

BOARD OF
BUILDING AND SAFETY
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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

September 21, 2015

Council District: # 13

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

JOB ADDRESS: **659 NORTH HOBART BLVD., LOS ANGELES, CA**
(AKA: 4852 WEST MELROSE AVENUE, LOS ANGELES, CA)
ASSESSORS PARCEL NO. (APN): **5521-004-016**

On February 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: **659 North Hobart Blvd., (aka: 4852 West Melrose 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.

Pursuant to Section 98.0421, the property owner was issued an order on February 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
Title Report fee	42.00
Grand Total	\$ 1,288.56

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 **\$1,288.56** 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 **\$1,288.56** 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

Lien confirmed by
City Council on:

ATTEST: HOLLY L. WOLCOTT, CITY CLERK

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. T11088
Dated as of: 03/07/2015

Prepared for: City of Los Angeles

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

APN #: 5521-004-016

Property Address: 659 N HOBART BLVD ***City: Los Angeles*** ***County: Los Angeles***

VESTING INFORMATION

Type of Instrument: Grant Deed

Grantee : Samuel Roxas and Leoncia Roxas Dental Corporation, a California Corporation

Grantor : The New Millennium Real Estate Group Inc.

Deed Date : 1/30/2009

Recorded : 3/4/2009

Instr No. : 20090306173

***Mailing Address: Samuel Roxas and Leoncia Roxas Dental Corporation,
659 North Hobart Blvd, Los Angeles, CA 90004.***

SCHEDULE B

LEGAL DESCRIPTION

The following described property:

Situated in the City of Los Angeles, County of Los Angeles, State of California:

Lot 13 in Block 3, of La Paloma Addition, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 5 Page(s) 163 of Maps, in the Office of the County Recorder of said County.

Assessor's Parcel No: 5521-004-016

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 : \$742,500.00

Dated : 2/12/2009

Trustor : Samuel Roxas and Leoncia Roxas Dental Corporation, a California Corporation

Trustee : Fidelity National Title Insurance Company

Beneficiary : Plaza Bank

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. T11088

SCHEDULE B (Continued)

Recorded : 3/4/2009

Instr No. : 20090306174

Mailing Address: Fidelity National Title Insurance Company,
6060 Sepulveda Boulevard, Suite 100, Van Nuys, CA 91411.

Mailing Address: Plaza Bank, 19900 MacArthur Blvd. Suite 110, Irvine, CA 92612.

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

Amount : \$19,490.63

Dated : 2/12/2009

Trustor : Samuel Roxas and Leoncia Roxas Dental Corporation, a California Corporation

Trustee : Fidelity National Title Insurance Company

Beneficiary : Plaza Bank

Recorded : 3/4/2009

Instr No. : 20090306175

Mailing Address: Fidelity National Title Insurance Company,
6060 Sepulveda Boulevard, Suite 100, Van Nuys, CA 91411.

Mailing Address: Plaza Bank, 19900 MacArthur Blvd. Suite 110, Irvine, CA 92612.

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

Amount : \$175,000.00

Dated : 11/23/2010

Trustor : Samuel Roxas and Leoncia Roxas Dental Corporation, a California Corporation

Trustee : Old Republic Title Company

Beneficiary : Commonwealth Business Bank

Recorded : 12/1/2010

Instr No. : 20101750663

Mailing Address: Old Republic Title Company, 450 N. Brand Blvd., Glendale, CA 91203.

Mailing Address: Commonwealth Business Bank, 5055 Wilshire Blvd, Suite 840, Los Angeles, CA 90036.

RECORDING REQUESTED BY FIDELITY NATIONAL TITLE AND WHEN RECORDED MAIL TO: SAMUEL ROXAS & LEONCIA ROXAS DENTAL CORPORATION 659 NORTH HOBART BLVD. LOS ANGELES, CA 90004	
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3

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE

A.P.N.: 5521-004-016

Order No.: 19578606

Escrow No.: 01025336-CC

GRANT DEED

(90)

(41)

THE UNDERSIGNED GRANTOR(S) DECLARE(S) THAT DOCUMENTARY TRANSFER TAX IS \$907.50 & CITY \$3,712.50

- ☒ computed on full value of property conveyed, or
☐ computed on full value less value of liens or encumbrances remaining at time of sale.
☐ unincorporated area ☒ city of LOS ANGELES AND

FOR A VALUABLE CONSIDERATION receipt of which is hereby acknowledged,

THE NEW MILLENNIUM REAL ESTATE GROUP INC.

hereby GRANT(S) to

SAMUEL ROXAS & LEONCIA ROXAS DENTAL CORPORATION, A CALIFORNIA CORPORATION

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

LEGAL DESCRIPTION PER EXHIBIT "A", ATTACHED HERETO AND MADE A PART HEREOF.

THE NEW MILLENNIUM REAL ESTATE GROUP
INC.

