

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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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

April 15, 2015

Council District: # 10

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

JOB ADDRESS: **4510 WEST PICO BLVD., LOS ANGELES, CA**
(AKA: 4506 WEST PICO BLVD., LOS ANGELES, CA)
ASSESSORS PARCEL NO. (APN): **5083-032-001**

On August 18, 2011, pursuant to the authority granted by Section 91.103 of the Los Angeles Municipal Code, the Department of Building and Safety (the "Department") investigated and identified code violations at: **4510 West Pico Blvd., (aka: 4506 West Pico Blvd.) 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.

Pursuant to Section 98.0421, the property owner was issued an order on August 18, 2011, to pay a code violation inspection fee after violations were identified and verified upon inspection. The code violation inspection fees imposed by the Department are as follows:

<u>Description</u>	<u>Amount</u>
Code Violation Investigation fee	336.00
System Development Surcharge	20.16
System Development Surcharge late fee	50.40
Late Charge/Collection fee (250%)	840.00
Accumulated Interest (1%/month)	522.34
Title Report fee	42.00
Grand Total	\$ 1,810.90

Pursuant to the authority granted by Section 7.35.3 of the Los Angeles Administrative Code, it is proposed a lien for a total sum of **\$1,810.90** 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 **\$1,810.90** on the referenced property. A copy of the title report which includes a full legal description of the property is attached as Exhibit A. 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

ATTEST: HOLLY L. WOLCOTT, CITY CLERK

Lien confirmed by
City Council on:

BY: _____

DEPUTY



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

Property Title Report

Work Order No. T11072
Dated as of: 03/07/2015

Prepared for: City of Los Angeles

SCHEDULE A
(Reported Property Information)

APN #: 5083-032-001

Property Address: 4510 W PICO BLVD ✓ **City:** Los Angeles **County:** Los Angeles

VESTING INFORMATION

Type of Instrument: Grant Deed

Grantee : Shlomo Botach, a married man as his sole and separate property

Grantor : Dahlia Botach, wife of Grantee

Deed Date : 3/4/2008

Recorded : 3/31/2008

Instr No. : 20080546782

MAILING ADDRESS: Shlomo Botach
5011 W. Pico Blvd, Los Angeles, CA 90019

SCHEDULE B

LEGAL DESCRIPTION

The following described property:

Situated in the City of Los Angeles, County of Los Angeles, State of California :
Those Portions of Lots 167 and 169 of Victoria Park, in the City of Los Angeles, County of Los Angeles, as per map recorded in book 12, page 2, of Maps, in the office of the County Recorder of said County lying westerly of a line Drawn Parallel with the westerly lines of said lots and extending northerly from a point in the Southerly line of said Lot 169 distant thereon westerly 60 feet from the southeasterly corner of said Lot 169.

Assessor's Parcel No: 5083-032-001

MORTGAGES/LIENS

Type of Instrument: A deed of trust to secure an indebtedness in the amount shown below, and any other obligations secured thereby

Amount : \$750,000.00

Dated : 3/4/2008

Trustor : Shlomo Botach, as to an Undivided 40 Percent Interest and Jonathan Botach, as to an Undivided 60 Percent Interest

*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. T11072

SCHEDULE B (Continued)

Trustee : Chicago Title Company, a California Corporation

Beneficiary : Cathay Bank, a California Banking Corp

Recorded : 3/31/2008

Instr No. : 20080546783

*MAILING ADDRESS: Chicago Title Company, a California Corporation -
560 East Hospitality Lane, San Bernardino, CA - 92408.*

*MAILING ADDRESS: Cathay Bank, a California Banking Corp, Corporate Commercial Loan Department - 800
West 6th Street, Los Angeles, CA 90017*

OR
RECORDING REQUESTED BY
NORTH AMERICAN TITLE COMPANY
AND WHEN RECORDED MAIL THIS DEED
AND TAX STATEMENTS TO:

SHLOMO BOTACH
5011 W. PICO BLVD.
LOS ANGELES, CA 90019

03/31/08



20080546781

Assessor's Parcel No. 5083-032-001

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE
Title Order No. 2607067415-59 Escrow No. 231475-SM

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S) THAT the documentary transfer tax is: COUNTY: \$1,492.15 & CITY: \$6,106.60 Total transfer tax: 7,598.65

☒ computed on full value of property conveyed, or

☐ computed on full value less value of liens or encumbrances remaining at time of sale

OR ☐ transfer is exempt from tax for the following reason: _____

FOR A VALUABLE CONSIDERATION receipt of which is hereby acknowledged,

PRADEEP SHASTRI AND RANJANA SHASTRI AS TRUSTEES OF THE PRADEEP & RANJANA SHASTRI
LIVING TRUST 2004 DATED NOVEMBER 6, 2004

hereby GRANT(S) to

SHLOMO BOTACH, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY, AS TO AN
UND. 40% INTEREST, AND JONATHAN BOTACH, A SINGLE MAN, AS TO AN UND. 60% INT.
the following described real property in the City of LOS ANGELES, County of LOS ANGELES, State of CALIFORNIA:

complete legal description more particularly described in
Exhibit "A" attached hereto and made a part hereof.

ALSO KNOWN AS: 4506 - 4512 W. PICO BLVD. LOS ANGELES, CA 90019

Date: ~~January 2, 2008~~ March 11, 2008

STATE OF CALIFORNIA

COUNTY OF Los Angeles

JSS

THE PRADEEP & RANJANA SHASTRI LIVING TRUST 2004
DATED NOVEMBER 6, 2004

On March 11, 2008 before
me, Melissa Quevedo, a Notary

Public in and for said State, personally appeared
Pradeep Shastri and Ranjana Shastri

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

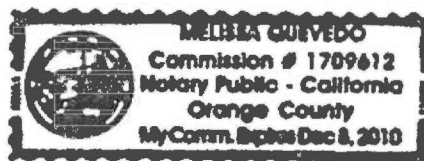
Melissa Quevedo

BY:

[Signature]
PRADEEP SHASTRI, TRUSTEE

BY:

[Signature]
RANJANA SHASTRI, TRUSTEE



(FOR NOTARY SEAL OR STAMP)

MAIL TAX STATEMENTS AS DIRECTED ABOVE

ORT

RECORDING REQUESTED BY
OLD REPUBLIC TITLE
AND WHEN RECORDED MAIL THIS DEED
AND TAX STATEMENTS TO:

SHLOMO BOTACH
5011 W. PICO BLVD.
LOS ANGELES, CA 90019

03/31/08



20080546782

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE

Assessor's Parcel No. 5083-032-001

Title Order No. 2607067415-59

Escrow No. 231475-SM

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S) THAT the documentary transfer tax is: COUNTY: LA & CITY: LA

