

DUE DILIGENCE REPORT

Mark Bianchi
Prepared October 2024

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On September 23, 2024, Bianchi filed a lawsuit in U.S. District Court against his ex-wife. Bianchi alleged that she enjoyed the financial benefits of the partnerships given to her in their 2014 divorce, but fraudulently imposed the associated tax liability back on to him. Bianchi is seeking \$416,000 and the case is active, with no summonses yet served or responses filed.	7
Bianchi's first wife filed for divorce in 2005. A judgment was entered in 2007 and the case remains active in Los Angeles Superior Court as of October 2024. In a February 2024 filing, his ex-wife's attorneys alleged Bianchi still owed \$4,000,000 for a past due equalization payment and past due child support.	13
Bianchi appealed a judgment in his first divorce but the appeal was dismissed by the court – available docket information indicates Bianchi violated court rules in failing to produce the trial court record.	25
Bianchi promotes himself as a tax planning expert while having multiple 5-figure tax liens filed against him.	28
Bianchi's Parkhill Advisory Group Inc (trade name Titan Capital Recovery Group) is currently inactive with the Tennessee Secretary of State. The corporation was formed in Tennessee February 2023 and dissolved August 2024.	29
In April 2021, Hotaling Group, Inc. and Titan Capital Recovery Group, LLC filed suit in New York to confirm an arbitration award reached with an insurance salesman. The lawsuit reads, in part, "Petitioner, Titan Capital Recovery Group LLC ("Titan"), is a New York limited liability company" yet the New York Secretary of State has no record of any such entity. Titan was a registered LLC in Florida from 2018 until a voluntary dissolution was filed in May 2023 with the note: "this entity is not profitable."	34
The insurance and tax planning success stories Bianchi touts on his professional website are copied nearly verbatim from the website of Abacus Life, a NASDAQ-listed alternative asset originator and manager that specializes in life insurance products.	47
Bianchi's old Twitter, not active since 2012, promoted "learn how to make money online! Working a few hours from home" and Ketone weight loss programs.	51
Bianchi's second wife, married 2007 and divorced 2011, was an FBI agent.	53

Bianchi was sued for breach of contract in 2009 by a CPA firm. While the case file has been destroyed pursuant to records retention schedules, available docket information indicates a default judgment was entered against Bianchi for \$11,488. 64

A 2016 civil case against Bianchi was only dismissed without prejudice because the plaintiff, American Express, was unable to serve Bianchi – noting the property address was vacant. .. 67

Bianchi was sued for unpaid rent in 2016. In 2017, Bianchi failed to appear, resulting in the Los Angeles County Superior Court issuing a default judgment against him for \$11,157. According to available docket information, the judgment does not appear to have been released. 70

Bianchi was sued for unpaid rent in 2019. The Los Angeles County Superior Court found in favor of the Plaintiff and issued a judgment against him for \$12,100 which was paid in 2019. 72

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IDENTIFYING INFORMATION

Full Name: Mark Edward Bianchi

Date of Birth: February 28, 1965

Residence: 1483 Boardwalk Pl
Gallatin, TN 37066

Current Occupation: CEO, Parkhill Capital Group

Spouse(s): [Robin Marie Ditomaso](#)

Leticia Bianchi (married 1987, divorced 2007)

Neeki Shawnte Bianchi, née Star ([married 2007](#), divorced 3/09/11)

Children: With Leticia:


- Nicolas (born 1990)
- Marino (born 1993)
- Cristian (born 1996)

With Neeki:

- Kameron and Kiana (twins born 2008)

BIOGRAPHIES

info@gallerosrobinson.com | 646.921.0400
f in YouTube


GALLEROS ROBINSON
CERTIFIED PUBLIC ACCOUNTANTS AND ADVISORS

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About Mark Bianchi

Mark Bianchi is currently the President of Titan Capital Recovery Group an independent consulting firm whose primary focus is on ensuring that their clients receive the maximum benefit of many powerful federal and state government sponsored tax credits and incentive programs that can either mitigate or recapture taxes paid. In addition, Mark structures transactions and relationships that substantially enhance the marketability, liquidity and after tax value on the sale of capital assets (including operating businesses, real estate and intellectual property).

About Dan DiLella

Dan DiLella co-founder of DiLella-Hotaling Insurance services in Houston, Texas, focuses on helping clients address their specific planning needs by creating bespoke programs that work efficiently toward their goals and in congruence with their other advisors. Dan has an expertise on insurance analysis, tax-mitigation solutions, and high-level estate planning platforms.

[Galleros Robinson, "[Events](#)," last accessed 10/14/24]

ABOUT MARK BIANCHI:

As Chief Executive Officer, Mark Bianchi will be responsible for Archion's vision, growth and strategic business alliances. Mark is known by many as a visionary in post-production, and has magnified the vision for Archion, creating new services to ensure Archion's clients maximize the return on their investment.

Formerly, Bianchi was the founder and CEO of LA Digital Post, one of the largest non-linear equipment rental companies in the world. During his tenure at LA Digital Post, he introduced Transoft Technology into the Avid non-linear market to offer his clients a cost effective option. Transoft quickly became the de facto standard for alternative storage solution for Avids.

In addition, Bianchi has served as Vice President of Operations at Varitel Video and as Director of Operations for Modern Video Film. Those positions provided him the opportunity to work closely with editorial talent and become fluent with their needs and process. As the Vice President and General Manager at Steadi Systems in 1991, he was the catalyst for developing a Digital Technology department and guided the company's efforts to enter the non-linear editorial arena.

Bianchi is a supporting member of American Cinema Editors Society (ACE) and Motion Picture Editors Guild (MPEG).

[Data Storage Connection, "[Archion, Hollywood's Leading Alternative Storage Systems Provider For Post Production, Makes Numerous Company Announcements](#)" 08/24/2005]

FINDINGS

On September 23, 2024, Bianchi filed a lawsuit in U.S. District Court against his ex-wife. Bianchi alleged that she enjoyed the financial benefits of the partnerships given to her in their 2014 divorce, but fraudulently imposed the associated tax liability back on to him. Bianchi is seeking \$416,000 and the case is active, with no summonses yet served or responses filed.

- ⇒ The lawsuit, filed by Mark Bianchi against his ex-wife Leticia Bianchi, involves claims of unjust enrichment and fraud. The dispute centers around financial transactions related to TAM Riverside Properties, LLC ("TAM"), where both parties had economic interests.
- ⇒ The lawsuit alleges that Leticia Bianchi caused Schedule K-1 tax forms to be issued in Mark Bianchi's name, reporting income he never received. This allowed her to enjoy financial distributions from TAM without bearing the corresponding tax obligations, which were wrongfully imposed on Mark.
- ⇒ The lawsuit seeks compensatory damages for the years 2014-2023, during which Mark Bianchi was taxed for income that Leticia received. Additionally, it claims that Leticia misrepresented the situation to TAM's managing member, fraudulently diverting the income and related tax liabilities to Mark.
- ⇒ Mark Bianchi is seeking compensation for tax burdens, damages for fraud, and a jury trial to resolve the issue.

**UNITED STATES DISTRICT COURT
CENTRAL DISTRICT OF CALIFORNIA (Western Division - Los Angeles)
CIVIL DOCKET FOR CASE #: 2:24-cv-08195-DSF-KS**

Mark Bianchi v. Leticia Bianchi et al
Assigned to: Judge Dale S. Fischer
Referred to: Magistrate Judge Karen L. Stevenson
Demand: \$416,000
Cause: 28:1332 Diversity-Fraud

Date Filed: 09/23/2024
Jury Demand: Plaintiff
Nature of Suit: 370 Other Fraud
Jurisdiction: Diversity

Plaintiff

Mark Bianchi

represented by **Damian D. Capozzola**
Law Offices of Damian Capozzola
633 West Fifth Street 26th Floor
Los Angeles, CA 90071
213-533-4112
Fax: 213-223-2014
Email: ddc@ddclaw.com
LEAD ATTORNEY
ATTORNEY TO BE NOTICED

Timothy Roy Laquer
Law Offices of Damian Capozzola
633 West Fifth Street 26th Floor
Los Angeles, CA 90071
213-533-4112
Fax: 213-223-2014
Email: trl@ddclaw.com
ATTORNEY TO BE NOTICED

V.

Defendant

Leticia Bianchi

Defendant

Does

1 through 30, inclusive

⇒ Bianchi alleged in his lawsuit that his ex-wife enjoyed the financial benefits of the partnerships given to her in their 2014 divorce, but fraudulently imposed the associated tax liability back on to him.

17	<u>FACTUAL ALLEGATIONS</u>	
18	13. On or about July 25, 1987, Plaintiff and Defendant were legally married in	
19	Los Angeles County, California.	
20	14. In or about August 2005, Plaintiff and Defendant separated.	
21	15. On or about March 20, 2007, Plaintiff and Defendant became legally divorced	
22	but resolution of their financial matters was deferred.	
23	16. The Parties' financial matters were resolved on or about March 12, 2014,	
24	where Defendant would obtain the economic interest in TAM Riverside Properties,	
25	LLC ("TAM"), but the Plaintiff would continue to have an ownership interest	
26	(including exercising rights as a member in the LLC, e.g. voting) in TAM.	
27	17. Consequently, the Defendant was to obtain the "partner's share of income,	
28	deductions, credits, etc." to TAM as if she was a member.	
	3 COMPLAINT	

[[United States District Court for the Central District of California, Case No. 2:24-cv-8195](#); file p. 3]

1 18. The Defendant should have received her “partner’s share of income,
2 deductions, credits, etc.” via a Schedule K-1.

3 19. TAM’s 2014 “U.S. Return of Partnership Income” (Form 1065) was filed on
4 or about April 15, 2015, and it issued the Plaintiff his Schedule K-1, Exhibit 1, which
5 reported \$82,382 in net rental real estate income.

6 20. TAM’s 2015 “U.S. Return of Partnership Income” (Form 1065) was filed on
7 or about April 15, 2016, and it issued the Plaintiff his Schedule K-1, Exhibit 2, which
8 reported \$36,901 in net rental real estate income.

9 21. TAM’s 2016 “U.S. Return of Partnership Income” (Form 1065) was filed on
10 March 10, 2018, and it issued the Plaintiff his Schedule K-1, Exhibit 3, which
11 reported \$33,433 in net rental real estate income.

12 22. TAM’s 2017 “U.S. Return of Partnership Income” (Form 1065) was filed on
13 June 1, 2018, and it issued the Plaintiff his Schedule K-1, Exhibit 4, which reported
14 \$38,803 in net rental real estate income.

15 23. TAM’s 2018 “U.S. Return of Partnership Income” (Form 1065) was filed on
16 March 18, 2019, and it issued the Plaintiff his Schedule K-1, Exhibit 5, which
17 reported \$39,657 in net rental real estate income.

18 24. TAM’s 2019 “U.S. Return of Partnership Income” (Form 1065) was filed on
19 March 7, 2020, and it issued the Plaintiff his Schedule K-1, Exhibit 6, which reported
20 \$21,670 in net rental real estate income.

21 25. TAM’s 2020 “U.S. Return of Partnership Income” (Form 1065) was filed on
22 Feb. 16, 2021, and it issued the Plaintiff his Schedule K-1, Exhibit 7, which reported
23 \$54,798 in net rental real estate income.

24 26. TAM’s 2021 “U.S. Return of Partnership Income” (Form 1065) was filed on
25 Feb. 17, 2022, and it issued the Plaintiff his Schedule K-1, Exhibit 8, which reported
26 \$61,727 in net rental real estate income.

[United States District Court for the Central District of California, Case No. 2:24-cv-8195; file p. 4]

1 27.TAM's 2022 "U.S. Return of Partnership Income" (Form 1065) was filed on
2 Feb. 18, 2023, and it issued the Plaintiff his Schedule K-1, Exhibit 9, which reported
3 \$827 in net rental real estate income.

4 28.TAM's 2023 "U.S. Return of Partnership Income" (Form 1065) was filed on
5 Feb. 20, 2024, and it issued the Plaintiff his Schedule K-1, Exhibit 10, which
6 reported \$45,948 in net rental real estate income.

7 29.However, on or about September 8, 2024, Plaintiff learned through an email
8 communication that Defendant caused IRS Schedule K-1s for the 2014-2023 tax
9 years to be issued by TAM using Plaintiff's social security number, even though
10 Defendant received the TAM distributions reported on the Schedule K-1s. Doing so
11 allowed Defendant to enjoy the benefits of the income received by TAM while
12 avoiding the tax consequences related to that income by fraudulently causing it to
13 appear that TAM made monetary disbursements to Plaintiff, who in fact did not
14 receive any such disbursements from TAM for the respective tax years.

15 30.In particular, on or about September 8, 2024, Plaintiff received an email from
16 Cathy Scullin, the managing member of TAM, which informed him that TAM
17 "assumed ... Leticia was paying [her taxes] since she was being credited with the
18 income. I am sorry that was not the case." The managing member further explained
19 that she (Ms. Scullin) had received "no details" regarding Defendant's failure to pay
20 the Defendant's appropriate taxes based on the TAM distributions the Defendant
21 received (but caused to appear to federal and state tax authorities -- via the fraudulent
22 Schedule K-1s described above -- that were received by the Plaintiff) because
23 managing member had "received a document from Leticia with a portion of [a] court
24 order and a call from Leticia asking that the K-1 forms be sent to her and all
25 distributions be sent to her."

[United States District Court for the Central District of California, Case No. 2:24-cv-8195; file p. 5]

⇒ Docket information shows the case is still pending – no summonses have been returned.

Date Filed	#	Docket Text
09/23/2024	1	COMPLAINT Receipt No: ACACDC-38266084 - Fee: \$405, filed by Plaintiff Mark Bianchi. (Attachments: # 1 Exhibit 1, # 2 Exhibit 2, # 3 Exhibit 3, # 4 Exhibit 4, # 5 Exhibit 5, # 6 Exhibit 6, # 7 Exhibit 7, # 8 Exhibit 8, # 9 Exhibit 9, # 10 Exhibit 10) (Attorney Timothy Roy Laquer added to party Mark Bianchi(pty:pla))(Laquer, Timothy) (Entered: 09/23/2024)
09/23/2024	2	CIVIL COVER SHEET filed by Plaintiff Mark Bianchi. (Laquer, Timothy) (Entered: 09/23/2024)
09/23/2024	3	CERTIFICATE of Interested Parties filed by Plaintiff Mark Bianchi, identifying Mark Bianchi, Leticia Bianchi. (Laquer, Timothy) (Entered: 09/23/2024)
09/23/2024	4	Request for Clerk to Issue Summons on Complaint (Attorney Civil Case Opening), 1 filed by Plaintiff Mark Bianchi. (Laquer, Timothy) (Entered: 09/23/2024)
09/23/2024	8	NOTICE OF DEFICIENCIES in Request to Issue Summons RE: Summons Request 4 . The following error(s) was found: The caption of the summons must match the caption of the complaint verbatim. If the caption is too large to fit in the space provided, enter the name of the first party and then write see attached.Next, attach a face page of the complaint or a second page addendum to the Summons. The summons cannot be issued until this defect has been corrected. Please correct the defect and re-file your request. (car) (Entered: 09/25/2024)
09/25/2024	5	NOTICE OF ASSIGNMENT to District Judge Dale S. Fischer and Magistrate Judge Karen L. Stevenson. (car) (Entered: 09/25/2024)
09/25/2024	6	NOTICE TO PARTIES OF COURT-DIRECTED ADR PROGRAM filed. (car) (Entered: 09/25/2024)
09/25/2024	7	Notice to Counsel Re Consent to Proceed Before a United States Magistrate Judge. (car) (Entered: 09/25/2024)
09/25/2024	9	Request for Clerk to Issue Summons on Complaint (Attorney Civil Case Opening), 1 filed by Plaintiff Mark Bianchi. (Laquer, Timothy) (Entered: 09/25/2024)
09/27/2024	10	21 DAY Summons Issued re Complaint (Attorney Civil Case Opening) 1 as to Defendant Leticia Bianchi. (jp) (Entered: 09/27/2024)
10/01/2024	11	STANDING ORDER FOR CASES ASSIGNED TO JUDGE DALE S. FISCHER upon filing of the complaint by Judge Dale S. Fischer. If a party would be entitled to attorneys fees, counsel are referred to the Order Re Fees found on Court's website under Judge Fischer's Procedures and Schedules contained in the Judge's Requirements tab. Read all Orders carefully. They govern this case and differ in some respects from the Local Rules. COUNSEL ARE ORDERED TO PROVIDE A MANDATORY CHAMBERS COPY OF THE COMPLAINT, NOTICE OF REMOVAL, AND ANY OTHER INITIATING DOCUMENTS. (pk) (Entered: 10/01/2024)

Bianchi's first wife filed for divorce in 2005. A judgment was entered in 2007 and the case remains active in Los Angeles Superior Court as of October 2024. In a February 2024 filing, his ex-wife's attorneys alleged Bianchi still owed \$4,000,000 for a past due equalization payment and past due child support.

- ⇒ Leticia Bianchi filed for divorce from Mark Bianchi in 2005 in Los Angeles County Superior Court.
- ⇒ A [judgment](#) was entered in 2007.
- ⇒ A [final judgment was entered in 2014](#) setting child support.
- ⇒ The [2014 judgment](#) notes that there was "no history of domestic violence."
- ⇒ The [2014 judgment](#) sanctioned Bianchi "due to Respondent's conduct which frustrated the policy of the law to promote settlement of litigation and reduce the cost of litigation by encouraging cooperation."

