

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

VAN AMBATIELOS  
PRESIDENT

E. FELICIA BRANNON  
VICE PRESIDENT

JOSELYN GEAGA-ROSENTHAL  
GEORGE HOVAGUIMIAN  
JAVIER NUNEZ

CITY OF LOS ANGELES  
CALIFORNIA



ERIC GARCETTI  
MAYOR

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

RAYMOND S. CHAN, C.E., S.E.  
GENERAL MANAGER

FRANK BUSH  
EXECUTIVE OFFICER

February 20, 2015

Council District: # 8

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

JOB ADDRESS: **2510 WEST VERNON AVENUE, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **5014-028-006**

On December 12, 2012, 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: **2510 West Vernon 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 September 18, 2012, 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	\$ 457.00
System Development Surcharge	27.42
Non-Compliance Code Enforcement fee	550.00
Late Charge/Collection fee (250%)	1,375.00
Accumulated Interest (1%/month)	421.48
Title Report fee	42.00
<b>Grand Total</b>	<b>\$ 2,872.90</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 **\$2,872.90** 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 **\$2,872.90** 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 Ongel*  
Steve Ongel  
Chief, Resource Management Bureau

ATTEST: HOLLY WOLCOTT, CITY CLERK

Lien confirmed by  
City Council on:

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

# EXHIBIT A



5711 W. SLAUSON AVE., SUITE 170  
CULVER CITY, CA 90230  
Phone 310-649-2020 310-649-0030 Fax

## Property Title Report

Work Order No. T10790  
Dated as of: 09/24/2014

Prepared for: City of Los Angeles

### SCHEDULE A (Reported Property Information)

APN #: 5014-028-006

Property Address: 2510 W VERNON AVE / City: Los Angeles County: Los Angeles

### VESTING INFORMATION

Type of Instrument GRANT DEED

Grantor: CALVIN SILVERA, A MARRIED MAN, AS HIS SOLE AND SEPARATE PROPERTY

Grantee: BOTACH MANAGEMENT, A CALIFORNIA GENERAL PARTNERSHIP

Instrument: 041005899

Book/Page: N/A

Dated: 03/12/2004

Recorded: 04/26/2004

MAILING ADDRESS: BOTACH MANAGEMENT, A CALIFORNIA GENERAL PARTNERSHIP  
5011 W. PICO BLVD., LOS ANGELES, CA 90019

### SCHEDULE B

### LEGAL DESCRIPTION

LOTS 28 AND 29 AND THE NORTH 72.40 FEET OF LOTS 30 AND 31 OF TRACT NO 4486, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 57, PAGES 80 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM SAID LAND ALL OIL, NAPHTHA, GAS OR KINDRED SUBSTANCES DEPOSITED IN, LYING UNDER OR FLOWING THROUGH SAID LAND, AS PROVIDED IN THE DEED RECORDED IN BOOK 1346 AND 1463, PAGES 41 AND 161, RESPECTIVELY, OFFICIAL RECORDS.

### MORTGAGES/LIENS

Type of Instrument DEED OF TRUST, FIXTURE FILING, ASSIGNMENT OF RENTS, AND SECURITY AGREEMENT

Trustor/Mortgagor: BOTACH MANAGEMENT, A CALIFORNIA GENERAL PARTNERSHIP

Lender/Beneficiary: IMPERIAL CAPITAL BANK

Trustee: TD SERVICE COMPANY, A CALIFORNIA CORPORATION

Instrument: 20072292559

Book/Page: N/A

**INTUITIVE REAL ESTATE SOLUTIONS**

5711 W. SLAUSON AVE., SUITE 170

CULVER CITY, CA 90230

Phone 310-649-2020 310-649-0030 Fax

**Work Order No. TI0790**

**SCHEDULE B (Continued)**

**Amount:** \$350,000.00

**Open Ended:** NO

**Dated:** 09/25/2007

**Recorded:** 10/05/2007

**Maturity Date:** 09/25/2037

**MAILING ADDRESS:** IMPERIAL CAPITAL BANK, ATTENTION ANGELICA MUNOZ  
500 NORTH BRAND BOULEVARD, SUITE 1500, GLENDALE, CALIFORNIA 91203

**MAILING ADDRESS:** BOTACH MANAGEMENT, A CALIFORNIA GENERAL PARTNERSHIP, C/O BOTACH  
MANAGEMENT, INC., 5011 PICO BOULEVARD, LOS ANGELES, CALIFORNIA 90019

**MAILING ADDRESS:** TD SERVICE COMPANY, A CALIFORNIA CORPORATION, 1750  
EAST 4TH STREET, SUITE 800, UNIT H. SANTA ANA, CALIFORNIA 92705

**MAILING ADDRESS:** IMPERIAL CAPITAL BANK, 500 NORTH BRAND BOULEVARD,  
SUITE 1500, GLENDALE, CALIFORNIA 91203

SAID DEED OF TRUST IS SUBJECT TO ASSIGNMENT OF DEED OF TRUST, FROM FEDERAL DEPOSIT  
INSURANCE CORPORATION AS RECEIVER OF IMPERIAL CAPITAL BANK OF LA JOLLA CALIFORNIA  
(ASSIGNOR) TO CITY NATIONAL BANK (ASSIGNEE), DATED 06/06/2011, RECORDED 07/20/2011 AS  
INSTRUMENT NO. 20110971659.

**MAILING ADDRESS:** CITY NATIONAL BANK, C/O REFS INC., 9070 IRVINE CENTER  
DRIVE, #120, IRVINE, CA 92618, ATTN: RECON DEPARTMENT

**MAILING ADDRESS:** CITY NATIONAL BANK, 2100 PARK PLACE, SUITE 150 EL  
SEGUNDO, CA 90245 ATTN: REAL ESTATE LOAN DOCUMENTATION

**Type of Instrument** MISCELLANEOUS

**Comments:** NOTICE OF PENDING LIEN, DATED 01/14/2011, RECORDED 02/04/2011 AS  
INSTRUMENT NO. 20110196130.

**MAILING ADDRESS:** DEPARTMENT OF BUILDING AND SAFETY, FINANCIAL  
SERVICES DIVISION, 201 N. FIGUEROA ST., 9TH FLOOR, LOS ANGELES, CA 90012

**MAILING ADDRESS:** BOTACH MANAGEMENT, 5011 W PICO BLVD., LOS ANGELES, CA 90019

NOTICE OF PENDING LIEN, DATED 03/08/2012, RECORDED 03/16/2012 AS  
INSTRUMENT NO. 20120417219.

**MAILING ADDRESS:** DEPARTMENT OF BUILDING AND SAFETY, FINANCIAL  
SERVICES DIVISION, 201 N. FIGUEROA ST., 9TH FLOOR, LOS ANGELES, CA 90012

**MAILING ADDRESS:** BOTACH MANAGEMENT, 5011 W PICO BLVD., LOS ANGELES, CA 90019  
NOTICE OF PENDING LIEN, DATED 01/10/2013, RECORDED 01/25/2013 AS INSTRUMENT NO.  
20130130145.

**MAILING ADDRESS:** DEPARTMENT OF BUILDING AND SAFETY, FINANCIAL  
SERVICES DIVISION, 201 N. FIGUEROA ST., 9TH FLOOR, LOS ANGELES, CA 90012

**MAILING ADDRESS:** BOTACH MANAGEMENT, 5011 W PICO BLVD., LOS ANGELES, CA 90019

NOTICE OF PENDING LIEN, DATED 06/05/2013, RECORDED 06/14/2013 AS INSTRUMENT NO.  
20130892546.