BY: JOSEPH VALERIO

BY: ROGIN T. ALBANIA, CHAIRMAN

BY: ANGIE ROBINSON, TREASURER/SECRETARY

Document Date: January 30, 2009

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES)
On JANUARY 30, 2009 before me, ROSANNE ANGAT BOSTWICK, Notary Public, in and for said
State, personally appeared JOSEPH SANTIAGO VALERIO, ROGIN T. ALBANIA, ANGIE A. ROBINSON
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) were 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

R. A. Bostwick



1-A

FIDELITY-VAN NUYS

WHEN RECORDED MAIL TO:

Plaza Bank
19900 MacArthur Blvd, Suite 110
Irvine, CA 92612



19578606

FOR RECORDER'S USE ONLY

DEED OF TRUST

THIS DEED OF TRUST is dated February 12, 2009, among Samuel Roxas & Leoncia Roxas Dental Corporation, a California corporation whose address is 3130 West 6th Street, Suite 1, Los Angeles, CA 90020 ("Trustor"); Plaza Bank, whose address is 19900 MacArthur Blvd. Suite 110, Irvine, CA 92612 (referred to below sometimes as "Lender" and sometimes as "Beneficiary"); and Fidelity National Title Insurance Company, whose address is 6060 Sepulveda Boulevard, Suite 100, Van Nuys, CA 91411 (referred to below as "Trustee").

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

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

The Real Property or its address is commonly known as 659 North Hobart Boulevard, Los Angeles, CA 90004. The Assessor's Parcel Number for the Real Property is 5521-004-016.

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

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

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

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

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

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

Compliance With Environmental Laws. Trustor represents and warrants to Lender that (1) During the period of Trustor's ownership of the Property, there has been no use, generation, manufacture, storage, treatment, disposal, release or threatened release of any Hazardous Substance by any person on, under, about or from the Property, (2) Trustor has no knowledge of, or reason to believe that there has been, except as previously disclosed to and acknowledged by Lender in writing, (a) any breach or violation of any Environmental Laws, (b) any use, generation, manufacture, storage, treatment, disposal, release or threatened release of any Hazardous Substance on, under, about or from the Property by any prior owners or occupants of the Property, or (c) any actual or threatened litigation or claims of any kind by any person relating to such matters; and (3) Except as previously disclosed to and acknowledged by Lender in writing, (a) neither Trustor nor any tenant, contractor, agent or other authorized user of the Property shall use, generate, manufacture, store, treat, dispose of or release any Hazardous Substance on, under, about or from the Property; and (b) any such activity shall be conducted in compliance with all applicable federal, state, and local laws, regulations and ordinances, including without limitation all Environmental Laws. Trustor authorizes Lender and its agents to enter upon the Property to make such inspections and tests, at Trustor's expense, as Lender may deem appropriate to determine compliance of the Property with this section of the Deed of Trust. Any inspections or tests made by Lender shall be for Lender's purposes only and shall not be

construed to create any responsibility or liability on the part of Lender to Trustor or to any other person. The representations and warranties contained herein are based on Trustor's due diligence in investigating the Property for Hazardous Substances. Trustor hereby (1) releases and waives any future claims against Lender for indemnity or contribution in the event Trustor becomes liable for cleanup or other costs under any such laws; and (2) agrees to indemnify, defend, and hold harmless Lender against any and all claims, losses, liabilities, damages, penalties, and expenses which Lender may directly or indirectly sustain or suffer resulting from a breach of this section of the Deed of Trust or as a consequence of any use, generation, manufacture, storage, disposal, release or threatened release occurring prior to Trustor's ownership or interest in the Property, whether or not the same was or should have been known to Trustor. The provisions of this section of the Deed of Trust, including the obligation to indemnify and defend, shall survive the payment of the Indebtedness and the satisfaction and reconveyance of the lien of this Deed of Trust and shall not be affected by Lender's acquisition of any interest in the Property, whether by foreclosure or otherwise.

Nuisance, Waste. Trustor shall not cause, conduct or permit any nuisance nor commit, permit, or suffer any stripping of or waste on or to the Property or any portion of the Property. Without limiting the generality of the foregoing, Trustor will not remove, or grant to any other party the right to remove, any timber, minerals (including oil and gas), coal, clay, scoria, soil, gravel or rock products without Lender's prior written consent.

Removal of Improvements. Trustor shall not demolish or remove any Improvements from the Real Property without Lender's prior written consent. As a condition to the removal of any Improvements, Lender may require Trustor to make arrangements satisfactory to Lender to replace such Improvements with Improvements of at least equal value.

Lender's Right to Enter. Lender and Lender's agents and representatives may enter upon the Real Property at all reasonable times to attend to Lender's interests and to inspect the Real Property for purposes of Trustor's compliance with the terms and conditions of this Deed of Trust.