19 11. THE COURT ORDERS Respondent to pay the Law Offices of Karen Phillips Donahoe
20 the sum of \$126,580. THE COURT FINDS this Order is in addition to any prior Order for
21 attorney fees and/or sanctions. \$63,290 of this sum is ordered payable as a sanction,
22 pursuant to California Family Code Section 271, due to Respondent's conduct which
23 frustrated the policy of the law to promote settlement of litigation and reduce the cost of
24 litigation by encouraging cooperation. The Court, in making an award pursuant to this
25 section, takes into account evidence presented concerning the parties' income, assets and
26 liabilities and does not believe it imposes an unreasonable financial burden on Respondent.
27 It is this Court's conclusion that Respondent's non-disclosure and obstructive behavior
28 increased the cost of this matter. The remaining \$63,290 of this Order is payable as a

Dissolution of Bianchi
JUDGMENT 121613.wpd

CASE NO. BD432207
PAGE 4

SECOND FURTHER JUDGMENT RE SUPPORT, ATTORNEY FEES & COSTS, AND MISCELLANEOUS

1	contributable share to Petitioner's attorney fees pursuant to California Family Code Section
2	2030. This \$126,580 Order is payable by Respondent in quarterly installments, each
3	installment shall be in the sum of \$25,000. The first installment shall be due on January 15,
4	2014, the installment shall continue thereafter on each April 15 th , July 15 th , October 15 th , and
5	January 15 th until paid in full. If any one installment is more than thirty (30) days late, the
6	entire balance becomes due and payable.
7	12. THE COURT ORDERS Respondent to pay the forensic accounting firm of Taylor &
8	Lieberman the sum of \$46,770. \$23,385 of this sum is ordered payable as a sanction
9	pursuant to California Family Code Section 271 due to Respondent's conduct which
10	frustrated the policy of the law to promote settlement of litigation and reduce the cost of
11	litigation by encouraging cooperation. The Court, in making an award pursuant to this
12	section, takes into account evidence presented concerning the parties' income, assets and
13	liabilities and does not believe it imposes an unreasonable financial burden on Respondent.
14	It is this Court's conclusion that Respondent's non-disclosure and obstructive behavior
15	increased the cost of this matter. The remaining \$23,385 of this Order is payable as a
16	contributable share to Petitioner's costs pursuant to California Family Code Section 2030.
17	This \$46,770 Order is payable by Respondent in quarterly installments, each installment
18	shall be in the sum of \$15,000. The first installment shall be due on January 15, 2014, the
19	installment shall continue thereafter on each April 15 th , July 15 th , October 15 th , and January
20	15 th until paid in full. If any one installment is more than thirty (30) days late, the entire
21	balance becomes due and payable.

⇒ In January 2021, a judgment of \$1,789,491 was entered against Bianchi [[p. 99 and 123 of file](#)]

6 9. In order to equalize the division of the community property of the parties, including all
7 reimbursements/credits and due to Respondent's intentional failure to account for assets in
8 his sole management and control in breach of his fiduciary duty to Petitioner. Respondent
9 is ordered to pay directly to Petitioner the total sum of One Million Seven Hundred Eighty
10 Nine Thousand Four Hundred Ninety One Dollars (\$1,789,491⁷⁶ ^{XD}). The principal balance shall
11 bear interest at the legal rate commencing 11/20/13. The equalization sum of
12 \$1,789,491 shall be paid by Respondent to Petitioner in quarterly installments of \$100,000
13 commencing December 15, 2013 and continuing thereafter on the 15th day of each calendar
14 quarter (i.e. December 15th, March 15th, June 15th, October 15th) until paid in full. With
15 respect to this payment schedule, if Respondent is more than thirty (30) days late in making
16 any one of said payments, the full sum shall immediately become due and payable..

17 10. THE COURT ORDERS THAT transfers of all property hereunder are subject to an
18 assignment to the transferee of all existing encumbrances and liens thereon, except as
19 otherwise provided for in this Judgment. THE COURT ORDERS THAT the transferee of
20 such property shall indemnify and hold harmless the other party hereto from any claim or
21 liability that the other party hereto may suffer or may be required to pay on account of such
22 encumbrances or liens including attorney fees and costs.

EJ-001

ATTORNEY OR PARTY WITHOUT ATTORNEY (Name, address, and State Bar number):
 After recording, return to:
IRA M. FRIEDMAN, State Bar #64096
FRIEDMAN & FRIEDMAN
9454 Wilshire Boulevard, Suite 313
Beverly Hills, California 90212
 TEL NO.: 310.273.2800 x201 FAX NO. (optional): 310.273.3642
 E-MAIL ADDRESS (Optional): **imf@f-f-law.com**

☒ ATTORNEY FOR ☒ JUDGMENT CREDITOR ☐ ASSIGNEE OF RECORD

SUPERIOR COURT OF CALIFORNIA, COUNTY OF **LOS ANGELES**
 STREET ADDRESS: **111 NORTH HILL STREET**
 MAILING ADDRESS: **111 NORTH HILL STREET**
 CITY AND ZIP CODE: **LOS ANGELES, CALIFORNIA 90012**
 BRANCH NAME: **CENTRAL DISTRICT**

FOR RECORDER'S USE ONLY
 CASE NUMBER: **BD 432 207**

PLAINTIFF: **LETICIA BIANCHI**
 DEFENDANT: **MARK E. BIANCHI**

ABSTRACT OF JUDGMENT - CIVIL AND SMALL CLAIMS ☐ Amended

1. The ☒ judgment creditor ☐ assignee of record applies for an abstract of judgment and represents the following:
 a. Judgment debtor's Name and last known address
MARK E. BIANCHI
29366 Hacienda Ranch Court
Valencia, CA 91354
 b. Driver's license no. [last 4 digits] and state: ☒ Unknown
 c. Social security no. [last 4 digits]: **8305** ☐ Unknown
 d. Summons or notice of entry of sister-state judgment was personally served or mailed to (name and address):
N/A - signed Notice and Acknowledgment of Receipt

2. ☐ Information on additional judgment debtors is shown on page 2.
 3. Judgment creditor (name and address):
Leticia Bianchi
16970 Blanche Place
Granada Hills, CA 91344
 Date: **September 2, 2020**
IRA M. FRIEDMAN
 (TYPE OR PRINT NAME)

4. ☐ Information on additional judgment creditors is shown on page 2.
 5. ☐ Original abstract recorded in this county:
 a. Date:
 b. Instrument No.:
Dea M. Friedman
 (SIGNATURE OF APPLICANT OR ATTORNEY)

6. Total amount of judgment as entered or last renewed:
 \$ **1,789,491.00**
 7. All judgment creditors and debtors are listed on this abstract.
 8. a. Judgment entered on (date): **November 20, 2013**
 b. Renewal entered on (date):
 9. ☒ This judgment is an installment judgment.

10. ☐ An ☐ execution lien ☐ attachment lien is endorsed on the judgment as follows:
 a. Amount: \$
 b. In favor of (name and address):
 11. A stay of enforcement has
 a. ☒ not been ordered by the court.
 b. ☐ been ordered by the court effective until (date):
 12. a. ☒ I certify that this is a true and correct abstract of the judgment entered in this action.
 b. ☐ A certified copy of the judgment is attached.

Clerk, by **K. DRUMBEATER**, Deputy
 Sherri R. Carter
 Executive Officer/Clerk
 This abstract issued on (date):
DEC 02 2020

Form Adopted by the Judicial Council of California
 EJ-001 (Rev. July 1, 2014)

CEB Essential Forms

ABSTRACT OF JUDGMENT - CIVIL AND SMALL CLAIMS

Page 1 of 2
 Code of Civil Procedure, §§ 488.480, 874, 700.190

Leticia Bianchi vs. Mark Bianchi (Respondent), Case Number BD 432 207, 1/10/2024

Amounts Due Now

Costs:	\$0.00
Principal:	\$1,789,491.00
*Interest:	\$1,788,869.50
**Fam C §4722 Penalty:	\$0.00

Total:	\$3,578,360.50

Daily interest from Wednesday, January 10, 2024 is: \$490.27

* Interest (and principal, if spousal or family support) is taxable to recipient in full in the year received, regardless of when due.

** Penalty applicable to child support payments accruing after January 1, 1992, if Notice has been properly filed and served 30 days prior to issuance of this writ.

CFLR Executioner 2023-2(tm); 1/10/2024 7:08 AM

⇒ A memorandum of points and authorities filed by Leticia's counsel in February 2024 states:

8	SUPERIOR COURT OF THE STATE OF CALIFORNIA	
9	COUNTY OF LOS ANGELES	
10		
11	In Re The Marriage of:	CASE NO. BD 432 207
12	Petitioner: LETICIA BIANCHI	MEMORANDUM OF POINTS AND AUTHORITIES AND DECLARATION OF CYNTHIA BLEIFER IN REPLY TO DEFENDANT ROBIN DITOMASO'S RESPONSIVE DECLARATION RE REQUEST FOR ORDER COMPELLING FURTHER RESPONSES TO SPECIAL INTERROGATORIES
13	and	
14	Respondent: MARK E. BIANCHI	
15	_____	
16	LETICIA BIANCHI	
17	Plaintiff,	Date: February 23, 2024
18	vs.	Time: 8:30 a.m.
19	MARK BIANCHI; ROBIN DITOMASO;	Dept: 22 / Room 519
20	Roes 1 - 10 inclusive.	Judge: Hon. William E. Weinberger
21	Defendants.	
22	1.	
23	<u>BACKGROUND</u>	
24	It is estimated that Respondent/Defendant Mark Bianchi ("Mark") now owes	
25	Petitioner/Plaintiff Leticia Bianchi ("Leticia") close to \$4,000,000 for a past due equalization	
26	payment and for past due spousal support. Defendant Robin DiTomaso ("Robin") is Mark's	
27	girlfriend. Robin was joined to this proceeding as a defendant because title to real property	
28	1	
	Plaintiff: LETICIA BIANCHI	LOS ANGELES SUPERIOR COURT
	vs.	CASE NO. BD 432 207
	Defendants: MARK BIANCHI; ROBIN DITOMASO, etc.	Reply to Responsive Declaration

1	purchased by Mark was held in her name. Petitioner/Plaintiff contends this was done with
2	the intention of avoiding Mark's creditors, Petitioner/Plaintiff being one of those creditors.
3	On or about September 8, 2023, Petitioner/Plaintiff served Robin with discovery,
4	namely <i>Special Interrogatories</i> and a <i>Demand for Inspection</i> . Robin was served through her
5	counsel at the time, Wallace S. Fingerett ("Fingerett"). Responses to both the
6	<i>Interrogatories</i> and <i>Demand for Inspection</i> were due on October 13, 2023.
7	On or about September 29, 2023, via email, Friedman & Friedman received copies
8	of Robin's responses to the <i>Interrogatories</i> and <i>Demand for Inspection</i> . These responses
9	were prepared on Robin's behalf by attorney Fingerett.
10	On or about October 3, 2023, a "meet and confer" letter was emailed to Fingerett
11	regarding the deficiencies of Robin's responses to the <i>Interrogatories</i> . (A copy of the "meet
12	and confer" letter to Fingerett is marked as Exhibit C to Declaration of Ira M. Friedman dated
13	October 25, 2023.)
14	The October 3, 2023 "meet and confer" letter requested Robin amend her responses,
15	and withdraw her objections to the first six (6) <i>Interrogatories</i> . Robin was asked to respond
16	to the "meet and confer" letter by <u>October 13, 2023</u> . ¹
17	When no further communication was received from Robin, Fingerett or anyone else
18	on Robin's behalf, a Request for Order compelling further responses to the <i>Interrogatories</i>
19	("RFO") was prepared and filed on or about October 30, 2023.

9414 WILSHIRE BOULEVARD, SUITE 313
BEVERLY HILLS, CALIFORNIA 90212-2904
TELEPHONE 310.273-2800 • FACSIMILE 310.273-3641

1 2.

2 PURSUANT TO CODE OF CIVIL PROCEDURE §§2016.040 and 2030.300

3 LETICIA'S "MEET AND CONFER" LETTER WAS

4 PROPERLY SERVED ON ROBIN'S COUNSEL PRIOR TO

5 FILING THE REQUEST FOR ORDER TO COMPEL

6 Code of Civil Procedure §§2016.040 and 2030.300(b)(1) requires that counsel "meet

7 and confer" prior to the filing of any motion to compel. In this case, Leticia's "meet and

8 confer" letter was sent to Robin's counsel (Fingerett) via email, three (3) days after receipt

9 of the objections/responses to the *Interrogatories* prepared by Fingerett.

10 Instead of complaining of Leticia's aggressive tactics, Robin's complaint should be

11 directed to her own counsel - to Fingerett for not informing Stambaugh there was

12 outstanding discovery; and to Stambaugh for not bringing himself up to date on the

13 outstanding discovery in this matter. The filing of the RFO was proper and done after

14 counsel's attempt to meet and confer in a timely fashion.²

15 The attached Declaration of Cynthia Bleifer sets forth the attempts to further "meet

16 and confer" with Robin's lawyer regarding both the *Interrogatories* and the *Demand for*

17 *Inspection*. It was early November 2023 when counsel were last conferring, but no further

18 responses were received until January 31, 2024.

19 The receipt of Robin's supplemental responses, and in particular her response to

20 Special Interrogatory No. 1, left more questions than answers.

21 The interrogatory asks Robin if she obtained a loan within the last year from

22 Ephesians 6 LLC? Robin's response of "no" is inconsistent with, and contradicts the

23 recorded July 28, 2023 Deed of Trust, identifying Robin as a "borrower" and Ephesians 6

24 LLC as the "lender", securing \$1.2+ million dollar loan.

25

26 ²Robin's opposition infers that the October 24, 2023 "meet and confer" letter

27 related to Robin's response to the *Interrogatories*. That is incorrect. The October 24,

28 2023 letter instead addressed the Robin's responses to the *Demand for Inspection* and

not the *Interrogatories*.

3

Plaintiff: LETICIA BIANCHI
vs.

LOS ANGELES SUPERIOR COURT
CASE NO. BD 432 207

9454 WILSHIRE BOULEVARD, SUITE 313
BEVERLY HILLS, CALIFORNIA 90212-2904
TELEPHONE 310.273-2800 • FACSIMILE 310.273-3642

Robin's response instead identifies the "Deed of Trust" as really being an assignment of a loan to Ephesians 6 LLC, but for which she received no money. Query: What loan was she assigning since public records show Robin as the sole owner of the property in question. (See, Exhs. D and E, Bleifer Declaration.) If Robin was the owner of the property, why would she "assign" her rights to the property to Ephesians 6 LLC, without consideration? The failure to provide consideration invalidates the "Deed of Trust" and any alleged "assignment" and the failure to provide an evasive response is tantamount to no response at all.

3.

**PURSUANT TO CODE OF CIVIL PROCEDURE
SECTION 2030.300(b)(2) A SEPARATE STATEMENT
IS NOT NECESSARY**

Code of Civil Procedure §2030.300(b)(2) states: "In lieu of a separate statement required under the *California Rules of Court*, the court may allow the moving party to submit a concise outline of the discovery request and each response in dispute."

Since this matter only involved six (6) interrogatories, and since Robin's response to all 6 interrogatories was the same repeated objection, a concise statement of the matters in issue seemed appropriate.³

In that portion of the RFO defining the 6 interrogatories in issue, the specific interrogatory as well as Robin's response to that interrogatory was set forth *verbatim*, along Leticia's argument in favor of a further response. This portion of the RFO entitled "Concise Outline of Discovery Request" is in compliance with the information required by *California Rules of Court*, Rule 3.1345(a).

///

///

³The second set of Special Interrogatories served on Robin contained 13 interrogatories. Previously Robin had been served with 29 Special Interrogatories. Robin's initial response to this second set of Special Interrogatories was to object to all 13 Special Interrogatories, rather than responding to the first 6, as being over the 35 interrogatory limit.

4

Plaintiff: LETICIA BIANCHI
vs.

Defendants: MARK BIANCHI; ROBIN DITOMASO, etc.

LOS ANGELES SUPERIOR COURT
CASE NO. BD 432 207

Reply to Responsive Declaration

FRIEDMAN & FRIEDMAN
LAWYERS

9454 WILSHIRE BOULEVARD, SUITE 313
BEVERLY HILLS, CALIFORNIA 90212-2904
TELEPHONE 310.273.2800 • FACSIMILE 310.273.3642

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4.

CONCLUSION

This RFO should not be denied for procedural defects. Instead, Petitioner/Plaintiff's Request for Order compel further responses should be granted, and sanctions against Robin granted for her flagrant abuse of discovery and for her evasive and distorted responses.

Dated: February 12, 2024

FRIEDMAN & FRIEDMAN


CYNTHIA BLEIFER, Attorneys for
Petitioner/Plaintiff LETICIA BIANCHI

5

Plaintiff: LETICIA BIANCHI

vs.

Defendants: MARK BIANCHI; ROBIN DITOMASO, etc.

LOS ANGELES SUPERIOR COURT

CASE NO. BD 432 207

Reply to Responsive Declaration

⇒ The matter does not appear settled as counsel was substituted on September 24, 2024 and requested a continuance.

Bianchi appealed a judgment in his first divorce but the appeal was dismissed by the court – available docket information indicates Bianchi violated court rules in failing to produce the trial court record.

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THE JUDICIAL BRANCH OF CALIFORNIA

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2nd Appellate District

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Case Summary	Docket	Briefs	Scheduled Actions
Disposition	Parties and Attorney	Trial Court	

Docket (Register of Actions)
Bianchi v. Bianchi
Division p
Case Number **B256405**

Date	Description	Notes
05/22/2014	Notice of appeal lodged/received.	5/8/2014 Mark Bianchi
05/23/2014	Filing fee.	check # 642969
06/04/2014	Default letter sent; no case information statement filed.	
06/30/2014	Received default notice 8.121(a) designation not filed. Dated:	
06/30/2014	Appeal dismissed per rule 8.140(b).	
09/05/2014	Remittitur issued.	No CIS filed
09/05/2014	Case complete.	

Appellate Courts Case Information

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2nd Appellate District

Change court ▾

Case Summary	Docket	Briefs	Scheduled Actions
Disposition	Parties and Attorney	Trial Court	

Parties and Attorneys

Bianchi v. Bianchi

Division p

Case Number **B256405**

Party	Attorney
Leticia Bianchi : Petitioner and Respondent	Karen Phillips Donahoe Law Offices Of 12100 Wilshire Blvd. Suite 1940 Los Angeles, CA 90025
Mark Bianchi : Appellant 638 Lindero Canyon Road #112 Oak Park, CA 91377	Pro Per

California Rules of Civil Procedure 8.140(b) states that if a party fails to take an action specified in a notice, the reviewing court may impose sanctions. The sanctions depend on whether the defaulting party is the appellant or the respondent:

Appellant

The reviewing court may dismiss the appeal. The reviewing court can vacate the dismissal if there is good cause.

