAIL TO:

Department of Building and Safety  
Financial Services Division  
201 N. Figueroa St., 9th Floor  
Los Angeles, CA 90012

03/27/2009



\*20090440864\*

2

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**NOTICE OF PENDING LIEN**

Notice is hereby given that, pursuant to the provisions of Section 98.0402 of Division 4 of Article 8 of Chapter IX of the Los Angeles Municipal Code (LAMC), the City of Los Angeles has incurred the cost of inspections of the property described below. The City of Los Angeles intends to impose a lien against the property described below to recover the cost of such inspections, plus appropriate fees and fines, as authorized by LAMC Section 98.0402 and Section 7.35.5 of Article 4.6 of Chapter-I of Division 7 of the Los Angeles Administrative Code, upon confirmation of the City Council.

For further information regarding this notice and the status of Department proceedings, please contact Nancy Truong of the Department of Building and Safety between 9:00 a.m. and 11:00 a.m., Monday through Friday. (Invoice No. 4565879)

Telephone Number: (213) 482-6890

Office Location: 201 N. Figueroa St., Suite 940

The property subject to this Notice of Pending Lien is that certain real property in the City of Los Angeles, County of Los Angeles, State of California, described as follows:

SW 1/4 SEC 18 T3S R13W 10 SW 1/4 SEC 18 T3S R13W

THIS NOTICE WILL CONTINUE IN FULL FORCE AND EFFECT UNTIL THE CITY OF LOS ANGELES RECORDS A SUBSEQUENT NOTICE OF TERMINATION OF PENDING LIEN OR A NOTICE OF LIEN.

APN 6119-015-019

AKA 801 W ROSECRANS AVE UNIT# D-E  
LOS ANGELES

Owner:

KADOSH AARON TR KADOSH FAMILY TR  
PO BOX 3361  
BEVERLY HILLS CA, 90212

DATED: This 20th Day of March, 2009

CITY OF LOS ANGELES

ANDREW A. ADELMAN, P.E.

General Manager, Department of Building and Safety

By  
for

Karen Penner, Bureau Chief  
Resource Management Bureau

2

STEWART TITLE

WHEN RECORDED MAIL TO:

Wilshire State Bank  
Attn.: Note Department  
3200 Wilshire Blvd.  
Los Angeles, CA 90010



SEND TAX NOTICES TO:

KADOSH FAMILY 1999 TRUST, DATED FEBRUARY  
18, 1999  
DORON KADOSH 1999 TRUST, DATED FEBRUARY 18,  
1999  
801-809 WEST ROSECRANS AVENUE  
GARDENA, CA 90247

FOR RECORDER'S USE ONLY

34-275158  
6119-015019

DEED OF TRUST

THIS DEED OF TRUST is dated February 4, 2010, among AARON KADOSH, TRUSTEE OF THE KADOSH FAMILY 1999 TRUST, DATED FEBRUARY 18, 1999, AS TO AN UNDIVIDED SEVENTY PERCENT (70%) INTEREST, AND DORON KADOSH, TRUSTEE OF THE DORON KADOSH 1999 TRUST, DATED FEBRUARY 18, 1999 AS TO AN UNDIVIDED THIRTY PERCENT (30%) INTEREST, AS TENANTS IN COMMON ("Trustor"); Wilshire State Bank, whose address is Mid-Wilshire Office, 3200 Wilshire Blvd, Los Angeles, CA 90010 (referred to below sometimes as "Lender" and sometimes as "Beneficiary"); and STEWART TITLE OF CALIFORNIA, INC., whose address is 525 N. BRAND BLVD., SUITE 1200, GLENDALE, CA 91203 (referred to below as "Trustee").

**CONVEYANCE AND GRANT.** For valuable consideration, Trustor irrevocably grants, transfers and assigns to Trustee in trust, with power of sale, for the benefit of Lender as Beneficiary, all of Trustor's right, title, and interest in and to the following described real property, together with all existing or subsequently erected or affixed buildings, improvements and fixtures; all easements, rights of way, and appurtenances; all water, water rights and ditch rights (including stock in utilities with ditch or irrigation rights); and all other rights, royalties, and profits relating to the real property, including without limitation all minerals, oil, gas, geothermal and similar matters, (the "Real Property") located in LOS ANGELES County, State of California:

See EXHIBIT "A", which is attached to this Deed of Trust and made a part of this Deed of Trust as if fully set forth herein.

The Real Property or its address is commonly known as 801-809 WEST ROSECRANS AVENUE, GARDENA, CA 90247.

Trustor presently assigns to Lender (also known as Beneficiary in this Deed of Trust) all of Trustor's right, title, and interest in and to all present and future leases of the Property and all Rents from the Property. This is an absolute assignment of Rents made in connection with an obligation secured by real property pursuant to California Civil Code Section 2938. In addition, Trustor grants to Lender a Uniform Commercial Code security interest in the Personal Property and Rents.

THIS DEED OF TRUST, INCLUDING THE ASSIGNMENT OF RENTS AND THE SECURITY INTEREST IN THE RENTS AND PERSONAL PROPERTY, IS GIVEN TO SECURE (A) PAYMENT OF THE INDEBTEDNESS AND (B) PERFORMANCE OF ANY AND ALL OBLIGATIONS OF THE TRUSTOR UNDER THE NOTE, THE RELATED DOCUMENTS, AND THIS DEED OF TRUST. THIS DEED OF TRUST IS GIVEN AND ACCEPTED ON THE FOLLOWING TERMS:

**PAYMENT AND PERFORMANCE.** Except as otherwise provided in this Deed of Trust, Trustor shall pay to Lender all amounts secured by this Deed of Trust as they become due, and shall strictly and in a timely manner perform all of Trustor's obligations under the Note, this Deed of Trust, and the Related Documents.

**POSSESSION AND MAINTENANCE OF THE PROPERTY.** Trustor agrees that Trustor's possession and use of the Property shall be governed by the following provisions:

**Possession and Use.** Until the occurrence of an Event of Default, Trustor may (1) remain in possession and control of the Property; (2) use, operate or manage the Property; and (3) collect the Rents from the Property.

**Duty to Maintain.** Trustor shall maintain the Property in tenable condition and promptly perform all repairs, replacements, and maintenance necessary to preserve its value.

**Compliance With Environmental Laws.** Trustor represents and warrants to Lender that: (1) During the period of Trustor's ownership of the Property, there has been no use, generation, manufacture, storage, treatment, disposal, release or threatened release of any Hazardous Substance by any person on, under, about or from the Property; (2) Trustor has no knowledge of, or reason to believe that there has been, except as previously disclosed to and acknowledged by Lender in writing, (a) any breach or violation of any

3A

9

**DEED OF TRUST  
(Continued)**

Loan No: 1425945

Page 8

**Time is of the Essence.** Time is of the essence in the performance of this Deed of Trust.

**DEFINITIONS.** The following capitalized words and terms shall have the following meanings when used in this Deed of Trust. Unless specifically stated to the contrary, all references to dollar amounts shall mean amounts in lawful money of the United States of America. Words and terms used in the singular shall include the plural, and the plural shall include the singular, as the context may require. Words and terms not otherwise defined in this Deed of Trust shall have the meanings attributed to such terms in the Uniform Commercial Code:

**Beneficiary.** The word "Beneficiary" means Wilshire State Bank, and its successors and assigns.

**Borrower.** The word "Borrower" means KADOSH FAMILY 1999 TRUST, DATED FEBRUARY 18, 1999 ; and DORON KADOSH 1999 TRUST, DATED FEBRUARY 18, 1999 and includes all co-signers and co-makers signing the Note and all their successors and assigns.