**SCHEDULE B (Continued)**

**MAILING ADDRESS:** DEPARTMENT OF BUILDING AND SAFETY, FINANCIAL SERVICES DIVISION, 201 N. FIGUEROA ST., 9TH FLOOR, LOS ANGELES, CA 90012

**MAILING ADDRESS:** MANAGEMENT BOTACH, 5011 W PICO BLVD., LOS ANGELES, CA 90019

NOTICE OF PENDING LIEN, DATED 01/16/2014, RECORDED 02/07/2014 AS INSTRUMENT NO. 20140139361.

**MAILING ADDRESS:** DEPARTMENT OF BUILDING AND SAFETY FINANCIAL SERVICES DIVISION, 201 N. FIGUEROA ST., 9TH FLOOR, LOS ANGELES, CA 90012

**MAILING ADDRESS:** BOTACH MANAGEMENT, 5011 W PICO BLVD., LOS ANGELES, CA 90019



**LANDSAFE TITLE**  
RECORDING REQUESTED BY

4/26/04

Escrow No. 116951-025  
Title Order No. 03303993

04 1005899

WHEN RECORDED MAIL TO

NAME Botach Management  
Street Address 5011 W. Pico Blvd.  
City & State Los Angeles, CA 90019

L 03303993-75

MAIL TAX STATEMENTS TO

NAME Same as above  
Street Address Same as above  
City & State Same as above

L 5014-026-006 / 007 / 008

SPACE ABOVE THIS LINE FOR RECORDER'S USE

DOCUMENTARY TRANSFER TAX \$ 385.00 LA CNTY 80  
\$ 1575.00 LA CNTY 44

Computed on full value of property conveyed  
Or computed on full value less liens and encumbrances  
remaining at time of sale

WILSHIRE ESCROW COMPANY

Signature of Declarant or Agent determining tax Firm name

APN #

# Grant Deed

5014-026-006

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
CALVIN SILVERA, A MARRIED MAN, AS HIS SOLE AND SEPARATE PROPERTY

, do hereby

GRANT to **BOTACH MANAGEMENT, A CALIFORNIA GENERAL PARTNERSHIP**

the real property in the CITY OF LOS ANGELES County of LOS ANGELES  
State of California, described as

LOTS 28 AND 29 AND THE NORTH 72.40 FEET OF LOTS 30 AND 31 OF TRACT NO.  
4486, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF  
CALIFORNIA, AS PER MAP RECORDED IN BOOK 57, PAGES 80 OF MAPS, IN THE OFFICE  
OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM SAID LAND ALL OIL, NAPHTHA, GAS OR KINDRED SUBSTANCES  
DEPOSITED IN, LYING UNDER OR FLOWING THROUGH SAID LAND, AS PROVIDED IN THE  
DEED RECORDED IN BOOK 1346 AND 1463, PAGES 41 AND 161, RESPECTIVELY,  
OFFICIAL RECORDS.

4/26/04

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DATED: MARCH 12, 2004

STATE OF CALIFORNIA  
COUNTY OF LOS ANGELES ) SS

On March 16, 2004  
before me, the undersigned, a Notary Public in and for  
said state, personally appeared Calvin Silvera

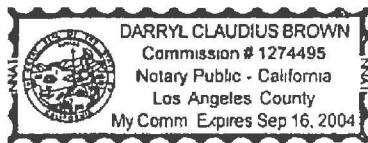
*Calvin Silvera*  
CALVIN SILVERA

*[Signature]*

personally known to me (or proved to me on the basis of  
satisfactory evidence) to be the person~~s~~ whose  
name~~s~~ ~~is/are~~ subscribed to the within instrument and  
acknowledged to me that ~~he/she/they~~ executed the  
same in ~~his/her/their~~ authorized capacity~~(ies)~~, and that  
by ~~his/her/their~~ signature~~s~~ on the instrument the  
person~~s~~, or the entity upon behalf of which the  
person~~s~~ acted, executed the instrument

WITNESS my hand and official seal

Signature *Darryl Claudius Brown*  
Darryl Claudius Brown  
Name (Typed or Printed)



04 1005899

(This area for official notarial seal)

(Rev 9/94)

Escrow No. 116951-025/ Grant Deed / Page Two of Two (Los Angeles County)

g

LandAmerica Commercial Services

RECORDING REQUESTED BY  
AND WHEN RECORDED MAIL TO

IMPERIAL CAPITAL BANK  
500 North Brand Boulevard, Suite 1500  
Glendale, California 91203  
Attention: Angelica Muñoz

10/05/07  
  
20072292559

INSTRUCTIONS TO RECORDER.  
Index this document as (1) a deed of trust, (2) an assignment  
of rents, (3) a security agreement, and (4) a fixture filing

IF THE PRECEDING BOX IS CHECKED, THIS IS A  
**CONSTRUCTION TRUST DEED**



9504721-27

(Space above this line for Recorder's use)

**DEED OF TRUST, FIXTURE FILING, ASSIGNMENT OF  
RENTS, AND SECURITY AGREEMENT**

5014-28-8, 7, 6.

THIS DEED OF TRUST, FIXTURE FILING, ASSIGNMENT OF RENTS, AND SECURITY AGREEMENT (the "Deed of Trust") is made on September 25, 2007, by Botach Management, a California general partnership ("Trustor"), whose address is c/o Botach Management, Inc., 5011 Pico Boulevard, Los Angeles, California 90019, in favor of TD Service Company, a California corporation ("Trustee"), whose address is 1750 East 4th Street, Suite 800, Unit H, Santa Ana, California 92705, for the benefit of IMPERIAL CAPITAL BANK ("Beneficiary"), whose principal office is located at 500 North Brand Boulevard, Suite 1500, Glendale, California 91203

TRUSTOR IRREVOCABLY GRANTS, CONVEYS, TRANSFERS AND ASSIGNS TO TRUSTEE, IN TRUST, WITH POWER OF SALE and right of entry and possession, all of Trustor's present and future estate, right, title and interest in and to the following described property (collectively, the "Property")

(A) The following described real property located in the City of Los Angeles, County of Los Angeles, State of California (the "Land")

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


The street or common address of the Land is 2500, 2508 & 2510 West Vernon Avenue, Los Angeles, California 90019, and

(B) All Buildings, Fixtures, Easements, Rents and Profits, Development Rights, Water Rights, Mineral Rights, and Crops (as each of such terms is defined in Article 1 of this Deed of Trust)

THIS DEED OF TRUST SECURES THE FOLLOWING INDEBTEDNESS AND OBLIGATIONS (collectively, the "Obligations") in such order of priority as Beneficiary may from time to time elect

(1) Payment and performance of Trustor's indebtedness and obligations under the promissory note of even date herewith in the original face principal amount of Three Hundred Fifty Thousand and 00/100 Dollars (\$350,000.00) executed by Trustor and payable to Beneficiary, or order, and all extensions, renewals, modifications, and replacements thereof (collectively, the "Note"),

REV DATE 8/04 (CALIFORNIA)

