

Urban-Blox has failed to have any support from the public for their destructive project. What do they do?

They have their Real-Estate broker attend the October 25 PLUM Committee hearing to speak in opposition of the appeal.

CITY OF LOS ANGELES
PLANNING & LAND USE MANAGEMENT COMMITTEE SPEAKER CARD

THE CITY COUNCIL'S RULES OF DECORUM WILL BE ENFORCED.

DATE 10/25/16 COUNCIL FILE NO. 16-1048 AGENDA ITEM NO. 8

POSITION: Support Project/Proposal Oppose Project/Proposal General or Public Comment
 Support Appeal Oppose Appeal

SPEAKER: Applicant Property Owner(s) Association Representative
 Appellant Surrounding Property Owners Organization Other _____
Check here if you are a paid representative

Name Jon Emrani
Representing _____
Address 12100 W. Olympic #350
City Los Angeles Zip Code 90064

Please see reverse of card for important information and submit this entire card to the presiding officer or chairperson.
NOTE: THIS IS A PUBLIC DOCUMENT.

Desperate measures. . .

Property Address: 5303 Hermitage Avenue, Valley Village, CA 91607

33. ACCEPTANCE OF OFFER: Seller warrants that Seller is the owner of the Property, or has the authority to execute this Agreement. Seller accepts the above offer and agrees to sell the Property on the above terms and conditions, and agrees to the acknowledgment of agency relationships. Seller has read and acknowledges receipt of a Copy of this Agreement, and authorizes Broker to Deliver a Signed Copy to Buyer.

(If checked) SELLER'S ACCEPTANCE IS SUBJECT TO ATTACHED COUNTER OFFER (C.A.R. Form SCO or SMCO) DATED: _____

SELLER By _____ Date _____
(Print name)

Court-Appointed Representative(s) of _____ Date _____
SELLER By _____
(Print name)

Court-Appointed Representative(s) of _____

(If checked) Additional Signature Addendum attached (C.A.R. Form ASA).

(/) (Do not initial if making a counter offer.) CONFIRMATION OF ACCEPTANCE: A Copy of Signed Acceptance personally received by Buyer or Buyer's authorized agent on (date) _____ at _____ AM/ PM. A binding Agreement is created when a Copy of Signed Acceptance is personally received by Buyer or Buyer's authorized agent whether or not confirmed in this document. Completion of this confirmation is not required in order to create a binding Agreement; it is solely intended to evidence the date that Confirmation of Acceptance has occurred.

REAL ESTATE BROKERS:

- A. Real Estate Brokers are not parties to the Agreement between Buyer and Seller.
- B. Agency relationships are confirmed as stated in paragraph 2.
- C. If specified in paragraph 3A(2), Agent who submitted the offer for Buyer acknowledges receipt of deposit.
- D. COOPERATING BROKER COMPENSATION: Listing Broker agrees to pay Cooperating Broker (Selling Firm) and Cooperating Broker to accept, out of Listing Broker's proceeds in escrow, the amount specified in the MLS, provided Cooperating Broker is a Participant of the MLS in which the Property is offered for sale or a reciprocal MLS. If Listing Broker and Cooperating Broker are not both Participants of the MLS, then compensation must be specified in a separate written agreement (C.A.R. Form Reciprocal Compensation of License and Tax (C.A.R. Form DLT) may be used to document that tax reporting will be required or that an exemption applies.

Real Estate Broker (Selling Firm) Marcus & Millichap Real Estate Investment Services CalBRE Lic. # _____
 By Jon Emrani CalBRE Lic. # _____ Date 2/19/2015
 Address _____ City _____ State _____ Zip _____
 Telephone _____ Fax _____ E-mail _____

Real Estate Broker (Listing Firm) First Team Estates/ Malkin Properties Inc. CalBRE Lic. # _____
 By _____ CalBRE Lic. # _____ Date _____
 By _____ CalBRE Lic. # _____ Date _____
 Address _____ City _____ State _____ Zip _____
 Telephone _____ Fax _____ E-mail _____

ESCROW HOLDER ACKNOWLEDGMENT:

Escrow Holder acknowledges receipt of a Copy of this Agreement, (if checked, a deposit in the amount of \$ _____ counter offer numbers _____ Seller's Statement of Information and _____, and agrees to act as Escrow Holder subject to paragraph 23 of this Agreement and supplemental escrow instructions and the terms of Escrow Holder's general provisions.
Escrow Holder is advised that the date of Confirmation of Acceptance of the Agreement as between Buyer and Seller is _____
Escrow Holder _____ Escrow # _____
By _____ Date _____
Address _____
Phone/Fax/E-mail _____
Escrow Holder has the following license number # _____
 Department of Business Oversight, Department of Insurance, Bureau of Real Estate.