Respondent

The reviewing court may order the appeal to proceed on the record designated by the appellant. The respondent may obtain relief from default under rule 8.60(d). [🔗](#)

Rule 8.140 is about failure to procure the record. The appellate record is the official account of the trial or hearing being appealed. It typically includes a reporter's transcript and either a clerk's transcript or appendix. Failure to procure the record can result in the dismissal of the appeal. [🔗](#)




Bianchi promotes himself as a tax planning expert while having multiple 5-figure tax liens filed against him.

⇒ **Note: documents are linked where available. Original records are still being sought as of this writing. Absence of filed release indicates a corresponding release was not identified in the public record as of this writing but the tax could have been settled. Where a single lien (bearing the same serial number) was recorded in multiple jurisdictions, the jurisdiction with the available document is included below.**


Type	Serial No	Date Filed	Recorded Document	Kind of Tax	Tax Years	Amount	Release Filed
Federal Tax Lien	416908420	*2020	Los Angeles Co, CA	1040	2018	\$7,381.00	12/21/20
Federal Tax Lien	423794521	1/25/21	Palm Beach Co, FL	1040	2019	\$441,076.00	3/4/21
Federal Tax Lien	418144920	10/29/20	Westchester Co, NY	1040	2008-2018	\$529,445.76	
State Tax Lien	19355645170	12/26/19	Los Angeles Co, CA	Franchise Tax	2008	\$379,450.50	
Federal Tax Lien	348349319	4/17/19	Los Angeles Co, CA	1040	2008	\$431,721.46	
Federal Tax Lien	343649219	2/28/19	Los Angeles Co, CA	1040	2017	\$538.00	
Federal Tax Lien	343649319	2/27/19	Westchester Co, NY	1040		\$453,361.00	12/16/20
Federal Tax Lien	303941418	4/17/18	Davidson Co, TN	1040	2015	\$4,777.92	12/11/20
Federal Tax Lien	295167118	2/9/18	Davidson Co, TN	1040	2016	\$1,165.40	12/11/20
State Tax Lien	17137696839	5/25/17	El Dorado Co, CA	Franchise Tax	2013	\$5,353.00	4/28/22
Federal Tax Lien	227294216	9/7/16	Davidson Co, TN	1040	2013	\$15,465.72	12/11/20
Federal Tax Lien	159729815	6/5/15	Davidson Co, TN	1040	2008, 2013	\$491,290.08	5/28/20
State Tax Lien	14242877057	12/17/14	El Dorado Co, CA	Franchise Tax	2012, 2013	\$12,116.32	11/5/15
Federal Tax Lien	111923214	8/7/14	Los Angeles Co, CA	1040	2013	\$10,727.44	7/2/15
Federal Tax Lien	969509913	11/25/13	Los Angeles Co, CA	1040	2012	\$22,330.00	
State Tax Lien	10246360227	9/17/10	El Dorado Co, CA	Franchise Tax	2006	\$292,667.57	
State Tax Lien	10076378942	3/24/10	Los Angeles Co, CA	Franchise Tax	2008	\$282,836.07	
Federal Tax Lien	355028507	4/11/07	Los Angeles Co, CA	1040	2005	\$3,348.18	
Federal Tax Lien	309806906	8/22/06	Los Angeles Co, CA	1040	2003	\$275,400.00	

Bianchi's Parkhill Advisory Group Inc (trade name Titan Capital Recovery Group) is currently inactive with the Tennessee Secretary of State. The corporation was formed in Tennessee February 2023 and dissolved August 2024.

⇒ **According to his LinkedIn profile, Bianchi is currently CEO of Parkhill Capital Group and Titan Capital Recovery Group.**



Mark Bianchi (He/Him)
 CEO at Parkhill Capital Group

Experience



Chief Executive Officer
 Parkhill Capital Group · Full-time
 May 2022 – Present · 2 yrs 6 mos
 United States · On-site

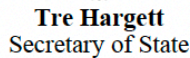
Parkhill Capital Group is not just a consulting firm; it's a beacon of expertise and insight in the financial landscape, with a collective experience exceeding fifty years. ...see more



President
 TITAN Capital Recovery Group
 Sep 2016 – Present · 8 yrs 2 mos
 New York – Miami – Houston – Los Angeles

Titan Capital Recovery Group is an independent consulting firm with over twenty-five years of experience working with strategic partners that include but are not limited to Attorney's, CPA firms, Financia ...see more

[<https://www.linkedin.com/in/mark-bianchi-0586779/> captured 10/16/2024]



State of Tennessee
312 Rosa L. Parks AVE, 6th FL
Nashville, TN 37243-1102

Name: **PARKHILL ADVISORY GROUP INC**

SOS Control #	001396847
Filing Type:	For-profit Corporation - Domestic 02/17/2023 8:45 AM
Status:	Inactive - Dissolved (Administrative)
Duration Term:	Perpetual

Formation Locale: TENNESSEE
Date Formed: 02/17/2023
Fiscal Year Close 12

MARK BIANCHI
STE 1816
301 DEMONBREUN ST
NASHVILLE, TN 37201

STE 1816
301 DEMONBREUN ST
NASHVILLE, TN 37201

Date Filed	Filing Description	Image #
08/10/2024	Dissolution/Revocation - Administrative	B1610-0264
	Filing Status Changed From: Active To: Inactive - Dissolved (Administrative)	
	Inactive Date Changed From: No Value To: 08/10/2024	
	Name Status Changed From: Active (Titan Capital Recovery Group) To: Inactive - Name Cancelled (Titan Capital Recovery Group)	
06/04/2024	Notice of Determination	B1581-0223
03/16/2023	Assumed Name	B1356-9387
	New Assumed Name Changed From: No Value To: Titan Capital Recovery Group	
02/17/2023	Initial Filing	B1340-0476

Active Assumed Names (if any)	Date	Expires
-------------------------------	------	---------

⇒

Parkhill Energy Group was incorporated in Tennessee in May 2022. A notice of determination was issued 06/04/2024 and an administrative dissolution was entered 08/10/2024.



Tre Hargett
Secretary of State

Division of Business Services
Department of State
State of Tennessee
312 Rosa L. Parks AVE, 6th FL
Nashville, TN 37243-1102

Filing Information

Name: **PARKHILL ENERGY GROUP INC**

General Information

SOS Control # 001316337 **Formation Locale:** TENNESSEE
Filing Type: For-profit Corporation - Domestic **Date Formed:** 05/18/2022
05/18/2022 4:42 PM **Fiscal Year Close** 12
Status: Inactive - Dissolved (Administrative)
Duration Term: Perpetual

Registered Agent Address
MARK BIANCHI
301 DEMONBREUN ST UNIT 1816
NASHVILLE, TN 37201-2248

Principal Address
MARK BIANCHI
UNIT 1816
301 DEMONBREUN ST
NASHVILLE, TN 37201-2248

The following document(s) was/were filed in this office on the date(s) indicated below:

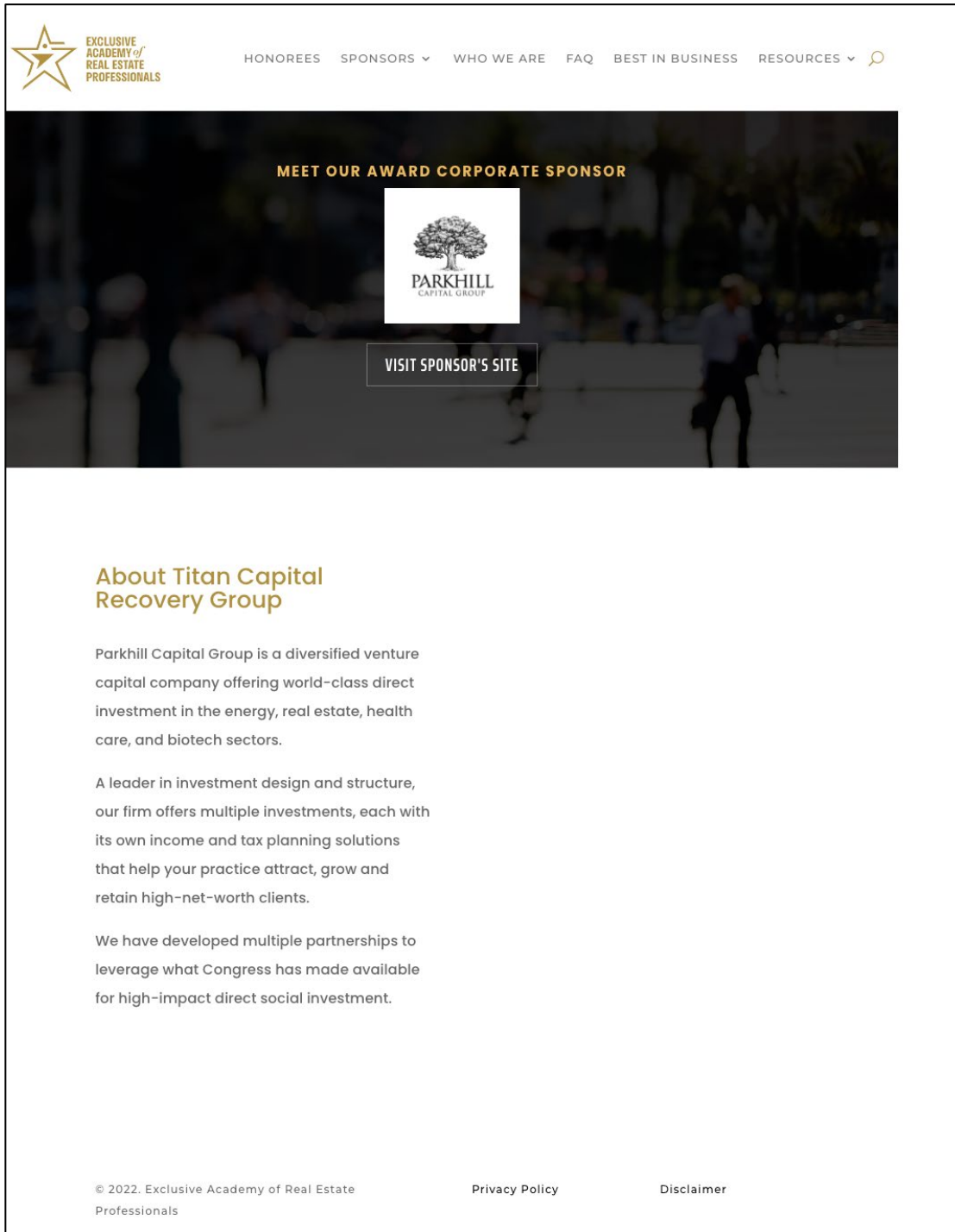
Date Filed	Filing Description	Image #
08/10/2024	Dissolution/Revocation - Administrative	B1608-8810
Filing Status Changed From: Active To: Inactive - Dissolved (Administrative)		
Inactive Date Changed From: No Value To: 08/10/2024		
06/04/2024	Notice of Determination	B1578-3044
06/22/2023	2022 Annual Report	B1416-2390
Principal Address 1 Changed From: 301 DEMONBREUN ST UNIT 1816 To: 301 DEMONBREUN ST		
Principal Address 2 Changed From: No value To: UNIT 1816		
Principal Address 3 Changed From: No value To: MARK BIANCHI		
06/02/2023	Notice of Determination	B1408-7967
05/18/2022	Initial Filing	B1215-2240

Active Assumed Names (if any)	Date	Expires
-------------------------------	------	---------

10/16/2024 2:05:56 PM

Page 1 of 1

⇒ Parkhill Capital Group is identified as the corporate award sponsor for “Exclusive Academy of Real Estate Professionals” however the “about” section for the Parkhill’s sponsorship reads “About Titan Capital Recovery Group”.



The screenshot shows the website of the Exclusive Academy of Real Estate Professionals. The header includes the logo and navigation links: HONOREES, SPONSORS, WHO WE ARE, FAQ, BEST IN BUSINESS, and RESOURCES. A large banner features the text "MEET OUR AWARD CORPORATE SPONSOR" above the Parkhill Capital Group logo and a button that says "VISIT SPONSOR'S SITE". Below the banner, the section "About Titan Capital Recovery Group" is displayed, followed by three paragraphs of text describing the group's focus on investment design, structure, and partnerships.

EXCLUSIVE ACADEMY of REAL ESTATE PROFESSIONALS

HONOREES SPONSORS WHO WE ARE FAQ BEST IN BUSINESS RESOURCES

MEET OUR AWARD CORPORATE SPONSOR

PARKHILL CAPITAL GROUP

VISIT SPONSOR'S SITE

About Titan Capital Recovery Group

Parkhill Capital Group is a diversified venture capital company offering world-class direct investment in the energy, real estate, health care, and biotech sectors.


A leader in investment design and structure, our firm offers multiple investments, each with its own income and tax planning solutions that help your practice attract, grow and retain high-net-worth clients.

We have developed multiple partnerships to leverage what Congress has made available for high-impact direct social investment.

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<https://www.earepsocal.com/project/parkhill-capital-group/>

⇒ While there was a “Parkhill Capital Group Inc.” formed in Delaware in July 2022, it could not be conclusively identified as the entity for which Bianchi claims the title of CEO.



State of Delaware
The Official Website of the First State

Department of State: Division of Corporations

HOME

Entity Details

THIS IS NOT A STATEMENT OF GOOD STANDING

File Number:	6911731	Incorporation Date / Formation Date:	7/12/2022 (mm/dd/yyyy)
Entity Name:	PARKHILL CAPITAL GROUP INC		
Entity Kind:	Corporation	Entity Type:	General
Residency:	Domestic	State:	DELAWARE

[REGISTERED AGENT INFORMATION](#)

Name:	HARVARD BUSINESS SERVICES, INC.		
Address:	16192 COASTAL HWY		
City:	LEWES	County:	Sussex
State:	DE	Postal Code:	19958
Phone:	302-645-7400		

In April 2021, Hotaling Group, Inc. and Titan Capital Recovery Group, LLC filed suit in New York to confirm an arbitration award reached with an insurance salesman. The lawsuit reads, in part, “Petitioner, Titan Capital Recovery Group LLC (“Titan”), is a New York limited liability company” yet the New York Secretary of State has no record of any such entity. Titan was a registered LLC in Florida from 2018 until a voluntary dissolution was filed in May 2023 with the note: “this entity is not profitable.”

⇒ 2021 New York civil lawsuit identifying petitioner Titan Capital Recovery Group LLC as a New York entity and an affiliate of The Hotaling Group.

FILED: NEW YORK COUNTY CLERK 04/21/2021 04:48 PM

INDEX NO. 652686/2021

NYSCEF DOC. NO. 1

RECEIVED NYSCEF: 04/22/2021

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF NEW YORK

-----	X	
	:	
In the Matter of the Application by,	:	
	:	Index No.:
The Hotaling Group, Inc. and Titan Capital Recovery Group	:	
LLP,	:	PETITION TO CONFIRM
	:	<u>ARBITRATION AWARD</u>
Petitioners,	:	
	:	Motion Sequence No. 1
	:	
for confirmation of the arbitration award in Judicial	:	
Arbitration and Mediation Services (JAMS) arbitration	:	
reference no. 1425032844	:	
	:	
	:	
-against-	:	
	:	
Michael Jarvis,	:	
	:	
Respondent.	:	
	:	
-----	X	

Petitioners The Hotaling Group, Inc. and Titan Capital Recovery Group LLC (collectively, "Petitioners") by and through their attorneys, Meister Seelig & Fein, LLP, hereby respectfully petitions this Court for an Order: (1) pursuant to the Civil Practice Law and Rules ("CPLR") 7510, confirming the final arbitration award rendered in *The Hotaling Group, Inc. et al., v. Michael Jarvis*, JAMS Arbitration No. 1425032844, dated April 9, 2021, by Arbitrator Hon. Ariel E. Belen (Ret.) awarding Petitioners a total of \$106,828.35, against Michael Jarvis, *pro se*, (the "Award")¹; (2) directing judgment be entered thereon pursuant to CPLR 7514; and, (3) for such other and further relief as this Court deems just and proper, together with the costs of this motion.

[Supreme Court of the State of New York, County of New York, Index No. 652686/2021, "[Petition to Confirm Arbitration Award](#)" filed 04/21/2021]

PARTIES

1. Petitioner, The Hotaling Group, Inc. ("The Hotaling Group"), is a New York domestic business corporation and is a resident of the City of New York, County of New York.

2. Petitioner, Titan Capital Recovery Group LLC ("Titan"), is a New York limited liability company and is a resident of the City of New York, County of New York.

3. Upon information and belief, Respondent Michael Jarvis ("Jarvis"), a natural person, is a resident of the State of Connecticut.

Venue is proper in New York County pursuant to CPLR § 7502(a)(i) because Section 14(d) of the consulting agreement at issue between the parties designates New York County Supreme Court as the jurisdiction for purposes of enforcement of any arbitration award.

FACTS

4. The underlying arbitration sought to recover the outstanding amounts advanced by Petitioners pursuant to a Consulting Agreement dated May 9, 2018 between The Hotaling Group and Jarvis (the "Consulting Agreement") and a separate loan between Titan, an affiliate of The Hotaling Group and Jarvis, which Jarvis refused to repay. A copy of the Consulting Agreement dated May 9, 2018, is attached to the Schuster Aff. as **Exhibit B**.