TRUSTOR'S INITIALS:  \_\_\_\_\_

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order whatsoever, without in any way affecting the availability of Beneficiary's remedies under the Code or of the remedies provided in Article 4 of this Deed of Trust, (b) Beneficiary, at its option, shall have the right (i) to direct any or all Account debtors to make payment directly to Beneficiary, (ii) to demand, collect, receive and give receipts for any and all money and other property due or to become due in connection with all or part of the Personal Property Collateral, including any of the Accounts, (iii) to take possession of and endorse and collect any or all notes, checks, drafts, money orders, or other instruments of payment relating to all or part of the Personal Property Collateral or proceeds of the Personal Property Collateral, including any of the Accounts, and (iv) to file any claim and take any other action which Beneficiary determines to be appropriate for the purpose of collecting any or all of the Accounts and to compromise, adjust or settle Accounts for less than face value thereof, and to execute all releases and other documents in connection therewith, provided, however, that Beneficiary shall not be obligated in any manner to make any demand for or to make any inquiry as to the nature or sufficiency of any payment received by it, or to present or file any claim or take any action to collect or enforce the payment of any or all of the Accounts, (c) should Beneficiary seek to take possession of any or all of the Personal Property Collateral by court process, Trustor irrevocably and unconditionally agrees that a receiver may be appointed by a court for such purpose without regard to the adequacy of the security for the Obligations, and (d) Trustor irrevocably appoints Beneficiary, with full power of substitution, as Trustor's attorney-in-fact, coupled with an interest, with full power, in its own name or in the name of Trustor to take any or all of the actions described in Section 7 4(b) after the occurrence of an Event of Default Beneficiary, at its option, and whether or not an Event of Default exists, shall at all times have the right [A] to take such actions as Beneficiary determines to be necessary or appropriate to maintain, preserve and protect the Personal Property Collateral and Beneficiary's security interest therein, and [B] to give notice to any Account debtor containing such information and instructions concerning the existence of Beneficiary's security interest and rights in the Personal Property Collateral under this Deed of Trust as Beneficiary determines to be necessary or appropriate to protect its interest

**7.5 Fixtures.** The Personal Property Collateral in which Beneficiary has a security interest under this Article 7 includes goods which are or may become Fixtures on the Property This Deed of Trust constitutes a fixture filing pursuant to the terms of Section 9502 of the Code which shall be recorded in the real estate records of the county in which the Property is located and that relates to the Property more particularly described in this Deed of Trust. In that regard, the following information is provided

Name of Debtor **Botach Management, a California general partnership**

Address of Debtor **c/o Botach Management, Inc., 5011 Pico Boulevard, Los Angeles, California 90019**

Name of Secured Party **Imperial Capital Bank**

Address of Secured Party **500 North Brand Boulevard, Suite 1500  
Glendale, California 91203**

**NOTICE TO TRUSTOR: THIS DOCUMENT OR THE NOTE SECURED BY THIS DOCUMENT MAY CONTAIN PROVISIONS FOR A VARIABLE INTEREST RATE AND FOR VARIABLE PAYMENT AMOUNTS.**

**SEE RIDER ATTACHED HERETO AND INCORPORATED HEREIN BY THIS REFERENCE FOR ADDITIONAL TERMS AND CONDITIONS REGARDING, AMONG OTHER MATTERS, ENVIRONMENTAL COMPLIANCE AND INDEMNIFICATION BY TRUSTOR.**

**TRUSTOR:**

Botach Management, a California general partnership

By:   
Shlomo Botach, General Partner

07 2292559

TRUSTOR'S INITIALS:  / /



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**REQUEST FOR FULL RECONVEYANCE**


(To be used only when the Note and all other indebtedness  
secured by this Deed of Trust have been paid in full)

**TO: T.D. SERVICE COMPANY, TRUSTEE**

The undersigned is the legal owner and holder of all indebtedness secured by this Deed of Trust. All sums secured by this Deed of Trust have been fully paid and satisfied, and you are hereby requested and directed, on payment to you of all sums owing to you under the terms of this Deed of Trust, to cancel all evidences of indebtedness delivered to you and secured by this Deed of Trust and to reconvey, without warranty, the estate now held by you hereunder to the parties designated by the terms of this Deed of Trust.

MAIL RECONVEYANCE TO

\_\_\_\_\_

 By \_\_\_\_\_

\_\_\_\_\_ Title \_\_\_\_\_

\_\_\_\_\_ Dated \_\_\_\_\_

\_\_\_\_\_

07 2292559

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**DEED OF TRUST**

**EXHIBIT "A"**

**LEGAL DESCRIPTION**

**THE REAL PROPERTY REFERRED TO HEREIN IS ALL THAT CERTAIN REAL PROPERTY LOCATED IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA DESCRIBED AS FOLLOWS:**

**SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREWITH**

**ASSESSOR'S PARCEL NO.: 5014-028-008; 5014-028-006; 5014-028-007  
COMMONLY KNOWN AS: 2500, 2508 & 2510 WEST VERNON AVENUE  
LOS ANGELES, CALIFORNIA 90019**

**END OF LEGAL DESCRIPTION**

07 2292559

TRUSTOR'S INITIALS: \_\_\_\_\_ 

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**ALL PURPOSE ACKNOWLEDGMENT**

STATE OF CALIFORNIA }

COUNTY OF Los Angeles }

On September 26, 2007 before me, DORIS SHELBY  
NOTARY PUBLIC personally appeared \_\_\_\_\_

Sydney Barnett  
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal



Signature Doris Shelby

(NOTARY SEAL)

ATTENTION NOTARY: Although the information requested below is OPTIONAL, it could prevent fraudulent attachment of this certificate to another document.

THIS CERTIFICATE **MUST** BE ATTACHED TO THE DOCUMENT DESCRIBED AT RIGHT.

Title of Document Type Deed OF TRUST  
Number of Pages 23 Date of Document 9-26-07  
Signer(s) Other Than Named Above \_\_\_\_\_

07 2292559






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and maintenance personnel; and (v) record keeping procedures by Trustor to demonstrate implementation of the O&M Program; (c) Trustor shall promulgate rules and regulations for tenants of the Property to ensure compliance with the O&M Program by such tenants, and Trustor shall incorporate such rules and regulations in all new leases and lease extensions and modifications affecting the Property, and (d) Trustor shall incorporate a form of indemnification in all new leases and lease extensions and modifications pursuant to which the tenant under each such lease indemnifies Trustor and Beneficiary against all claims, liabilities, costs and expenses (including attorneys' fees and costs) arising out of relating to such tenant's failure to comply with the O&M Program. If (A) under the terms of this Section Trustor is obligated to prepare an O&M Program as of the date of recordation of this Deed of Trust; and (B) Trustor has not provided Beneficiary with a written O&M Program acceptable to Beneficiary as of the date of recordation of this Deed of Trust, then within thirty (30) days after written request given by Beneficiary to Trustor at any time thereafter, Trustor, at its expense, shall cause a written O&M Program, reasonably acceptable to Beneficiary in form and substance, to be prepared and delivered to Beneficiary. If Trustor discovers for the first time the existence of Lawful Hazardous Substances after the date of recordation of this Deed of Trust and is required to prepare an O&M Program as a result of such discovery under the terms of this Section, then (1) Trustor shall inform Beneficiary in writing of such discovery within thirty (30) days after the date of such discovery; and (2) Trustor, at its expense, shall cause a written O&M Program, reasonably acceptable to Beneficiary in form and substance, to be prepared and delivered to Beneficiary within thirty (30) days after Beneficiary's request given at any time after Beneficiary receives notice of such discovery or learns of the existence of such Lawful Hazardous Substances. Beneficiary's request that Trustor cause an O&M Program to be prepared and delivered to Beneficiary under this Section is referred to as an "O&M Request". No delay or omission of any kind by Beneficiary in making an O&M Request shall constitute or be construed as a waiver by Beneficiary of its rights to require Trustor to cause an O&M Program to be prepared and delivered to Beneficiary in accordance with this Section, and Trustor shall at all times remain obligated to comply with all O&M Requests made by Beneficiary, regardless of when any such request is made by Beneficiary.