Compliance with Governmental Requirements. Trustor shall promptly comply with all laws, ordinances, and regulations, now or hereafter in effect, of all governmental authorities applicable to the use or occupancy of the Property, including without limitation, the Americans With Disabilities Act. Trustor may contest in good faith any such law, ordinance, or regulation and withhold compliance during any proceeding, including appropriate appeals, so long as Trustor has notified Lender in writing prior to doing so and so long as, in Lender's sole opinion, Lender's interests in the Property are not jeopardized. Lender may require Trustor to post adequate security or a surety bond, reasonably satisfactory to Lender, to protect Lender's interest.

Duty to Protect. Trustor agrees neither to abandon or leave unattended the Property. Trustor shall do all other acts, in addition to those acts set forth above in this section, which from the character and use of the Property are reasonably necessary to protect and preserve the Property.

DUE ON SALE - CONSENT BY LENDER. Lender may, at Lender's option, declare immediately due and payable all sums secured by this Deed of Trust upon the sale or transfer, without Lender's prior written consent, of all or any part of the Real Property, or any interest in the Real Property. A "sale or transfer" means the conveyance of Real Property or any right, title or interest in the Real Property, whether legal, beneficial or equitable; whether voluntary or involuntary; whether by outright sale, deed, installment sale contract, land contract, contract for deed, leasehold interest with a term greater than three (3) years, lease-option contract, or by sale, assignment, or transfer of any beneficial interest in or to any land trust holding title to the Real Property, or by any other method of conveyance of an interest in the Real Property. If any Trustor is a corporation, partnership or limited liability company, transfer also includes any change in ownership of more than twenty-five percent (25%) of the voting stock, partnership interests or limited liability company interests, as the case may be, of such Trustor. However, this option shall not be exercised by Lender if such exercise is prohibited by applicable law.

TAXES AND LIENS. The following provisions relating to the taxes and liens on the Property are part of this Deed of Trust:

Payment. Trustor shall pay when due (and in all events at least ten (10) days prior to delinquency) all taxes, special taxes, assessments, charges (including water and sewer), fines and impositions levied against or on account of the Property, and shall pay when due all claims for work done on or for services rendered or material furnished to the Property. Trustor shall maintain the Property free of all liens having priority over or equal to the interest of Lender under this Deed of Trust, except for the lien of taxes and assessments not due and except as otherwise provided in this Deed of Trust.

Right to Contest. Trustor may withhold payment of any tax, assessment, or claim in connection with a good faith dispute over the obligation to pay, so long as Lender's interest in the Property is not jeopardized. If a lien arises or is filed as a result of nonpayment, Trustor shall within fifteen (15) days after the lien arises or, if a lien is filed, within fifteen (15) days after Trustor has notice of the filing, secure the discharge of the lien, or if requested by Lender, deposit with Lender cash or a sufficient corporate surety bond or other security satisfactory to Lender in an amount sufficient to discharge the lien plus any costs and attorneys' fees, or other charges that could accrue as a result of a foreclosure or sale under the lien. In any contest, Trustor shall defend itself and Lender and shall satisfy any adverse judgment before enforcement against the Property. Trustor shall name Lender as an additional obligee under any surety bond furnished in the contest proceedings.

Evidence of Payment. Trustor shall upon demand furnish to Lender satisfactory evidence of payment of the taxes or assessments and shall authorize the appropriate governmental official to deliver to Lender at any time a written statement of the taxes and assessments against the Property.

Notice of Construction. Trustor shall notify Lender at least fifteen (15) days before any work is commenced, any services are furnished, or any materials are supplied to the Property, if any mechanic's lien, materialmen's lien, or other lien could be asserted on account of the work, services, or materials. Trustor will upon request of Lender furnish to Lender advance assurances satisfactory to Lender that Trustor can and will pay the cost of such improvements.

PROPERTY DAMAGE INSURANCE. The following provisions relating to insuring the Property are a part of this Deed of Trust.

Maintenance of Insurance. Trustor shall procure and maintain policies of fire insurance with standard extended coverage endorsements on a fair value basis for the full insurable value covering all improvements on the Real Property in an amount sufficient to avoid application of any coinsurance clause, and with a standard mortgagee clause in favor of Lender. Trustor shall also procure and maintain comprehensive general liability insurance in such coverage amounts as Lender may request with Trustee and Lender

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

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

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

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

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

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

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

Indebtedness. The word "Indebtedness" means 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 Trustor's obligations or expenses incurred by Trustee or Lender to enforce Trustor's obligations under this Deed of Trust, together with interest on such amounts as provided in this Deed of Trust.

Lender. The word "Lender" means Plaza Bank, its successors and assigns.