[Supreme Court of the State of New York, County of New York, Index No. 652686/2021, "[Petition to Confirm Arbitration Award](#)" filed 04/21/2021]

⇒ **There is no record of “Titan Capital Recovery Group LLC” as a domestic or foreign entity in New York.**

Department of State Division of Corporations Entity Search Results						
A total of 17 entities were found. If the entity name you are searching is not displayed please refine the search.						
Name	DOS ID #	Assumed Name ID #	Status	Entity Type	Date of First Filing	County
TITAN CAPITAL - EMG LLC	4709302		Active	FOREIGN LIMITED LIABILITY COMPANY	02/12/2015	New York
TITAN CAPITAL 7 HOLDINGS LLC	5963282		Active	DOMESTIC LIMITED LIABILITY COMPANY	03/15/2021	Rockland
TITAN CAPITAL AND HOLDINGS, LLC	3461399		Active	DOMESTIC LIMITED LIABILITY COMPANY	01/11/2007	Bronx
TITAN CAPITAL FUNDING SOLUTION INC.	6345207		Active	DOMESTIC BUSINESS CORPORATION	12/08/2021	Suffolk
TITAN CAPITAL GROUP II LLC	2586660		Active	FOREIGN LIMITED LIABILITY COMPANY	12/22/2000	New York
TITAN CAPITAL GROUP III, LP	3166176		Active	FOREIGN LIMITED PARTNERSHIP	02/17/2005	New York
TITAN CAPITAL GROUP IV, LLC	3166156		Active	FOREIGN LIMITED LIABILITY COMPANY	02/17/2005	New York
TITAN CAPITAL GROUP LLC	2579645		Active	FOREIGN LIMITED LIABILITY COMPANY	12/01/2000	New York
TITAN CAPITAL ID, LLC	3270877		Active	FOREIGN LIMITED LIABILITY COMPANY	10/20/2005	Delaware
TITAN CAPITAL MANAGEMENT LLC	4265831		Active	DOMESTIC LIMITED LIABILITY COMPANY	07/02/2012	New York
TITAN CAPITAL MANAGEMENT, L.L.C.	2366300		Inactive	FOREIGN LIMITED LIABILITY COMPANY	04/12/1999	New York
TITAN CAPITAL PARTNERS, LLC	2646830		Active	DOMESTIC LIMITED LIABILITY COMPANY	06/05/2001	New York
TITAN CAPITAL RESOURCES, LTD.	3444725		Inactive	DOMESTIC BUSINESS CORPORATION	12/04/2006	Kings
TITAN CAPITAL SYSTEMS, INC.	3176761		Inactive	DOMESTIC BUSINESS CORPORATION	03/14/2005	Rensselaer
TITAN CAPITAL VENTURES, INC.	7286154		Active	DOMESTIC BUSINESS CORPORATION	03/21/2024	Queens
TITAN CAPITAL, INC.	2805642		Inactive	FOREIGN BUSINESS CORPORATION	08/27/2002	Delaware
TITAN CAPITAL, LLC	2439704		Active	DOMESTIC LIMITED LIABILITY COMPANY	11/15/1999	Nassau

[New York Department of State, [Division of Corporations](#), search results for all entities beginning with “Titan Capital” captured 10/16/2024]

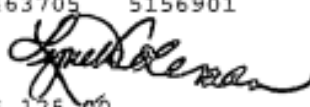
⇒ **The lawsuit was filed by an attorney with Meister Seelig & Fein LLP.**

<p>Dated: New York, New York April 20, 2021</p>	<p>MEISTER SEELIG & FEIN LLP</p>  <p>By: <u>Mitchell Schuster, Esq.</u> <u>Stacey Ashby, Esq.</u> 125 Park Avenue, 7th Floor New York, NY 10017 Phone: (212) 655-3500</p>
---	---

[Supreme Court of the State of New York, County of New York, Index No. 652686/2021, “[Petition to Confirm Arbitration Award](#)” filed 04/21/2021]

⇒ While Bianchi's name does not appear on the filings with the Florida Department of State, the same law firm that filed the 2021 New York lawsuit on Titan's behalf formed Titan Capital Recovery Group, LLC in October 2018 in Florida.

CORPORATION SERVICE COMPANY
1201 Hays Street
Tallahassee, FL 32301
Phone: 850-558-1500

ACCOUNT NO. : I20000000195
REFERENCE : 463705 5156901
AUTHORIZATION : 
COST LIMIT : \$ 125.00

ORDER DATE : October 29, 2018
ORDER TIME : 9:38 AM
ORDER NO. : 463705-005
CUSTOMER NO: 5156901

DOMESTIC FILING

NAME: TITAN CAPITAL RECOVERY GROUP
LLC

EFFECTIVE DATE:

____ ARTICLES OF INCORPORATION
____ CERTIFICATE OF LIMITED PARTNERSHIP
XX ARTICLES OF ORGANIZATION

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

____ CERTIFIED COPY
XX PLAIN STAMPED COPY
____ CERTIFICATE OF GOOD STANDING

CONTACT PERSON: Roxanne Turner - EXT.

EXAMINER'S INITIALS: _____

[Florida Department of State, [Division of Corporations](#), "[Articles of Organization](#)" for Titan Capital Recovery Group LLC, filed 10/30/2018]

COVER LETTER

**TO: New Filing Section
Division of Corporations**

SUBJECT: Titan Capital Recovery Group LLC
Name of Limited Liability Company

The enclosed Articles of Organization and fee(s) are submitted for filing.

Please return all correspondence concerning this matter to the following:

Agatha Rysinski
Name of Person
Meister Seelig & Fein LLC
Firm/Company
125 Park Avenue, 7th Floor
Address
New York, NY 10017
City/State and Zip Code
gf@hgfin.net
E-mail address: (to be used for future annual report notification)

For further information concerning this matter, please call:

Agatha Rysinski 646 755-3172
Name of Person Area Code Daytime Telephone Number

Enclosed is a check for the following amount:

☒ \$125.00 Filing Fee ☐ \$130.00 Filing Fee & Certificate of Status ☐ \$155.00 Filing Fee & Certified Copy (additional copy is enclosed) ☐ \$160.00 Filing Fee, Certificate of Status & Certified Copy (additional copy is enclosed)

Mailing Address
New Filing Section
Division of Corporations
P.O. Box 6327
Tallahassee, FL 32314

Street Address
New Filing Section
Division of Corporations
Clifton Building
2661 Executive Center Circle
Tallahassee, FL 32301

[Florida Department of State, [Division of Corporations](#), "[Articles of Organization](#)" for Titan Capital Recovery Group LLC, filed 10/30/2018]

ARTICLES OF ORGANIZATION FOR FLORIDA LIMITED LIABILITY COMPANY

ARTICLE I - Name:

The name of the Limited Liability Company is:

Titan Capital Recovery Group LLC
(Must contain the words "Limited Liability Company," "L.L.C.," or "LLC.")

ARTICLE II - Address:

The mailing address and street address of the principal office of the Limited Liability Company is:

<u>Principal Office Address:</u>	<u>Mailing Address:</u>
<u>2103 Coral Way, Suite 603</u>	<u>2103 Coral Way, Suite 603</u>
<u>Miami, FL 33145</u>	<u>Miami, FL 33145</u>

ARTICLE III - Registered Agent, Registered Office, & Registered Agent's Signature:

(The Limited Liability Company cannot serve as its own Registered Agent. You must designate an individual or another business entity with an active Florida registration.)

The name and the Florida street address of the registered agent are:

Corporation Service Company
Name
1201 Hays Street
Florida street address (P.O. Box **NOT** acceptable)
Tallahassee FL 32301
City State Zip

Having been named as registered agent and to accept service of process for the above stated limited liability company at the place designated in this certificate, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent as provided for in Chapter 605, F.S..

Corporation Service Company
By [Signature]
Registered Agent's Signature (REQUIRED)
Janet Budhu, Asst. Vice President

(CONTINUED)

FILED
18 OCT 30 AM 10:07
Tallahassee, Florida

[Florida Department of State, [Division of Corporations](#), "[Articles of Organization](#)" for Titan Capital Recovery Group LLC, filed 10/30/2018]

⇒ The sole manager of Titan was Gina Fini, who is managing partner of Hotaling Insurance.

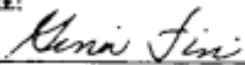
ARTICLE IV-
The name and address of each person authorized to manage and control the Limited Liability Company:

<u>Title:</u>	<u>Name and Address:</u>
"AMBR" = Authorized Member	
"MGR" = Manager	
<u>MGR</u>	Gina Marie Fini
	2103 Coral Way, Suite 603
	Miami, FL 33145

(Use attachment if necessary)

ARTICLE V: Effective date, if other than the date of filing: _____ (OPTIONAL)
(If an effective date is listed, the date must be specific and cannot be more than five business days prior to or 90 days after the date of filing.)
Note: If the date inserted in this block does not meet the applicable statutory filing requirements, this date will not be listed as the document's effective date on the Department of State's records.

ARTICLE VI: Other provisions, if any.

REQUIRED SIGNATURE:


Signature of a member or an authorized representative of a member.
This document is executed in accordance with section 605.0203 (1) (b), Florida Statutes.
I am aware that any false information submitted in a document to the Department of State constitutes a third degree felony as provided for in s.817.155, F.S.

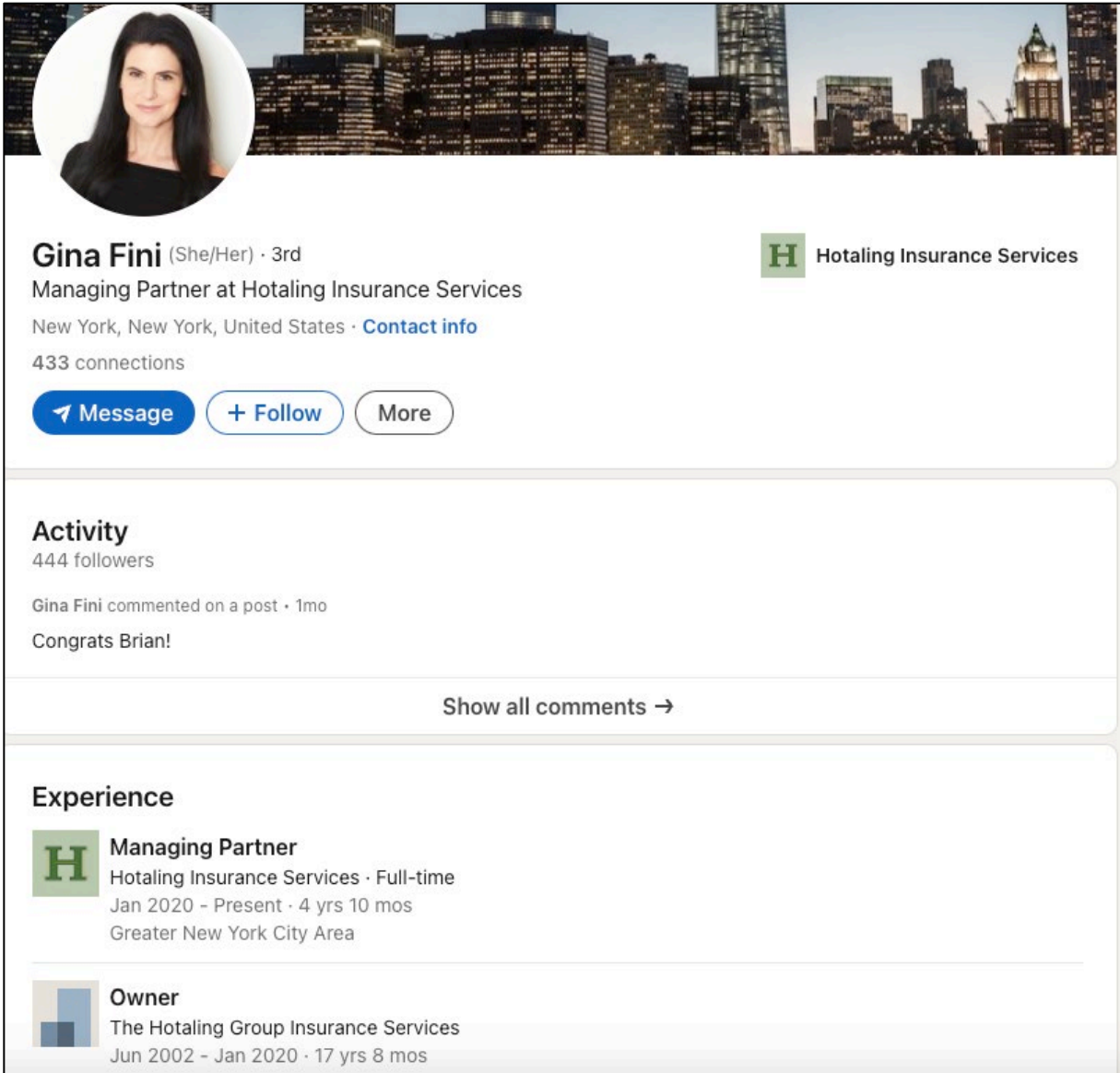
Gina Marie Fini

Typed or printed name of signee

Filing Fees:
\$125.00 Filing Fee for Articles of Organization and Designation of Registered Agent
\$ 30.00 Certified Copy (Optional)
\$ 5.00 Certificate of Status (Optional)

18 OCT 30 AM 10:07
FILED

[Florida Department of State, [Division of Corporations](#), "[Articles of Organization](#)" for Titan Capital Recovery Group LLC, filed 10/30/2018]



Gina Fini (She/Her) · 3rd
Managing Partner at Hotaling Insurance Services
New York, New York, United States · [Contact info](#)
433 connections

[Message](#) [+ Follow](#) [More](#)

Activity
444 followers

Gina Fini commented on a post · 1mo
Congrats Brian!

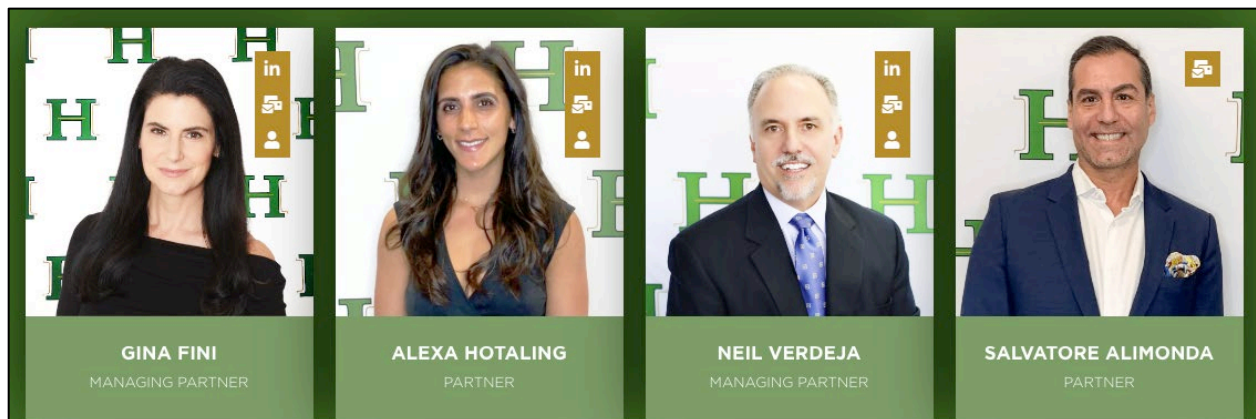
[Show all comments →](#)

Experience

H **Managing Partner**
Hotaling Insurance Services · Full-time
Jan 2020 - Present · 4 yrs 10 mos
Greater New York City Area

Owner
The Hotaling Group Insurance Services
Jun 2002 - Jan 2020 · 17 yrs 8 mos

<https://www.linkedin.com/in/gina-fini-0828851b/>



GINA FINI
MANAGING PARTNER


ALEXA HOTALING
PARTNER

NEIL VERDEJA
MANAGING PARTNER


SALVATORE ALIMONDA
PARTNER

<https://hotalinginsurance.com/>


⇒ It is unclear how Titan can be characterized as an “independent consulting firm” when its manager is also the managing partner of Hotaling Insurance and married Bobby Hotaling.


Mark Bianchi (He/Him)
 CEO at Parkhill Capital Group

Experience


Chief Executive Officer
 Parkhill Capital Group · Full-time
 May 2022 - Present · 2 yrs 6 mos
 United States · On-site

Parkhill Capital Group is not just a consulting firm; it's a beacon of expertise and insight in the financial landscape, with a collective experience exceeding fifty years. ... [...see more](#)



President
 TITAN Capital Recovery Group
 Sep 2016 - Present · 8 yrs 2 mos
 New York - Miami - Houston - Los Angeles

Titan Capital Recovery Group is an independent consulting firm with over twenty-five years of experience working with strategic partners that include but are not limited to Attorney's, CPA firms, Financial Advisors, M&A Firms, Insurance Advisors, Family Offices and their clients. We strive to understand and exceed each client's personal and professional goals and desires through extensive financial reviews and tax solution programs.

We aim to ensure that our clients receive the maximum benefit of many powerful federal and state government sponsored tax credits and incentive programs. These include the Research and Development Tax Credit, energy incentives, export incentives, domestic manufacturing incentives, cost segregation studies that can either mitigate or recapture taxes paid.

In addition, we structure transactions and relationships that substantially enhance the marketability, liquidity and after tax value on the sale of capital assets (including operating businesses, real estate and intellectual property).

We strive to holistically develop solutions for clients and/or their advisors, considering the client's specific situation, with a focus on liquidity and exit opportunities.


Insurance Specialist
 The Hotaling Group
 Aug 2016 - May 2022 · 5 yrs 10 mos
 Greater New York City Area

[<https://www.linkedin.com/in/mark-bianchi-0586779/> captured 10/16/2024]



Gina Fini

September 14, 2022 · 🌐

...

20 years married today to [#BobbyHotaling](#) !!


Happy Anniversary to the love of my life ❤️ I can honestly say there is never a dull moment and I can't wait to see what the next 20 years brings ❤️ May God Bless us first and foremost with health then anything after that will be cake.....I Love you and the life we built together.....I love our family Alexa, Derek, Amber and Mat Jr, Teddy and Roman we are truly blessed! Thank you again for how hard you work and all you do for all of us 🥰❤️🥰 Salute!



[[Facebook, Gina Fini post 09/14/2022](#)]



Articles of Dissolution for Titan Capital Recovery Group, LLC were filed 05/09/2023. The “description of occurrence [sic] that resulted in the limited liability company’s dissolution” was “this entity is not profitable.”