Dated: September 25, 2007

**TRUSTOR:**

**Botach Management, a California general partnership**

By:   
 Shlomo Botach, General Partner

07  
2292559

TRUSTOR'S INITIALS: 

RECORDER MEMO: This COPY is NOT an OFFICIAL RECORD.

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APN# N/A

Recording Requested / Prepared By  
And When Recorded Mail To:

CITY NATIONAL BANK  
C/O REFS INC.  
9070 Irvine Center Drive, #120  
Irvine, Ca 92618  
Attn: Recon Department  
DOCID#59039



\*\*\*\*\*In the event of a Default please notify\*\*\*\*\*

CITY NATIONAL BANK, 2100 PARK PLACE, SUITE 150 EL SEGUNDO, CA 90245  
Attn: Real Estate Loan Documentation

**ASSIGNMENT OF Deed of Trust**

FOR VALUE RECEIVED, the undersigned hereby grants, assigns and transfers to **CITY NATIONAL BANK** certain Deed of Trust, dated **9/25/2007** and all documents related thereto executed by **BOTACH MANAGEMENT A CALIFORNIA GENERAL PARTNERSHIP**, Trustor, to **T.D. SERVICE COMPANY, A CALIFORNIA CORPORATION**, Trustee, recorded as Instrument No. **20072292559**, as of **10/5/2007**, in Book **N/A**, Page **N/A**, of the Official Records in the Recorder's office of **LOS ANGELES County CALIFORNIA**, on real property more fully described in the Deed of Trust therein; and

**TOGETHER** with the note or notes therein described or referred to, the money due and to become due thereon with interest, and all rights accrued or to accrue under said Deed of Trust and all documents related thereto.

This assignment is made without recourse, representation or warranty, express or implied, by the FDIC, in its corporate capacity or as Receiver.

Dated: **June 06, 2011**

**"FDIC"**

**FEDERAL DEPOSIT INSURANCE CORPORATION as  
Receiver of IMPERIAL CAPITAL BANK OF LA JOLLA CALIFORNIA**

By: *Sheira D Smith*  
Name: **SHEIRA D. SMITH**  
Its: **Attorney-in-Fact**

RECORDER MEMO: This COPY is NOT an OFFICIAL RECORD.

RECORDER MEMO: This COPY is NOT an OFFICIAL RECORD.

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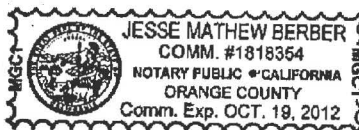
DOCID#59039 

STATE OF CALIFORNIA  
COUNTY OF LOS ANGELES SS.

On June 06, 2011 before me, **JESSE MATHEW BERBER**, a notary public, personally appeared **SHEIRA D. SMITH**, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of CALIFORNIA that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature \_\_\_\_\_  
JESSE MATHEW BERBER, Notary Public



RECORDER MEMO: This COPY is NOT an OFFICIAL RECORD.

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

02/04/2011



\*20110196130\*

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. 4980807)

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:

TR 4486 28 M B 57-80

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 5014-028-006  
AKA 2510 W VERNON AVE  
LOS ANGELES

Owner

BOTACH MANAGEMENT  
5011 W PICO BLVD  
LOS ANGELES CA,90019

DATED: This 14th Day of January, 2011

CITY OF LOS ANGELES

By *Karen Penner*

*KP*  
Karen Penner, 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

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. 5373329)

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:

TR 4486 28 M B 57-80

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APN 5014-028-006  
AKA 2510 W VERNON AVE  
LOS ANGELES

Owner:

BOTACH MANAGEMENT  
5011 W PICO BLVD  
LOS ANGELES CA,90019

DATED: This 08th Day of March, 2012

CITY OF LOS ANGELES

By Steve Ongele  
Steve Ongele, 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



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Telephone Number: (213) 482-6890

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

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APN 5014-028-006  
AKA 2510 W VERNON AVE  
LOS ANGELES

Owner:

BOTACH MANAGEMENT  
5011 W PICO BLVD  
LOS ANGELES CA, 90019

DATED: This 10th Day of January, 2013

CITY OF LOS ANGELES

Steve Ongele, 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



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. 5961681)

Telephone Number: (213) 482-6890

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

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APN 5014-028-006  
AKA 2510 W VERNON AVE  
LOS ANGELES

Owner:

BOTACH MANAGEMENT  
5011 W PICO BLVD  
LOS ANGELES CA,90019

DATED: This 16th Day of January, 2014

CITY OF LOS ANGELES

By Steve Ongele  
Steve Ongele, Bureau Chief  
Resource Management Bureau



# EXHIBIT B

ASSIGNED INSPECTOR: **MARK RUDE**

Date: **February 20, 2015**

JOB ADDRESS: **2510 WEST VERNON AVENUE, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **5014-028-006**

Last Full Title: **09/24/2014**

Last Update to Title:

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## LIST OF OWNERS AND INTERESTED PARTIES

- 1). BOTACH MANAGEMENT  
5011 WEST PICO BLVD.  
LOS ANGELES, CA. 90019-4127  
CAPACITY: OWNER
  
- 2). IMPERIAL CAPITAL BANK  
ATTN: ANGELICA MUNOZ  
500 NORTH BRAND BLVD., SUITE 1500  
GLENDALE, CA. 91203  
CAPACITY: INTERESTED PARTIES
  
- 3). TD SERVICE COMPANY  
1750 EAST 4<sup>TH</sup> STREET, SUITE 800, UNIT H  
SANTA ANA, CA. 92705  
CAPACITY: INTERESTED PARTIES
  
- 4). CITY NATIONAL BANK  
C/O REFS INC.  
ATTN: RECON DEPARTMENT  
9070 IRVINE CENTER DRIVE, # 120  
IRVINE, CA. 92618  
CAPACITY: INTERESTED PARTIES
  
- 5). CITY NATIONAL BANK  
ATTN: REAL ESTATE LOAN DOCUMENTATION  
2100 PARK PLACE, SUITE 150  
EL SEGUNDO, CA. 90245  
CAPACITY: INTERESTED PARTIES

**Property Detail Report**

For Property Located At:  
**2510 W VERNON AVE, LOS ANGELES, CA 90008-3928**

**Owner Information**

Owner Name: **BOTACH MANAGEMENT**  
 Mailing Address: **5011 W PICO BLVD, LOS ANGELES CA 90019-4127 C017**  
 Vesting Codes: **// PS**