☐ computed on full value of property conveyed, or

☐ computed on full value less value of liens or encumbrances remaining at time of sale

or ☒ transfer is exempt from tax for the following reason: It is the express intent of the Grantor (being spouse of the grantee) to convey all right, title and interest of the Grantor, community or otherwise, in and to the herein described property to the Grantee as his/her sole and separate property R&T 11911

FOR A VALUABLE CONSIDERATION receipt of which is hereby acknowledged,

DAHLIA BOTACH, wife of Grantee herein, does
hereby GRANT(S) to

SHLOMO BOTACH, a married man as his sole and separate property

the following described real property in the City of LOS ANGELES, County of LOS ANGELES, State of CALIFORNIA:

****EXACT LEGAL DESCRIPTION AS PER EXHIBIT 'A' ATTACHED HERETO AND MADE A PART
HEREOF.****

ALSO KNOWN AS: 4506 - 4512 W. PICO BLVD, LOS ANGELES, CA 90019

DATE: March 4, 2008

STATE OF CALIFORNIA)
COUNTY OF Los Angeles) SS

On March 18, 2008 before
me, Douglas Shewfelt, a Notary
Public in and for said State, personally appeared
Dahlia Botach

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

Dahlia Botach
Dahlia Botach



(FOR NOTARY SEAL OR STAMP)

MAIL TAX STATEMENTS AS DIRECTED ABOVE

ORT-2007067/1559

RECORDATION REQUESTED BY:

03/31/08



20080546783

WHEN RECORDED MAIL TO:

CATHAY BANK, a California Banking Corp.
CORPORATE COMMERCIAL LOAN DEPARTMENT
800 WEST 6TH STREET
LOS ANGELES, CA 90017

Loan #615200010

FOR RECORDER'S USE ONLY

DEED OF TRUST

THIS DEED OF TRUST is dated March 4, 2008, among SHLOMO BOTACH, A MARRIED MAN AS HIS SOLE AND SEPARTE PROPERTY, AS TO AN UNDIVIDED 40% INTEREST and JONATHAN BOTACH, A SINGLE MAN, AS TO AN UNDIVIDED 60% INTEREST, AS TENANTS IN COMMON, whose address is 5011 W. Pico Boulevard, Los Angeles, CA 90019 ("Trustor"); CATHAY BANK, a California Banking Corp., whose address is CORPORATE COMMERCIAL LOAN DEPARTMENT, 800 WEST 6TH STREET, LOS ANGELES, CA 90017 (referred to below sometimes as "Lender" and sometimes as "Beneficiary"); and CHICAGO TITLE COMPANY, A CALIFORNIA CORPORATION, whose address is 560 EAST HOSPITALITY LANE, SAN BERNARDINO, CA 92408 (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:

Those portions of Lots 167 and 169 of Victoria Park, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 12 Page 2 of Maps, in the Office of the County Recorder of said County, lying Westerly of a line drawn parallel with the Westerly lines of said lots and extending Northerly from a point in the Southerly line of said Lot 169 distant thereon Westerly 60 feet from the Southeasterly corner of said Lot 169.

See Affidavit Attached

The Real Property or its address is commonly known as 4506 - 4512 PICO BOULEVARD, LOS ANGELES, CA. The Assessor's Parcel Number for the Real Property is 5083-032-001.

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:

TRUSTOR'S REPRESENTATIONS AND WARRANTIES Trustor warrants that: (a) this Deed of Trust is executed at Borrower's request and not at the request of Lender, (b) Trustor has the full power, right, and authority to enter into this Deed of Trust and to hypothecate the Property; (c) the provisions of this Deed of Trust do not conflict with, or result in a default under any agreement or other instrument binding upon Trustor and do not result in a violation of any law, regulation, court decree or order applicable to Trustor, (d) Trustor has established adequate means of obtaining from Borrower on a continuing basis information about Borrower's financial condition, and (e) Lender has made no representation to Trustor about Borrower (including without limitation the creditworthiness of Borrower).

TRUSTOR'S WAIVERS. Except as prohibited by applicable law, Trustor waives any right to require Lender to (a) make any presentment, protest, demand, or notice of any kind, including notice of change of any terms of repayment of the Indebtedness, default by Borrower or any other guarantor or surety, any action or nonaction taken by Borrower, Lender, or any other guarantor or surety of Borrower, or the creation of new or additional indebtedness, (b) proceed against any person, including Borrower, before proceeding against Trustor, (c) proceed against any collateral for the Indebtedness, including Borrower's collateral, before proceeding against Trustor; (d) apply any payments or proceeds received against the Indebtedness in any order, (e) give notice of the terms, time, and place of any sale of any collateral pursuant to the Uniform Commercial Code or any other law governing such sale, (f) disclose any information about the Indebtedness, Borrower, any collateral, or any other guarantor or surety, or about any action or nonaction of Lender, or (g) pursue any

INITIAL HERE	INITIAL HERE
	CB

RECORDER MEMO: This COPY is NOT an OFFICIAL RECORD.

5083-032-001

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DEED OF TRUST
(Continued)

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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, 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 CHICAGO TITLE COMPANY, A CALIFORNIA CORPORATION, whose address is 560 EAST HOSPITALITY LANE, SAN BERNARDINO, CA 92408 and any substitute or successor trustees

Trustor. The word "Trustor" means SHLOMO BOTACH and JONATHAN BOTACH.

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

TRUSTOR:

X [Signature]
SHLOMO BOTACH
X [Signature]
JONATHAN BOTACH

CERTIFICATE OF ACKNOWLEDGMENT

STATE OF California)
) SS
COUNTY OF Los Angeles)

On March 13, 20 08 before me, QUYEN LIEU, NOTARY PUBLIC,
(here insert name and title of the officer)

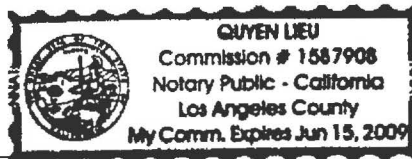
personally appeared SHLOMO BOTACH, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) 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

[Signature]



(Seal)

DEED OF TRUST
(Continued)

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CERTIFICATE OF ACKNOWLEDGMENT

STATE OF California

)
) SS
)

COUNTY OF Los Angeles

On March 18, 20 08 before me, QUYEN LIEU, NOTARY PUBLIC,
(here insert name and title of the officer)

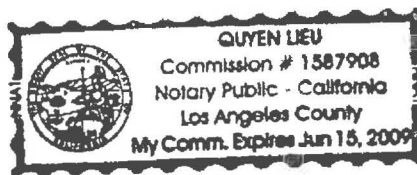
personally appeared JONATHAN BOTACH, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) 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

[Handwritten Signature]



(Seal)

(DO NOT RECORD)

REQUEST FOR FULL RECONVEYANCE

(To be used only when obligations have been paid in full)

To: _____, 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. You are hereby directed, upon payment to you of any sums owing to you under the terms of this Deed of Trust or pursuant to any applicable statute, to cancel the Note secured by this Deed of Trust (which is delivered to you together with this Deed of Trust), and to reconvey, without warranty, to the parties designated by the terms of this Deed of Trust, the estate now held by you under this Deed of Trust. Please mail the reconveyance and Related Documents to

Date: _____

Beneficiary: _____

By: _____

Its: _____

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THIS AFFIDAVIT WHEN COMPLETED IS TO BE SIGNED AND NOTARIZED. BEFORE RETURNING BE SURE TO COMPLETE ALL THE REQUESTED INFORMATION TO ENABLE CATHAY BANK TO PROPERLY PROCESS THE TRANSACTION PRESENTLY PENDING.