DIVISION of

CORPORATIONS

an official State of Florida website

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Detail by Entity Name

Florida Limited Liability Company
TITAN CAPITAL RECOVERY GROUP LLC

Filing Information

Document Number	L18000253507
FEI/EIN Number	83-2428419
Date Filed	10/30/2018
State	FL
Status	INACTIVE
Last Event	VOLUNTARY DISSOLUTION
Event Date Filed	05/09/2023
Event Effective Date	05/09/2023

Principal Address

2103 CORAL WAY #603
MIAMI, FL 33145

Mailing Address

2103 CORAL WAY #603
MIAMI, FL 33145

Registered Agent Name & Address

CORPORATION SERVICE COMPANY
1201 HAYS STREET
TALLAHASSEE, FL 32301-2525

Authorized Person(s) Detail

Name & Address

Title MGR

FINI, GINA MARIE
2103 CORAL WAY #603
MIAMI, FL 33145

Annual Reports

Report Year	Filed Date
2019	05/01/2019
2020	02/25/2020
2021	05/04/2021

Document Images

05/09/2023 -- VOLUNTARY DISSOLUTION	View image in PDF format
05/04/2021 -- ANNUAL REPORT	View image in PDF format
02/25/2020 -- ANNUAL REPORT	View image in PDF format
05/01/2019 -- ANNUAL REPORT	View image in PDF format
10/30/2018 -- Florida Limited Liability	View image in PDF format

[Florida Department of State, [Division of Corporations](#), Detail by Entity Name]

FILED
May 09, 2023
Secretary of State

ARTICLES OF DISSOLUTION

Pursuant to section 605.0707, Florida Statutes, this Florida limited liability company submits the following Articles of Dissolution:

The name of the limited liability company as currently filed with the Florida Department of State:

TITAN CAPITAL RECOVERY GROUP LLC

The document number of the limited liability company: L18000253507

The file date of the articles of organization: October 30, 2018

The effective date of the dissolution if not effective on the date of filing: May 9, 2023

A description of occurrence that resulted in the limited liability company's dissolution:

THIS ENTITY IS NOT PROFITABLE.

The name and address of the person appointed to wind up the company's activities and affairs:

VICTOR ALDIN

PEMBROKE PINES, 33024-146 US

I/we submit this document and affirm that the facts stated herein are true. I/we am/are aware that any false information submitted in a document to the Department of State constitutes a third degree felony as provided for in section 817.155, Florida Statutes.

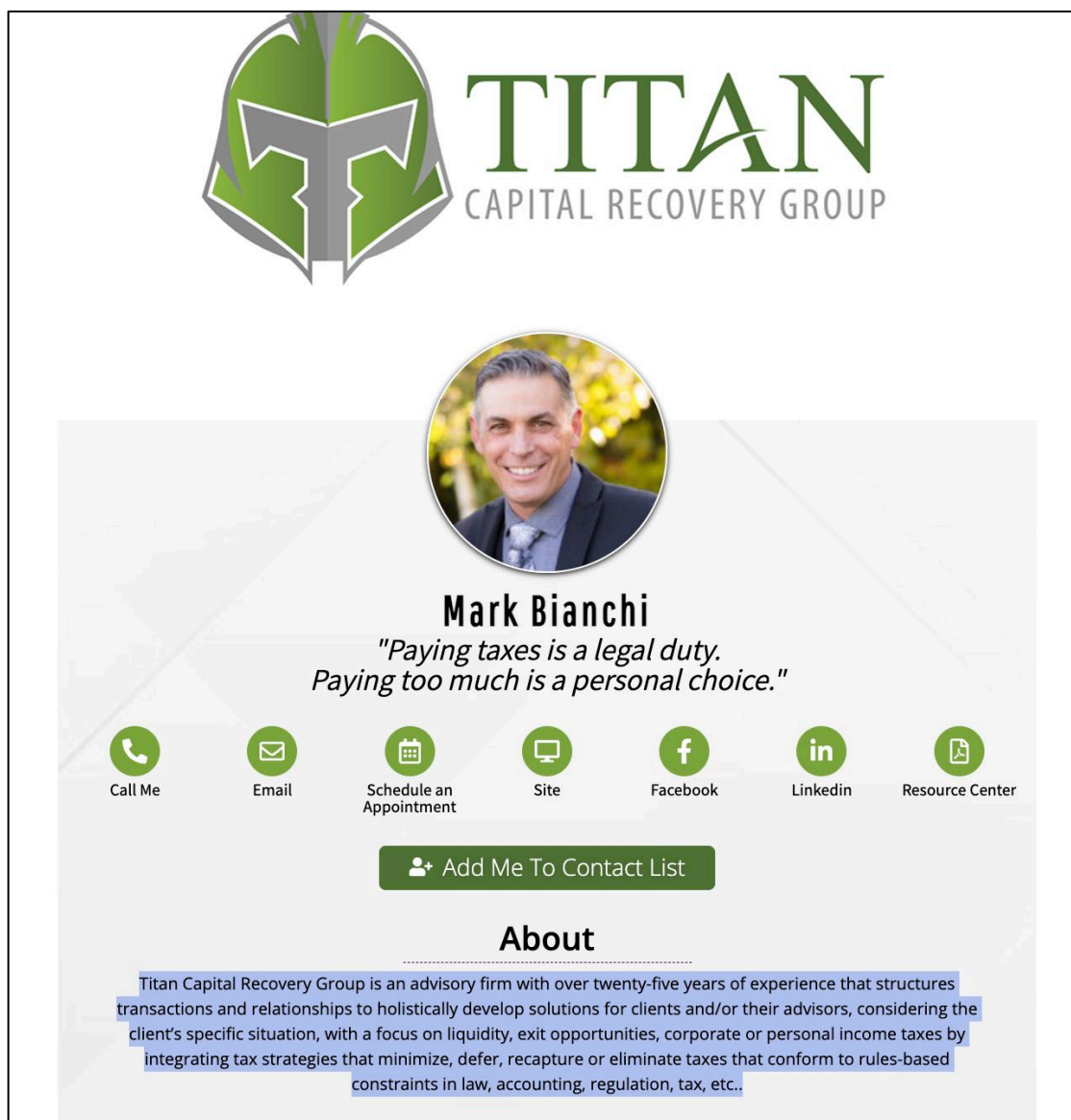
Signature: VICTOR ALDIN

Electronic Signature of authorized person

[Florida Department of State, [Division of Corporations](#), "[Articles of Dissolution](#)" for Titan Capital Recovery Group LLC, filed 05/09/2023]

The insurance and tax planning success stories Bianchi touts on his professional website are copied nearly verbatim from the website of Abacus Life, a NASDAQ-listed alternative asset originator and manager that specializes in life insurance products.


⇒ Bianchi's website for Titan Capital Recovery Group touts his experience focused on strategies that "recapture or eliminate taxes."



[<https://card.get-card.com/mark-bianchi/> captured 10/16/2024]

⇒ The website includes 3 personal stories of supposed clients Adam, Phyllis, and Billy including language such as “we quickly paid her premiums” giving the prospective customer the mistaken impression these are Titan-specific successes. These three stories are taken nearly verbatim from Abacus Life.

Paying too much is a personal choice.



Meet Adam,


At only 56 years-old, Adam was diagnosed with rapidly progressing cancer that had metastasized to his lymph nodes.

He needed immediate financial assistance for his treatment, and he contacted us to learn about his options.

In exactly 30 days, Adam received a lump sum of \$201,000, allowing him to immediately secure critical medical care without passing on any debt to his family.

And the best part of this story: after receiving incredible medical care, Adam was cancer-free and able to move forward with his life – without the often crushing weight of medical debt.

[<https://card.get-card.com/mark-bianchi/> captured 10/16/2024]




Home About Abacus Learning Center Advisors Investors **Calculator** 800-561-4148

MEET DIANE

Diane was diagnosed with stage IV cancer. Realizing the immediate need for financial assistance to pay for treatment, Abacus was able to close the case in exactly 30 days. Diane received a lump sum of \$201,000 and was able to secure important medical care right away.

[<https://abacuslifeselements.com/viatical-settlements-terminal-illness/> captured 10/16/2024]

Paying too much is a personal choice.



Meet Phyllis,

Phyllis, 72, was struggling under the weight of high monthly premiums and was in need of resources to help with family issues.

To free up capital, she considered letting the policy go, but then learned she had other choices. Through a hybrid of option we provide, we were able to help Phyllis maintain the policy, while giving her an infusion of cash.

We quickly paid her premiums to keep the policy current, so her beneficiaries will still receive benefits from the policy, and Phyllis received \$110,000 to help with medical care and family needs.

[<https://card.get-card.com/mark-bianchi/> captured 10/16/2024]



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[Calculator](#)

800-561-4148

Success Stories

“

Sandra, 59, was struggling under the weight of high monthly premiums and was in need of resources to help with family issues. To free up capital, she considered letting the policy go, but then learned she had other choices. Through a hybrid option Abacus provides, we were able to help Sandra maintain the policy, while giving her an infusion of cash. Abacus quickly paid her premiums to keep the policy current, so her beneficiaries will still receive benefits from the policy, and Sandra received \$110,000 to help with medical care and family needs.

Sandra

[<https://abacuslifesettlements.com/sellyourpolicy/> captured 10/16/2024]

Paying taxes is a legal duty.



Meet Billy


At age 83 Billy decided his life insurance policy no longer met his goals for his estate plan and considered surrendering it entirely.

He began exploring the possibility of a life settlement after hearing about this from a friend.

Because of his advanced age and medical history, They were able to offer him almost double the cash surrender value of his \$2,485,065 policy with a final settlement value of \$1,200,000.

This money went directly into Billy's accounts and he is now able to use these funds to finance all of his retirement needs.


[<https://card.get-card.com/mark-bianchi/> captured 10/16/2024]



ABACUS LIFE
KNOW THE VALUE OF YOUR LIFE
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Success Stories

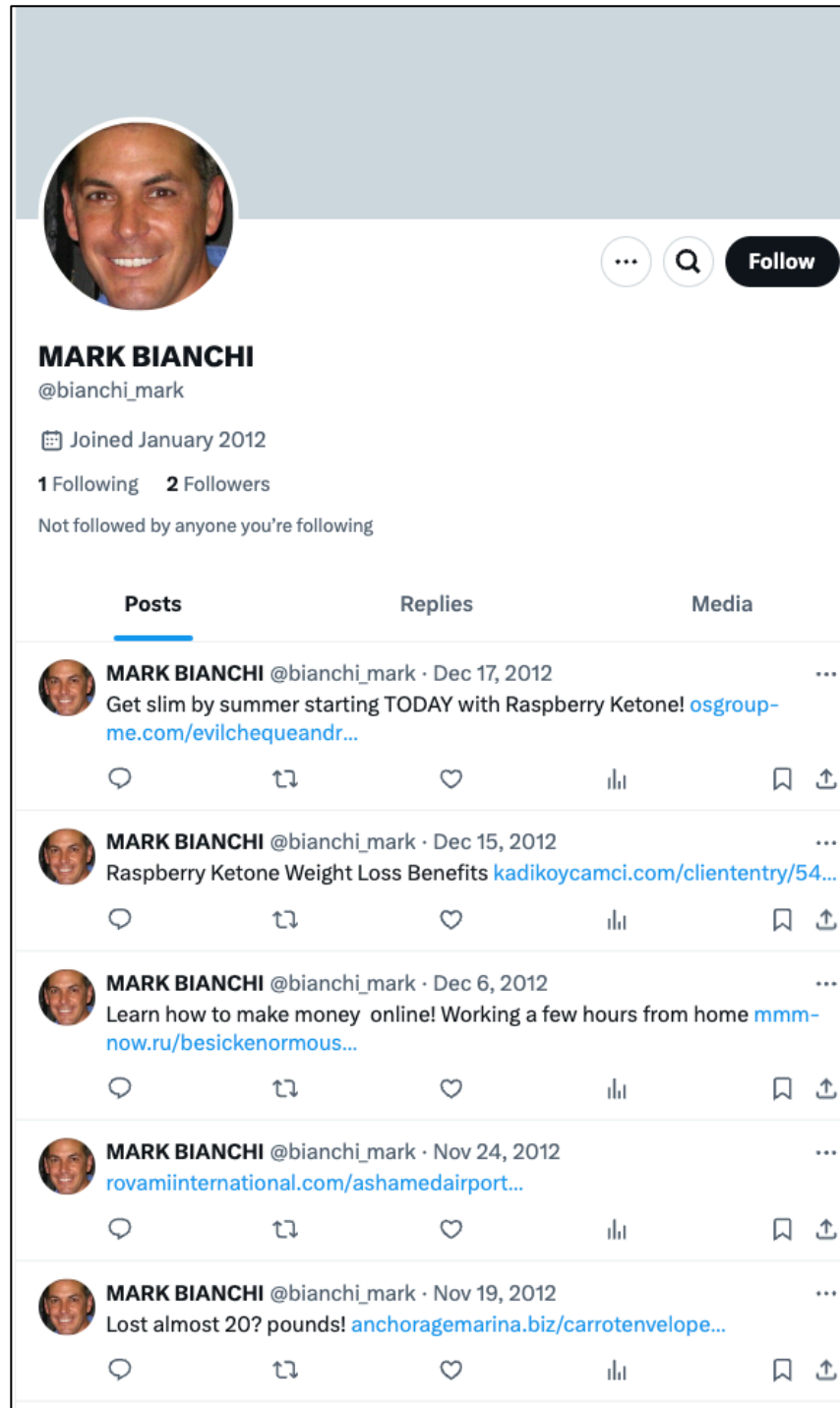


At age 83 Eddie decided his life insurance policy no longer met his goals for his estate plan and considered surrendering it entirely. He began exploring the possibility of a life settlement after hearing about Abacus from a friend. Because of his advanced age and medical history, Abacus was able to offer him almost double the cash surrender value of his \$2,485,065 policy with a final settlement value of \$1,200,000. This money went directly into Eddie's accounts and he is now able to use these funds to finance all of his retirement needs.

Eddie

[<https://abaculuslivesettlements.com/sellyourpolicy/> captured 10/16/2024]

Bianchi's old Twitter, not active since 2012, promoted "learn how to make money online! Working a few hours from home" and Ketone weight loss programs.



[X, "[Mark Bianchi](#)," last accessed 10/7/24]

⇒ A more recent account created in September 2021 has not posted yet.

**Mark Bianchi**
0 posts

**Follow**

Mark Bianchi
@MarkBianchi28
📍 Nashville, TN 📅 Joined September 2021
9 Following 3 Followers
Not followed by anyone you're following

Posts Replies Media

@MarkBianchi28
hasn't posted
When they do, their posts will show up here.

[<https://x.com/MarkBianchi28> captured 10/16/2024]

Bianchi's second wife, married 2007 and divorced 2011, was an FBI agent.

⇒ **Neeki Star and Mark Bianchi married in 2007.**

≡

MENU

Q

THE
Hollywood
REPORTER

BY EMPTY, THE ASSOCIATED PRESS

NOVEMBER 20, 2007 4:00AM

f

X

+

Heather Singleton & Joe Nichols were married Sept. 9 at the Whitfield Chapel in Savannah, Ga. Groom is a country singer-songwriter.

Patricia Carryl Maher & Michael Richard Askin were married Aug. 11 at Villanova University in Pennsylvania. Groom is a producer's assistant on HBO's "Entourage."

Lisa Mattern & Larry J. Barr were married July 21 at the Ragged Point Inn in Ragged Point, Calif. Groom is a recordist at Technicolor Hollywood.

Neeki Star & Mark Bianchi were married July 4 in Kauai, Hawaii. Groom is CEO of Archion.

[The Hollywood Reporter, [11/20/2007](#)]

⇒ **Neeki filed for divorce in 2010. A judgment was entered in 2011.**

PFL20100660
NEEKI BIANCHI VS. MARK BIANCHI
Building C

Summary Filings Parties Events Case Transfer

Filings

Case

Filing Date	Case Caption	Disposition
08/23/2010	NEEKI BIANCHI VS. MARK BIANCHI	Disposed as Judgment/Order on 03/09/2011

Filings

Filing	Disposition
Petition - Dissolution w/Minor Child filed on 08/23/2010	Disposed as Judgment/Order Before Hearing on 03/09/2011
Petitioner BIANCHI, NEEKI SHAWNTE	
Respondent BIANCHI, MARK EDWARD	

Case Disposition

Disposition	Date	Reopened
Judgment/Order	03/09/2011	

[Superior Court of California, County of El Dorado, *Neeki Bianchi vs. Mark Bianchi*, Case No. PFL20100660]

PFL20100660
NEEKI BIANCHI VS. MARK BIANCHI
Building C

Summary Filings Parties Events Case Transfer

Parties

Parties

Type	Name	Represented By
Petition - Dissolution w/Minor Child filed on 08/23/2010		
Petitioner	BIANCHI, NEEKI SHAWNTE	
Respondent	BIANCHI, MARK EDWARD	
Entry of Default 03/03/2011 -		
Default 03/03/2011 -		
Served 08/27/2010 -		

[Superior Court of California, County of El Dorado, *Neeki Bianchi vs. Mark Bianchi*, Case No. PFL20100660]


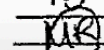
⇒ A marital settlement agreement was attached as an exhibit in Bianchi's first divorce proceeding [[p. 491 of file](#)]

Marital Settlement Agreement

CASE NUMBER: PFL20100660



I, NEEKI SHAWNTE BIANCHI, PETITIONER and I, MARK EDWARD BIANCHI, RESPONDENT, agree as follows:

- I. GENERALLY:** We are now Husband and Wife. We were married on 07/04/2007 and separated on 05/10/2010. We make this agreement with reference to the following facts:
 - A. Children: There are the following minor children:
KAMERON VINCENT BIANCHI, born 05/19/2008, age 2, Male.
KIANA STAR BIANCHI, born 05/19/2008, age 2, Female.
 - B. Unhappy and irreconcilable differences have arisen between us which have caused the irremediable breakdown of our marriage.
 - C. We now intend, by this agreement, to make final and complete settlement of all our rights and obligations concerning child support, child custody, spousal support and division of the marital property and debts.
- II. SEPARATION:** We agree to live separately and apart, and, except for the duties and obligations imposed and assumed under this agreement, each shall be free from interference and control of the other as fully as if he or she were single.
- III. PARENTING PLAN:**
 - A. **Custody:** Petitioner shall have the sole legal and sole physical custody and care of the minor children. Our parenting relationship shall be guided by the following terms and conditions:
 - B. Respondent shall have visitation with the minor children at any time. All visitation shall be confirmed at least 24 hours in advance and shall be at Petitioner's home located at 3727 Mira Loma Dr., Cameron Park, CA.