**Location Information**

Legal Description:	<b>TRACT # 4486 LOT 28</b>	APN:	<b>5014-028-006</b>
County:	<b>LOS ANGELES, CA</b>	Alternate APN:	
Census Tract / Block:	<b>2345.02 / 1</b>	Subdivision:	<b>4486</b>
Township-Range-Sect:		Map Reference:	<b>51-D2 / 673-G4</b>
Legal Book/Page:	<b>57-80</b>	Tract#:	<b>4486</b>
Legal Lot:	<b>28</b>	School District:	<b>LOS ANGELES</b>
Legal Block:		School District Name:	
Market Area:	<b>PHHT</b>	Munic/Township:	
Neighbor Code:			

**Owner Transfer Information**

Recording/Sale Date: **/**  
 Sale Price:  
 Document #:

Deed Type:  
 1st Mtg Document #:

**Last Market Sale Information**

Recording/Sale Date:	<b>04/26/2004 / 03/12/2004</b>	1st Mtg Amount/Type:	<b>\$200,000 / PRIVATE PARTY</b>
Sale Price:	<b>\$350,000</b>	1st Mtg Int. Rate/Type:	<b>/ FIXED</b>
Sale Type:	<b>UNKNOWN</b>	1st Mtg Document #:	<b>1005900</b>
Document #:	<b>1005899</b>	2nd Mtg Amount/Type:	<b>/</b>
Deed Type:	<b>GRANT DEED</b>	2nd Mtg Int. Rate/Type:	<b>/</b>
Transfer Document #:		Price Per SqFt:	<b>\$179.49</b>
New Construction:		Multi/Split Sale:	<b>MULTIPLE</b>
Title Company:	<b>LANDSAFE TITLE</b>		
Lender:			
Seller Name:	<b>SILVERA CALVIN</b>		

**Prior Sale Information**

Prior Rec/Sale Date:	<b>08/29/1979 /</b>	Prior Lender:	
Prior Sale Price:	<b>\$17,000</b>	Prior 1st Mtg Amt/Type:	<b>\$12,000 / CONV</b>
Prior Doc Number:	<b>962047</b>	Prior 1st Mtg Rate/Type:	<b>/</b>
Prior Deed Type:	<b>DEED (REG)</b>		

**Property Characteristics**

Year Built / Eff:	<b>1943 / 1943</b>	Total Rooms/Offices		Garage Area:	
Gross Area:	<b>1,950</b>	Total Restrooms:		Garage Capacity:	
Building Area:	<b>1,950</b>	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:	<b>LAC2</b>	Acres:	<b>0.08</b>	County Use:	<b>AUTO SVC SHOP (2600)</b>
Lot Area:	<b>3,600</b>	Lot Width/Depth:	<b>x</b>	State Use:	
Land Use:	<b>AUTO REPAIR</b>	Commercial Units:		Water Type:	
Site Influence:		Sewer Type:		Building Class:	

**Tax Information**

Total Value:	<b>\$150,769</b>	Assessed Year:	<b>2014</b>	Property Tax:	<b>\$2,094.33</b>
Land Value:	<b>\$104,381</b>	Improved %:	<b>31%</b>	Tax Area:	<b>212</b>
Improvement Value:	<b>\$46,388</b>	Tax Year:	<b>2014</b>	Tax Exemption:	
Total Taxable Value:	<b>\$150,769</b>				

**Comparable Sales Report**

For Property Located At



**2510 W VERNON AVE, LOS ANGELES, CA 90008-3928**

**20 Comparable(s) Selected.**

Report Date: 02/19/2015

**Summary Statistics:**

	<b>Subject</b>	<b>Low</b>	<b>High</b>	<b>Average</b>
Sale Price	\$350,000	\$100,000	\$6,325,000	\$1,632,505
Bldg/Living Area	1,950	1,664	2,174	1,876
Price/Sqft	\$179.49	\$54.11	\$3,643.43	\$891.14
Year Built	1943	1903	1997	1956
Lot Area	3,600	3,323	27,023	8,344
Bedrooms	0	0	0	0
Bathrooms/Restrooms	0	2	2	2
Stories	0.00	1.00	1.00	1.00
Total Value	\$150,769	\$56,773	\$1,383,250	\$286,922
Distance From Subject	0.00	1.65	21.11	10.99

\*= user supplied for search only

Comp #:	<b>1</b>	Distance From Subject: <b>1.65 (miles)</b>			
Address:	<b>6524 8TH AVE, LOS ANGELES, CA 90043-4314</b>				
Owner Name:	<b>GIAGNI DANIELK J/MITCHELL-GIAGNI PAMELA</b>				
Seller Name:	<b>SNAILUM KYLE R</b>				
APN:	<b>4007-019-004</b>	Map Reference:	<b>51-C5 / 673-F7</b>	Building Area:	<b>2,078</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>2348.00</b>	Total Rooms/Offices:	
Subdivision:	<b>4807</b>	Zoning:	<b>LACM</b>	Total Restrooms:	
Rec Date:	<b>08/25/2014</b>	Prior Rec Date:	<b>12/19/2012</b>	Yr Built/Eff:	<b>1952 /</b>
Sale Date:	<b>08/20/2014</b>	Prior Sale Date:	<b>11/27/2012</b>	Air Cond:	<b>NONE</b>
Sale Price:	<b>\$225,000</b>	Prior Sale Price:	<b>\$160,000</b>	Pool:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Roof Mat:	
Document #:	<b>891042</b>	Acres:	<b>0.08</b>		
1st Mtg Amt:		Lot Area:	<b>3,584</b>		
Total Value:	<b>\$160,725</b>	# of Stories:			
Land Use:	<b>AUTO REPAIR</b>	Park Area/Cap#:	<b>/</b>		

Comp #:	<b>2</b>	Distance From Subject: <b>4.55 (miles)</b>			
Address:	<b>1551 E WASHINGTON BLVD, LOS ANGELES, CA 90021</b>				
Owner Name:	<b>GUZMAN AIMEE Z</b>				
Seller Name:	<b>MARTES G E 2000 TRUST</b>				
APN:	<b>5129-010-024</b>	Map Reference:	<b>44-D6 / 674-G1</b>	Building Area:	<b>1,959</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>2260.01</b>	Total Rooms/Offices:	
Subdivision:	<b>MCDONALD J G TR</b>	Zoning:	<b>LAM2</b>	Total Restrooms:	
Rec Date:	<b>02/11/2015</b>	Prior Rec Date:		Yr Built/Eff:	<b>1922 /</b>
Sale Date:	<b>09/23/2014</b>	Prior Sale Date:		Air Cond:	<b>NONE</b>
Sale Price:	<b>\$820,000</b>	Prior Sale Price:		Pool:	
Sale Type:	<b>FULL</b>	Prior Sale Type:		Roof Mat:	
Document #:	<b>154419</b>	Acres:	<b>0.22</b>		
1st Mtg Amt:	<b>\$670,000</b>	Lot Area:	<b>9,692</b>		
Total Value:	<b>\$56,773</b>	# of Stories:			
Land Use:	<b>AUTO REPAIR</b>	Park Area/Cap#:	<b>/</b>		