AFFIDAVIT

THE UNDERSIGNED Jonathan Botach DECLARES THAT HE / SHE IS THE IDENTICAL PARTY WHOSE NAME IS ALSO COMMONLY KNOWN Jonathan Shmuel Botach AND THE SIGNATURE SPECIMEN IS AS:

Jonathan Botach

SIGNING AS

[Signature]

THE UNDERSIGNED FURTHER DECLARES UNDER PENALTY OF PERJURY THAT THE ABOVE STATEMENT IS TRUE AND CORRECT

[Signature]

DATE: 3-18-08

STATE OF CALIFORNIA

COUNTY OF LOS ANGELES } SS

On March 18, 08 before me, QUYEN LIEU, NOTARY PUBLIC, personally appeared JONATHAN BOTACH ~~personally known to me~~ (or proved to me on the basis of satisfactory evidence) to the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/~~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

[Signature]



ORT-260706745-59
RECORDATION REQUESTED BY:

03/31/08



20080546784

WHEN RECORDED MAIL TO:

CATHAY BANK, a California Banking Corp.
CORPORATE COMMERCIAL LOAN DEPARTMENT
800 WEST 6TH STREET
LOS ANGELES, CA 90017

Loan #615200010

FOR RECORDER'S USE ONLY

HAZARDOUS SUBSTANCES CERTIFICATE AND INDEMNITY AGREEMENT

THIS HAZARDOUS SUBSTANCES AGREEMENT dated March 4, 2008, is made and executed among JONATHAN BOTACH, whose address is 5011 W. Pico Boulevard, Los Angeles, CA 90019 (sometimes referred to below as "Grantor" and sometimes as "Indemnitor"); SHLOMO BOTACH, whose address is 5011 W. Pico Boulevard, Los Angeles, CA 90019 (sometimes referred to below as "Borrower" and sometimes as "Indemnitor"); and CATHAY BANK, a California Banking Corp., CORPORATE COMMERCIAL LOAN DEPARTMENT, 800 WEST 6TH STREET, LOS ANGELES, CA 90017 (referred to below as "Lender"). For good and valuable consideration and to induce Lender to make a loan to Borrower, each party executing this Agreement hereby represents and agrees with Lender as follows:

PROPERTY DESCRIPTION. The word "Property" as used in this Agreement means the following Real Property located in LOS ANGELES County, State of California:

Those portions of Lots 167 and 169 of Victoria Park, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 12 Page 2 of Maps, in the Office of the County Recorder of said County, lying Westerly of a line drawn parallel with the Westerly lines of said lots and extending Northerly from a point in the Southerly line of said Lot 169 distant thereon Westerly 60 feet from the Southeasterly corner of said Lot 169.

The Real Property or its address is commonly known as 4506 - 4512 PICO BOULEVARD, LOS ANGELES, CA. The Assessor's Parcel Number for the Real Property is 5083-032-001.

REPRESENTATIONS. The following representations are made to Lender, subject to disclosures made and accepted by Lender in writing:

Use of Property. After due inquiry and investigation, Indemnitor has no knowledge, or reason to believe, that there has been any use, generation, manufacture, storage, treatment, refinement, transportation, disposal, release, or threatened release of any Hazardous Substances by any person on, under, or about the Property.

Hazardous Substances. After due inquiry and investigation, Indemnitor has no knowledge, or reason to believe, that the Property, whenever and whether owned by previous Occupants, has ever contained asbestos, PCBs, lead paints or other Hazardous Substances, whether used in construction or stored on the Property.

No Notices. Indemnitor has received no summons, citation, directive, letter or other communication, written or oral, from any agency or department of any county or state or the U.S. Government concerning any intentional or unintentional action or omission on, under, or about the Property which has resulted in the releasing, spilling, leaking, pumping, pouring, emitting, emptying or dumping of Hazardous Substances into any waters, ambient air or onto any lands or where damage may have resulted to the lands, waters, fish, shellfish, wildlife, biota, air or other natural resources.

AFFIRMATIVE COVENANTS. Indemnitor covenants with Lender as follows:

Use of Property. Indemnitor will not use and does not intend to use the Property to generate, manufacture, refine, transport, treat, store, handle or dispose of any Hazardous Substances, PCBs, lead paint or asbestos.

Compliance with Environmental Laws. Indemnitor shall cause the Property and the operations conducted on it to comply with any and all Environmental Laws and orders of any governmental authorities having jurisdiction under any Environmental Laws and shall obtain, keep in effect and comply with all governmental permits and authorizations required by Environmental Laws with respect to such Property or operations. Indemnitor shall furnish Lender with copies of all such permits and authorizations and any amendments or renewals of them and shall notify Lender of any expiration or revocation of such permits or authorizations.

Preventive, Investigatory and Remedial Action. Indemnitor shall exercise extreme care in handling Hazardous Substances if Indemnitor uses or encounters any. Indemnitor, at Indemnitor's expense, shall undertake any and all preventive, investigatory or remedial action (including emergency response, removal, containment and other remedial action) (a) required by any applicable Environmental Laws or orders by any governmental authority having jurisdiction under Environmental Laws, or (b) necessary to prevent or minimize property damage (including damage to Occupant's own property), personal injury or damage to the environment, or the threat of any such damage or injury, by releases of or exposure to Hazardous Substances in connection with the Property or operations of any Occupant on the Property. In the event Indemnitor fails to perform any of Indemnitor's obligations under this section of the Agreement, Lender may (but shall not be required to) perform such obligations at Indemnitor's expense. All such costs and expenses incurred by Lender

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**HAZARDOUS SUBSTANCES AGREEMENT
(Continued)**

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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.

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.

Indebtedness. The word "Indebtedness" means all principal, interest, and other amounts, costs and expenses payable under the Note or Related Documents, together with all renewals of, extensions of, modifications of, consolidations of and substitutions for the Note or Related Documents and any amounts expended or advanced by Lender to discharge Indemnitor's obligations or expenses incurred by Lender to enforce Indemnitor's obligations under this Agreement, together with interest on such amounts as provided in this Agreement.

Lender. The word "Lender" means CATHAY BANK, a California Banking Corp., its successors and assigns.

