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7 EVANS & ASSOCIATES LLC

8  
9 **UNITED STATES DISTRICT COURT**  
10 **CENTRAL DISTRICT OF CALIFORNIA, WESTERN DIVISION**

11 FEDERAL TRADE COMMISSION,  
12  
13 Plaintiff,

14 v.

15 SALE SLASH, LLC, a California  
limited liability company; PURISTS  
16 CHOICE LLC, a California limited  
liability company; ARTUR BABAYAN  
17 individually and as an owner and  
manager of SALE SLASH, LLC and  
18 PURISTS CHOICE, LLC and VAHE  
HAROUTOUNIAN, individually and  
doing business as PRISMA PROFITS,

19 Defendants.  
20

CASE No. CV-15-03107 (PA)

**SUPPLEMENTAL REPORT OF  
RECEIVER'S ACTIVITIES  
REGARDING A CONCEALED  
ASSET - AUGUST 21, 2015**

1 Robb Evans & Associates LLC, Permanent Receiver in the above-entitled  
2 matter, herewith submits its Supplemental Report of Receiver's Activities Regarding  
3 a Concealed Asset - August 21, 2015.

4  
5 DATED: August 21, 2015 FRANDZEL ROBINS BLOOM & CSATO, L.C.  
6 CRAIG A. WELIN  
7 MICHAEL GERARD FLETCHER

8  
9 By: /s/ Craig A. Welin  
10 CRAIG A. WELIN  
11 Attorneys for Permanent Receiver, ROBB  
12 EVANS & ASSOCIATES LLC  
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**ROBB EVANS & ASSOCIATES LLC**

**Receiver of  
Sale Slash LLC, et al.**

**SUPPLEMENTAL REPORT OF RECEIVER'S ACTIVITIES REGARDING A  
CONCEALED ASSET**

**August 21, 2015**

The Receiver<sup>1</sup> filed its first report of activities on May 8, 2015 and a second report on July 31, 2015. In its first report, the Receiver covered its activities for the period of April 29, 2015 through May 7, 2019. The second report, entitled Report of Receiver's Projected Activities was in response to this Court's directive at the July 27, 2015 Status Conference and updated the Court on assets recovered following the Receiver's first report to the Court.

This report summarizes the Receiver's recent discovery of a previously undisclosed asset in the name of the Receivership Defendant Optim Products, LLC and the subsequent recovery of \$101,855.00.

**Overview**

On July 31, 2015 mail forwarded from the Receivership Defendants' office at 547 Arden Avenue in Glendale was delivered to the Receiver containing a letter from Malee Vue. Ms. Vue's letter, dated July 9, 2015 was addressed to Optim Products, LLC. (Exhibit 1) The letter requested a short term extension of the July 15, 2015 maturity of a note described as held by Optim Products, LLC in the amount of \$100,000 and secured by Ms. Vue's property at 5850 E. Grove Avenue in Fresno, California (Fresno Property). Additionally, the letter referred Optim Products, LLC to Academy Mortgage stating that Academy Mortgage would require a payoff statement. Enclosed with the letter was a copy of a Payment Coupon referencing the Fresno Property showing the sum of \$100,321.36 was due on July 14, 2015 for what was described as a balloon payment. (Exhibit 2)

The Receiver confirmed by public record the existence of a Deed of Trust dated July 10, 2014 executed by Malee Vue in favor Optim Products, LLC and recorded July 16, 2014 as Instrument Number 2014-0078160 in Fresno County. The Deed of Trust secured a note in the amount of \$100,000. When the Receiver was unable to contact Ms. Vue, the Receiver contacted Academy Mortgage who provided the Receiver with

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<sup>1</sup> Reference to the Receiver in this report means the Receiver's deputies, its staff, and its counsel.

the name, phone number and reference number of the Placer Title Company who held the escrow for a refinance transaction.