**Deed of Trust.** The words "Deed of Trust" mean this Deed of Trust among Trustor, Lender, and Trustee, and includes without limitation all assignment and security interest provisions relating to the Personal Property and Rents.

**Default.** The word "Default" means the Default set forth in this Deed of Trust in the section titled "Default".

**Environmental Laws.** The words "Environmental Laws" mean any and all state, federal and local statutes, regulations and ordinances relating to the protection of human health or the environment, including without limitation the Comprehensive Environmental Response, Compensation, and Liability Act of 1980, as amended, 42 U.S.C. Section 9601, et seq. ("CERCLA"), the Superfund Amendments and Reauthorization Act of 1986, Pub. L. No. 99-499 ("SARA"), the Hazardous Materials Transportation Act, 49 U.S.C. Section 1801, et seq., the Resource Conservation and Recovery Act, 42 U.S.C. Section 6901, et seq., Chapters 6.5 through 7.7 of Division 20 of the California Health and Safety Code, Section 25100, et seq., or other applicable state or federal laws, rules, or regulations adopted pursuant thereto.

**Event of Default.** The words "Event of Default" mean any of the events of default set forth in this Deed of Trust in the events of default section of this Deed of Trust.

**Guarantor.** The word "Guarantor" means any guarantor, surety, or accommodation party of any or all of the Indebtedness.

**Guaranty.** The word "Guaranty" means the guaranty from Guarantor to Lender, including without limitation a guaranty of all or part of the Note.

**Hazardous Substances.** The words "Hazardous Substances" mean materials that, because of their quantity, concentration or physical, chemical or infectious characteristics, may cause or pose a present or potential hazard to human health or the environment when improperly used, treated, stored, disposed of, generated, manufactured, transported or otherwise handled. The words "Hazardous Substances" are used in their very broadest sense and include without limitation any and all hazardous or toxic substances, materials or waste as defined by or listed under the Environmental Laws. The term "Hazardous Substances" also includes, without limitation, petroleum and petroleum by-products or any fraction thereof and asbestos.

**Improvements.** The word "Improvements" means all existing and future improvements, buildings, structures, mobile homes affixed on the Real Property, facilities, additions, replacements and other construction on the Real Property.

**Indebtedness.** The word "Indebtedness" means the indebtedness evidenced by the Note and all future advances made pursuant to the Note or any renewal, extension or modification thereof, including all principal and interest, together with all other indebtedness and cost and expenses for which Grantor is responsible under this Agreement or under any of the Related Documents.

**Lender.** The word "Lender" means Wilshire State Bank, its successors and assigns.

**Note.** The word "Note" means the promissory note dated February 4, 2010, in the original principal amount of **\$790,000.00** from Trustor to Lender, together with all renewals of, extensions of, modifications of, refinancings of, consolidations of, and substitutions for the promissory note or agreement. **NOTICE TO TRUSTOR: THE NOTE CONTAINS A VARIABLE INTEREST RATE.**

**Personal Property.** The words "Personal Property" mean all equipment, fixtures, and other articles of personal property now or hereafter owned by Trustor, and now or hereafter attached or affixed to the Real Property; together with all accessories, parts, and additions to, all replacements of, and all substitutions for, any of such property; and together with all proceeds (including without limitation all insurance proceeds and refunds of premiums) from any sale or other disposition of the Property.

**Property.** The word "Property" means collectively the Real Property and the Personal Property.

**Real Property.** The words "Real Property" mean the real property, interests and rights, as further described in this Deed of Trust.

**Related Documents.** The words "Related Documents" mean all promissory notes, credit agreements, loan agreements, security agreements, mortgages, deeds of trust, security deeds, collateral mortgages, and all other instruments, agreements and documents, whether now or hereafter existing, executed in connection with the Indebtedness; except that the words do not mean any guaranty or environmental agreement, whether now or hereafter existing, executed in connection with the Indebtedness.

**Rents.** The word "Rents" means all present and future leases, rents, revenues, income, issues, royalties, profits, and other benefits derived from the Property together with the cash proceeds of the Rents.

**Trustee.** The word "Trustee" means STEWART TITLE OF CALIFORNIA, INC., whose address is 525 N. BRAND BLVD., SUITE 1200, GLENDALE, CA 91203 and any substitute or successor trustees.

**Trustor.** The word "Trustor" means KADOSH FAMILY 1999 TRUST, DATED FEBRUARY 18, 1999 ; and DORON KADOSH 1999 TRUST, DATED FEBRUARY 18, 1999.

RECORDING REQUESTED BY:  
CITY OF LOS ANGELES

WHEN RECORDED MAIL TO:

Department of Building and Safety  
Financial Services Division  
201 N. Figueroa St., 9th Floor  
Los Angeles, CA 90012



2

SPACE ABOVE THIS LINE FOR RECORDER'S USE

NOTICE OF PENDING LIEN

Notice is hereby given that, pursuant to the provisions of Section 98.0402 of Division 4 of Article 8 of Chapter IX of the Los Angeles Municipal Code (LAMC), the City of Los Angeles has incurred the cost of inspections of the property described below. The City of Los Angeles intends to impose a lien against the property described below to recover the cost of such inspections, plus appropriate fees and fines, as authorized by LAMC Section 98.0402 and Section 7.35.5 of Article 4.6 of Chapter I of Division 7 of the Los Angeles Administrative Code, upon confirmation of the City Council.

For further information regarding this notice and the status of Department proceedings, please contact Nancy Truong of the Department of Building and Safety between 9:00 a.m. and 11:00 a.m., Monday through Friday. (Invoice No. 4805205)

Telephone Number: (213) 482-6890

Office Location: 201 N. Figueroa St., Suite 940

The property subject to this Notice of Pending Lien is that certain real property in the City of Los Angeles, County of Los Angeles, State of California, described as follows:

SW 1/4 SEC 18 T3S R13W 10 SW 1/4 SEC 18 T3S R13W

THIS NOTICE WILL CONTINUE IN FULL FORCE AND EFFECT UNTIL THE CITY OF LOS ANGELES RECORDS A SUBSEQUENT NOTICE OF TERMINATION OF PENDING LIEN OR A NOTICE OF LIEN.

APN 6119-015-019

AKA 809 W ROSECRANS AVE UNIT E  
LOS ANGELES

Owner:

KADOSH AARON TR KADOSH FAMILY TR  
PO BOX 3361  
BEVERLY HILLS CA, 90212

DATED: This 09th Day of March, 2010

CITY OF LOS ANGELES

By

  
\_\_\_\_\_  
Karen Pennera, Bureau Chief  
Resource Management Bureau

RECORDING REQUESTED BY:  
CITY OF LOS ANGELES

WHEN RECORDED MAIL TO:

Department of Building and Safety  
Financial Services Division  
201 N. Figueroa St., 9th Floor  
Los Angeles, CA 90012



SPACE ABOVE THIS LINE FOR RECORDER'S USE

**NOTICE OF PENDING LIEN**

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For further information regarding this notice and the status of Department proceedings, please contact Nancy Truong of the Department of Building and Safety between 9:00 a.m. and 11:00 a.m., Monday through Friday. (Invoice No. 4804420)

Telephone Number: (213) 482-6890

Office Location: 201 N. Figueroa St., Suite 940

The property subject to this Notice of Pending Lien is that certain real property in the City of Los Angeles, County of Los Angeles, State of California, described as follows:

SW 1/4 SEC 18 T3S R13W 10 SW 1/4 SEC 18 T3S R13W

THIS NOTICE WILL CONTINUE IN FULL FORCE AND EFFECT UNTIL THE CITY OF LOS ANGELES RECORDS A SUBSEQUENT NOTICE OF TERMINATION OF PENDING LIEN OR A NOTICE OF LIEN.