Note. The word "Note" means the Note executed by SHLOMO BOTACH in the principal amount of \$750,000.00 dated March 4, 2008, together with all renewals of, extensions of, modifications of, refinancings of, consolidations of, and substitutions for the note or credit agreement.

Occupant. The word "Occupant" means individually and collectively all persons or entities occupying or utilizing the Property, whether as owner, tenant, operator or other occupant.

Property. The word "Property" means all of Indemnitor's right, title and interest in and to all the Property as described in the "Property Description" section of this Agreement.

Real Property. The words "Real Property" mean the real property, interests and rights, as further described in this Agreement.

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.

EACH PARTY TO THIS AGREEMENT ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS AGREEMENT, AND EACH AGREES TO ITS TERMS. NO FORMAL ACCEPTANCE BY LENDER IS NECESSARY TO MAKE THIS AGREEMENT EFFECTIVE. THIS AGREEMENT IS DATED MARCH 4, 2008.

GRANTOR:

X


JONATHAN BOTACH

BORROWER:

X


SHLOMO BOTACH

LENDER:

CATHAY BANK, A CALIFORNIA BANKING CORP.

X


Authorized Signer

08 0545784

HAZARDOUS SUBSTANCES AGREEMENT
(Continued)

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CERTIFICATE OF ACKNOWLEDGMENT

STATE OF California

)
) SS
)

COUNTY OF Los Angeles

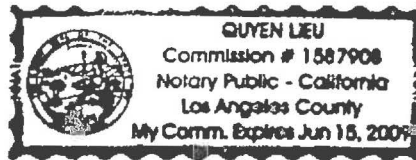
On March 18, 2008 before me, QUYEN LIEU, NOTARY PUBLIC
(here insert name and title of the officer)

personally appeared JONATHAN BOTACH, 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



(Seal)

CERTIFICATE OF ACKNOWLEDGMENT

STATE OF California

)
) SS
)

COUNTY OF Los Angeles

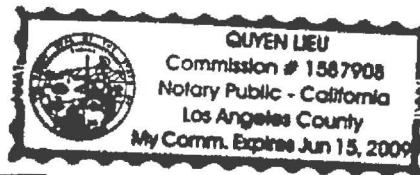
On March 13, 2008 before me, QUYEN LIEU, NOTARY PUBLIC
(here insert name and title of the officer)

personally appeared SHLOMO BOTACH, 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



(Seal)

03 0545784

HAZARDOUS SUBSTANCES AGREEMENT
(Continued)

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CERTIFICATE OF ACKNOWLEDGMENT

STATE OF California

)
) SS
)

COUNTY OF Los Angeles

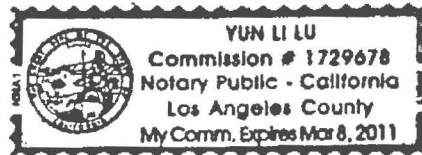
On March 19, 2008 before me, Yun Li Lu, Notary Public
(here insert name and title of the officer)

personally appeared Agnes L. Hsu, 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 [Signature]



(Seal)

EXHIBIT B

ASSIGNED INSPECTOR: GARY LYNCH
JOB ADDRESS: 4510 WEST PICO BLVD., LOS ANGELES, CA
(AKA 4506 WEST PICO BLVD., LOS ANGELES, CA)
ASSESSORS PARCEL NO. (APN): 5083-032-001

Date: April 15, 2015

Last Full Title: 03/07/2015

Last Update to Title:

.....

LIST OF OWNERS AND INTERESTED PARTIES

- | | | |
|-----|--|------------------------------|
| 1). | SHLOMO BOTACH
5011 W. PICO BLVD
LOS ANGELES, CA. 90019 | CAPACITY: OWNER |
| 2). | CHICAGO TITLE COMPANY
560 E. HOSPITALITY LANE
SAN BERNARDINO, CA. 92408 | CAPACITY: INTERESTED PARTIES |
| 3). | CATHAY BANK
CORPORATE COMMERCIAL LOAN DEPT
800 W. 6 TH STREET
LOS ANGELES, CA. 90017 | CAPACITY: INTERESTED PARTIES |

Property Detail Report

For Property Located At :

4506 W PICO BLVD, LOS ANGELES, CA 90019-4232



CoreLogic

RealQuest Professional

Owner Information

Owner Name: BOTACH SHLOMO & JONATHAN
 Mailing Address: 5011 W PICO BLVD, LOS ANGELES CA 90019-4127 C017
 Vesting Codes: MM // SE

Location Information

Legal Description: VICTORIA PARK NW 85.83 FT MEASURED ON SW LINE EX OF ST OF LOT 167 AND NW 85.83 FT OF LOT 169
 County: LOS ANGELES, CA APN: 5083-032-001
 Census Tract / Block: 2172.00 / 1 Alternate APN:
 Township-Range-Sect: Subdivision: VICTORIA PARK
 Legal Book/Page: Map Reference: 43-C3 /
 Legal Lot: 169 Tract #: LOS ANGELES
 Legal Block: School District:
 Market Area: C16 School District Name:
 Neighbor Code: Munic/Township:

Owner Transfer Information

Recording/Sale Date: 03/31/2008 / 03/04/2008 Deed Type: GRANT DEED
 Sale Price: 1st Mtg Document #:
 Document #: 546782

Last Market Sale Information

Recording/Sale Date: 03/31/2008 / 03/11/2008 1st Mtg Amount/Type: \$750,000 / CONV
 Sale Price: \$1,356,500 1st Mtg Int. Rate/Type: / ADJ
 Sale Type: FULL 1st Mtg Document #: 546783
 Document #: 546781 2nd Mtg Amount/Type: /
 Deed Type: GRANT DEED 2nd Mtg Int. Rate/Type: /
 Transfer Document #: Price Per SqFt: \$255.46
 New Construction: Multi/Split Sale:
 Title Company: OLD REPUBLIC TITLE
 Lender: CATHAY BK
 Seller Name: SHASTRI P & R LIVING TRUST

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: 1949 / 1949 Total Rooms/Offices
 Gross Area: 5,310 Total Restrooms:
 Building Area: 5,310 Roof Type:
 Tot Adj Area: Roof Material:
 Above Grade: Construction:
 # of Stories: Foundation:
 Other Improvements: Exterior wall:
 Basement Area:

Garage Area:
 Garage Capacity:
 Parking Spaces:
 Heat Type:
 Air Cond: NONE
 Pool:
 Quality:
 Condition:

Site Information

Zoning: LAC4 Acres: 0.19 County Use: STORES (1100)
 Lot Area: 8,482 Lot Width/Depth: x State Use:
 Land Use: STORE BUILDING Commercial Units:
 Site Influence: Sewer Type: Building Class:

Tax Information

Total Value: \$1,453,494 Assessed Year: 2014 Property Tax: \$18,364.66
 Land Value: \$642,901 Improved %: 56% Tax Area: 401
 Improvement Value: \$810,593 Tax Year: 2014 Tax Exemption:
 Total Taxable Value: \$1,453,494

Comparable Summary

For Property Located At



4506 W PICO BLVD, LOS ANGELES, CA 90019-4232

20 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: 20

	Subject Property	Low	High	Average
Sale Price	\$1,356,500	\$375,000	\$37,500,000	\$4,334,525
Bldg/Living Area	5,310	4,612	5,996	5,284
Price/Sqft	\$255.46	\$65.55	\$7,868.23	\$839.70
Year Built	1949	1906	1995	1945
Lot Area	8,482	4,900	17,204	9,827
Bedrooms	0	0	0	0
Bathrooms/Restrooms	0	1	6	4
Stories	0.00	1.00	1.00	1.00
Total Value	\$1,453,494	\$143,956	\$3,237,268	\$1,140,903
Distance From Subject	0.00	0.74	8.11	4.34

*= user supplied for search only

<input checked="" type="checkbox"/>	# F	Address	Sale Price	Yr Blt	Bed	Baths/Restrooms(Full)	Last Recording	Bld/Liv	Lot Area	Dist
Subject Property										
		4506 W PICO BLVD	\$1,356,500	1949			03/31/2008	5,310	8,482	0.0
Comparables										
<input checked="" type="checkbox"/>	1	1901 8TH AVE	\$2,450,000	1984			10/08/2014	5,996	14,887	0.74
<input checked="" type="checkbox"/>	2	5056 W ADAMS BLVD	\$3,136,500	1933			12/19/2014	5,830	14,842	1.5
<input checked="" type="checkbox"/>	3	300 S EDINBURGH AVE	\$7,104,000	1926			09/02/2014	5,976	6,753	2.34
<input checked="" type="checkbox"/>	4	4000 W 3RD ST	\$1,900,000	1926			07/31/2014	5,711	11,130	2.38
<input checked="" type="checkbox"/>	5	5059 MELROSE AVE	\$730,000	1939			09/12/2014	5,500	14,304	2.78
<input checked="" type="checkbox"/>	6	916 N WESTERN AVE	\$1,850,000	1930			09/24/2014	5,320	7,694	3.03
<input checked="" type="checkbox"/>	7	1800 W OLYMPIC BLVD	\$2,985,000	1980			01/14/2015	4,612	17,204	3.27
<input checked="" type="checkbox"/>	8	915 W WASHINGTON BLVD	\$800,000	1964		6	07/24/2014	4,910	7,246	3.29
<input checked="" type="checkbox"/>	9	2902 S FIGUEROA ST	\$15,600,000	1921			12/16/2014	5,808	11,632	3.59
<input checked="" type="checkbox"/>	10	5144 CRENSHAW BLVD	\$575,000	1947			09/30/2014	4,710	11,416	3.63
<input checked="" type="checkbox"/>	11	1600 S MAIN ST	\$1,650,000	1948			03/04/2015	4,719	7,705	4.22
<input checked="" type="checkbox"/>	12	960 E HYDE PARK BLVD	\$450,000	1947			03/31/2015	5,708	11,191	4.85
<input checked="" type="checkbox"/>	13	6101 S VERMONT AVE	\$1,100,000	1995		1	12/18/2014	4,863	12,107	5.06
<input checked="" type="checkbox"/>	14	500 S SAN PEDRO ST	\$1,500,000	1906			09/18/2014	5,481	5,670	5.17
<input checked="" type="checkbox"/>	15	5016 S CENTRAL AVE	\$375,000	1913			12/24/2014	5,721	5,600	5.66
<input checked="" type="checkbox"/>	16	150 N LA BREA AVE	\$685,000	1921			03/04/2015	5,000	7,505	5.93
<input checked="" type="checkbox"/>	17	11660 SANTA MONICA BLVD	\$37,500,000	1988			08/19/2014	4,766	11,201	6.94
<input checked="" type="checkbox"/>	18	8757 S BROADWAY	\$3,500,000	1939			01/28/2015	5,345	6,676	7.02
<input checked="" type="checkbox"/>	19	4101 W ALAMEDA AVE	\$1,900,000	1947			07/15/2014	4,949	6,872	7.24
<input checked="" type="checkbox"/>	20	833 N HOLLYWOOD WAY	\$900,000	1952			09/10/2014	4,750	4,900	8.11

Comparable Sales Report

For Property Located At



CoreLogic

RealQuest Professional

4506 W PICO BLVD, LOS ANGELES, CA 90019-4232**20 Comparable(s) Selected.**

Report Date: 04/14/2015

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$1,356,500	\$375,000	\$37,500,000	\$4,334,525
Bldg/Living Area	5,310	4,612	5,996	5,284
Price/Sqft	\$255.46	\$65.55	\$7,868.23	\$839.70
Year Built	1949	1906	1995	1945
Lot Area	8,482	4,900	17,204	9,827
Bedrooms	0	0	0	0
Bathrooms/Restrooms	0	1	6	4
Stories	0.00	1.00	1.00	1.00
Total Value	\$1,453,494	\$143,956	\$3,237,268	\$1,140,903
Distance From Subject	0.00	0.74	8.11	4.34

*= user supplied for search only

Comp #:	1		Distance From Subject:	0.74 (miles)	
Address:	1901 8TH AVE, LOS ANGELES, CA 90018-1102				
Owner Name:	ART PLAZA INC/PAIK FAMILY TRUST				
Seller Name:	HWANG BONG H & KYUNG S				
APN:	5060-017-025	Map Reference:	43-C4 /	Building Area:	5,996
County:	LOS ANGELES, CA	Census Tract:	2188.00	Total Rooms/Offices:	
Subdivision:	WEST ARLINGTON HEIGHTS	Zoning:	LACM	Total Restrooms:	
Rec Date:	10/08/2014	Prior Rec Date:	01/03/2008	Yr Built/Eff:	1984 /
Sale Date:	09/16/2014	Prior Sale Date:	12/27/2007	Air Cond:	YES
Sale Price:	\$2,450,000	Prior Sale Price:	\$2,200,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	1062622	Acres:	0.34		
1st Mtg Amt:		Lot Area:	14,887		
Total Value:	\$1,860,000	# of Stories:			
Land Use:	STORE BUILDING	Park Area/Cap#:	/		