Comp #:	<b>3</b>	Distance From Subject: <b>4.77 (miles)</b>			
Address:	<b>8596 W PICO BLVD, LOS ANGELES, CA 90035-2410</b>				
Owner Name:	<b>8590 PICO LLC</b>				
Seller Name:	<b>SAHAR NAHUM J &amp; ZMIRA</b>				
APN:	<b>4303-035-074</b>	Map Reference:	<b>/ 632-J4</b>	Building Area:	<b>2,174</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>2170.02</b>	Total Rooms/Offices:	
Subdivision:		Zoning:	<b>LAC4</b>	Total Restrooms:	
Rec Date:	<b>12/08/2014</b>	Prior Rec Date:		Yr Built/Eff:	<b>1948 /</b>
Sale Date:	<b>12/03/2014</b>	Prior Sale Date:		Air Cond:	
Sale Price:	<b>\$3,125,000</b>	Prior Sale Price:		Pool:	
Sale Type:	<b>FULL</b>	Prior Sale Type:		Roof Mat:	
Document #:	<b>1321062</b>	Acres:	<b>0.22</b>		
1st Mtg Amt:		Lot Area:	<b>9,547</b>		
Total Value:	<b>\$1,383,250</b>	# of Stories:			

Land Use: **AUTO REPAIR** Park Area/Cap#: /

Comp #: **4** Distance From Subject: **5.31 (miles)**  
 Address: **1422 BEVERLY BLVD, LOS ANGELES, CA 90026-5703**  
 Owner Name: **LINC-WESTLAKE APARTMENTS LP**  
 Seller Name: **BEVERLY & LUCAS LLC**  
 APN: **5153-030-003** Map Reference: **44-C2 / 634-E2** Building Area: **1,792**  
 County: **LOS ANGELES, CA** Census Tract: **2083.02** Total Rooms/Offices:  
 Subdivision: **LOS ANGELES IMPROV COS SUB** Zoning: **LACW** Total Restrooms:  
 Rec Date: **02/02/2015** Prior Rec Date: **02/24/2006** Yr Built/Eff: **1903 / 1903**  
 Sale Date: **01/15/2015** Prior Sale Date: **02/21/2006** Air Cond: **NONE**  
 Sale Price: **\$5,040,000** Prior Sale Price: **\$900,000** Pool:  
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:  
 Document #: **113550** Acres: **0.11**  
 1st Mtg Amt: **\$7,407,000** Lot Area: **4,620**  
 Total Value: **\$334,431** # of Stories:  
 Land Use: **AUTO REPAIR** Park Area/Cap#: /

Comp #: **5** Distance From Subject: **5.35 (miles)**  
 Address: **11280 WASHINGTON BLVD, CULVER CITY, CA 90230-4620**  
 Owner Name: **11280 WASHINGTON LLC**  
 Seller Name: **OZAKI F & F FAMILY TRUST**  
 APN: **4217-011-061** Map Reference: **50-A2 / 672-E4** Building Area: **2,100**  
 County: **LOS ANGELES, CA** Census Tract: **7028.02** Total Rooms/Offices:  
 Subdivision: **7026** Zoning: **CCC3\*** Total Restrooms:  
 Rec Date: **12/31/2014** Prior Rec Date: Yr Built/Eff: **1971 / 1971**  
 Sale Date: **12/10/2014** Prior Sale Date: Air Cond:  
 Sale Price: **\$1,125,000** Prior Sale Price: Pool:  
 Sale Type: **FULL** Prior Sale Type: Roof Mat:  
 Document #: **1425594** Acres: **0.12**  
 1st Mtg Amt: **\$562,500** Lot Area: **5,111**  
 Total Value: **\$126,558** # of Stories:  
 Land Use: **AUTO REPAIR** Park Area/Cap#: /

Comp #: **6** Distance From Subject: **7.29 (miles)**  
 Address: **1855 WESTWOOD BLVD, LOS ANGELES, CA 90025-4611**  
 Owner Name: **WESTWOOD REGENT LLC**  
 Seller Name: **REICHMAN T S & Z TRUST**  
 APN: **4323-001-008** Map Reference: **41-E3 / 632-C4** Building Area: **1,782**  
 County: **LOS ANGELES, CA** Census Tract: **2672.00** Total Rooms/Offices:  
 Subdivision: **5609** Zoning: **LAC4** Total Restrooms:  
 Rec Date: **09/11/2014** Prior Rec Date: **12/08/1997** Yr Built/Eff: **1949 /**  
 Sale Date: **08/29/2014** Prior Sale Date: **08/26/1997** Air Cond:  
 Sale Price: **\$4,900,000** Prior Sale Price: **\$882,000** Pool:  
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:  
 Document #: **962847** Acres: **0.16**  
 1st Mtg Amt: **\$2,700,000** Lot Area: **6,892**  
 Total Value: **\$315,378** # of Stories:  
 Land Use: **AUTO REPAIR** Park Area/Cap#: /

Comp #: **7** Distance From Subject: **7.65 (miles)**  
 Address: **123 NEVADA ST, EL SEGUNDO, CA 90245-4209**  
 Owner Name: **SMOKY HOLLOW LLC**  
 Seller Name: **COOLEY FAMILY TRUST**  
 APN: **4139-004-045** Map Reference: **56-B6 / 732-G2** Building Area: **1,700**  
 County: **LOS ANGELES, CA** Census Tract: **6200.02** Total Rooms/Offices:  
 Subdivision: **3012** Zoning: **ESM1\*** Total Restrooms:  
 Rec Date: **06/12/2014** Prior Rec Date: **04/04/1995** Yr Built/Eff: **1965 / 1965**  
 Sale Date: **10/29/2013** Prior Sale Date: Air Cond:  
 Sale Price: **\$1,375,000** Prior Sale Price: Pool:  
 Sale Type: **FULL** Prior Sale Type: Roof Mat:  
 Document #: **609747** Acres: **0.08**  
 1st Mtg Amt: **\$700,000** Lot Area: **3,323**  
 Total Value: **\$88,070** # of Stories:  
 Land Use: **AUTO REPAIR** Park Area/Cap#: /

Comp #: **8** Distance From Subject: **8.04 (miles)**  
 Address: **2600 MERCED ST, LOS ANGELES, CA 90065**  
 Owner Name: **LOW KEY MAN LLC**  
 Seller Name: **NITE LLC**  
 APN: **5453-008-014** Map Reference: **35-F4 / 594-H5** Building Area: **1,746**  
 County: **LOS ANGELES, CA** Census Tract: **1853.20** Total Rooms/Offices:  
 Subdivision: **MARSH ROBERT & COS COTTAGE HOME TR** Zoning: **LAM1** Total Restrooms:

Rec Date:	02/10/2015	Prior Rec Date:	08/08/1997	Yr Built/Eff:	1930 /
Sale Date:	02/04/2015	Prior Sale Date:		Air Cond:	
Sale Price:	\$399,000	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	146433	Acres:	0.19		
1st Mtg Amt:	\$399,000	Lot Area:	8,264		
Total Value:	\$276,781	# of Stories:			
Land Use:	AUTO REPAIR	Park Area/Cap#:	/		