Note. The word "Note" means the promissory note dated February 12, 2009, in the original principal amount of \$742,500.00 from Trustor to Lender, together with all renewals of, extensions of, modifications of, refinancings of, consolidations of, and substitutions for the promissory note or agreement. **NOTICE TO TRUSTOR: THE NOTE CONTAINS A VARIABLE INTEREST RATE.**

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

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

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

Related Documents. The words "Related Documents" mean all promissory notes, credit agreements, loan agreements, 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 Fidelity National Title Insurance Company, whose address is 6060 Sepulveda Boulevard, Suite 100, Van Nuys, CA 91411 and any substitute or successor trustees.

Trustor. The word "Trustor" means Samuel Roxas & Leoncia Roxas Dental Corporation.

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

TRUSTOR:

SAMUEL ROXAS & LEONCIA ROXAS DENTAL CORPORATION

By: 

Samuel C. Roxas, President of Samuel Roxas & Leoncia Roxas Dental Corporation

CERTIFICATE OF ACKNOWLEDGMENT

STATE OF CALIFORNIA

)

COUNTY OF LOS ANGELES

) SS

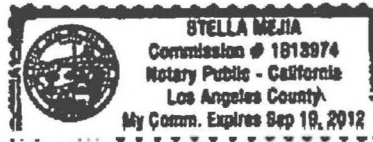
)

On FEBRUARY 17, 2009 before me, STELLA MEJIA, NOTARY PUBLIC
(here insert name and title of the officer)

personally appeared Samuel C. Roxas, 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 *Stella Mejia*

(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: _____

FIDELITY VAN NUYS

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WHEN RECORDED MAIL TO:

Plaza Bank
19900 MacArthur Blvd. Suite 110
Irvine, CA 92612

19578606

FOR RECORDER'S USE ONLY

DEED OF TRUST

THIS DEED OF TRUST is dated February 12, 2009, among Samuel Roxas & Leoncia Roxas Dental Corporation, a California corporation whose address is 3130 West 6th Street, Suite 1, Los Angeles, CA 90020 ("Trustor"); Plaza Bank, whose address is 19900 MacArthur Blvd. Suite 110, Irvine, CA 92612 (referred to below sometimes as "Lender" and sometimes as "Beneficiary"); and Fidelity National Title Insurance Company, whose address is 6060 Sepulveda Boulevard, Suite 100, Van Nuys, CA 91411 (referred to below as "Trustee").

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

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

The Real Property or its address is commonly known as 659 North Hobart Boulevard, Los Angeles, CA 90004. The Assessor's Parcel Number for the Real Property is 5521-004-016.

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

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

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

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

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

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

Compliance With Environmental Laws. Trustor represents and warrants to Lender that: (1) During the period of Trustor's ownership of the Property, there has been no use, generation, manufacture, storage, treatment, disposal, release or threatened release of any Hazardous Substance by any person on, under, about or from the Property; (2) Trustor has no knowledge of, or reason to believe that there has been, except as previously disclosed to and acknowledged by Lender in writing, (a) any breach or violation of any Environmental Laws, (b) any use, generation, manufacture, storage, treatment, disposal, release or threatened release of any Hazardous Substance on, under, about or from the Property by any prior owners or occupants of the Property, or (c) any actual or threatened litigation or claims of any kind by any person relating to such matters; and (3) Except as previously disclosed to and acknowledged by Lender in writing, (a) neither Trustor nor any tenant, contractor, agent or other authorized user of the Property shall use, generate, manufacture, store, treat, dispose of or release any Hazardous Substance on, under, about or from the Property, and (b) any such activity shall be conducted in compliance with all applicable federal, state, and local laws, regulations and ordinances, including without limitation all Environmental Laws. Trustor authorizes Lender and its agents to enter upon the Property to make such inspections and tests, at Trustor's expense, as Lender may deem appropriate to determine compliance of the Property with this section of the Deed of Trust. Any inspections or tests made by Lender shall be for Lender's purposes only and shall not be

3A

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

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

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

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

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

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

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

Indebtedness. The word "Indebtedness" means 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 Trustor's obligations or expenses incurred by Trustee or Lender to enforce Trustor's obligations under this Deed of Trust, together with interest on such amounts as provided in this Deed of Trust.

Lender. The word "Lender" means Plaza Bank, its successors and assigns.

Note. The word "Note" means the SBA Fee Deferral Agreement dated February 12, 2009, in the amount of \$19,490.63 from Trustor to Lender, together with all renewals of, extensions of, modifications of, consolidations of, and substitutions for the agreement.

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 Fidelity National Title Insurance Company, whose address is 6060 Sepulveda Boulevard, Suite 100, Van Nuys, CA 91411 and any substitute or successor trustees.

Trustor. The word "Trustor" means Samuel Roxas & Leoncia Roxas Dental Corporation.