Comp #:	2		Distance From Subject:	1.5 (miles)	
Address:	5056 W ADAMS BLVD, LOS ANGELES, CA 90016				
Owner Name:	LABREA ADAMS LLC				
Seller Name:	JACKO I LLC				
APN:	5049-013-047	Map Reference:	43-A5 /	Building Area:	5,830
County:	LOS ANGELES, CA	Census Tract:	2198.00	Total Rooms/Offices:	
Subdivision:	1446	Zoning:	LAC2	Total Restrooms:	
Rec Date:	12/19/2014	Prior Rec Date:	05/12/2005	Yr Built/Eff:	1933 / 1990
Sale Date:	12/10/2014	Prior Sale Date:	05/03/2005	Air Cond:	NONE
Sale Price:	\$3,136,500	Prior Sale Price:	\$1,280,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	1384980	Acres:	0.34		
1st Mtg Amt:	\$2,175,000	Lot Area:	14,842		
Total Value:	\$1,311,920	# of Stories:			
Land Use:	STORE BUILDING	Park Area/Cap#:	/		

Comp #:	3		Distance From Subject:	2.34 (miles)	
Address:	300 S EDINBURGH AVE, LOS ANGELES, CA 90048				
Owner Name:	3RD & EDINBURGH SE LLC				
Seller Name:	GRACE HELEN SPEARMAN FOUNDATIO				
APN:	5511-027-010	Map Reference:	33-F6 /	Building Area:	5,976
County:	LOS ANGELES, CA	Census Tract:	2146.00	Total Rooms/Offices:	
Subdivision:	7555	Zoning:	LAC2	Total Restrooms:	
Rec Date:	09/02/2014	Prior Rec Date:		Yr Built/Eff:	1926 / 1926
Sale Date:	09/02/2014	Prior Sale Date:		Air Cond:	NONE
Sale Price:	\$7,104,000	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	916824	Acres:	0.15		
1st Mtg Amt:		Lot Area:	6,753		
Total Value:	\$2,895,729	# of Stories:			
Land Use:	STORE BUILDING	Park Area/Cap#:	/		

Comp #:	4		Distance From Subject:	2.38 (miles)	
Address:	4000 W 3RD ST, LOS ANGELES, CA 90020-3103				
Owner Name:	MYUNGJIN LLC				
Seller Name:	TAYYIB MUNIRA N				
APN:	5502-001-009	Map Reference:	43-E1 /	Building Area:	5,711
County:	LOS ANGELES, CA	Census Tract:	2118.03	Total Rooms/Offices:	
Subdivision:	NORWOOD TERRACE	Zoning:	LAC2	Total Restrooms:	
Rec Date:	07/31/2014	Prior Rec Date:	04/30/2007	Yr Built/Eff:	1926 /
Sale Date:	06/13/2014	Prior Sale Date:	05/24/2005	Air Cond:	
Sale Price:	\$1,900,000	Prior Sale Price:	\$996,364	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	795014	Acres:	0.26		
1st Mtg Amt:	\$1,735,000	Lot Area:	11,130		
Total Value:	\$1,830,000	# of Stories:			
Land Use:	STORE BUILDING	Park Area/Cap#:	/		

Comp #:	5	Distance From Subject: 2.78 (miles)	
Address:	5059 MELROSE AVE, LOS ANGELES, CA 90038-4115		
Owner Name:	PORTNER LIVING TRUST		
Seller Name:	BAN KIWON & SOO E		
APN:	5535-016-006	Map Reference:	34-D5 /
County:	LOS ANGELES, CA	Census Tract:	1917.10
Subdivision:	3783	Zoning:	LAC4
Rec Date:	09/12/2014	Prior Rec Date:	01/27/2003
Sale Date:	08/01/2014	Prior Sale Date:	01/16/2002
Sale Price:	\$730,000	Prior Sale Price:	\$665,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	967405	Acres:	0.33
1st Mtg Amt:	\$700,000	Lot Area:	14,304
Total Value:	\$942,224	# of Stories:	
Land Use:	STORE BUILDING	Park Area/Cap#:	/
		Building Area:	5,500
		Total Rooms/Offices:	
		Total Restrooms:	
		Yr Built/Eff:	1939 / 1940
		Air Cond:	YES
		Pool:	
		Roof Mat:	

Comp #:	6	Distance From Subject: 3.03 (miles)	
Address:	916 N WESTERN AVE, LOS ANGELES, CA 90029-3216		
Owner Name:	916 N WESTERN AVE LLC		
Seller Name:	NOORMAND MANOOCHHEHR M & VIOLET		
APN:	5535-020-009	Map Reference:	34-E4 /
County:	LOS ANGELES, CA	Census Tract:	1916.10
Subdivision:		Zoning:	LAC4
Rec Date:	09/24/2014	Prior Rec Date:	05/01/1998
Sale Date:	08/21/2014	Prior Sale Date:	04/01/1998
Sale Price:	\$1,850,000	Prior Sale Price:	\$220,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1006867	Acres:	0.18
1st Mtg Amt:	\$1,836,800	Lot Area:	7,694
Total Value:	\$286,552	# of Stories:	
Land Use:	STORE BUILDING	Park Area/Cap#:	/
		Building Area:	5,320
		Total Rooms/Offices:	
		Total Restrooms:	
		Yr Built/Eff:	1930 / 1942
		Air Cond:	YES
		Pool:	
		Roof Mat:	

Comp #:	7	Distance From Subject: 3.27 (miles)			
Address:	1800 W OLYMPIC BLVD, LOS ANGELES, CA 90006-3702				
Owner Name:	LOS ANGELES 1800-1818 LLC				
Seller Name:	7-ELEVEN INC EMPLOYEES				
APN:	5136-010-024	Map Reference:	44-B3 /	Building Area:	4,612
County:	LOS ANGELES, CA	Census Tract:	2095.20	Total Rooms/Offices:	
Subdivision:	SOUTH BONNIE BRAE TR	Zoning:	LAC4	Total Restrooms:	
Rec Date:	01/14/2015	Prior Rec Date:	08/08/1986	Yr Built/Eff:	1980 /
Sale Date:	01/10/2015	Prior Sale Date:	12/1980	Air Cond:	NONE
Sale Price:	\$2,985,000	Prior Sale Price:	\$505,500	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	46201	Acres:	0.39		
1st Mtg Amt:	\$1,000,000	Lot Area:	17,204		
Total Value:	\$1,592,682	# of Stories:			
Land Use:	STORE BUILDING	Park Area/Cap#:	/		

Comp #:	8			Distance From Subject:	3.29 (miles)
Address:	915 W WASHINGTON BLVD, LOS ANGELES, CA 90015-3311				
Owner Name:	JAKHARIA LLC				
Seller Name:	AGHAZEBAMWAN OSAYANDE				
APN:	5124-017-009	Map Reference:	44-A4 /	Building Area:	4,910
County:	LOS ANGELES, CA	Census Tract:	2244.10	Total Rooms/Offices:	
Subdivision:	LOS ANGELES HOMESTE	Zoning:	LAC2	Total Restrooms:	6.00
Rec Date:	07/24/2014	Prior Rec Date:	08/25/2006	Yr Built/Eff:	1964 / 1964
Sale Date:	06/24/2014	Prior Sale Date:	08/18/2006	Air Cond:	NONE
Sale Price:	\$800,000	Prior Sale Price:	\$870,000	Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	763934	Acres:	0.17		
1st Mtg Amt:	\$400,000	Lot Area:	7,246		
Total Value:	\$950,849	# of Stories:			
Land Use:	STORE BUILDING	Park Area/Cap#:	/		