Comp #:	9	Distance From Subject:	9.38 (miles)
Address:	4751 E CESAR E CHAVEZ AVE, LOS ANGELES, CA 90022		
Owner Name:	4755 CHAVEZ LLC		
Seller Name:	COMFORT ENTS LLC		
APN:	5235-020-045	Map Reference:	45-E4 / 635-G5
County:	LOS ANGELES, CA	Census Tract:	5305.00
Subdivision:	4949	Zoning:	LCC3*
Rec Date:	01/28/2015	Prior Rec Date:	10/15/2012
Sale Date:	01/23/2015	Prior Sale Date:	10/05/2012
Sale Price:	\$1,475,000	Prior Sale Price:	\$610,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	100074	Acres:	0.24
1st Mtg Amt:	\$1,125,000	Lot Area:	10,625
Total Value:	\$247,116	# of Stories:	
Land Use:	AUTO REPAIR	Park Area/Cap#:	/
Building Area:	1,800	Total Rooms/Offices:	
Total Restrooms:		Yr Built/Eff:	1970 / 1970
Pool:		Air Cond:	NONE
Roof Mat:			

Comp #:	10	Distance From Subject:	9.78 (miles)
Address:	1236 E COMPTON BLVD, COMPTON, CA 90221-3310		
Owner Name:	FONTENOT FREEMAN		
Seller Name:	PRICE JOSEPH W		
APN:	6179-026-037	Map Reference:	65-B3 / 735-B4
County:	LOS ANGELES, CA	Census Tract:	5424.01
Subdivision:	8482	Zoning:	COCL*
Rec Date:	12/19/2014	Prior Rec Date:	11/14/1997
Sale Date:	11/17/2014	Prior Sale Date:	05/23/1996
Sale Price:	\$100,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	1382366	Acres:	0.16
1st Mtg Amt:		Lot Area:	6,957
Total Value:	\$79,603	# of Stories:	
Land Use:	AUTO REPAIR	Park Area/Cap#:	/
Building Area:	1,848	Total Rooms/Offices:	
Total Restrooms:		Yr Built/Eff:	1940 /
Pool:		Air Cond:	
Roof Mat:			

Comp #:	11	Distance From Subject:	11.92 (miles)
Address:	1435 W KENNETH RD, GLENDALE, CA 91201-1421		
Owner Name:	SARADJIAN VAHE Z		
Seller Name:	1435 W KENNETH ROAD LLC		
APN:	5622-023-020	Map Reference:	25-A1 / 564-B1
County:	LOS ANGELES, CA	Census Tract:	3014.00
Subdivision:	6165	Zoning:	GLC3*
Rec Date:	07/11/2014	Prior Rec Date:	04/29/2013
Sale Date:	06/16/2014	Prior Sale Date:	04/16/2013
Sale Price:	\$1,325,000	Prior Sale Price:	\$875,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	715352	Acres:	0.17
1st Mtg Amt:	\$425,000	Lot Area:	7,463
Total Value:	\$431,951	# of Stories:	
Land Use:	AUTO REPAIR	Park Area/Cap#:	/
Building Area:	2,015	Total Rooms/Offices:	
Total Restrooms:		Yr Built/Eff:	1935 /
Pool:		Air Cond:	NONE
Roof Mat:			

Comp #:	12	Distance From Subject:	12.45 (miles)
Address:	8829 LINDELL AVE, DOWNEY, CA 90240		
Owner Name:	NAVARRO LUIS A & ANA C		
Seller Name:	ROLLAND ROBERT J TRUST		
APN:	6388-001-010	Map Reference:	60-D1 / 706-D2
County:	LOS ANGELES, CA	Census Tract:	5505.00
Subdivision:	9389	Zoning:	DOC3*
Rec Date:	01/27/2015	Prior Rec Date:	08/16/1988
Sale Date:	01/21/2015	Prior Sale Date:	
Sale Price:	\$725,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	90923	Acres:	0.13
1st Mtg Amt:	\$580,000	Lot Area:	5,625
Total Value:	\$231,200	# of Stories:	
Land Use:	AUTO REPAIR	Park Area/Cap#:	/
Building Area:	1,664	Total Rooms/Offices:	
Total Restrooms:		Yr Built/Eff:	1971 / 1971
Pool:		Air Cond:	
Roof Mat:			

Comp #:	13	Distance From Subject:	12.92 (miles)
Address:	1129 S FAIR OAKS AVE, PASADENA, CA 91105-3415		

Owner Name:	<b>SONG JULIA</b>	Map Reference:	<b>27-A6 / 565-H7</b>	Building Area:	<b>1,696</b>
Seller Name:	<b>PEREZ ENRIQUETA</b>	Census Tract:	<b>4639.00</b>	Total Rooms/Offices:	
APN:	<b>5719-018-009</b>	Zoning:	<b>PSC*</b>	Total Restrooms:	
County:	<b>LOS ANGELES, CA</b>	Prior Rec Date:	<b>10/23/1984</b>	Yr Built/Eff:	<b>1949 / 1952</b>
Subdivision:	<b>6858</b>	Prior Sale Date:		Air Cond:	
Rec Date:	<b>12/16/2014</b>	Prior Sale Price:	<b>\$110,000</b>	Pool:	
Sale Date:	<b>12/03/2014</b>	Prior Sale Type:	<b>FULL</b>	Roof Mat:	
Sale Price:	<b>\$840,000</b>	Acres:	<b>0.12</b>		
Sale Type:	<b>FULL</b>	Lot Area:	<b>5,011</b>		
Document #:	<b>1364252</b>	# of Stories:			
1st Mtg Amt:	<b>\$630,000</b>	Park Area/Cap#:	<b>/</b>		
Total Value:	<b>\$198,689</b>				
Land Use:	<b>AUTO REPAIR</b>				

Comp #:	<b>14</b>	Distance From Subject:	<b>13.27 (miles)</b>
Address:	<b>2137 N VERDUGO RD, GLENDALE, CA 91208</b>		
Owner Name:	<b>DEMIRJIAN SHANE</b>		
Seller Name:	<b>ROTH D J &amp; C A TRUST</b>		
APN:	<b>5807-011-025</b>	Map Reference:	<b>18-F3 / 534-H7</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>3008.00</b>
Subdivision:	<b>1701</b>	Zoning:	<b>GLC3*</b>
Rec Date:	<b>09/03/2014</b>	Prior Rec Date:	<b>06/09/1983</b>
Sale Date:	<b>08/29/2014</b>	Prior Sale Date:	
Sale Price:	<b>\$1,491,000</b>	Prior Sale Price:	<b>\$145,000</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>925888</b>	Acres:	<b>0.14</b>
1st Mtg Amt:		Lot Area:	<b>5,998</b>
Total Value:	<b>\$245,040</b>	# of Stories:	<b>1.00</b>
Land Use:	<b>AUTO REPAIR</b>	Park Area/Cap#:	<b>/</b>

Comp #:	<b>15</b>	Distance From Subject:	<b>14.29 (miles)</b>
Address:	<b>6103 VAN NUYS BLVD, VAN NUYS, CA 91401</b>		
Owner Name:	<b>STONEGATE PROPERTY HOLDINGS/MASSCO INVESTMENTS LLC</b>		
Seller Name:	<b>PFLOCK LUDWIG</b>		
APN:	<b>2241-021-018</b>	Map Reference:	<b>15-D5 / 532-A7</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>1283.03</b>
Subdivision:	<b>1200</b>	Zoning:	<b>LACM</b>
Rec Date:	<b>12/11/2014</b>	Prior Rec Date:	<b>12/02/1999</b>
Sale Date:	<b>12/05/2014</b>	Prior Sale Date:	<b>11/18/1999</b>
Sale Price:	<b>\$6,325,000</b>	Prior Sale Price:	<b>\$7,977,350</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	
Document #:	<b>1340659</b>	Acres:	<b>0.28</b>
1st Mtg Amt:		Lot Area:	<b>12,066</b>
Total Value:	<b>\$348,545</b>	# of Stories:	
Land Use:	<b>AUTO REPAIR</b>	Park Area/Cap#:	<b>/</b>