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

TRUSTOR:

SAMUEL ROXAS & LEONCIA ROXAS DENTAL CORPORATION

By: 

Samuel C. Roxas, President of Samuel Roxas & Leoncia Roxas Dental Corporation

CERTIFICATE OF ACKNOWLEDGMENT

STATE OF CALIFORNIA

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COUNTY OF LOS ANGELES

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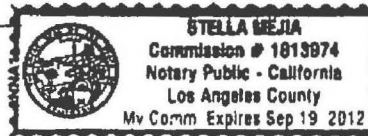
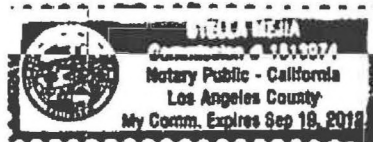
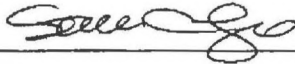
On FEBRUARY 17, 2009, before me, STELLA MEJIA, NOTARY PUBLIC,
(here insert name and title of the officer)

personally appeared Samuel C. Roxas, 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)

(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: _____

RECORDATION REQUESTED BY:

LSI Title Company



WHEN RECORDED MAIL TO:

COMMONWEALTH BUSINESS BANK
ATTN: NOTE DEPT.
5055 WILSHIRE BLVD, SUITE 840
LOS ANGELES, CA 90036

SEND TAX NOTICES TO:

SAMUEL ROXAS & LEONCIA ROXAS DENTAL
CORPORATION
3130 W. 6TH ST. SUITE 1
LOS ANGELES, CA 90020

FOR RECORDER'S USE ONLY

98509843

DEED OF TRUST

THIS DEED OF TRUST is dated November 23, 2010, among SAMUEL ROXAS & LEONCIA ROXAS DENTAL CORPORATION, A CALIFORNIA CORPORATION ("Trustor"); COMMONWEALTH BUSINESS BANK, whose address is 5055 WILSHIRE BLVD, SUITE 840, LOS ANGELES, CA 90036 (referred to below sometimes as "Lender" and sometimes as "Beneficiary"); and OLD REPUBLIC TITLE COMPANY, whose address is 450 N. BRAND BLVD., GLENDALE, CA 91203 (referred to below as "Trustee").

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

LOT 13 IN BLOCK 3, OF LA PALOMA ADDITION, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 5 PAGE 163 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

The Real Property or its address is commonly known as 659 N. HOBART BLVD, LOS ANGELES, CA 90004. The Assessor's Parcel Number for the Real Property is 5521-004-016.

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

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

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

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

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

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

Compliance With Environmental Laws. Trustor represents and warrants to Lender that (1) During the period of Trustor's ownership of the Property, there has been no use, generation, manufacture, storage, treatment, disposal, release or threatened release of any Hazardous Substance by any person on, under, about or from the Property; (2) Trustor has no knowledge of, or reason to believe that there has been, except as previously disclosed to and acknowledged by Lender in writing, (a) any breach or violation of any Environmental Laws, (b) any use, generation, manufacture, storage, treatment, disposal, release or threatened release of any Hazardous Substance on, under, about or from the Property by any prior owners or occupants of the Property, or (c) any actual or threatened litigation or claims of any kind by any person relating to such matters; and (3) Except as previously disclosed to and acknowledged by Lender in writing, (a) neither Trustor nor any tenant, contractor, agent or other authorized user of the Property

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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

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

Existing Indebtedness. The words "Existing Indebtedness" mean the indebtedness described in the Existing Liens provision of this Deed of Trust.

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

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

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

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

Indebtedness. The word "Indebtedness" means 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 Trustor's obligations or expenses incurred by Trustee or Lender to enforce Trustor's obligations under this Deed of Trust, together with interest on such amounts as provided in this Deed of Trust

Lender. The word "Lender" means COMMONWEALTH BUSINESS BANK, its successors and assigns

Note. The word "Note" means the promissory note dated November 23, 2010, in the original principal amount of \$175,000.00 from Trustor to Lender, together with all renewals of, extensions of, modifications of, refinancings of, consolidations of, and substitutions for the promissory note or agreement **NOTICE TO TRUSTOR THE NOTE CONTAINS A VARIABLE INTEREST RATE.**

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

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

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

Related Documents. The words "Related Documents" mean all promissory notes, credit agreements, loan agreements, 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 OLD REPUBLIC TITLE COMPANY, whose address is 450 N BRAND BLVD., GLENDALE, CA 91203 and any substitute or successor trustees.

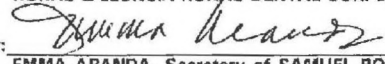
Trustor. The word "Trustor" means SAMUEL ROXAS & LEONCIA ROXAS DENTAL CORPORATION.

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

TRUSTOR.