Comp #:	9	Distance From Subject: 3.59 (miles)	
Address:	2902 S FIGUEROA ST, LOS ANGELES, CA 90007-3709		
Owner Name:	TROJAN FIG PARTNERS LLC		
Seller Name:	FIGUEROA RETAIL LLC		
APN:	5123-019-005	Map Reference:	44-A6 /
County:	LOS ANGELES, CA	Census Tract:	2247.00
Subdivision:	JUDSON TR	Zoning:	LAC2
Rec Date:	12/16/2014	Prior Rec Date:	12/30/1986
Sale Date:	12/01/2014	Prior Sale Date:	12/1986
Sale Price:	\$15,600,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	1364603	Acres:	0.27
1st Mtg Amt:		Lot Area:	11,632
Total Value:	\$332,168	# of Stories:	
Land Use:	STORE BUILDING	Park Area/Cap#:	/
		Building Area:	5,808
		Total Rooms/Offices:	
		Total Restrooms:	
		Yr Built/Eff:	1921 / 1921
		Air Cond:	NONE
		Pool:	
		Roof Mat:	

Comp #:	10	Distance From Subject: 3.63 (miles)			
Address:	5144 CRENSHAW BLVD, LOS ANGELES, CA 90043				
Owner Name:	HWANG KOOK R				
Seller Name:	LENOX ROBERTJEAN D				
APN:	5013-019-002	Map Reference:	51-C3 /	Building Area:	4,710
County:	LOS ANGELES, CA	Census Tract:	2345.01	Total Rooms/Offices:	
Subdivision:	668	Zoning:	LAC2	Total Restrooms:	
Rec Date:	09/30/2014	Prior Rec Date:	11/29/1993	Yr Built/Eff:	1947 / 1949
Sale Date:	06/11/2014	Prior Sale Date:		Air Cond:	NONE
Sale Price:	\$575,000	Prior Sale Price:	\$300,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	ROLL COMPOSITION
Document #:	1029730	Acres:	0.26		
1st Mtg Amt:	\$488,000	Lot Area:	11,416		
Total Value:	\$415,941	# of Stories:	1.00		
Land Use:	STORE BUILDING	Park Area/Cap#:	/		

Comp #:	11			Distance From Subject:	4.22 (miles)
Address:	1600 S MAIN ST, LOS ANGELES, CA 90015-3608				
Owner Name:	SHAOLIAN DANNY FAMILY TRUST				
Seller Name:	FELTER SYLVIA C				
APN:	5133-014-001	Map Reference:	44-C5 /	Building Area:	4,719
County:	LOS ANGELES, CA	Census Tract:	2240.10	Total Rooms/Offices:	
Subdivision:	CONSUELO SUB	Zoning:	LAM2	Total Restrooms:	
Rec Date:	03/04/2015	Prior Rec Date:		Yr Built/Eff:	1948 / 1955
Sale Date:	02/13/2015	Prior Sale Date:		Air Cond:	NONE
Sale Price:	\$1,650,000	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	234967	Acres:	0.18		
1st Mtg Amt:		Lot Area:	7,705		
Total Value:	\$143,956	# of Stories:			
Land Use:	STORE BUILDING	Park Area/Cap#:	/		

Comp #:	12	Distance From Subject: 4.85 (miles)			
Address:	960 E HYDE PARK BLVD, INGLEWOOD, CA 90302-1708				
Owner Name:	ROB RAN DAR LLC				
Seller Name:	ALBERTSONS TRUST				
APN:	4013-021-021	Map Reference:	51-B5 /	Building Area:	5,708
County:	LOS ANGELES, CA	Census Tract:	6009.12	Total Rooms/Offices:	
Subdivision:	4476	Zoning:	INR3*	Total Restrooms:	
Rec Date:	03/31/2015	Prior Rec Date:	03/31/2015	Yr Built/Eff:	1947 / 1948
Sale Date:	03/25/2015	Prior Sale Date:	03/25/2015	Air Cond:	NONE
Sale Price:	\$450,000	Prior Sale Price:	\$270,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	ROLL COMPOSITION
Document #:	344246	Acres:	0.26		
1st Mtg Amt:		Lot Area:	11,191		
Total Value:	\$465,004	# of Stories:	1.00		
Land Use:	STORE BUILDING	Park Area/Cap#:	/		

Comp #:	13	Distance From Subject: 5.06 (miles)	
Address:	6101 S VERMONT AVE, LOS ANGELES, CA 90044-3717		
Owner Name:	BARRERA CELIA C LIVING TRUST		
Seller Name:	KYUNGIN LLC		
APN:	6003-023-031	Map Reference:	/
County:	LOS ANGELES, CA	Census Tract:	2371.01
Subdivision:	THREE G	Zoning:	LAC2
Rec Date:	12/18/2014	Prior Rec Date:	04/13/2010
Sale Date:	12/15/2014	Prior Sale Date:	04/06/2010
Sale Price:	\$1,100,000	Prior Sale Price:	\$1,100,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1377720	Acres:	0.28
1st Mtg Amt:		Lot Area:	12,107
Total Value:	\$1,158,290	# of Stories:	
Land Use:	STORE BUILDING	Park Area/Cap#:	/

Comp #:	14	Distance From Subject: 5.17 (miles)	
Address:	500 S SAN PEDRO ST, LOS ANGELES, CA 90013-2102		
Owner Name:	JWCH INSTITUTE INC		
Seller Name:	PHJ MANAGEMENT LLC		
APN:	5147-025-022	Map Reference:	44-D4 /
County:	LOS ANGELES, CA	Census Tract:	2063.00
Subdivision:	ALLEN D BUTT	Zoning:	LAM2
Rec Date:	09/18/2014	Prior Rec Date:	07/31/2012
Sale Date:	09/11/2014	Prior Sale Date:	07/27/2012
Sale Price:	\$1,500,000	Prior Sale Price:	\$850,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	988130	Acres:	0.13
1st Mtg Amt:	\$1,350,000	Lot Area:	5,670
Total Value:	\$1,115,039	# of Stories:	
Land Use:	STORE BUILDING	Park Area/Cap#:	/