The Receiver made contact with Placer Title, provided copies of the Preliminary Injunction and instructed Placer Title not to close escrow until they received and acknowledged the validity of a demand for payment from the Receiver. The Receiver submitted a Demand for Payment to Placer Title that resulted in a \$101,855 recovery to the Receivership Estate.

In addition to the Receiver's notification to Placer Title, the Receiver requested copies of all documents Placer Title received from the Beneficiary Optim Products, LLC.

Placer Title provided the Receiver with two pages of a three page facsimile they identified as the only documents they were able to locate that were received from Optim Products, LLC. Placer Title stated the documents were sent to them via FAX. (Exhibit 3)

#### The FAX Received by Placer Title

Page One of the FAX is a FAX coversheet. It shows that it was transmitted from 'rn' at fax number is 818 230 3778. The phone number referenced was (855) 266-2551 \* 307. The FAX date stamp on this coversheet shows it was sent on July 22, 2015 at 10:56 AM and is page one of three pages.

Page Two of the Fax was not provided. The Receiver has asked Placer Title to re-review its file and attempt to locate this page.

Page Three of the Fax is a Beneficiary's Demand noting "5850 East Grove Avenue, Fresno, Ca 93727" and "Escrow on Brand, a Non-Independent Broker Escrow". The Demand is dated July 6, 2015 and references an escrow number different from that at Placer Title. It includes principal of \$100,000 and interest of \$741.67 & 741.67. Optim Products LLC was hand written in on the Demand. Disbursement instructions state a check is to be remitted to 101 N Brand Blvd PH1920, Glendale, CA 91203. The phone number (818) 230-3777 is provided. The FAX date stamp is July 22, 2015 at 10:56 AM and is page three of three pages. Defendant Vahe Haroutounian is the sole member and 100% owner of Optim Products, LLC.

The Receiver researched information contained in the FAX and discovered the following:

- Escrow on Brand is located at 101 N Brand Boulevard, Glendale, California. California Secretary of State's Website states the office is Suite 1920
- Escrow on Brand's telephone number is (818) 230-3777, the same phone number referenced on the Beneficiary's Demand. The FAX number (818) 230-3778 is likely that of Escrow on Brand, based on a single digit difference from the phone number.
- The entity associated with the telephone number (855) 266-2551, referenced on the FAX Coversheet, is the Anavesian Law Firm (Michael Anavesian) located at 101 N Brand, Penthouse Suite 1920, Glendale, California as well as another location at 3400 Wilshire Boulevard, Suite 915, Los Angeles, California.
- Escrow on Brand and the Anavesian Law Firm appear to share space in Suite 1920 at 101 N Brand, Glendale, California.
- The Receiver has placed an unreturned call to Escrow on Brand.

## Conclusion

Receivership Defendant Optim Products, LLC has violated this Court's Preliminary Injunction Order by not only failing to disclose the existence of a Receivership Asset, the Note secured by Deed of Trust in the amount of \$100,000, but has actively concealed the existence of the note and its pending payoff. Additionally, on at least two occasions, July 6, 2015 and July 22, 2015, in complete disregard of this Court's Preliminary Injunction Order, Receivership Defendant Optim Products, LLC attempted to defraud the Receivership Estate by diverting the cash proceeds from the payoff of the hidden Receivership Asset.

Based upon the Receiver's recent discovery of the concealed asset, which has resulted in an additional recovery to the Receivership Estate in excess of \$100,000, the Receiver believes that the defendants have been less than truthful in disclosing assets as required by the Court's Preliminary Injunction and hence, the Receiver reasonably believes that additional non-disclosed assets owned by the Receivership Defendants likely exist. As a result, the Receiver is, in accordance with the Preliminary Injunction, proceeding with appropriate discovery.