SAMUEL ROXAS & LEONCIA ROXAS DENTAL CORPORATION

By: 
SAMUEL C. ROXAS aka SAMUEL CALAYAG ROXAS, President of SAMUEL ROXAS & LEONCIA ROXAS DENTAL CORPORATION

By: 
EMMA ARANDA, Secretary of SAMUEL ROXAS & LEONCIA ROXAS DENTAL CORPORATION

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CERTIFICATE OF ACKNOWLEDGMENT

STATE OF California

I

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COUNTY OF Los Angeles

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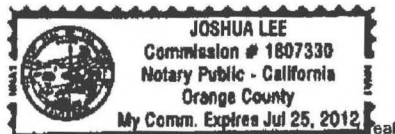
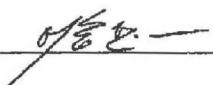
On November 24, 2010 before me, Joshua Lee, Notary Public
(here insert name and title of the officer)

personally appeared SAMUEL C. ROXAS aka SAMUEL CALAYAG ROXAS and EMMA ARANDA, 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



(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: _____

RECORDATION REQUESTED BY:

LSI Title Company



WHEN RECORDED MAIL TO:

COMMONWEALTH BUSINESS BANK
ATTN. NOTE DEPT.
5055 WILSHIRE BLVD, SUITE 840
LOS ANGELES, CA 90036

SEND TAX NOTICES TO:

SAMUEL ROXAS & LEONCIA ROXAS DENTAL
CORPORATION
3130 W. 6TH ST. SUITE 1
LOS ANGELES, CA 90020

FOR RECORDER'S USE ONLY

92509243

REQUEST FOR NOTICE
CIVIL CODE SECTION 2924b

In accordance with Section 2924b, Civil Code, request is hereby made that a copy be sent to COMMONWEALTH BUSINESS BANK of any notice of default and a copy of any notice of sale under Deed of Trust recorded March 4, 2009, in Book _____, page _____ records of LOS ANGELES County, (or filed for record with recorder's serial number _____, LOS ANGELES County) California,

Instrument No	20090306174	Recorded on:	March 4, 2009
Address	The Real Property or its address is commonly known as 659 N. HOBART BLVD, LOS ANGELES, CA 90004. The Assessor's Parcel Number for the Real Property is 5521-004-016.		
Executed By Trustor:	SAMUEL ROXAS & LEONCIA ROXAS DENTAL CORPORATION		
Beneficiary:	PLAZA BANK		
Trustee:	FIDELITY NATIONAL TITLE INSURANCE COMPANY		

Mail Notices to: COMMONWEALTH BUSINESS BANK ATTN: NOTE DEPT. 5055 WILSHIRE BLVD, SUITE 840 LOS ANGELES, CA 90036

NOTICE: A copy of any notice of default and of any notice of sale will be sent only to the address contained in this recorded request. If your address changes, a new request must be recorded.

Dated: November 23, 2010

LENDER

COMMONWEALTH BUSINESS BANK

X _____
Authorized Signer *Reina C. Kim*

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3

Loan No: 303311

REQUEST FOR NOTICE
(Continued)

Page 2

CERTIFICATE OF ACKNOWLEDGMENT

STATE OF California)
)
COUNTY OF Los Angeles) SS
)

On November 24, 2010 before me, Joshua Lee, Notary Public
(here insert name and title of the officer)

personally appeared Reina C Kim, 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]

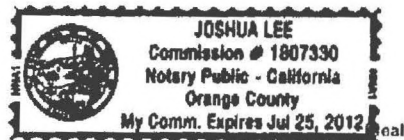


EXHIBIT B

ASSIGNED INSPECTOR: RONALD KIDWELL

Date: September 21, 2015

JOB ADDRESS: 659 NORTH HOBART BLVD, LOS ANGELES, CA

(AKA: 4852 WEST MELROSE AVENUE, LOS ANGELES, CA)

ASSESSORS PARCEL NO. (APN): 5521-004-016

Last Full Title: 03/07/2015

Last Update to Title:

LIST OF OWNERS AND INTERESTED PARTIES

- 1). SAMUEL ROXAS AND LEONCIA ROXAS DENTAL CORP.
659 N. HOBART BLVD.
LOS ANGELES, CA 90004
CAPACITY: OWNERS
- 2). PLAZA BANK
19900 MACARTHUR BLVD., SUITE 110
IRVINE, CA 92612
CAPACITY: INTERESTED PARTIES
- 3). COMMONWEALTH BUSINESS BANK
5055 WILSHIRE BLVD., SUITE 840
LOS ANGELES, CA 90036
CAPACITY: INTERESTED PARTIES

Property Detail Report

For Property Located At :

659 N HOBART BLVD, LOS ANGELES, CA 90004-1848

CoreLogic

RealQuest Professional

Owner Information

Owner Name: **ROXAS SAMUEL & LEONCIA/DENTAL CORP**
 Mailing Address: **659 N HOBART BLVD, LOS ANGELES CA 90004-1848 C054**
 Vesting Codes: **//**