APN 6119-015-019

AKA 805 W ROSECRANS AVE UNIT# F A  
LOS ANGELES

Owner:

KADOSH AARON TR KADOSH FAMILY TR  
PO BOX 3361  
BEVERLY HILLS CA,90212

DATED: This 09th Day of March, 2010

CITY OF LOS ANGELES

BY   
\_\_\_\_\_  
Karen Penera, Bureau Chief  
Resource Management Bureau

RECORDING REQUESTED BY:  
CITY OF LOS ANGELES

WHEN RECORDED MAIL TO:

Department of Building and Safety  
Financial Services Division  
201 N. Figueroa St., 9th Floor  
Los Angeles, CA 90012



SPACE ABOVE THIS LINE FOR RECORDER'S USE

#### NOTICE OF PENDING LIEN

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For further information regarding this notice and the status of Department proceedings, please contact Nancy Truong of the Department of Building and Safety between 9:00 a.m. and 11:00 a.m., Monday through Friday. (Invoice No. 4867122)

Telephone Number: (213) 482-6890

Office Location: 201 N. Figueroa St., Suite 940

The property subject to this Notice of Pending Lien is that certain real property in the City of Los Angeles, County of Los Angeles, State of California, described as follows:

SW 1/4 SEC 18 T3S R13W 10 SW 1/4 SEC 18 T3S R13W

THIS NOTICE WILL CONTINUE IN FULL FORCE AND EFFECT UNTIL THE CITY OF LOS ANGELES RECORDS A SUBSEQUENT NOTICE OF TERMINATION OF PENDING LIEN OR A NOTICE OF LIEN.

APN 6119-015-019  
AKA 801 W ROSECRANS AVE  
LOS ANGELES

Owner:  
KADOSH FAMILY TRUST  
PO BOX 3361  
BEVERLY HILLS CA,90212

DATED: This 25th Day of June, 2010

CITY OF LOS ANGELES

By

Giovanni Dacumos, Acting Assistant Bureau Chief  
Resource Management Bureau



RECORDING REQUESTED BY:  
CITY OF LOS ANGELES

WHEN RECORDED MAIL TO:

Department of Building and Safety  
Financial Services Division  
201 N. Figueroa St., 9th Floor  
Los Angeles, CA 90012



SPACE ABOVE THIS LINE FOR RECORDER'S USE

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For further information regarding this notice and the status of Department proceedings, please contact Nancy Truong of the Department of Building and Safety between 9:00 a.m. and 11:00 a.m., Monday through Friday. (Invoice No. 4950947)

Telephone Number: (213) 482-6890

Office Location: 201 N. Figueroa St., Suite 940

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SW 1/4 SEC 18 T3S R13W 10 SW 1/4 SEC 18 T3S R13W

THIS NOTICE WILL CONTINUE IN FULL FORCE AND EFFECT UNTIL THE CITY OF LOS ANGELES RECORDS A SUBSEQUENT NOTICE OF TERMINATION OF PENDING LIEN OR A NOTICE OF LIEN.

APN 6119-015-019

AKA 805 W ROSECRANS AVE UNIT# F A  
LOS ANGELES

Owner:

KADOSH AARON TR KADOSH FAMILY TR  
PO BOX 3361  
BEVERLY HILLS CA, 90212

DATED: This 23rd Day of December, 2010

CITY OF LOS ANGELES

By

*Karen Penera*

*KP* Karen Penera, Acting Bureau Chief  
Resource Management Bureau

RECORDING REQUESTED BY:  
CITY OF LOS ANGELES

WHEN RECORDED MAIL TO:

Department of Building and Safety  
Financial Services Division  
201 N. Figueroa St., 9th Floor  
Los Angeles, CA 90012



SPACE ABOVE THIS LINE FOR RECORDER'S USE

NOTICE OF PENDING LIEN

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For further information regarding this notice and the status of Department proceedings, please contact Nancy Truong of the Department of Building and Safety between 9:00 a.m. and 11:00 a.m., Monday through Friday. (Invoice No. 4952262)

Telephone Number: (213) 482-6890

Office Location: 201 N. Figueroa St., Suite 940

The property subject to this Notice of Pending Lien is that certain real property in the City of Los Angeles, County of Los Angeles, State of California, described as follows:

SW 1/4 SEC 18 T3S R13W 10 SW 1/4 SEC 18 T3S R13W

THIS NOTICE WILL CONTINUE IN FULL FORCE AND EFFECT UNTIL THE CITY OF LOS ANGELES RECORDS A SUBSEQUENT NOTICE OF TERMINATION OF PENDING LIEN OR A NOTICE OF LIEN.

APN 6119-015-019  
AKA 801 W ROSECRANS AVE  
LOS ANGELES

Owner:  
KADOSH AARON TR KADOSH FAMILY TR  
PO BOX 3361  
BEVERLY HILLS CA,90212

DATED: This 23rd Day of December, 2010

CITY OF LOS ANGELES

By

Karen Penea, Acting Bureau Chief  
Resource Management Bureau

RECORDING REQUESTED BY:  
CITY OF LOS ANGELES

WHEN RECORDED MAIL TO:

Department of Building and Safety  
Financial Services Division  
201 N. Figueroa St., 9th Floor  
Los Angeles, CA 90012



SPACE ABOVE THIS LINE FOR RECORDER'S USE

NOTICE OF PENDING LIEN

Notice is hereby given that, pursuant to the provisions of Section 98.0402 of Division 4 of Article 8 of Chapter IX of the Los Angeles Municipal Code (LAMC), the City of Los Angeles has incurred the cost of inspections of the property described below. The City of Los Angeles intends to impose a lien against the property described below to recover the cost of such inspections, plus appropriate fees and fines, as authorized by LAMC Section 98.0402 and Section 7.35.5 of Article 4.6 of Chapter 1 of Division 7 of the Los Angeles Administrative Code, upon confirmation of the City Council.

For further information regarding this notice and the status of Department proceedings, please contact Nancy Truong of the Department of Building and Safety between 9:00 a.m. and 11:00 a.m., Monday through Friday. (Invoice No. 4952363)

Telephone Number: (213) 482-6890

Office Location: 201 N. Figueroa St., Suite 940

The property subject to this Notice of Pending Lien is that certain real property in the City of Los Angeles, County of Los Angeles, State of California, described as follows:

SW 1/4 SEC 18 T3S R13W 10 SW 1/4 SEC 18 T3S R13W

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APN 6119-015-019

AKA 809 W ROSECRANS AVE UNIT A-B-C  
LOS ANGELES

Owner:

KADOSH AARON TR KADOSH FAMILY TR  
PO BOX 3361  
BEVERLY HILLS CA, 90212

DATED: This 23rd Day of December, 2010

CITY OF LOS ANGELES

By

  
\_\_\_\_\_  
Karen Penera, Acting Bureau Chief  
Resource Management Bureau

RECORDING REQUESTED BY  
CITY OF LOS ANGELES

WHEN RECORDED MAIL TO:

Department of Building and Safety  
Financial Services Division  
201 N. Figueroa St., 9th Floor  
Los Angeles, CA 90012



SPACE ABOVE THIS LINE FOR RECORDER'S USE

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For further information regarding this notice and the status of Department proceedings, please contact Nancy Truong of the Department of Building and Safety between 9:00 a.m. and 11:00 a.m., Monday through Friday. (Invoice No. 5119312)

Telephone Number: (213) 482-6890 Office Location: 201 N. Figueroa St., Suite 940

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SW 1/4 SEC 18 T3S R13W 10 SW 1/4 SEC 18 T3S R13W