PRESENTATION OF OFFER: (_____) Listing Broker presented this offer to Seller on _____ (date).
Broker or Designee Initials _____

REJECTION OF OFFER: (_____) (_____) No counter offer is being made. This offer was rejected by Seller on _____ (date).
Seller's Initials _____

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Reviewed by _____ ds
Broker or Designee _____
Buyer's Initials (RS) (_____)

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20160208305



Pages:
0006

Recorded/Filed in Official Records
Recorder's Office, Los Angeles County,
California

02/25/16 AT 04:11PM

FEES:	30.00
TAXES:	0.00
OTHER:	0.00
PAID:	30.00



LEADSHEET



201602253270047

00011757782



007401828

SEQ:
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WHEN RECORDED MAIL TO

NAME *Finnegan & Diba*

MAILING *3660 Wilshire Blvd. #710*

CITY, STATE, ZIP CODE

Los Angeles CA 90010

02/25/2016



20160208305

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

TITLE

Notice of Pendency of Action

1 FINNEGAN & DIBA, A LAW CORPORATION
2 KASEY DIBA, ESQ. (SBN 171081)
3 MATTHEW M. SICH, ESQ. (SBN 306165)
4 3660 Wilshire Boulevard, Suite 710
5 Los Angeles, California 90010
6 Telephone: (213) 480-0292
7 Telecopier: (213) 480-0805

8 Attorneys for Plaintiff, Jennifer Getz

CONFORMED COPY
ORIGINAL FILED
SUPERIOR COURT OF CALIFORNIA
COUNTY OF LOS ANGELES

FEB 24 2016

Sherri R. Carter, Executive Officer/Clerk
BY P. Valle, Deputy

FILED
LOS ANGELES SUPERIOR COURT

FEB 24 2016

By P. Valle, Deputy

9 THE SUPERIOR COURT OF THE STATE OF CALIFORNIA

10 COUNTY OF LOS ANGELES

11 JENNIFER GETZ, an individual,

12 Plaintiff,

13 vs.

14 SYDNEY EDWARDS, an individual; MARTA
15 LATHROP, executor of the ESTATE OF
16 CLINTON LATHROP; MARTA LATHROP,
17 an individual; and DOES 1-4,

18 Defendant.

Case Number.: EC064049

Assigned to the Hon. Donna F. Goldstein for all
purposes – Dept. “B”

NOTICE OF PENDENCY OF ACTION
[CCP § 405 et seq.]

Date Filed: May 7, 2015

Trial Date: May 2, 2016

Department: “B”

19 NOTICE IS HEREBY GIVEN that the above entitled action concerning and effecting real
20 property as described herein has been commenced and is now pending against the named Defendant
21 and affects title to the real property hereafter described in that Plaintiff is also seeking, among others
22 things, declaratory relief that would be determinative of her interest in the same.

23 The action concerns and affects the title to real property situated in Los Angeles County,
24 California, with the abbreviated legal description as follows:

25 “LOT:7 CITY:REGION/CLUSTER: 03/03408 TR#:1487 E 75 FT OF LOT 7 TR # 1487 AND
26 ALL OF LOT 9 TR # 9237”

27 Common Descriptions: The three (3) addresses sharing APN: 2347-025-010 and described as:

28 5303 Hermitage Ave., Valley Village, CA 91607

1 12301 Weddington St., Valley Village, CA 91607

2 12301 ½ Weddington St., Valley Village, CA 91607

3
4 Dated: February 24, 2016

5 FINNEGAN & DIBA, ALC

6 By: 

7 KASEY DIBA, ESQ.
8 Attorneys for Plaintiff,
9 JENNIFER GETZ

1 **PROOF OF SERVICE**

2 STATE OF CALIFORNIA, COUNTY OF LOS ANGELES

3 I am employed in the County of Los Angeles, State of California. I am over the age of 18
4 and not a party to the within action; my business address is 3660 Wilshire Blvd., Suite 710 Los
5 Angeles, CA 90010.