Location Information

Legal Description:	LA PALOMA ADD LOT 13	APN:	5521-004-016
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	1925.10 / 2	Subdivision:	LA PALOMA ADD
Township-Range-Sect:		Map Reference:	34-E5 /
Legal Book/Page:	5-163	Tract #:	
Legal Lot:	13	School District:	LOS ANGELES
Legal Block:	3	School District Name:	
Market Area:	C17	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:	03/04/2009 / 01/30/2009	1st Mtg Amount/Type:	\$742,500 / CONV
Sale Price:	\$825,000	1st Mtg Int. Rate/Type:	/ ADJ
Sale Type:	FULL	1st Mtg Document #:	306174
Document #:	306173	2nd Mtg Amount/Type:	\$19,490 / CONV
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$479.09
New Construction:		Multi/Split Sale:	
Title Company:	FIDELITY TITLE		
Lender:	PLAZA BK		
Seller Name:	NEW MILLENIUM R/E GROUP INC		

Prior Sale Information

Prior Rec/Sale Date:	10/31/2002 / 10/15/2002	Prior Lender:	
Prior Sale Price:	\$390,000	Prior 1st Mtg Amt/Type:	\$290,000 / PRIVATE PARTY
Prior Doc Number:	2595605	Prior 1st Mtg Rate/Type:	/ FIX
Prior Deed Type:	GRANT DEED		

Property Characteristics

Year Built / Eff:	2012 / 2012	Total Rooms/Offices		Garage Area:	
Gross Area:	1,722	Total Restrooms:	2.00	Garage Capacity:	
Building Area:	1,722	Roof Type:		Parking Spaces:	
Tot Adj Area:		Roof Material:		Heat Type:	HEATED
Above Grade:		Construction:		Air Cond:	YES
# of Stories:	1.00	Foundation:		Pool:	
Other Improvements:		Exterior wall:		Quality:	
		Basement Area:		Condition:	

Site Information

Zoning:	LAC2	Acres:	0.17	County Use:	MEDICAL/DENTAL BLDG (1910)
Lot Area:	7,509	Lot Width/Depth:	50 x 150	State Use:	
Land Use:	MEDICAL BUILDING	Commercial Units:	1	Water Type:	
Site Influence:	CORNER	Sewer Type:	TYPE UNKNOWN	Building Class:	

Tax Information

Total Value:	\$1,068,401	Assessed Year:	2015	Property Tax:	\$13,075.06
Land Value:	\$776,825	Improved %:	27%	Tax Area:	67
Improvement Value:	\$291,576	Tax Year:	2014	Tax Exemption:	
Total Taxable Value:	\$1,068,401				

Comparable Sales Report

For Property Located At

659 N HOBART BLVD, LOS ANGELES, CA 90004-1848

CoreLogic

RealQuest Professional

2 Comparable(s) Selected.

Report Date: 09/21/2015

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$825,000	\$235,000	\$770,000	\$502,500
Bldg/Living Area	1,722	1,574	1,704	1,639
Price/Sqft	\$479.09	\$137.91	\$489.20	\$313.56
Year Built	2012	1954	1976	1965
Lot Area	7,509	3,495	4,499	3,997
Bedrooms	3	0	0	0
Bathrooms/Restrooms	2	0	0	0
Stories	1.00	0.00	0.00	0.00
Total Value	\$1,068,401	\$197,875	\$362,392	\$280,134
Distance From Subject	0.00	7.52	22.46	14.99

* = user supplied for search only

Comp #:	1			Distance From Subject: 7.52 (miles)	
Address:	10842 WASHINGTON BLVD, CULVER CITY, CA 90232-3610				
Owner Name:	SEDGHIAN FAMILY TRUST				
Seller Name:	CAMPBELL VIRGINIA H TRUST				
APN:	4208-014-012	Map Reference:	50-B1 /	Building Area:	1,574
County:	LOS ANGELES, CA	Census Tract:	7028.01	Total Rooms/Offices:	
Subdivision:	5137	Zoning:	CCC3YY	Total Restrooms:	
Rec Date:	06/04/2015	Prior Rec Date:	04/20/1989	Yr Built/Eff:	1976 / 1976
Sale Date:	05/12/2015	Prior Sale Date:	02/1989	Air Cond:	NONE
Sale Price:	\$770,000	Prior Sale Price:	\$972,540	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	656034	Acres:	0.10		
1st Mtg Amt:		Lot Area:	4,499		
Total Value:	\$362,392	# of Stories:			
Land Use:	MEDICAL BUILDING	Park Area/Cap#:	/		