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APN 6119-015-019  
AKA 809 W ROSECRANS AVE UNIT A-B-C  
LOS ANGELES

Owner:

KADOSH ET AL AARON  
1486 S REXFORD DR  
LOS ANGELES CA, 90035

DATED: This 13th Day of July, 2011

CITY OF LOS ANGELES

By *K. Penera*

Karen Penera, Acting Bureau Chief  
Resource Management Bureau

RECORDING REQUESTED BY:  
CITY OF LOS ANGELES

WHEN RECORDED MAIL TO:

Department of Building and Safety  
Financial Services Division  
201 N. Figueroa St., 9th Floor  
Los Angeles, CA 90012



2

SPACE ABOVE THIS LINE FOR RECORDER'S USE

NOTICE OF PENDING LIEN

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For further information regarding this notice and the status of Department proceedings, please contact Nancy Truong of the Department of Building and Safety between 9:00 a.m. and 11:00 a.m., Monday through Friday. (Invoice No. 5251025)

Telephone Number: (213) 482-6890

Office Location: 201 N. Figueroa St., Suite 940

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SW 1/4 SEC 18 T3S R13W 10 SW 1/4 SEC 18 T3S R13W

THIS NOTICE WILL CONTINUE IN FULL FORCE AND EFFECT UNTIL THE CITY OF LOS ANGELES RECORDS A SUBSEQUENT NOTICE OF TERMINATION OF PENDING LIEN OR A NOTICE OF LIEN.

APN 6119-015-019  
AKA 805 W ROSECRANS AVE UNIT# H, 1  
LOS ANGELES

Owner:

AARON KADOSH FAMILY TRUST  
PO BOX 3361  
BEVERLY HILLS CA, 90212

DATED: This 21st Day of October, 2011

CITY OF LOS ANGELES

By *Steve Ongele*  
Steve Ongele, Bureau Chief  
Resource Management Bureau

RECORDING REQUESTED BY:  
CITY OF LOS ANGELES

WHEN RECORDED MAIL TO:

Department of Building and Safety  
Financial Services Division  
201 N. Figueroa St., 9th Floor  
Los Angeles, CA 90012



SPACE ABOVE THIS LINE FOR RECORDER'S USE

NOTICE OF PENDING LIEN

Notice is hereby given that, pursuant to the provisions of Section 98.0402 of Division 4 of Article 8 of Chapter IX of the Los Angeles Municipal Code (LAMC), the City of Los Angeles has incurred the cost of inspections of the property described below. The City of Los Angeles intends to impose a lien against the property described below to recover the cost of such inspections, plus appropriate fees and fines, as authorized by LAMC Section 98.0402 and Section 7.35.5 of Article 4.6 of Chapter I of Division 7 of the Los Angeles Administrative Code, upon confirmation of the City Council.

For further information regarding this notice and the status of Department proceedings, please contact Nancy Truong of the Department of Building and Safety between 9:00 a.m. and 11:00 a.m., Monday through Friday. (Invoice No. 5251461)

Telephone Number: (213) 482-6890

Office Location: 201 N. Figueroa St., Suite 940

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SW 1/4 SEC 18 T3S R13W 10 SW 1/4 SEC 18 T3S R13W

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APN 6119-015-019  
AKA 801 W ROSECRANS AVE  
LOS ANGELES

Owner:

AARON KADOSH FAMILY TRUST  
PO BOX 3361  
BEVERLY HILLS CA, 90212

DATED: This 21st Day of October, 2011

CITY OF LOS ANGELES

By Steve Ongele

Steve Ongele, Bureau Chief  
Resource Management Bureau

# EXHIBIT B

ASSIGNED INSPECTOR: JAMES VORHIS

Date: May 11, 2012

JOB ADDRESS: 801 WEST ROSECRANS AVENUE,

AKA: 805 & 809 WEST ROSECRANS AVENUE, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 6119-015-019

Last Full Title: 2/25/2012

Last Update to Title:

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## LIST OF OWNERS AND INTERESTED PARTIES

- 1). AARON KADOSH, TRUSTEE KADOSH FAMILY  
P.O. BOX 3361  
BEVERLY HILLS, CA. 90212  
CAPACITY: OWNERS
  
- 2). DORON KADOSH, TRUSTEE DORON KADOSH FAMILY  
P.O. BOX 3361  
BEVERLY HILLS, CA. 90212  
CAPACITY: OWNERS
  
- 3). WILSHIRE STATE BANK  
MID-WILSHIRE OFFICE  
3200 WILSHIRE BLVD  
LOS ANGELES, CA. 90010  
CAPACITY: INTERESTED PARTY

# EXHIBIT B

ASSIGNED INSPECTOR: JAMES VORHIS

Date: May 11, 2012

JOB ADDRESS: 801 WEST ROSECRANS AVENUE, LOS ANGELES, CA

AKA: 805, 809 WEST ROSECRANS AVENUE, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 6119-015-019

Last Full Title: 2/25/2012

Last Update to Title:

---

## LIST OF OWNERS AND INTERESTED PARTIES

- 1). AARON KADOSH, TRUSTEE KADOSH FAMILY  
P.O. BOX 3361  
BEVERLY HILLS, CA. 90212  
CAPACITY: OWNERS
  
- 2). DORON KADOSH, TRUSTEE DORON KADOSH FAMILY  
P.O. BOX 3361  
BEVERLY HILLS, CA. 90212  
CAPACITY: OWNERS
  
- 3). WILSHIRE STATE BANK  
MID-WILSHIRE OFFICE  
3200 WILSHIRE BLVD  
LOS ANGELES, CA. 90010  
CAPACITY: INTERESTED PARTY



**Property Detail Report**

For Property Located At



CoreLogic

RealQuest Professional

**809 W ROSECRANS AVE, GARDENA, CA 90247-2782****Owner Information:**

Bldg Card: 000 of 002

Owner Name: KADOSH AARON/KADOSH FAMILY  
 Mailing Address: PO BOX 3361, BEVERLY HILLS CA 90212-0361 B007  
 Phone Number: Vesting Codes: // TR

**Location Information:**

Legal Description: POR OF LOT 4 IN SEC 18 T 3 S R 13 W  
 County: LOS ANGELES, CA APN: 6119-015-019  
 Census Tract / Block: 2911.30 / 2 Alternate APN:  
 Township-Range-Sect: Subdivision:  
 Legal Book/Page: Map Reference: 63-F2 / 734-B3  
 Legal Lot: 4 Tract #:  
 Legal Block: School District: LOS ANGELES  
 Market Area: Munic/Township:  
 Neighbor Code:

**Owner Transfer Information:**

Recording/Sale Date: 07/31/2003 / 10/07/1999 Deed Type: QUIT CLAIM DEED  
 Sale Price: 1st Mtg Document #:  
 Document #: 2200476

**Last Market Sale Information:**

Recording/Sale Date: 01/06/1995 / 1st Mtg Amount/Type: /  
 Sale Price: \$635,000 1st Mtg Int. Rate/Type: /  
 Sale Type: 1st Mtg Document #:  
 Document #: 22921 2nd Mtg Amount/Type: /  
 Deed Type: TRUSTEE DEED 2nd Mtg Int. Rate/Type: /  
 Transfer Document #: Price Per SqFt: \$51.00  
 New Construction: Multi/Split Sale:

Title Company:

Lender:

Seller Name: COMMONLANDWEALTH LAND (TE)

**Prior Sale Information:**

Prior Rec/Sale Date: / Prior Lender:  
 Prior Sale Price: Prior 1st Mtg Amt/Type: /  
 Prior Doc Number: Prior 1st Mtg Rate/Type: /  
 Prior Deed Type:

**Property Characteristics:**

Year Built / Eff:	1988 /	Total Rooms/Offices:	Garage Area:
Gross Area:	12,450	Total Restrooms:	Garage Capacity:
Building Area:	12,450	Roof Type:	Parking Spaces:
Tot Adj Area:		Roof Material:	Heat Type:
Above Grade:		Construction:	Air Cond:
# of Stories:		Foundation:	Pool:
Other Improvements:		Exterior wall:	Quality:
		Basement Area:	Condition:

**Site Information:**

Zoning:	LAC2	Acres:	0.68	County Use:	AUTO SVC SHOP (2600)
Lot Area:	29,752	Lot Width/Depth:	x	State Use:	
Land Use:	AUTO REPAIR	Commercial Units:	5	Water Type:	
Site Influence:		Sewer Type:		Building Class:	

**Tax Information:**

Total Value:	\$842,841	Assessed Year:	2011	Property Tax:	\$12,938.07
Land Value:	\$518,673	Improved %:	38%	Tax Area:	19
Improvement Value:	\$324,168	Tax Year:	2011	Tax Exemption:	
Total Taxable Value:	\$842,841				

## Comparable Summary

For Property Located At



CoreLogic

RealQuest Professional

**809 W ROSECRANS AVE, GARDENA, CA 90247-2782**

**4 Comparable(s) found.** (Click on the address to view more property information)

➤ [View Report](#)

➤ [Configure Display Fields](#)

➤ [Modify Comparable Search Criteria](#)

### Summary Statistics For Selected Properties: 4

	Subject Property	Low	High	Average
Sale Price	\$635,000	\$1,700,000	\$3,200,000	\$2,275,000
Bldg/Living Area	12,450	11,600	14,026	12,603
Price/Sqft	\$51.00	\$138.53	\$275.86	\$189.40
Year Built	1988	1938	1962	1949
Lot Area	29,752	13,459	38,520	29,422
Bedrooms	0	0	0	0
Bathrooms/Restrooms	0	0	0	0
Stories	0.00	0.00	0.00	0.00
Total Value	\$842,841	\$776,824	\$5,597,836	\$2,358,455
Distance From Subject	0.00	5.84	21.23	11.56

\*= user supplied for search only

<input checked="" type="checkbox"/>	#	Address	Sale Price	Yr Blt	Bed	Baths/Restrooms(Full)	Last Recording	Bld/Liv	Lot Area	Dist
<b>Subject Property</b>										
		809 W ROSECRANS AVE	\$635,000	1988			01/06/1995	12,450	29,752	0.0
<b>Comparables</b>										
<input checked="" type="checkbox"/>	1	150 W IVY AVE	\$1,700,000	1949			12/23/2011	12,272	31,363	5.84
<input checked="" type="checkbox"/>	2	1941 S FLOWER ST	\$1,925,000	1938			02/24/2012	12,515	13,459	9.07
<input checked="" type="checkbox"/>	3	4114 SEPULVEDA BLVD		1949			04/05/2012	14,026	34,345	10.09
<input checked="" type="checkbox"/>	4	6919 LAUREL CANYON BLVD	\$3,200,000	1962			12/16/2011	11,600	38,520	21.23

**Comparable Sales Report**

For Property Located At



CoreLogic

RealQuest Professional

**809 W ROSECRANS AVE, GARDENA, CA 90247-2782****4 Comparable(s) Selected.**

Report Date: 04/19/2012

*Summary Statistics:*

	<b>Subject</b>	<b>Low</b>	<b>High</b>	<b>Average</b>
Sale Price	\$635,000	\$1,700,000	\$3,200,000	\$2,275,000
Bldg/Living Area	12,450	11,600	14,028	12,603
Price/Sqft	\$51.00	\$138.53	\$275.86	\$189.40
Year Built	1988	1938	1962	1949
Lot Area	29,752	13,459	38,520	29,422
Bedrooms	0	0	0	0
Bathrooms/Restrooms	0	0	0	0
Stories	0.00	0.00	0.00	0.00
Total Value	\$842,841	\$776,824	\$5,597,836	\$2,358,455
Distance From Subject	0.00	5.84	21.23	11.56

\* = user supplied for search only

Comp #: 1 Distance From Subject: 5.84 (miles)  
 Address: 150 W IVY AVE, INGLEWOOD, CA 90302-2907  
 Owner Name: IMAN DESIGN & DEV INC  
 Seller Name: IVY INGLEWOOD PROPERTY LLC  
 APN: 4016-029-015 Map Reference: 57-A1 / 703-C2 Building Area: 12,272  
 County: LOS ANGELES, CA Census Tract: 6013.02 Total Rooms/Offices:  
 Subdivision: 511 Zoning: 1NM-1\* Total Restrooms:  
 Rec Date: 12/23/2011 Prior Rec Date: 08/20/2002 Yr Built/Eff: 1949 /  
 Sale Date: 12/06/2011 Prior Sale Date: 08/13/2002 Air Cond:  
 Sale Price: \$1,700,000 Prior Sale Price: Pool:  
 Sale Type: FULL Prior Sale Type: N Roof Mat:  
 Document #: 1745583 Acres: 0.72  
 1st Mtg Amt: Lot Area: 31,363  
 Total Value: \$847,849 # of Stories:  
 Land Use: AUTO REPAIR Park Area/Cap#: /

Comp #: 2 Distance From Subject: 9.07 (miles)  
 Address: 1941 S FLOWER ST, LOS ANGELES, CA 90007  
 Owner Name: AMIRA CHANCE LLC  
 Seller Name: CATHAY BK  
 APN: 5126-008-009 Map Reference: 44-B5 / 634-C6 Building Area: 12,515  
 County: LOS ANGELES, CA Census Tract: 2240.20 Total Rooms/Offices:  
 Subdivision: EDGAR Zoning: LAM1 Total Restrooms:  
 Rec Date: 02/24/2012 Prior Rec Date: 05/12/2004 Yr Built/Eff: 1938 / 1938  
 Sale Date: 02/22/2012 Prior Sale Date: 04/29/2004 Air Cond:  
 Sale Price: \$1,925,000 Prior Sale Price: \$700,000 Pool:  
 Sale Type: FULL Prior Sale Type: FULL Roof Mat:  
 Document #: 297081 Acres: 0.31  
 1st Mtg Amt: \$1,330,000 Lot Area: 13,459  
 Total Value: \$776,824 # of Stories:  
 Land Use: AUTO REPAIR Park Area/Cap#: /

Comp #: 3 Distance From Subject: 10.09 (miles)  
 Address: 4114 SEPULVEDA BLVD, CULVER CITY, CA 90230-4707  
 Owner Name: CULVER CENTER PARTNERS EAST 1  
 Seller Name: OVERLAND PARTNERS SEPULVEDA LL  
 APN: 4213-014-004 Map Reference: 50-B2 / 672-E3 Building Area: 14,026  
 County: LOS ANGELES, CA Census Tract: 7028.01 Total Rooms/Offices:  
 Subdivision: TALAMANTES ALLOTS Zoning: CC3\* Total Restrooms:  
 Rec Date: 04/05/2012 Prior Rec Date: 08/01/2011 Yr Built/Eff: 1949 / 1960  
 Sale Date: 03/23/2012 Prior Sale Date: 07/27/2011 Air Cond:  
 Sale Price: Prior Sale Price: \$7,500,000 Pool:  
 Sale Type: N Prior Sale Type: FULL Roof Mat:  
 Document #: 517190 Acres: 0.79  
 1st Mtg Amt: \$12,500,000 Lot Area: 34,345  
 Total Value: \$5,597,836 # of Stories:  
 Land Use: AUTO REPAIR Park Area/Cap#: /