 (NSB)
 (MEB)

MARITAL SETTLEMENT AGREEMENT

- C. Respondent shall be allowed to spend the day with the children within a 50 mile radius of Petitioner's home. If Respondent wishes to have the children for overnights at any location other than Petitioner's home he shall get prior written authorization from Petitioner.
- D. Respondent shall not remove the children from Sacramento, Placer County, or El Dorado County without prior written authorization from Petitioner at least 30 days in advance.
- E. Petitioner and Respondent shall not remove the children from the State of California without prior written authorization by either party at least 30 days in advance.
- F. Respondent shall provide transportation for all visitation.
- G. Both Parties agree that this Court has jurisdiction to make child custody orders in this case pursuant to the Uniform Child Custody Jurisdiction and Enforcement Act (Part 3 of the California Family Code commencing with Section 3400). Both parties agree California is the children's home state. Both parties were personally present at the execution of the custody agreement herein, both have knowledge of their right to a hearing in this matter and both waive their right to the hearing based upon the custody and visitation agreement herein. The parties agree the habitual residence of the children is the United States of America. Both parties acknowledge being advised that any violation of this order may result in civil or criminal penalties, or both. Each party declares under penalty of perjury pursuant to the laws of the State of California that the foregoing is true and correct.
- H. Neither parent shall conceal the children's whereabouts at any time.
- I. Each party shall keep the other party informed of his or her current address and telephone number and of the children's schools and day care providers, and shall notify the other within one day of any change of address or phone number.
- J. We recognize the unique contributions each of us has to offer our children. We recognize the need and right of our children to have frequent and continuing contact with both parents. We wish to provide our children with

 (NSB)
 (MEB)

MARITAL SETTLEMENT AGREEMENT
2 of 6

emotional security, physical well-being, intellectual stimulation and moral guidance.



IV. BASIS OF AGREED SUPPORT: The support established by this agreement is based on the following facts:

- A. Before separation, our gross combined family income was \$19,417.00.
- B. At the date of this agreement: Petitioner's gross monthly income is \$9,417.00 and Respondent's gross monthly income is \$10,000.00.
- C. Under our agreed parenting plan, the children will be in the physical care of Petitioner 100% of the time and in the physical care of Respondent 0% of the time.

V. SUPPORT OF CHILD: We declare that this agreement is in the best interest of the children and that the needs of the children will be adequately met.

- A. As and for child support, Respondent shall pay to Petitioner the sum of \$2,000.00 per month per child payable no later than the 15th day of each month as began September 1, 2010 and continuing until each child reaches the age of 18 years, dies, marries, or is otherwise emancipated or until further order of the court, whichever first occurs. The above payments shall continue for an unmarried child who has attained the age of 18 years, is a full time high school student, and who is not self-supporting, until the time the child completes the 12th grade or attains the age of 19 years, whichever first occurs. When each child becomes ineligible to receive support or circumstances otherwise change, the parties shall stipulate, or apply to the court, for a new support order.
- B. We agree that we are fully informed of our rights concerning child support. We make this agreement freely without coercion, threat or duress. We declare that this agreement is in the best interest of our children and that the needs of our children will be adequately met by the stipulated amount. The right to support has not been assigned to any county under Section 11477 of

MARITAL SETTLEMENT AGREEMENT
3 of 6

 (NSB)
 (MEB)

the Welfare and Institutions Code and no application for public assistance is pending.

- C. Petitioner shall maintain health insurance coverage for the children if that insurance is available at no cost or at reasonable cost to the parent. Petitioner shall be responsible to pay health costs not covered by insurance. Both parents shall cooperate in the presentation, collection, and reimbursement of any medical claims.
- D. All other expenses concerning the children shall be paid 50%/50% by the parties.
- E. Both parties shall name the children as beneficiaries in a life insurance policy.

VI. SUPPORT PAYMENTS TO SPOUSE: The parties agree that the following amount of spousal support does completely meet the current needs of the recipient for support.

The Court reserves jurisdiction to award spousal support in the future to Petitioner and Respondent.

VII. DIVISION OF COMMUNITY PROPERTY AND DEBTS: The parties warrant and declare under penalty of perjury that there are no community assets or debts subject to disposition by this court.

VIII. CONFIRMATION OF SEPARATE ASSETS AND OBLIGATIONS:
The parties warrant and declare under penalty of perjury that there are no separate assets or debts subject to disposition by this court.

IX. TAXES:
Petitioner shall claim the minor children as dependents for tax purposes every year.

MARITAL SETTLEMENT AGREEMENT
4 of 6

 (NSB)
 (MEB)



- X. RESERVATION OF JURISDICTION:** The parties agree that the court shall have jurisdiction to make whatever orders may be necessary or desirable to carry out this agreement and to divide equally between the parties any community assets or liabilities omitted from division under this agreement.
- XI. ADVICE OF COUNSEL:** The parties recognize that the termination of the marriage, issues of child support, child custody, spousal support and division of marital property will be determined by this instrument. We recognize that we each have the right to seek advice from independent counsel of our own choosing and that we knowingly and with due regard for the importance of same have elected to proceed with this agreement.
- XII. EXECUTION OF INSTRUMENTS:** Each agrees to execute and deliver any documents, make all endorsements, and do all acts which are necessary or convenient to carry out the terms of this agreement.
- XIII. PRESENTATION TO COURT:** This agreement shall be presented to the court in any divorce proceeding between the parties, it shall be incorporated into the judgment therein, the parties shall be ordered to comply with all its provisions, and all warranties and remedies provided in this agreement shall be preserved.
- XIV. DISCLOSURES:** Each party has made a full and honest disclosure to the other of all current finances and assets, and each enters into this agreement in reliance thereon. Each warrants to the other and declares under penalty of perjury that the assets and liabilities divided in this agreement constitute all of their community assets and liabilities.

///

///

///

MARITAL SETTLEMENT AGREEMENT
5 of 6

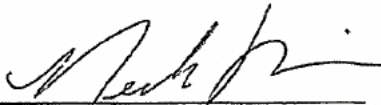
 (NSB)
 (MEB)

XV. BINDING EFFECT: This agreement, and each provision thereof, is expressly made binding upon heirs, assigns, executors, administrators, representatives, and successors in the interest of each party.

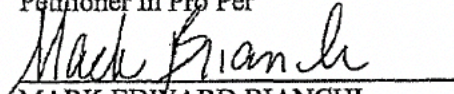
I AGREE TO THIS MARITAL SETTLEMENT AGREEMENT AND APPROVE IT AS TO FORM AND CONTENT:

DATED: 2/1/11

DATED: 2/4/11



NEEKI SHAWNTE BIANCHI,
Petitioner In Pro Per



MARK EDWARD BIANCHI,
Respondent In Pro Per

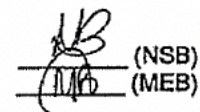
BY THE COURT
It is so ordered.

Dated: _____

KENNETH J. MELIKIAN

JUDGE OF THE SUPERIOR COURT

MARITAL SETTLEMENT AGREEMENT
6 of 6



(NSB)
(MEB)

⇒ News stories identify FBI Special Agent Neeki Star posing as a 13-year-old in a 2006 sting.

According to court papers filed in Los Angeles, Fried used his computer to chat with a 13-year-old girl named "Amy." The girl actually was, on separate occasions, either a member of a citizens' watchdog group or an undercover special agent in the FBI's sex-crimes division.

Fried was arrested in Laguna Beach after arranging to meet the girl at a park, said FBI spokeswoman Laura Eimiller of Los Angeles. Special Agent Neeki Star sat on a park bench, posing as the 13-year-old, while a team of law enforcement officials provided surveillance nearby. Fried was arrested after police said he approached Star, asked if she was Amy and tried to give her a hug.

[*Statesman Journal*, "Man allegedly went to meet a teenage girl in California" 05/07/2006]

⇒ Special Agent Neeki Bianchi was identified in later FBI press releases.




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Sacramento Division

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FBI and State and Local Law Enforcement Recover Six Juveniles During Child Sex Trafficking Operation

U.S. Attorney's Office
June 25, 2012

Public Affairs Specialist Gina Swankie
(916) 977-2285
Special Agent Neeki Bianchi
(916) 977-2258

SACRAMENTO—The Federal Bureau of Investigation (FBI) Crimes Against Children Unit and its state and local law enforcement partners are pleased to announce the recovery of six children who were being victimized as prostitutes in the Chico, Redding, Sacramento, and Vallejo areas. The number of minors recovered locally is one of the highest in the nation, making this local achievement one of Operation Cross Country VI's top success stories.

The Sacramento Division of the FBI and multiple local and state law enforcement participated in the operation from June 19 through June 23, 2012. In addition to six juveniles recovered in Sacramento, multi-agency teams also arrested six pimps during the three-day operation. The local efforts account for nearly eight percent of the children rescued during Operation Cross Country VI.

[FBI Archives, "[FBI and State and Local Law Enforcement Recover Six Juveniles During Child Sex Trafficking Operation](#)" 06/25/2012]

Agent Kvach returned to Dr. Pettinger's office on January 24, 2012, for a second visit, this time accompanied by FBI Special Agent Neeki Bianchi.¹¹⁴ Agent Bianchi has been a Special Agent with the FBI for nine years.¹¹⁵ She stated that during this service, she trained for four months in Quantico, Virginia, and has subsequently been trained in counterterrorism, healthcare fraud, and undercover operations.¹¹⁶ She said she made one undercover visit to Dr. Pettinger's office using the name Nicole Hancock, and identified Government Exhibit 17 as a video recording and transcript of that visit.¹¹⁷

[\[Federal Register, Vol. 78, No. 192, Thursday October 3, 2013\]](#)

Bianchi was sued for breach of contract in 2009 by a CPA firm. While the case file has been destroyed pursuant to records retention schedules, available docket information indicates a default judgment was entered against Bianchi for \$11,488.

CASE INFORMATION
Case Information | Register Of Actions | FUTURE HEARINGS | PARTY INFORMATION

Case Number: 09CB4214
GURSEY SCHNEIDER LLP VS BIANCHI, MARK

Filing Courthouse: Stanley Mosk Courthouse

Filing Date: 10/19/2009
Case Type: Other Breach of Contract/Warranty (not fraud or negligence) (Limited Jurisdiction)
Status: Legacy Judgment

FUTURE HEARINGS
Case Information | Register Of Actions | FUTURE HEARINGS | PARTY INFORMATION

None

Parties
Case Information | Register Of Actions | FUTURE HEARINGS | PARTY INFORMATION

Plaintiff: GURSEY SCHNEIDER LLP CERTIFIED PUBLIC ACCOUNTANTS A LIMITED LIABILITY PARTNERSHIP

Defendant: BIANCHI MARK

Attorney for Plaintiff: DEAN RANDALL J.

Case Information | Register Of Actions | FUTURE HEARINGS | PARTY INFORMATION

11/18/2022 The case is placed in special status of: Case Destroyed pursuant to California Government Code Section 68151 and 68153.

04/06/2013 * EFFECTIVE 05/06/2013

04/06/2013 * CASE REASSIGNED TO THE STANLEY MOSK COURTHOUSE

04/06/2013 * CASE RENUMBERED FROM BH 09CD4214 TO LAM09CB4214

02/26/2013 WRIT OF EXECUTION RETURNED FROM LOS ANGELES COUNTY WHOLLY UNSATISFIED. COSTS \$ 30.00

11/18/2010 WRIT OF EXECUTION ISSUED TO LOS ANGELES COUNTY ON BEHALF OF (GURSEY SCHNEIDER LLP) CERTIFIED PUBLIC ACCOUNTANTS, A LIMITED LIABILITY PARTNERSHIP , RECEIPT NO. BH451225027 .

11/15/2010 REJECT SHEET SENT TO (GURSEY SCHNEIDER LLP) CERTIFIED PUBLIC ACCOUNTANTS, A LIMITED LIABILITY PARTNERSHIP FOR REJECTION OF THERE IS A \$25 FILING FEE FOR YOUR WRIT OF EXECUTION. SUBMITTED ON 11/05/10

11/09/2010 CASE FILE FORWARDED TO SMALL CLAIMS DEPARTMENT. ATTN: NORA, SUPERVISOR RE: CIVIL WRITS & ABSTRACTS TO BE PROCESSED. (FILE FORWARDED WITH REQUEST)

08/18/2010 ABSTRACT OF JUDGMENT ISSUED. RECEIPT # BH451225021 .

08/18/2010 ABSTRACT OF JUDGMENT ISSUED. RECEIPT # BH451225021 .

08/18/2010 ABSTRACT OF JUDGMENT ISSUED. RECEIPT # BH451225021 .

06/25/2010 COURT ORDERS DEFAULT JUDGMENT ENTERED AS FOLLOWS :

[Los Angeles County Superior Court, Case No. [\[09CB4214\]](#) - GURSEY SCHNEIDER LLP VS BIANCHI, MARK]

06/25/2010 JUDGMENT ENTERED AS A FINAL DISPOSITION ON 06/25/10 . FOR (GURSEY SCHNEIDER LLP) CERTIFIED PUBLIC ACCOUNTANTS, A LIMITED LIABILITY PARTNERSHIP . AGAINST (BIANCHI, MARK) AN INDIVIDUAL . PRINCIPAL \$ 10108.00 . ATTORNEY FEES \$ 0.00 . INTEREST \$ 923.00 . COSTS \$ 457.00 . TOTAL \$ 11,488.00 .

06/08/2010 CASE FILE FORWARDED TO RESEARCH ATTORNEY RE: COURT JUDGMENT

05/28/2010 REQUEST FOR ENTRY OF JUDGMENT BY COURT FOR DEFAULT ENTERED AS TO (BIANCHI, MARK) AN INDIVIDUAL ON 05/28/10 FILED. DECLARATION UNDER 585.5 CCP, MEMO OF COSTS IN THE SUM OF \$ 457.00 , AND DECLARATION OF NON-MILITARY STATUS FILED.

05/28/2010 DISMISSAL WITHOUT PREJUDICE FILED AS TO DOES / ROES 1-10 , [INCLUSIVE] ONLY.

05/28/2010 DECLARATION RE: IN SUPPORT OF ENTRY OF JUDGMENT FILED.

05/28/2010 DECLARATION RE: IN SUPPORT OF ENTRY OF JUDGMENT FILED.

05/20/2010 AMENDED NOTICE OF HEARING ORDER TO SHOW CAUSE FILED AND MAILED TO RESPECTIVE PARTIES/COUNSEL. MATTER SET FOR HEARING ON 07/14/10 AT 08:30A M, IN DIV. 005 . CLERK'S CERTIFICATE OF SERVICE FILED.

04/30/2010 REJECT SHEET SENT TO (GURSEY SCHNEIDER LLP) CERTIFIED PUBLIC ACCOUNTANTS, A LIMITED LIABILITY PARTNERSHIP FOR REJECTION OF COURT JUDGMENT. DISMISSAL OF 'DOES' IS NEEDED. * PLEASE SUBMIT A NEW REQUEST FOR ENTRY OF DEFAULT FORM. SUBMITTED ON 04/22/10

04/22/2010 REQUEST FOR ENTRY OF JUDGMENT BY COURT FOR DEFAULT ENTERED AS TO (BIANCHI, MARK) AN INDIVIDUAL ON 04/22/10 FILED. DECLARATION UNDER 585.5 CCP, MEMO OF COSTS IN THE SUM OF \$ 457.00 , AND DECLARATION OF NON-MILITARY STATUS FILED.

04/22/2010 DECLARATION RE: IN SUPPORT OF ENTRY OF JUDGMENT FILED.

04/22/2010 DECLARATION RE: SEC. 585(D) CCP FILED.

04/12/2010 REJECT SHEET SENT TO (GURSEY SCHNEIDER LLP) CERTIFIED PUBLIC ACCOUNTANTS, A LIMITED LIABILITY PARTNERSHIP FOR REJECTION OF COURT JUDGMENT. DISMISSAL OF 'DOES' IS NEEDED BEFORE JUDGMENT CAN BE GIVEN. 'DOES' ARE NOT TO BE INCLUDED IN JUDGMENT. * SUBMITTED ON 04/01/10

04/01/2010 REQUEST FOR ENTRY OF JUDGMENT BY COURT FOR DEFAULT ENTERED AS TO (BIANCHI, MARK) AN INDIVIDUAL ON 04/01/10 FILED. DECLARATION UNDER 585.5 CCP, MEMO OF COSTS IN THE SUM OF \$ 457.00 , AND DECLARATION OF NON-MILITARY STATUS FILED.

04/01/2010 DECLARATION FILED.

04/01/2010 DECLARATION RE: SEC. 585(D) CCP FILED.

03/01/2010 CLERK'S CERTIFICATE OF SERVICE BY MAIL FILED .

03/01/2010 CASE MANAGEMENT ORDER SIGNED AND FILED BY BOBBI TILLMON . MATTER SET FOR ORDER TO SHOW CAUSE WHY SANCTIONS OR A DISMISSAL OF THE ENTIRE ACTION SHOULD NOT BE IMPOSED FOR FAILURE TO PERFECT DEFAULT JUDGMENT . HEARING ON 06/02/10 AT 08:30A M, IN DEPT. 005 . CLERK'S CERTIFICATE OF SERVICE MAILED/GIVEN TO RESPECTIVE PARTIES/COUNSEL.