Comp #:	2	Distance From Subject: 22.46 (miles)			
Address:	1101 E 7TH ST, LONG BEACH, CA 90813-4803				
Owner Name:	NGOV LINDA				
Seller Name:	GSAM II LP				
APN:	7266-003-019	Map Reference:	75-D5 /	Building Area:	1,704
County:	LOS ANGELES, CA	Census Tract:	5764.01	Total Rooms/Offices:	
Subdivision:	COUGHRAN TR	Zoning:	LBCNR	Total Restrooms:	
Rec Date:	01/26/2015	Prior Rec Date:	04/14/2014	Yr Built/Eff:	1954 / 1965
Sale Date:	01/20/2015	Prior Sale Date:	04/08/2014	Air Cond:	YES
Sale Price:	\$235,000	Prior Sale Price:	\$194,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	85497	Acres:	0.08		
1st Mtg Amt:		Lot Area:	3,495		
Total Value:	\$197,875	# of Stories:			
Land Use:	MEDICAL BUILDING	Park Area/Cap#:	/		

EXHIBIT D

ASSIGNED INSPECTOR: RONALD KIDWELL

Date: September 21, 2015

JOB ADDRESS: 659 NORTH HOBART BLVD LOS ANGELES, CA

(AKA: 4852 WEST MELROSE AVENUE, LOS ANGELES, CA)

ASSESSORS PARCEL NO. (APN): 5521-004-016

CASE#: 406284

ORDER NO: A-2707539

EFFECTIVE DATE OF ORDER TO COMPLY: February 18, 2011

COMPLIANCE EXPECTED DATE: February 21, 2011

DATE COMPLIANCE OBTAINED: March 29, 2011

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LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-2707539

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

MARSHA L. BROWN
PRESIDENT

VAN AMBATIELOS
VICE-PRESIDENT

VICTOR H. CUEVAS
HELENA JUBANY

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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 AND NOTICE OF FEE

ROXAS SAMUEL AND LEONCIA ROXAS DENTAL CORP
659 N HOBART BLVD
LOS ANGELES, CA 90004

CASE #: 406284
ORDER #: A-2707539
EFFECTIVE DATE: February 18, 2011
COMPLIANCE DATE: February 21, 2011

OWNER OF
SITE ADDRESS: 4852 W MELROSE AVE
ASSESSORS PARCEL NO.: 5521-004-016
ZONE: C2; Commercial Zone

LPK
FEB 16 2011

An inspection has revealed that the property (Site Address) listed above is in violation of the Los Angeles Municipal Code (L.A.M.C.) sections listed below. You are hereby ordered to correct the violation(s) and contact the inspector listed in the signature block at the end of this document for a compliance inspection by the compliance date listed above.

FURTHER, YOU ARE ORDERED TO PAY THE CODE VIOLATION INSPECTION FEE (C.V.I.F) OF \$ 336.00 WHICH WILL BE BILLED TO YOU SEPARATELY. Section 98.0421 L.A.M.C.

NOTE: FAILURE TO PAY THE C.V.I.F. WITHIN 30 DAYS OF THE INVOICE DATE OF THE BILL NOTED ABOVE WILL RESULT IN A LATE CHARGE OF TWO (2) TIMES THE C.V.I.F. PLUS A 50 PERCENT COLLECTION FEE FOR A TOTAL OF \$1,176.00.

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

The inspection has revealed that the property is in violation of the Los Angeles Municipal Code as follows:

VIOLATION(S):

1. Construction work is being performed contrary to the code.

You are therefore ordered to: 1) Stop all work being done contrary to the code until the violation has been rectified and approval obtained from the department.

Code Section(s) in Violation: 91.104.2.4, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

Comments: Stop all demolition until proper approvals are obtained.

2. A permit is required for the work performed.

You are therefore ordered to: Obtain all required building permits.

Code Section(s) in Violation: 91.106.1.1, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

Comments: Demolition permit is required for demolition of buildings.

NON-COMPLIANCE FEE WARNING:

In addition to the C.V.I.F. noted above, a proposed noncompliance fee in the amount of \$550.00 may be imposed for failure to comply with the order within 15 days after the compliance date specified in the order or unless an appeal or request for slight modification is filed within 15 days of the compliance date.

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

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

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

PENALTY WARNING:

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

INVESTIGATION FEE REQUIRED:

Whenever any work has been commenced without authorization by a permit or application for inspection, and which violates provisions of Articles 1 through 8 of Chapter IX of the Los Angeles Municipal Code (L.A.M.C.) , and if no order has been issued by the department or a court of law requiring said work to proceed, a special investigation fee which shall be double the amount charged for an application for inspection, license or permit fee, but not less than \$400.00 , shall be collected on each permit, license or application for inspection. Section 98.0402 (a) L.A.M.C.

APPEAL PROCEDURES:

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

If you have any questions or require any additional information please feel free to contact me at (213)252-3033.

Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector: _____

Date: February 15, 2011

JOE PARADISO
3550 WILSHIRE BLVD. SUITE 1800
LOS ANGELES, CA 90010
(213)252-3033


REVIEWED BY