Comp #: 4 Distance From Subject: 21.23 (miles)  
 Address: 6919 LAUREL CANYON BLVD, NORTH HOLLYWOOD, CA 91605  
 Owner Name: SIREBRENK JAIME & I TRUST  
 Seller Name: 6929 HOLDINGS LLC  
 APN: 2321-010-058 Map Reference: 16-C4 / 532-G5 Building Area: 11,600  
 County: LOS ANGELES, CA Census Tract: 1233.01 Total Rooms/Offices:  
 Subdivision: 22019 Zoning: LAC2 Total Restrooms:  
 Rec Date: 12/16/2011 Prior Rec Date: 02/03/2009 Yr Built/Eff: 1962 / 1962  
 Sale Date: 12/06/2011 Prior Sale Date: 12/24/2008 Air Cond:  
 Sale Price: \$3,200,000 Prior Sale Price: \$2,200,000 Pool:  
 Sale Type: FULL Prior Sale Type: FULL Roof Mat:  
 Document #: 1706622 Acres: 0.88  
 1st Mtg Amt: Lot Area: 38,520  
 Total Value: \$2,211,311 # of Stories:  
 Land Use: AUTO REPAIR Park Area/Cap#: /

# EXHIBIT D

ASSIGNED INSPECTOR: JAMES VORHIS

Date: May 11, 2012

JOB ADDRESS: 801 WEST ROSECRANS AVENUE, LOS ANGELES, CA

AKA: 805, 809 WEST ROSECRANS AVENUE, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 6119-015-019

CASE#: 76612

ORDER NO: A-2477537

EFFECTIVE DATE OF ORDER TO COMPLY: March 8, 2010

COMPLIANCE EXPECTED DATE: March 13, 2010

DATE COMPLIANCE OBTAINED: June 17, 2010

---

**LIST OF IDENTIFIED CODE VIOLATIONS**  
**(ORDER TO COMPLY)**

VIOLATIONS:

SEE ATTACHED ORDER # A-2477537

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

MARSHA L. BROWN  
PRESIDENT

VAN AMBATIELOS  
VICE-PRESIDENT

VICTOR H. CUEVAS  
HELENA JUBANY  
ELENORE A. WILLIAMS

CITY OF LOS ANGELES  
CALIFORNIA



ANTONIO R. VILLARAIGOSA  
MAYOR

DEPARTMENT OF  
BUILDING AND SAFETY  
201 NORTH FIGUEROA STREET  
LOS ANGELES, CA 90012

ROBERT R. "Bud" OVROM  
GENERAL MANAGER

RAYMOND S. CHAN, C.E., S.E.  
EXECUTIVE OFFICER

ORDER TO COMPLY

KADOSH FAMILY TRUST C/O AARON KADOSH (TR)  
P O BOX 3361  
BEVERLY HILLS, CA 90212

CASE #: 76612  
ORDER #: A-2477537  
EFFECTIVE DATE: March 08, 2010  
COMPLIANCE DATE: March 13, 2010

PROPERTY OWNER OF  
SITE ADDRESS: 801 W ROSECRANS AVE  
ASSESSORS PARCEL NO.: 6119-015-019  
ZONE: C2; Commercial Zone  
NAME OF BUSINESS IN VIOLATION: PAL'S TRANSMISSION

Review of records has revealed that the property at the above listed address is part of the Annual Inspection Maintenance Program with the following use listed below and is in violation of the Los Angeles Municipal Code (LAMC).

Section 12.26 (f) of the Los Angeles Municipal Code, Vehicle Repair and/or Installation Establishments.

VIOLATION(S):

**Failure to pay Annual Inspection Fee.**

You are therefore ordered to:

Pay the annual inspection fee and any and all surcharges, penalties, or fines imposed, for an inspection conducted on December 15, 2009 and billed on invoice # 479996.

Failure to pay the above fees within 5 days may result in referral of the case to a collections agency, a negative credit report being made, a lien being assessed against this property, and Revocation of Certificate of Occupancy proceedings initiated for this use.

Code Sections in Violation : 12.26 F 3, 12.26 F 7, or 12.26 I 5, 12.26 I 11, and 98.0402(e), 98.0402(g), 12.21A1(a) of the L.A.M.C.

To verify the current amount due on the invoice referenced by this Order, for questions on how, or where to pay, contact LADBS Financial Services at (213)482-6890

PENALTY WARNING:

Any person who violates or causes or permits another person to violate any provision of the Los Angeles Municipal Code (L.A.M.C.) is guilty of a misdemeanor which is punishable by a fine of not more than \$1000.00 and/or six (6) months imprisonment for each violation. Section 11.00 (m) L.A.M.C.

The compliance date as specified in the notice may be extended for an additional period not to exceed 45 days if the owner or operator of the yard presents satisfactory evidence to the Superintendent that unusual difficulties prevent substantial compliance without such extension.

1010715201022197



**REPEAT VIOLATIONS:**

If an Order to Comply is issued pursuant to Sections 12.26 F. or 12.26 I. of the Los Angeles Municipal Code, and after compliance with the Order, a subsequent Order to Comply is issued for violation of the same provisions occurring within one year of the date of the initial Order, the repair/installation facility or storage yard facility operator shall pay a fine as specified in Section 98.0402(f)1 L.A.M.C. as follows:

- A. For each auto dismantling, junk yard, scrap metal or recycling materials processing yards, recycling collection and/or buyback centers, recycling materials sorting facilities and cargo container storage yards....\$200.00
- B. For each vehicle repair garage, installation facility, or used car sales violation....\$200.00

Sections 12.26 F. 15, 12.26 I. 18 L.A.M.C.

**REVOCAION OF CERTIFICATE OF OCCUPANCY and FINE WARNING:**

The failure to correct the violations on or before the compliance date or any authorized extension thereof may result in commencement of proceedings to revoke the Certificate of Occupancy. Such proceedings may involve a Revocation Hearing. A personal appearance at the hearing may only be avoided if the violation is corrected and a fine paid according to the fine schedule in Section 12.26 F 14 or 12.26 I. 17 of this subsection. Sections 12.26 F. 7, 12.26 I. 11, 98.0402(f)2A L.A.M.C.

**APPEAL PROCEDURES:**

Notwithstanding any provisions of the Municipal Code to the contrary, there shall be no appeal to the Board of Building and Safety Commissioners from any notice issued or determination made by the Superintendent pursuant to Subsection 12.26 F. 13, 12.26 I. 16.

and/or

Except for extensions of time granted by the Department of Building and Safety and the Board of Building and Safety Commissioners as authorized in Subdivision 12.26 F. 4(b) and/or 12.26 I. 8(b), and notwithstanding any provisions of this code to the contrary, there shall be no appeal to the Board of Building and Safety Commissioners from any notice issued or determination made by the Department pursuant to Subsection(s) 12.26 F. and/or 12.26 I. Appeals may be made from Department determinations of violations of Subdivisions 12.26 I. 3 and 12.26 I. 4 pursuant to Section 12.26 K.

Appeal rights for Code Sections other then Sections 12.26 F. and 12.26 I. are as follows.

There is an appeal procedure established in this city whereby the Department of Building and Safety and the Board of Building and Safety Commissioners have the authority to hear and determine err or abuse of discretion, or requests for slight modification of the requirements contained in this order when appropriate fees have been paid. Section 98.0403.1 and 98.0403.2 L.A.M.C.

**NON-COMPLIANCE FEE WARNING:**

A proposed noncompliance fee in the amount of \$550.00 may be imposed for failure to comply with the order within 15 days after the compliance date specified in the order or unless an appeal or request for slight modification is filed within 15 days of the compliance date.