02/24/2010 REJECT SHEET SENT TO (GURSEY SCHNEIDER LLP) CERTIFIED PUBLIC ACCOUNTANTS, A LIMITED LIABILITY PARTNERSHIP FOR REJECTION OF CLERK'S JUDGMENT. PLEASE SEEK A COURT JUDGMENT AND SUBMIT NEEDED DECLARATIONS AND A DISMISSAL OF 'DOES'. PLEASE SUBMIT A NEW REQUEST FOR ENTRY OF DEFAULT FORM AND NEW JUDGMENT (JUD-100) FORM. SUBMITTED ON 02/18/10

02/02/2010 REQUEST FILED AND DEFAULT ENTERED OF (BIANCHI, MARK) AN INDIVIDUAL . DECLARATION UNDER 585.5 CCP, DECLARATION PURSUANT TO 587 CCP, MEMO OF COSTS, AND DECLARATION OF NON-MILITARY STATUS FILED.

11/19/2009 PROOF OF SERVICE RE: SUMMONS & COMPLAINT; ADR PACKAGE; NOTICE OF CASE ASSIGNMENT FILED. SERVED AS TO (BIANCHI, MARK) AN INDIVIDUAL SERVED MINOO STAR, MOTHER-IN-LAW . COSTS OF \$ 0.00

10/19/2009 COMPLAINT FILED. RN BH490068011. Filing Fee: 330.00

[Los Angeles County Superior Court, Case No. [\[09CB4214\]](#) - GURSEY SCHNEIDER LLP VS BIANCHI, MARK]

10/19/2009 SUMMONS ISSUED.

10/19/2009 SUMMONS FILED.

10/19/2009 NOTICE OF CASE ASSIGNMENT ON FILE. CASE IS ASSIGNED TO DEPT. 005 OF HONORABLE BOBBI
TILLMON .

10/19/2009 NON-APPEARANCE CASE MANAGEMENT REVIEW SCHEDULED FOR 02/16/10 AT 08:30A M, IN DEPT. 005

. CLERK'S CERTIFICATE OF SERVICE MAILED/GIVEN TO RESPECTIVE PARTIES/COUNSEL ON 10/19/09

[Los Angeles County Superior Court, Case No. [\[09CB4214](#) - GURSEY SCHNEIDER LLP VS BIANCHI,
MARK]

A 2016 civil case against Bianchi was only dismissed without prejudice because the plaintiff, American Express, was unable to serve Bianchi – noting the property address was vacant.

copy

IN THE GENERAL SESSIONS COURT OF DAVIDSON COUNTY, TENNESSEE

AMERICAN EXPRESS BANK, FSB, **FILED**

Plaintiff,

vs. 2018 MAR 21 PM 2:39 CASE NO. 16GC23239

MARK E BIANCHI, CHARD JONER, CLERK

Defendant. *[Signature]* D.C.

ORDER OF VOLUNTARY DISMISSAL

It appearing to the Court, as evidenced by signature below of Plaintiff's counsel that the Plaintiff voluntarily dismisses without prejudice all claims made in this action.

IT IS THEREFORE ORDERED, ADJUDGED AND DECREED that this case be, and the same hereby is, dismissed without prejudice, with costs taxed to the Plaintiff.

ENTER this 21 day of March, 2018.

[Signature]
GENERAL SESSIONS JUDGE

APPROVED FOR ENTRY:

[Signature]
ZWICKER & ASSOCIATES, P.C.
A Law Firm Engaged In Debt Collection

Michelle S. Moghadom (BPR #029313)
Alex S. Dimitt (BPR #031094)
5409 Maryland Way, Suite 110
Brentwood, TN 37027
Phone: 615-376-2780
Facsimile: 615-376-2781

Attorneys for the Plaintiff

CERTIFICATE OF SERVICE

I hereby certify that a true and exact copy of the foregoing was sent via first class U.S. mail, postage prepaid on this the 1st day of March, 2018 to the following:

MARK E BIANCHI
320 11TH AVE S APT 555
NASHVILLE, TN 37203

[Signature]
Michelle S. Moghadom

Copy

STATE OF TENNESSEE, COUNTY OF DAVIDSON

FILED

To Any Lawful Officer to Execute and Return:

Summon MARK E BIANCHI

2016 DEC 29 AM 10:15

to appear before the Metropolitan General Sessions Court of Davidson County, Tennessee, to be held in

Courtroom 1B, Justice A. A. Birch Building, 408 Second Avenue North, Nashville, Tennessee,

on Wednesday, MAR 01 2017, at 9:45 a.m., then and there to answer in

a civil action brought by AMERICAN EXPRESS BANK, FSB, the Plaintiff(s) for:

Suit on a sworn account here to the court shown in the amount of \$8,550.03, and court costs.

under \$ 25,000.00 Dollars

Judgment for _____

against _____ for

\$ _____ Dollars and cost of suit for

which execution may issue. Entered: _____, 20____



If you have a disability and require assistance, please contact Dart Gore at (615) 880-3309

Judge, Division __, Metropolitan General Sessions Court

**TO BE SERVED BY:
ABC LEGAL**

COURTROOM 1B ☐ Alias
No. 166C-23237 ☐ Amended
☐ Counter-Claim

AMERICAN EXPRESS BANK, FSB
Plaintiff(s)

Telephone _____ vs.
MARK E BIANCHI

Defendant
320 11TH AVE S APT 555
NASHVILLE TN 37203

Address _____

Defendant

Address

PRIVATE PROCESS

C CIVIL WARRANT C
Metropolitan General Sessions Court

Issued: 12-29-16

By: Richard R. Rooker, Clerk
Deputy Clerk

Day of week Wednesday, @ 9:45 A.M. ON
MAR 01 2017

Courtroom 1B
Justice A. A. Birch Building
408 Second Avenue North
P.O. Box 196304
Nashville, Tennessee 37219-6304

Reset for: _____

Came to hand same day issued and executed as commanded on:

NTBF:
Vacant Property

Served: MAR 16, 2017
John B. Sheriff/Process Server

ZWICKER & ASSOCIATES, P.C.
(7000030)

A Law Firm Engaged in Debt Collection

5409 MARYLAND WAY, SUITE 110

BRENTWOOD, TN 37027

(615)376-2780

Attorney for Plaintiff

Telephone

Attorney for Defendant

⇒ American Express made another attempt in 2018, again dismissing without prejudice.

copy

IN THE GENERAL SESSIONS COURT OF DAVIDSON COUNTY, TENNESSEE

AMERICAN EXPRESS BANK, FSB,)
Plaintiff,)
vs.)
MARK BIANCHI AKA MARK E. BIANCHI,)
Defendant.)

FILED
CASE NO. 18CC422
2018 MAY -4 PM 1:07
RICHARD HOOKER, CLERK

ORDER OF VOLUNTARY NONSUIT

It appearing to the Court, as evidenced by signature below of Plaintiff's counsel that the Plaintiff seeks a voluntary nonsuit of this matter;

IT IS THEREFORE ORDERED, ADJUDGED AND DECREED that the above style case is nonsuited without prejudice.

ENTER this 4 of May, 2018.

GENERAL SESSIONS JUDGE

APPROVED FOR ENTRY:
ZWICKER & ASSOCIATES, P.C.
A Law Firm Engaged In Debt Collection

Michelle S. Moghadom (BPR #029313)
Alex S. Dimitt (BPR #031094)
5409 Maryland Way, Suite 110
Brentwood, TN 37027
Phone: 615-376-2780
Facsimile: 615-376-2781

Attorneys for the Plaintiff

CERTIFICATE OF SERVICE

I hereby certify that a true and exact copy of the foregoing was sent via first class U.S. mail, postage prepaid, on this 15 day of May, 2018, to the following:

MARK BIANCHI AKA MARK E. BIANCHI
1055 PINE ST., APT. 131
NASHVILLE, TN 37203

Michelle S. Moghadom

Bianchi was sued for unpaid rent in 2016. In 2017, Bianchi failed to appear, resulting in the Los Angeles County Superior Court issuing a default judgment against him for \$11,157. According to available docket information, the judgment does not appear to have been released.

CASE INFORMATION

[Case Information](#) | [Register Of Actions](#) | [FUTURE HEARINGS](#) | [PARTY INFORMATION](#)

Case Number: 16P05768

TULARAKSA, JAY VS DITOMASO, ROBIN

Filing Courthouse: Pasadena Courthouse

Filing Date: 12/21/2016

Case Type: Unlawful Detainer/Residential (not drugs or wrongful eviction) (Limited Jurisdiction)

Status: Legacy Judgment

FUTURE HEARINGS

[Case Information](#) | [Register Of Actions](#) | [FUTURE HEARINGS](#) | [PARTY INFORMATION](#)

None

[Case Information](#) | [Register Of Actions](#) | [FUTURE HEARINGS](#) | [PARTY INFORMATION](#)

Parties

Plaintiff: TULARAKSA JAY

Defendant: DITOMASO ROBIN

Defendant: BIANCHI MARK

Attorney for Plaintiff: BLOCK DENNIS P. ESQ

[Case Information](#) | [Register Of Actions](#) | [FUTURE HEARINGS](#) | [PARTY INFORMATION](#)

12/24/2018 Case reassigned to Pasadena Courthouse in Department R - Hon. William D. Dodson effective 12/24/2018;
Reason: Inventory Transfer

03/29/2017 COURT ORDERS DEFAULT JUDGMENT ENTERED AS FOLLOWS :

03/29/2017 JUDGMENT ENTERED AS A FINAL DISPOSITION ON 03/28/17 , FOR (TULARAKSA, JAY) , AGAINST (DITOMASO, ROBIN) , (BIANCHI, MARK) , PAST DUE RENT \$ 4500.00 , DAILY DAMAGES \$ 5700.00 , ATTORNEY FEES \$ 500.00 , COSTS \$ 457.00 . TOTAL \$ 11,157.00 . RESTITUTION AND POSSESSION OF PREMISES NOT AT ISSUE.

03/28/2017 ORDER RE: THE COPY OF THE LEASE IS ADMITTED IN EVIDENCE SIGNED AND FILED.

03/28/2017 MINUTE ORDER - CAUSE CALLED AT 08:30A M, IN DEPT. NEA , HON. WILLIAM D. DODSON, COMMISSIONER PRESIDING FOR HEARING RE: DEFAULT JUDGMENT BY COURT. PLTF. APPEARING BY DEC. CCP 585(D). NO APPEARANCE BY OR FOR DEFT.

03/28/2017 MINUTE ORDER - CAUSE CALLED AT 08:30A M, IN DEPT. NEA , HON. WILLIAM D. DODSON, COMMISSIONER PRESIDING FOR HEARING RE: DEFAULT JUDGMENT BY COURT. PLTF. APPEARING BY DEC. CCP 585(D). NO APPEARANCE BY OR FOR DEFT.

03/21/2017 CASE FILE FORWARDED TO DEPARTMENT NEA FOR CONSIDERATION COURT JUDGMENT AND ORDER (MS) .

03/20/2017 REQUEST FOR ENTRY OF JUDGMENT BY COURT FILED.

03/20/2017 DISMISSAL WITHOUT PREJUDICE FILED AS TO DOES / ROES 1-10 , [INCLUSIVE] ONLY.

03/20/2017 SUPPLEMENTAL DECLARATION OF PLAINTIFFS ATTORNEY AND REQUEST FOR MONEY JUDGMENT

FILED.

03/20/2017 DECLARATION RE: SEC. 585(D) CCP FILED.

03/20/2017 DECLARATION RE: LOST LEASE FILED.

02/14/2017 WRIT OF POSSESSION RETURNED FROM LOS ANGELES COUNTY UNSATISFIED WITH COSTS OF \$ 120.00 .

01/19/2017 JUDGMENT DEFAULT BY CLERK, CCP 1169, RESTITUTION OF THE PREMISES ONLY ENTERED AS FOLLOWS:

01/19/2017 JUDGMENT ENTERED ON 01/13/17 , FOR (TULARAKSA, JAY) , AGAINST (DITOMASO, ROBIN) , (BIANCHI, MARK) , FOR RESTITUTION OF THE PREMISES LOCATED AT: 27004 PIERPONT COURT VALENCIA, CA 91355 , AND POSSESSION APPLIES TO ANY AND ALL UNNAMED OCCUPANTS IN THE PREMISES PURSUANT TO C.C.P. 415.46.

01/19/2017 WRIT OF POSSESSION ISSUED TO LOS ANGELES COUNTY. ATTY SVC- CONTRYWIDE . RECEIPT # PAS443036026 .

01/13/2017 AFFIDAVIT OF (TULARAKSA, JAY) FILED RE: PURSUANT TO CCP 1169 .

01/13/2017 REQUEST FILED AND DEFAULT ENTERED OF (DITOMASO, ROBIN) , (BIANCHI, MARK) . DECLARATION UNDER 585.5 CCP, DECLARATION PURSUANT TO 587 CCP, MEMO OF COSTS, AND DECLARATION OF NON-MILITARY STATUS FILED.

01/13/2017 REQUEST FILED AND DEFAULT ENTERED AS TO ANY AND ALL OCCUPANTS PURSUANT TO 415.46 CCP; DECLARATION PURSUANT TO 587 CCP FILED.

01/13/2017 REQUEST FOR ENTRY OF JUDGMENT BY CLERK FILED.

01/13/2017 APPLICATION FOR WRIT OF POSSESSION FILED. DAILY RENTAL VALUE OF PROPERTY, \$ 150.00 PER DAY.

01/13/2017 REQUEST FOR ENTRY OF DEFAULT RECEIVED AS TO (DITOMASO, ROBIN) , (BIANCHI, MARK) & ANY AND ALL UNNAMED OCCUPANTS .

01/13/2017 PROOF OF SERVICE RE: SUMMONS, COMPLAINT, PREJUDGMENT CLAIM OF RIGHT TO POSSESSION, NOTICE OF HEARING, A COPY OF FILED GENERAL ORDER FILED. SERVED AS TO (DITOMASO, ROBIN) . COSTS OF \$ 67.00

01/13/2017 PROOF OF SERVICE RE: SUMMONS, COMPLAINT, PREJUDGMENT CLAIM OF RIGHT TO POSSESSION, NOTICE OF HEARING, A COPY OF FILED GENERAL ORDER FILED. SERVED AS TO (BIANCHI, MARK) . COSTS OF \$ 67.00

01/13/2017 PROOF OF SERVICE OF SUMMONS AND COMPLAINT; PREJUDGMENT CLAIM OF RIGHT TO POSSESSION FILED AS TO ANY AND ALL OCCUPANTS .

12/28/2016 NOTICE OF UNLAWFUL DETAINER FILING MAILED TO RESPECTIVE PARTIES/COUNSEL. CLERK'S CERTIFICATE OF SERVICE FILED.

12/21/2016 UNLAWFUL DETAINER COMPLAINT FILED. RN PAS623737013. Filing Fee: 240.00

12/21/2016 SUMMONS ISSUED.

12/21/2016 SUMMONS FILED.

12/21/2016 MATTER SET FOR UNLAWFUL DETAINER ORDER TO SHOW CAUSE HEARING ON 06/21/17 AT 08:30A M, IN DEPARTMENT NEA . .

Bianchi was sued for unpaid rent in 2019. The Los Angeles County Superior Court found in favor of the Plaintiff and issued a judgment against him for \$12,100 which was paid in 2019.

CASE INFORMATION

[Case Information](#) | [Register Of Actions](#) | [FUTURE HEARINGS](#) | [PARTY INFORMATION](#)

Case Number: 19CHUD00691

KURT KOESTER VS MARK BIANCHI, ET AL.

Filing Courthouse: Chatsworth Courthouse

Filing Date: 05/15/2019

Case Type: Unlawful Detainer/Residential (not drugs or wrongful eviction) (Limited Jurisdiction)

Status: Stipulated Judgment - After Court Trial

[Click here to access document images for this case](#)

If this link fails, you may go to the Case Document Images site and search using the case number displayed on this page

FUTURE HEARINGS

[Case Information](#) | [Register Of Actions](#) | [FUTURE HEARINGS](#) | [PARTY INFORMATION](#)

None

[Case Information](#) | [Register Of Actions](#) | [FUTURE HEARINGS](#) | [PARTY INFORMATION](#)

Parties

Plaintiff: KOESTER KURT

Defendant: BIANCHI MARK

Defendant: DITOMASO ROBIN

Attorney for Plaintiff: PIOTROWSKI DAVID

Attorney for Defendant: TIEDT JOHN EDWARD

[Case Information](#) | [Register Of Actions](#) | [FUTURE HEARINGS](#) | [PARTY INFORMATION](#)

07/08/2019 Writ - Return (Unsatisfied);, Costs Credits: 0.00; Interest Credits: 0.00; Principal Credits: 0.00; Possession: Yes; Judgment Satisfaction Type: Unsatisfied

07/03/2019 Acknowledgment of Satisfaction of Judgment; Filed by: Kurt Koester (Plaintiff); As to: Mark Bianchi (Defendant); Robin DiTomaso (Defendant)

06/19/2019 Writ of Possession; Issued by: Kurt Koester (Plaintiff); As to: Mark Bianchi (Defendant); Robin DiTomaso (Defendant)

06/18/2019 Application for Writ of Possession; Filed by: Kurt Koester (Plaintiff); Daily Rental Value: 126.66

06/12/2019 Notice of Entry of Judgment / Dismissal / Other Order; Filed by: Clerk

06/12/2019 Judgment - Unlawful Detainer; Filed by: Clerk

06/12/2019 Premise address is amended to 28657 Farrier Drive, Valencia, CA 91354.; Stipulated judgment entered for Plaintiff Kurt Koester against Defendant Robin DiTomaso and Defendant Mark Bianchi on the Complaint filed by Kurt Koester on 05/15/2019 for past rent due in the amount of \$12,100.00 for a total of \$12,100.00.; Judgment for possession is granted against all unnamed occupants pursuant to Code of Civil Procedure section 415.46.; Restitution and possession of the premises located at 28657 Farrier Drive, Valencia, CA 91354 is granted for plaintiff(s); The Rental Agreement under which the property is held is hereby cancelled.; Lease Agreement under which the property is held is hereby forfeited.; Writ to issue forthwith, but no lockout prior to 07/01/2019.; See written stipulation for further terms and conditions.