Comp #:	<b>16</b>	Distance From Subject:	<b>14.61 (miles)</b>
Address:	<b>13720 VANOWEN ST, VAN NUYS, CA 91405-4117</b>		
Owner Name:	<b>ROLAND PROPERTY HOLDING LLC</b>		
Seller Name:	<b>LADANYL FAMILY TRUST</b>		
APN:	<b>2238-010-030</b>	Map Reference:	<b>15-F4 / 532-C5</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>1281.01</b>
Subdivision:	<b>1000</b>	Zoning:	<b>LAC2</b>
Rec Date:	<b>10/09/2014</b>	Prior Rec Date:	<b>10/31/1975</b>
Sale Date:	<b>10/06/2014</b>	Prior Sale Date:	
Sale Price:	<b>\$1,000,000</b>	Prior Sale Price:	<b>\$285,000</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>1069177</b>	Acres:	<b>0.62</b>
1st Mtg Amt:		Lot Area:	<b>27,023</b>
Total Value:	<b>\$193,098</b>	# of Stories:	
Land Use:	<b>AUTO REPAIR</b>	Park Area/Cap#:	<b>/</b>

Comp #:	<b>17</b>	Distance From Subject:	<b>16.86 (miles)</b>
Address:	<b>18822 CORBY AVE, ARTESIA, CA 90701-5626</b>		
Owner Name:	<b>TELFORD GERALDINE A</b>		
Seller Name:	<b>BETTENCOURT N &amp; U TRUST</b>		
APN:	<b>7039-013-012</b>	Map Reference:	<b>81-A1 / 766-H2</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>5549.00</b>
Subdivision:	<b>ARTESIA</b>	Zoning:	<b>ATM1*</b>
Rec Date:	<b>07/08/2014</b>	Prior Rec Date:	<b>06/19/1987</b>
Sale Date:	<b>03/03/2014</b>	Prior Sale Date:	<b>03/1987</b>
Sale Price:	<b>\$460,000</b>	Prior Sale Price:	<b>\$111,500</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>700532</b>	Acres:	<b>0.17</b>
1st Mtg Amt:		Lot Area:	<b>7,464</b>
Total Value:	<b>\$309,516</b>	# of Stories:	

Land Use: **AUTO REPAIR** Park Area/Cap#: /

Comp #:	<b>18</b>	Distance From Subject:	<b>19.19 (miles)</b>
Address:	<b>13057 VAN NUYS BLVD, PACOIMA, CA 91331-2575</b>		
Owner Name:	<b>RIVERA GERARDO G</b>		
Seller Name:	<b>APB PROPERTIES LLC</b>		
APN:	<b>2534-016-018</b>	Map Reference:	<b>9-A2 / 502-D2</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>1043.20</b>
Subdivision:	<b>PACOIMA</b>	Zoning:	<b>LAC2</b>
Rec Date:	<b>01/09/2015</b>	Prior Rec Date:	
Sale Date:	<b>12/23/2014</b>	Prior Sale Date:	
Sale Price:	<b>\$450,091</b>	Prior Sale Price:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	
Document #:	<b>26939</b>	Acres:	<b>0.16</b>
1st Mtg Amt:		Lot Area:	<b>7,099</b>
Total Value:	<b>\$325,000</b>	# of Stories:	
Land Use:	<b>AUTO REPAIR</b>	Park Area/Cap#:	/

Comp #:	<b>19</b>	Distance From Subject:	<b>19.46 (miles)</b>
Address:	<b>15836 LAMBERT RD, WHITTIER, CA 90604-3342</b>		
Owner Name:	<b>ANAHEIM MOTORS INC</b>		
Seller Name:	<b>LOZA JOHN &amp; FRANCES</b>		
APN:	<b>8229-024-026</b>	Map Reference:	<b>84-C4 / 707-J6</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>5035.02</b>
Subdivision:		Zoning:	<b>WHC2*</b>
Rec Date:	<b>08/25/2014</b>	Prior Rec Date:	<b>05/13/1976</b>
Sale Date:	<b>08/18/2014</b>	Prior Sale Date:	
Sale Price:	<b>\$450,000</b>	Prior Sale Price:	<b>\$15,000</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>889615</b>	Acres:	<b>0.18</b>
1st Mtg Amt:	<b>\$200,000</b>	Lot Area:	<b>7,700</b>
Total Value:	<b>\$112,693</b>	# of Stories:	
Land Use:	<b>AUTO REPAIR</b>	Park Area/Cap#:	/

Comp #:	<b>20</b>	Distance From Subject:	<b>21.11 (miles)</b>
Address:	<b>1705 SAN FERNANDO RD, SAN FERNANDO, CA 91340-3116</b>		
Owner Name:	<b>DNE ZONE CORP</b>		
Seller Name:	<b>B &amp; F ENTS</b>		
APN:	<b>2611-009-029</b>	Map Reference:	<b>2-D5 / 481-J6</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>3203.00</b>
Subdivision:	<b>10143</b>	Zoning:	<b>SFM1*</b>
Rec Date:	<b>09/18/2014</b>	Prior Rec Date:	
Sale Date:	<b>09/15/2014</b>	Prior Sale Date:	
Sale Price:	<b>\$1,000,000</b>	Prior Sale Price:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	
Document #:	<b>988816</b>	Acres:	<b>0.29</b>
1st Mtg Amt:	<b>\$771,500</b>	Lot Area:	<b>12,814</b>
Total Value:	<b>\$274,029</b>	# of Stories:	
Land Use:	<b>AUTO REPAIR</b>	Park Area/Cap#:	/



# EXHIBIT D

ASSIGNED INSPECTOR: **MARK RUDE**

Date: **February 20, 2015**

JOB ADDRESS: **2510 WEST VERNON AVENUE, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **5014-028-006**

CASE#: **78680**

ORDER NO: **A-3159932**

EFFECTIVE DATE OF ORDER TO COMPLY: **December 7, 2012**

COMPLIANCE EXPECTED DATE: **December 12, 2012**

DATE COMPLIANCE OBTAINED: **February 7, 2014**

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

**VIOLATIONS:**

SEE ATTACHED ORDER # A-3159932

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BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

HELENA JUBANY  
PRESIDENT

VICE-PRESIDENT

VAN AMBATIELOS  
VICTOR H. CUEVAS  
SEPAND SAMZADEH

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

BOTACH MANAGEMENT  
5011 W PICO BLVD  
LOS ANGELES, CA 90019

CASE #: 78680  
ORDER #: A-3159932  
EFFECTIVE DATE: December 07, 2012  
COMPLIANCE DATE: December 12, 2012

PROPERTY OWNER OF  
SITE ADDRESS: 2510 W VERNON AVE  
ASSESSORS PARCEL NO.: 5014-028-006  
ZONE: C2; Commercial Zone  
NAME OF BUSINESS IN VIOLATION: DTM TEST ONLY CENTER

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 18, 2012 and billed on invoice # 560663.

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 10, 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

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 98.041 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