6 On the date herein below specified, I served the foregoing document described as set forth
7 below on the interested parties in this action by placing true copies thereof enclosed in sealed
8 envelopes, at Los Angeles, California, addressed as follows:

9 Date of Service: **FEBRUARY 24, 2016**

10 Document(s) Served: **NOTICE OF PENDENCY OF ACTION [CCP §405 et seq.]**

11 Person Served: **KAYSER LAW GROUP, APC**
12 **MARK A. PAHOR, ESQ.**
13 **1407 N. BATAVIA STREET, STE. 103**
14 **ORANGE, CA 92867**

15 **FERNANDEZ & LAUBY, LLP**
16 **MICHAEL C. HACKWORTH, ESQ.**
17 **4590 ALLSTATE DRIVE**
18 **RIVERSIDE, CA 92501**

19 XX (BY U.S. Mail) I enclosed the documents in a sealed envelope or package addressed to the
20 persons at the address(s) above and deposited the sealed envelope with the United States Postal
21 Service, with the postage fully prepaid or placed the envelope for collection and mailing, following
22 our ordinary business practices in a sealed envelope with postage fully prepaid

23 (BY OVERNIGHT DELIVERY) I enclosed the documents in an envelope or package provided
24 by an overnight deliver carrier and addressed to the persons at the addresses above. I placed the
25 envelope or package for collection and overnight delivery at an office or a regularly utilized drop box
26 of the overnight delivery carrier.

27 (BY FAX) I faxed the documents to the persons at the fax numbers listed above. No error was
28 reported by the fax machine that I used.

(BY MESSENGER SERVICE) I served the documents by placing them in an envelope or
package addressed to the persons at the addresses listed above and providing them to a professional
messenger service for service.

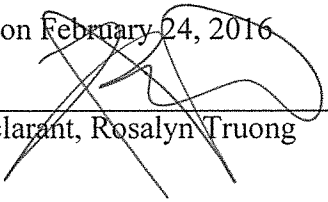
(BY PERSONAL SERVICE) I personally delivered by hand to the offices of the addressee(s).

(BY EMAIL TRANSMISSION) I emailed a copy of the foregoing document(s) this date via
email to the emails shown above.

XX (STATE) I declare under penalty of perjury under the laws of the State of California that the
above is true and correct.

1 ___(FEDERAL) I declare that I am employed in the office of a member of the bar of this court, at
whose direction the service was made.

2 EXECUTED at Los Angeles, California, on February 24, 2016

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4 _____
Declarant, Rosalyn Truong

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Oct 24, 2016

Re: 5303 Hermitage Ave
Case #VTT 73704-SL
ENV-2015-2618-MND

Dear Plum Committee Councilmembers

I am contacting you today to urgently ask that you and other members of the PLUM Committee uphold the appeal for the above referenced case, scheduled for the Planning and Land Use meeting on October 25, 2016.

We need you to stand up for your constituents and say NO to this particular developer, who has an extensive record of bullying and harassment of tenants, falsifying information to the Housing Department, and destruction of historic properties and rent-stabilized homes. He is also currently being sued by 2 other developers due to his highly suspect and/or illegal real estate practices.

We ask the Planning and Land Use Management Committee to follow the General Plan and City Ordinances by not approving projects that are out of compliance, such as this one.

Please do the right thing and uphold this appeal.
Please confirm receipt and enter this letter into the case file.

Sincerely,
Carol Cetrone
Silver Lake Heritage Trust
Silver Lake Neighborhood Council Urban Design and Preservation Committee



Sharon Dickinson <sharon.dickinson@lacity.org>

RESEND - FIFTH EMAIL RE PLEASE PLACE IN RECORD FILE_ 16-1048

1 message

csc-vv@mail.com <csc-vv@mail.com>

Fri, Nov 4, 2016 at 3:14 PM

To: sharon.dickinson@lacity.org, edwin.grover@lacity.org

Dear PLUM Committee CouncilMembers,

A lot of the information you requested at the hearing on October 25 has been submitted on more than one occasion.

On the SECOND PAGE of the attached, SECTION II. EXISTING CONDITIONS

The question remains vague and ambiguous as to **IS THERE ANY SIMILAR HOUSING AT THIS PRICE RANGE AVAILABLE IN THE AREA AND IF SO WHERE?**

Applicants state there are "many rental units in vicinity of the project site."

For the same rent amount? With the same characteristics? Why is the decision of where tenants may or may not choose to live left in the hands of a project applicant who's sole purpose is to serve himself.

The answer **is if there WAS affordable housing in the area at \$500.00 a month, whic there is not, I guarantee you it is occupied.** With pretty strong possibilities of being demolished soon enough.

Just because a tenant may or may not have been given money to move does not decrease the strong possibility they can end up homeless. YOU HAVE THEN DECREASED THE QUALITY OF THAT PERSONS LIFE. It becomes very frustrating to be a broken record to the committee and have so much evidence repeatedly ignored.

IF YOU WOULD HAVE READ THE APPEAL AND SUPPORTING DOCUMENTS YOU WOULD HAVE FOUND THE EVIDENCE THAT CONTRADICT EVERY FORM FILED BY THESE APPLICANTS. ONE LIE AFTER ANOTHER.

WHAT IS IT THAT IS PREVENTING THE COUNCIL FROM READING.

 EA-Form.pdf
1332K