If an appeal or request for slight modification is not filed within 15 days of the compliance date or extensions granted therefrom, the determination of the department to impose and collect a non-compliance fee shall be final. Section 98.0411 L.A.M.C.

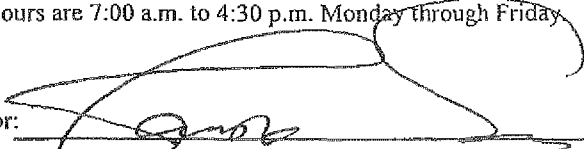
**NOTE: FAILURE TO PAY THE NON-COMPLIANCE FEE WITHIN 30 DAYS AFTER THE DATE OF MAILING THE INVOICE, MAY RESULT IN A LATE CHARGE OF TWO (2) TIMES THE NON-COMPLIANCE FEE PLUS A 50 PERCENT COLLECTION FEE FOR A TOTAL OF \$1,925.00.**

Any person who fails to pay the non-compliance fee, late charge and collection fee shall also pay interest. Interest shall be calculated at the rate of one percent per month.



If you have any questions or require any additional information please feel free to contact me at (213)252-3337.  
Office hours are 7:00 a.m. to 4:30 p.m. Monday through Friday

Inspector:



Date: March 01, 2010

JAMES SWAIN  
3550 WILSHIRE BLVD. SUITE 1800  
LOS ANGELES, CA 90010  
(213)252-3337

  
REVIEWED BY

1010715201022197

HRH

MAR 03 2010

On \_\_\_\_\_, the

undersigned mailed this notice by  
Date  
regular mail, postage prepaid, to  
the addressee as shown on the last  
equalized assessment roll

Signature





# EXHIBIT D

ASSIGNED INSPECTOR: JAMES VORHIS

Date: May 11, 2012

JOB ADDRESS: 801 WEST ROSECRANS AVENUE, LOS ANGELES, CA

AKA: 805, 809 WEST ROSECRANS AVENUE, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 6119-015-019

CASE#: 76612

ORDER NO: A-2697303

EFFECTIVE DATE OF ORDER TO COMPLY: February 3, 2011

COMPLIANCE EXPECTED DATE: February 8, 2011

DATE COMPLIANCE OBTAINED: No Compliance to Date

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**LIST OF IDENTIFIED CODE VIOLATIONS**  
**(ORDER TO COMPLY)**

VIOLATIONS:

SEE ATTACHED ORDER # A-2697303

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

MARSHA L. BROWN  
PRESIDENT  
VAN AMBATIELOS  
VICE-PRESIDENT  
VICTOR H. CUEVAS  
HELENA JUBANY  
ELENORE A. WILLIAMS

CITY OF LOS ANGELES  
CALIFORNIA



ANTONIO R. VILLARAIGOSA  
MAYOR

DEPARTMENT OF  
BUILDING AND SAFETY  
201 NORTH FIGUEROA STREET  
LOS ANGELES, CA 90012

ROBERT R. "Bud" OVRUM  
GENERAL MANAGER

RAYMOND S. CHAN, C.E., S.E.  
EXECUTIVE OFFICER

## ORDER TO COMPLY

KADOSH FAMILY TRUST C/O AARON KADOSH (TR)  
P O BOX 3361  
BEVERLY HILLS, CA 90212

CASE #: 76612

ORDER #: A-2697303

EFFECTIVE DATE: February 03, 2011  
COMPLIANCE DATE: February 08, 2011

PROPERTY OWNER OF  
SITE ADDRESS: 801 W ROSECRANS AVE  
ASSESSORS PARCEL NO.: 6119-015-019  
ZONE: C2; Commercial Zone  
NAME OF BUSINESS IN VIOLATION: PAL'S TRANSMISSION

Review of records has revealed that the property at the above listed address is part of the Annual Inspection Maintenance Program with the following use listed below and is in violation of the Los Angeles Municipal Code (LAMC).

Section 12.26 (I) of the Los Angeles Municipal Code, Vehicle Repair and/or Installation Establishments.

### VIOLATION(S):

### Failure to pay Annual Inspection Fee.

You are therefore ordered to:

Pay the annual inspection fee and any and all surcharges, penalties, or fines imposed, for an inspection conducted on September 14, 2010 and billed on invoice # 495226.

Failure to pay the above fees within 5 days may result in referral of the case to a collections agency, a negative credit report being made, a lien being assessed against this property, and Revocation of Certificate of Occupancy proceedings initiated for this use.

Code Sections in Violation : 12.26 F 3, 12.26 F 7, or 12.26 f 5, 12.26 f 11, and 98.0402(e), 98.0402(g), 12.21A1(a) of the L.A.M.C.

To verify the current amount due on the invoice referenced by this Order, for questions on how, or where to pay, contact LADBS Financial Services at (213)482-6890

### PENALTY WARNING:

Any person who violates or causes or permits another person to violate any provision of the Los Angeles Municipal Code (L.A.M.C.) is guilty of a misdemeanor which is punishable by a fine of not more than \$1000.00 and/or six (6) months imprisonment for each violation. Section 11.00 (m) L.A.M.C.

The compliance date as specified in the notice may be extended for an additional period not to exceed 45 days if the owner or operator of the yard presents satisfactory evidence to the Superintendent that unusual difficulties prevent substantial compliance without such extension.

**REPEAT VIOLATIONS:**

If an Order to Comply is issued pursuant to Sections 12.26 F. or 12.26 I. of the Los Angeles Municipal Code, and after compliance with the Order, a subsequent Order to Comply is issued for violation of the same provisions occurring within one year of the date of the initial Order, the repair/installation facility or storage yard facility operator shall pay a fine as specified in Section 98.0402(f)1 L.A.M.C. as follows:

- A. For each auto dismantling, junk yard, scrap metal or recycling materials processing yards, recycling collection and/or buyback centers, recycling materials sorting facilities and cargo container storage yards....\$200.00
- B. For each vehicle repair garage, installation facility, or used car sales violation.....\$200.00

Sections 12.26 F. 15, 12.26 I. 18 L.A.M.C.

**REVOCATION OF CERTIFICATE OF OCCUPANCY and FINE WARNING:**

The failure to correct the violations on or before the compliance date or any authorized extension thereof may result in commencement of proceedings to revoke the Certificate of Occupancy. Such proceedings may involve a Revocation Hearing. A personal appearance at the hearing may only be avoided if the violation is corrected and a fine paid according to the fine schedule in Section 12.26 F 14 or 12.26 I. 17 of this subsection. Sections 12.26 F. 7, 12.26 I. 11, 98.0402(f)2A L.A.M.C.

**APPEAL PROCEDURES:**

Notwithstanding any provisions of the Municipal Code to the contrary, there shall be no appeal to the Board of Building and Safety Commissioners from any notice issued or determination made by the Superintendent pursuant to Subsection 12.26 F. 13, 12.26 I. 16.

and/or

Except for extensions of time granted by the Department of Building and Safety and the Board of Building and Safety Commissioners as authorized in Subdivision 12.26 F. 4(b) and/or 12.26 I. 8(b), and notwithstanding any provisions of this code to the contrary, there shall be no appeal to the Board of Building and Safety Commissioners from any notice issued or determination made by the Department pursuant to Subsection(s) 12.26 F. and/or 12.26 I. Appeals may be made from Department determinations of violations of Subdivisions 12.26 I. 3 and 12.26 I. 4 pursuant to Section 12.26 K.

Appeal rights for Code Sections other than Sections 12.26 F. and 12.26 I. are as follows.