Respectfully submitted,

/s/

Robb Evans & Associates LLC  
Receiver

# **EXHIBIT 1**



P (559) 389-5828  
C (559) 246-3828  
F (800) 571-9501

July 9, 2015

**Lisa Sasaki**  
Sales Manager

7485 North Palm Avenue  
Suite 105  
Fresno, CA 93711

[lisa.sasaki@Academy.cc](mailto:lisa.sasaki@Academy.cc)  
[www.AcademyMortgage.com/lisasasaki](http://www.AcademyMortgage.com/lisasasaki)



Malee Vue/ Doug Vang  
5850 E Grove Ave  
Fresno, CA 93727

Optim Products LLC  
547 Arden Ave  
Glendale, CA 91203

To whom may concern

I, Malee Vue, writing this letter to you in regard of my ~~ma~~ maturity loan for my property at 5850 E Grove Ave, Fresno, CA 93727 which will be due on July 15, 2015. I would like to ask Optim Products LLC for an extension for the balloon payment of the \$ 100,000.00 plus interest until the end of the month. I am very sorry for writing to your company the last minute. I have my loan pending at Academy Mortgage with Lisa Sasaki She is my loan agent I would really appreciate for your company (Optim Products LLC) to extend my balloon payment until the end of July 31, 2015. Also, Academy Mortgage is requesting a pai-off balance statement so they and know how much the paid-off. I have provide the final coupon but they like to make sure what is the exactly amount from Optim Products LLC

I am very thanks for, for your time, and your help, and your considerations. I am also enclose Lisa Sasaki business card with this letter. If you have any questions please feel free to reach me or my husband at (559) 666-7211 cell or Lisa Sasaki direct at (559) 246-3828 regarding my loan status.

Thank you

Sincerely,

Malee Vue

# **EXHIBIT 2**



# Payment Coupon

Make Checks Payable To **Optim Products LLC**

One Hundred Thousand Three Hundred Twenty-One and 36/100 Dollars

The Sum of \$ 100,321.36  
(Dollars)

Due Date

No. 7/14/15  
13

Paid by  Check No. \_\_\_\_\_

Cash

Money Order

Property Located At **5850 E. Grove Ave**  
**Fresno, CA 93727**

For the Period 7/1/15 to 7/13/15

Ballroom Payment

\$100,000

Mail to : **547 Arden Ave**  
**Glendale, CA 91203**

Thank you!

# **EXHIBIT 3**

From: r n

Fax: (818) 230-3778

To: +15592612963

Fax: +15592612963

Page 1 of 3 07/22/2015 10:56 AM

DAB

**FAX**

**Date:** 07/22/2015

**Pages including cover sheet:** 3

<b>To:</b>	+15592612963
<b>Phone</b>	
<b>Fax Number</b>	+15592612963

<b>From:</b>	r n
<b>Phone</b>	(855) 266-2551 * 307
<b>Fax Number</b>	(818) 230-3778

**NOTE:**

Please see attacehd request... thank you

Date: July 6, 2015  
AA

Escrow No.: 000336-

**BENEFICIARY'S DEMAND**

**5850 East Grove Ave Fresno, Ca 93727**

Escrow on Brand, a Non-Independent Broker Escrow

I HAND YOU HEREWITH:

- 1. Note for \$ 100,000 -
- 2. Trust Deed securing same covering above described property and recorded in Book \_\_\_\_\_  
Page \_\_\_\_\_ of Official Records.
- 3. Request for Reconveyance thereof executed by \_\_\_\_\_

You are authorized to use all of the above described documents provided you hold for the undersigned the

sum of \$ 100,000 - with interest on the sum of \$ 741.67 + 741.67  
At the rate of 8.90 per cent per annum from June 1 - July 31 - 2015

To date of issuance of your check and \_\_\_\_\_

Optim products LLC

Make disbursement by check mailed to address given below. You will as my agent, waive my interest in any fire or other insurance policies handed you.

STREET ADDRESS: 101 N. Brand Blvd PH1920  
Glendale, CA 91203

SIGNATURE: [Signature] SIGNATURE: \_\_\_\_\_

Telephone Number: 818.230.3777

\$ 100,000 -  
+ 1483.34  
Total \$101,483.34  
Due.