Comp #:	15	Distance From Subject: 5.66 (miles)	
Address:	5016 S CENTRAL AVE, LOS ANGELES, CA 90011-4122		
Owner Name:	CB BROTHERS LLC		
Seller Name:	HERNANDEZ JOSE P		
APN:	5107-027-019	Map Reference:	52-C3 /
County:	LOS ANGELES, CA	Census Tract:	2287.10
Subdivision:	CONGERS CENTRAL AVE	Zoning:	LAC2
Rec Date:	12/24/2014	Prior Rec Date:	11/28/1994
Sale Date:	12/03/2014	Prior Sale Date:	
Sale Price:	\$375,000	Prior Sale Price:	\$70,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1401428	Acres:	0.13
1st Mtg Amt:		Lot Area:	5,600
Total Value:	\$361,527	# of Stories:	1.00
Land Use:	STORE BUILDING	Park Area/Cap#:	/

Comp #:	16	Distance From Subject: 5.93 (miles)	
Address:	150 N LA BREA AVE, INGLEWOOD, CA 90301-1708		
Owner Name:	MANHEB PROPERTIES LLC		
Seller Name:	NADER BROTHERS INGLEWOOD-SP LL		
APN:	4021-008-013	Map Reference:	57-A1 /
County:	LOS ANGELES, CA	Census Tract:	6010.01
Subdivision:	INGLEWOOD	Zoning:	INC1*
Rec Date:	03/04/2015	Prior Rec Date:	09/01/1981
Sale Date:	01/13/2015	Prior Sale Date:	
Sale Price:	\$685,000	Prior Sale Price:	\$275,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	233434	Acres:	0.17
1st Mtg Amt:	\$526,250	Lot Area:	7,505
Total Value:	\$478,805	# of Stories:	
Land Use:	STORE BUILDING	Park Area/Cap#:	/

Comp #:	17	Distance From Subject: 6.94 (miles)	
Address:	11660 SANTA MONICA BLVD, LOS ANGELES, CA 90025-2932		
Owner Name:	UNITED EL SEGUNDO INC		
Seller Name:	VONS COMPANIES INC		
APN:	4262-008-020	Map Reference:	41-D4 /
County:	LOS ANGELES, CA	Census Tract:	2675.01
Subdivision:	28272	Zoning:	LAC2
Rec Date:	08/19/2014	Prior Rec Date:	06/03/2003
Sale Date:	08/15/2014	Prior Sale Date:	05/27/2003
Sale Price:	\$37,500,000	Prior Sale Price:	\$2,740,020
Sale Type:	FULL	Prior Sale Type:	
Document #:	870190	Acres:	0.26
1st Mtg Amt:		Lot Area:	11,201
Total Value:	\$3,237,268	# of Stories:	
Land Use:	STORE BUILDING	Park Area/Cap#:	/
		Building Area:	4,766
		Total Rooms/Offices:	
		Total Restrooms:	
		Yr Built/Eff:	1988 / 1988
		Air Cond:	YES
		Pool:	
		Roof Mat:	

Comp #:	18	Distance From Subject: 7.02 (miles)	
Address:	8757 S BROADWAY, LOS ANGELES, CA 90003-3321		
Owner Name:	NHS NEIGHBORHOOD REDEVELOPMENT		
Seller Name:	CHRISTIANS COMMUNITY CHURCH		
APN:	6040-019-004	Map Reference:	58-A2 /
County:	LOS ANGELES, CA	Census Tract:	2402.00
Subdivision:	ALLEN TR LOS ANGELES	Zoning:	LAC2
Rec Date:	01/28/2015	Prior Rec Date:	10/11/1990
Sale Date:	01/20/2015	Prior Sale Date:	08/1990
Sale Price:	\$3,500,000	Prior Sale Price:	\$190,000
Sale Type:	UNKNOWN	Prior Sale Type:	FULL
Document #:	101579	Acres:	0.15
1st Mtg Amt:		Lot Area:	6,676
Total Value:	\$279,543	# of Stories:	1.00
Land Use:	STORE BUILDING	Park Area/Cap#:	/
		Building Area:	5,345
		Total Rooms/Offices:	
		Total Restrooms:	
		Yr Built/Eff:	1939 / 1945
		Air Cond:	NONE
		Pool:	
		Roof Mat:	ROLL COMPOSITION

Comp #:	19	Distance From Subject: 7.24 (miles)			
Address:	4101 W ALAMEDA AVE, BURBANK, CA 91505-4140				
Owner Name:	RLM FAMILY HOLDINGS LLC				
Seller Name:	KARAPETIAN FAMILY TRUST				
APN:	2485-002-009	Map Reference:	24-B3 /	Building Area:	4,949
County:	LOS ANGELES, CA	Census Tract:	3116.00	Total Rooms/Offices:	
Subdivision:	9517	Zoning:	BUC2*	Total Restrooms:	
Rec Date:	07/15/2014	Prior Rec Date:	01/04/2005	Yr Built/Eff:	1947 /
Sale Date:	06/25/2014	Prior Sale Date:	08/12/2004	Air Cond:	YES
Sale Price:	\$1,900,000	Prior Sale Price:	\$1,500,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	COMPOSITION SHINGLE
Document #:	725623	Acres:	0.16		
1st Mtg Amt:	\$1,520,000	Lot Area:	6,872		
Total Value:	\$1,705,632	# of Stories:	1.00		
Land Use:	STORE BUILDING	Park Area/Cap#:	/		

Comp #:	20			Distance From Subject: 8.11 (miles)	
Address:	833 N HOLLYWOOD WAY, BURBANK, CA 91505-2814				
Owner Name:	OCEANVIEW COMMERCIAL PROPRTIE				
Seller Name:	CCF REAL ESTATE HOLDINGS				
APN:	2480-013-012	Map Reference:	24-A2 /	Building Area:	4,750
County:	LOS ANGELES, CA	Census Tract:	3114.00	Total Rooms/Offices:	
Subdivision:	7977	Zoning:	BUC3*	Total Restrooms:	
Rec Date:	09/10/2014	Prior Rec Date:	01/02/1992	Yr Built/Eff:	1952 / 1952
Sale Date:	09/09/2014	Prior Sale Date:	12/1991	Air Cond:	NONE
Sale Price:	\$900,000	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	ROLL COMPOSITION
Document #:	949345	Acres:	0.11		
1st Mtg Amt:	\$619,500	Lot Area:	4,900		
Total Value:	\$1,454,934	# of Stories:	1.00		
Land Use:	STORE BUILDING	Park Area/Cap#:	/		

EXHIBIT D

ASSIGNED INSPECTOR: GARY LYNCH

Date: April 15, 2015

JOB ADDRESS: 4510 WEST PICO BLVD., LOS ANGELES, CA

(AKA 4506 WEST. PICO BLVD., LOS ANGELES, CA)

ASSESSORS PARCEL NO. (APN): 5083-032-001

CASE#: 426068

ORDER NO: A-2829982

EFFECTIVE DATE OF ORDER TO COMPLY: August 18, 2011

COMPLIANCE EXPECTED DATE: August 28, 2011

DATE COMPLIANCE OBTAINED: August 29, 2011

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LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-426068