There is an appeal procedure established in this city whereby the Department of Building and Safety and the Board of Building and Safety Commissioners have the authority to hear and determine error or abuse of discretion, or requests for slight modification of the requirements contained in this order when appropriate fees have been paid. Section 98.0403.1 and 98.0403.2 L.A.M.C.

**NON-COMPLIANCE FEE WARNING:**

A proposed noncompliance fee in the amount of \$550.00 may be imposed for failure to comply with the order within 15 days after the compliance date specified in the order or unless an appeal or request for slight modification is filed within 15 days of the compliance date.

If an appeal or request for slight modification is not filed within 15 days of the compliance date or extensions granted therefrom, the determination of the department to impose and collect a non-compliance fee shall be final. Section 98.0411 L.A.M.C.

**NOTE:** FAILURE TO PAY THE NON-COMPLIANCE FEE WITHIN 30 DAYS AFTER THE DATE OF MAILING THE INVOICE, MAY RESULT IN A LATE CHARGE OF TWO (2) TIMES THE NON-COMPLIANCE FEE PLUS A 50 PERCENT COLLECTION FEE FOR A TOTAL OF \$1,925.00.

Any person who fails to pay the non-compliance fee, late charge and collection fee shall also pay interest. Interest shall be calculated at the rate of one percent per month.



**CODE ENFORCEMENT BUREAU**

For routine City business and non-emergency services: Call 3-1-1

www.ladbs.org

If you have any questions or require any additional information please feel free to contact me at (213)252-3395.  
Office hours are 7:00 a.m. to 4:30 p.m. Monday through Friday.

Inspector: 

Date: January 27, 2011

STEVE BELTRAN  
3550 WILSHIRE BLVD. SUITE 1800  
LOS ANGELES, CA 90010  
(213)252-3395

  
REVIEWED BY

HRH

JAN 27 2011

On \_\_\_\_\_ the  
Date  
undersigned mailed this notice by  
regular mail, postage prepaid, to  
the addressee as shown on the last  
equalized assessment roll.

\_\_\_\_\_  
Signature

# EXHIBIT D

ASSIGNED INSPECTOR: JAMES VORHIS

Date: May 11, 2012

JOB ADDRESS: 801 WEST ROSECRANS AVENUE, (UNIT A-B-C), LOS ANGELES, CA

AKA: 805, 809 WEST ROSECRANS AVENUE, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 6119-015-019

CASE#: 76616

ORDER NO: A-2697300

EFFECTIVE DATE OF ORDER TO COMPLY: February 3 , 2011

COMPLIANCE EXPECTED DATE: February 8, 2011

DATE COMPLIANCE OBTAINED: No Compliance to Date

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**LIST OF IDENTIFIED CODE VIOLATIONS**  
**(ORDER TO COMPLY)**

VIOLATIONS:

SEE ATTACHED ORDER # A-2697300

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

MARSHA L. BROWN  
PRESIDENT

VAN AMBATIELOS  
VICE-PRESIDENT

VICTOR H. CUEVAS  
HELENA JUBANY  
ELENORE A. WILLIAMS

CITY OF LOS ANGELES  
CALIFORNIA



ANTONIO R. VILLARAIGOSA  
MAYOR

DEPARTMENT OF  
BUILDING AND SAFETY  
201 NORTH FIGUEROA STREET  
LOS ANGELES, CA 90012

ROBERT R. "Bud" OYROM  
GENERAL MANAGER

RAYMOND S. CHAN, C.E., S.E.  
EXECUTIVE OFFICER

ORDER TO COMPLY

15

AARON KADOSH, ET AL  
1486 S. REXFORD DR  
LOS ANGELES, CA 90035

CASE #: 76616

ORDER #: A-2697300

EFFECTIVE DATE: February 03, 2011

COMPLIANCE DATE: February 08, 2011

PROPERTY OWNER OF

SITE ADDRESS: 809 W ROSECRANS AVE UNIT A-B-C AKA: 801 W ROSECRANS AVE

ASSESSORS PARCEL NO.: 6119-015-019

ZONE: C2; Commercial Zone

NAME OF BUSINESS IN VIOLATION: L & A MUFFLER AUTO REPAIR, INC.

Review of records has revealed that the property at the above listed address is part of the Annual Inspection Maintenance Program with the following use listed below and is in violation of the Los Angeles Municipal Code (LAMC).

Section 12.26 (I) of the Los Angeles Municipal Code, Vehicle Repair and/or Installation Establishments.

VIOLATION(S):

**Failure to pay Annual Inspection Fee.**

You are therefore ordered to:

Pay the annual inspection fee and any and all surcharges, penalties, or fines imposed, for an inspection conducted on September 14, 2010 and billed on invoice # 495236.

Failure to pay the above fees within 5 days may result in referral of the case to a collections agency, a negative credit report being made, a lien being assessed against this property, and Revocation of Certificate of Occupancy proceedings initiated for this use.

Code Sections in Violation : 12.26 F 3, 12.26 F 7, or 12.26 I 5, 12.26 I 11, and 98.0402(e), 98.0402(g), 12.21A1(a) of the L.A.M.C.

To verify the current amount due on the invoice referenced by this Order, for questions on how, or where to pay, contact LADBS Financial Services at (213)482-6890

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**REPEAT VIOLATIONS:**

If an Order to Comply is issued pursuant to Sections 12.26 F. or 12.26 I. of the Los Angeles Municipal Code, and after compliance with the Order, a subsequent Order to Comply is issued for violation of the same provisions occurring within one year of the date of the initial Order, the repair/installation facility or storage yard facility operator shall pay a fine as specified in Section 98.0402(f)1 L.A.M.C. as follows:

- A. For each auto dismantling, junk yard, scrap metal or recycling materials processing yards, recycling collection and/or buyback centers, recycling materials sorting facilities and cargo container storage yards....\$200.00
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**APPEAL PROCEDURES:**

Notwithstanding any provisions of the Municipal Code to the contrary, there shall be no appeal to the Board of Building and Safety Commissioners from any notice issued or determination made by the Superintendent pursuant to Subsection 12.26 F. 13, 12.26 I. 16.

and/or

Except for extensions of time granted by the Department of Building and Safety and the Board of Building and Safety Commissioners as authorized in Subdivision 12.26 F. 4(b) and/or 12.26 I. 8(b), and notwithstanding any provisions of this code to the contrary, there shall be no appeal to the Board of Building and Safety Commissioners from any notice issued or determination made by the Department pursuant to Subsection(s) 12.26 F. and/or 12.26 I. Appeals may be made from Department determinations of violations of Subdivisions 12.26 I. 3 and 12.26 I. 4 pursuant to Section 12.26 K.

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There is an appeal procedure established in this city whereby the Department of Building and Safety and the Board of Building and Safety Commissioners have the authority to hear and determine err or abuse of discretion, or requests for slight modification of the requirements contained in this order when appropriate fees have been paid. Section 98.0403.1 and 98.0403.2 L.A.M.C.

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Any person who fails to pay the non-compliance fee, late charge and collection fee shall also pay interest. Interest shall be calculated at the rate of one percent per month.



If you have any questions or require any additional information please feel free to contact me at (213)252-3395.  
Office hours are 7:00 a.m. to 4:30 p.m. Monday through Friday.

Inspector: SB

Date: January 27, 2011

STEVE BELTRAN  
3550 WILSHIRE BLVD. SUITE 1800  
LOS ANGELES, CA 90010  
(213)252-3395

ell  
REVIEWED BY

HRH

JAN 27 2011

On \_\_\_\_\_ the  
Date  
undersigned mailed this notice by  
regular mail, postage prepaid, to  
the addressee as shown on the last  
equalized assessment roll.

\_\_\_\_\_  
Signature