06/12/2019 Unlawful Detainer Stipulation and Judgment; Filed by: Kurt Koester (Plaintiff); As to: Unnamed Occupants; Mark Bianchi (Defendant); Robin DiTomaso (Defendant)

06/12/2019 Minute Order (Non-Jury Trial)

06/12/2019 Certificate of Mailing for Minute Order (Non-Jury Trial) of 06/12/2019; Filed by: Clerk

06/12/2019 Non-Jury Trial scheduled for 06/12/2019 at 08:30 AM in Chatsworth Courthouse at Department F44 updated: Result Date to 06/12/2019; Result Type to Held

06/12/2019 Order to Show Cause Re: Failure to File Proof of Service scheduled for 07/24/2019 at 08:30 AM in Chatsworth Courthouse at Civil Clerk's Office Not Held - Vacated by Court on 06/12/2019

05/30/2019 Notice of Unlawful Detainer Trial; Filed by: Clerk

05/30/2019 Request for Entry of Default / Judgment; Filed by: Kurt Koester (Plaintiff); As to: Unnamed Occupants

05/30/2019 Default entered as to unnamed occupants pursuant to CCP 415.46; On the Complaint filed by Kurt Koester on 05/15/2019

05/29/2019 Proof of Service by Substituted Service; Filed by: Kurt Koester (Plaintiff); Proof of Mailing Date: 05/18/2019; Service Cost: 135.00; Service Cost Waived: No

05/29/2019 Proof of Service by Substituted Service; Filed by: Kurt Koester (Plaintiff); As to: Mark Bianchi (Defendant); Proof of Mailing Date: 05/24/2019; Service Cost: 135.00; Service Cost Waived: No

05/29/2019 Proof of Personal Service; Filed by: Kurt Koester (Plaintiff); As to: Robin DiTomaso (Defendant); Service Date: 05/24/2019; Service Cost: 135.00; Service Cost Waived: No

05/29/2019 Request/Counter-Request To Set Case For Trial; Filed by: Kurt Koester (Plaintiff); As to: Mark Bianchi (Defendant); Robin DiTomaso (Defendant)

05/29/2019 Non-Jury Trial scheduled for 06/12/2019 at 08:30 AM in Chatsworth Courthouse at Department F44

05/21/2019 Answer; Filed by: Mark Bianchi (Defendant); Robin DiTomaso (Defendant)

05/17/2019 Notice of Unlawful Detainer mailed 05/17/2019

05/16/2019 Order to Show Cause Re: Failure to File Proof of Service scheduled for 07/24/2019 at 08:30 AM in Chatsworth Courthouse at Civil Clerk's Office

05/16/2019 Case assigned to Hon. Michael C. Kelley in Department F44 Chatsworth Courthouse

05/15/2019 Complaint; Filed by: Kurt Koester (Plaintiff); As to: Mark Bianchi (Defendant); Robin DiTomaso (Defendant)

05/15/2019 Civil Case Cover Sheet; Filed by: Kurt Koester (Plaintiff); As to: Mark Bianchi (Defendant); Robin DiTomaso (Defendant)

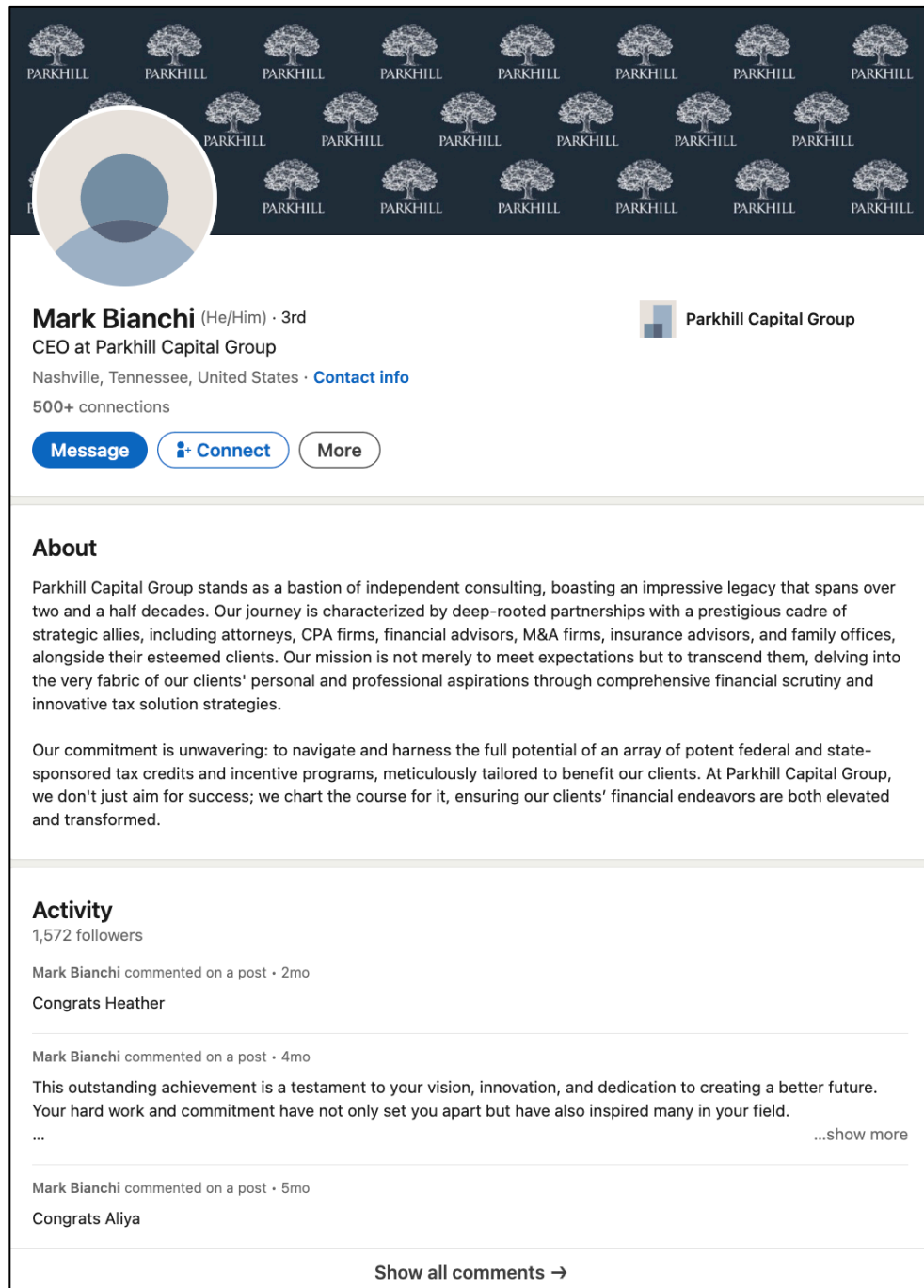
05/15/2019 Summons on Complaint; Issued and Filed by: Kurt Koester (Plaintiff); As to: Mark Bianchi (Defendant); Robin DiTomaso (Defendant)

05/15/2019 Notice of Case Assignment - Limited Civil Case; Filed by: Clerk

05/15/2019 Property Owner/Landlord Only Hearing Notice; Filed by: Clerk

APPENDIX A: WEBSITES & PROFILES

LINKEDIN



Mark Bianchi (He/Him) · 3rd
CEO at Parkhill Capital Group
Nashville, Tennessee, United States · [Contact info](#)
500+ connections

[Message](#) [Connect](#) [More](#)

About

Parkhill Capital Group stands as a bastion of independent consulting, boasting an impressive legacy that spans over two and a half decades. Our journey is characterized by deep-rooted partnerships with a prestigious cadre of strategic allies, including attorneys, CPA firms, financial advisors, M&A firms, insurance advisors, and family offices, alongside their esteemed clients. Our mission is not merely to meet expectations but to transcend them, delving into the very fabric of our clients' personal and professional aspirations through comprehensive financial scrutiny and innovative tax solution strategies.

Our commitment is unwavering: to navigate and harness the full potential of an array of potent federal and state-sponsored tax credits and incentive programs, meticulously tailored to benefit our clients. At Parkhill Capital Group, we don't just aim for success; we chart the course for it, ensuring our clients' financial endeavors are both elevated and transformed.

Activity

1,572 followers

Mark Bianchi commented on a post · 2mo
Congrats Heather

Mark Bianchi commented on a post · 4mo
This outstanding achievement is a testament to your vision, innovation, and dedication to creating a better future. Your hard work and commitment have not only set you apart but have also inspired many in your field.
... [...show more](#)

Mark Bianchi commented on a post · 5mo
Congrats Aliya

[Show all comments →](#)



Experience



Chief Executive Officer

Parkhill Capital Group · Full-time
May 2022 – Present · 2 yrs 6 mos
United States · On-site

Parkhill Capital Group is not just a consulting firm; it's a beacon of expertise and insight in the financial landscape, with a collective experience exceeding fifty years.

Our strength lies in our strategic partnerships, encompassing a broad spectrum of professionals from attorneys and CPA firms to financial advisors, M&A firms, insurance advisors, family offices, and their distinguished clients.

We are dedicated to a singular mission: to delve deep into our clients' personal and professional worlds, surpassing their goals and desires through meticulous financial reviews and cutting-edge tax solution programs.

Our commitment to excellence is steadfast. We are poised to unlock the full potential of an array of robust federal and state government-sponsored tax credits and incentive programs, each carefully selected to maximize our clients' benefits.

At Parkhill Capital Group, our aim transcends the ordinary. We forge paths to unprecedented financial success, ensuring that our clients' ventures are not only recognized but fundamentally transformed. mission and values.

The inception of Parkhill Capital Group is the culmination of extensive experience, a shared vision for the future, and a commitment to leveraging our expertise for the greater good. Our new name and identity encapsulate our aspirations and the new paths we are eager to explore.

Our mission at Parkhill Capital Group is to continue delivering exceptional service and results, now amplified by our broader vision and the impactful initiatives we support. We are dedicated to innovation, excellence, and making a difference in the communities we serve.

We are excited to embark on this new journey and want to extend our deepest gratitude to our clients, partners, and supporters for your continued trust and support. Your belief in us is what propels us forward.

Here's to the future and the many opportunities it holds as Parkhill Capital Group. Together, we aim to redefine what's possible.



President


TITAN Capital Recovery Group
Sep 2016 – Present · 8 yrs 2 mos
New York – Miami – Houston – Los Angeles


Titan Capital Recovery Group is an independent consulting firm with over twenty-five years of experience working with strategic partners that include but are not limited to Attorney's, CPA firms, Financial Advisors, M&A Firms, Insurance Advisors, Family Offices and their clients. We strive to understand and exceed each client's personal and professional goals and desires through extensive financial reviews and tax solution programs.


We aim to ensure that our clients receive the maximum benefit of many powerful federal and state government sponsored tax credits and incentive programs. These include the Research and Development Tax Credit, energy incentives, export incentives, domestic manufacturing incentives, cost segregation studies that can either mitigate or recapture taxes paid.


In addition, we structure transactions and relationships that substantially enhance the marketability, liquidity and after tax value on the sale of capital assets (including operating businesses, real estate and intellectual property).

We strive to holistically develop solutions for clients and/or their advisors, considering the client's specific situation, with a focus on liquidity and exit opportunities.



Insurance Specialist
 The Hotaling Group
 Aug 2016 - May 2022 · 5 yrs 10 mos
 Greater New York City Area


President/COO/Owner
 Go West Creative Group
 Jan 2008 - Dec 2015 · 8 yrs


COO/Owner
 Captive Media
 2003 - 2008 · 5 yrs




CEO/Owner
 LA Digital Post
 Apr 1995 - Aug 2003 · 8 yrs 5 mos

 Founded LA Digital in 1995 and grew the company to the largest Avid rental company in the world by 2000.


Director of Operations / Assistant Editor
 MODERN VIDEOFILM INC.
 1985 - 1993 · 8 yrs



Skills
 Media Production
 Post Production
 Show all 11 skills →

Recommendations
 Received Given


Benjamin Thrasher  · 2nd
 Corporate Finance & Private Equity Real Estate
 March 30, 2019, Mark was senior to Benjamin but didn't manage Benjamin directly


 Mark's knowledge of tax mitigation and expertise in cost segregation was a huge advantage to our entire office. Along with his undeniable talent, Mark has always been an absolute joy to work with. He is a true team player, and always manages to foster positive discussions and bring the best out of other employees.

Interests
 Top Voices Companies Groups


Seth Harris  · 3rd
 Academic, Advisor, Attorney, Advocate,
 Commentator - Biden White House, Obama
 Acting Secretary and Deputy Secretary of Labor
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 + Follow

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TITAN CAPITAL RECOVERY GROUP



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mbianchi@titancrg.com
914.517.0076
[in](#)

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Specialized Consulting


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TITAN CAPITAL RECOVERY GROUP SERVICES

Discover Our Expertise

STRATEGIC PLANNING SESSION


With years of experience, our staff has the capabilities and expertise to take your business to the next level. At TITAN Capital Recovery Group, we combine our insights and skills to transform your financial wellbeing through tax mitigation strategies. We're proud to help shape and improve how our clients structure and manage their finances.



TAX MITIGATION ANALYSIS

Titan Capital Recovery Group Specializes in tax mitigation, long term wealth accumulation, wealth preservation, profit recovery for businesses and individuals.

- Cost Segregation for Rental Real Estate
- Research & Development Tax Credits and Incentives
 - FICA Tip Tax
 - Restricted Property Trust
 - Land Conservation Easement
 - And more...



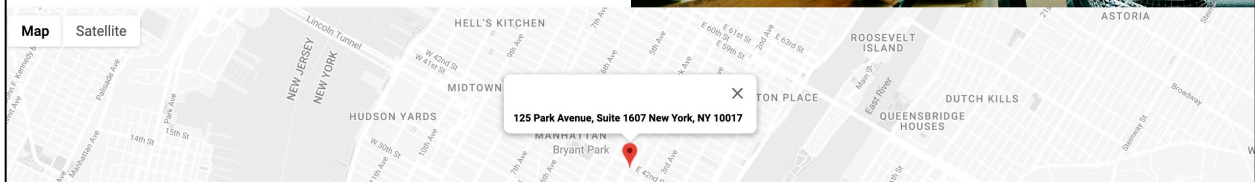
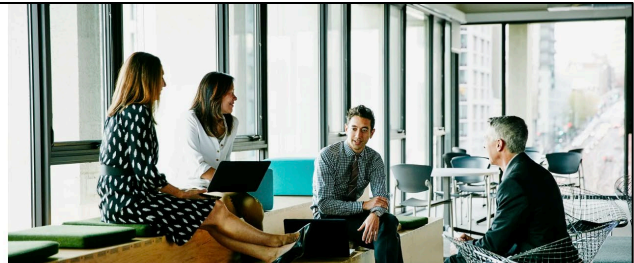
INTRODUCTORY CONSULTATION

We examine what tax strategies are available, are relevant to your needs in our competitive fast-paced world. We then strategize using smart tools and global resources in order to understand the implications of every choice our clients can make. Get in touch to learn more about how this service can help you.



SCHEDULE A MEETING

Contact us and find how our services can benefit your company.



My Event

When

Jan 01, 2025, 7:00 PM

Where

San Francisco, CA, USA

Register Now

f x in



914.517.0076

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MARK BIANCHI GET CARD



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Mark Bianchi
*"Paying taxes is a legal duty.
Paying too much is a personal choice."*

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[<https://card.get-card.com/mark-bianchi/> captured 10/16/2024]

A green rectangular button with rounded corners. On the left is a white icon of a person with a plus sign. To the right of the icon is the text "Add Me To Contact List" in white.

About

Titan Capital Recovery Group is an advisory firm with over twenty-five years of experience that structures transactions and relationships to holistically develop solutions for clients and/or their advisors, considering the client's specific situation, with a focus on liquidity, exit opportunities, corporate or personal income taxes by integrating tax strategies that minimize, defer, recapture or eliminate taxes that conform to rules-based constraints in law, accounting, regulation, tax, etc..

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Solar Investment Opportunity

The Power Hedge is an investment in a solar power generation facility. This investment combines above average yield opportunity combined with significant tax incentives which include a 26% investment tax credit (ITC) and significant accelerated depreciation. Qualifying investors may be able to utilize the ITC and accelerated depreciation during the year 1. The tax incentives include a 26% (for projects which are brought online in 2020, and approximately 87% of the project investment. These benefits may be rolled forward 20 years, as well as being used against the previous tax year. Assuming the current tax year has been filed, the tax payer is able to amend past 3 years of returns. Yield income is backed by twenty plus years of power purchase agreements with high credit quality entities. This income has limited volatility nor is the payment correlated to the overall performance of the equity or debt markets. After six years of operation, the investor may choose to sell, or hold their Solar Development.

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Research & Development (R&D)

The Research and Development (R&D) Tax Credit remains one of the best opportunities for businesses to substantially reduce their tax liability. For what amounts to their daily activities, companies from a wide-range of industries can qualify for federal and state tax savings high to enough to allow companies to hire new employees, invest in new products and service lines, and grow their operations.

Now, due to numerous modifications and expansions over the years, more companies than ever before can benefit from this valuable incentive.

However, what constitutes R&D with regard to the credit is much more expansive than business owners realize, with activities related to applied sciences and other technical projects qualifying companies from numerous industries.

The R&D Tax Credit is for businesses of all sizes, not just major corporations with research labs – and many companies are eligible, with an expansive list of activities qualifying for the credit.

Benefits

- A hidden and immediate source of cash for many small and mid-size companies
- Creates a significant reduction to current and future years federal and state tax liabilities
- The R&D Tax Credit is not a deduction; it is an actual dollar-for-dollar credit against taxes owed or taxes paid. Additionally, the taxpayer may be able to expense all such qualifying R&D costs in the year incurred
- Tax credits may carry forward 20 years

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Cost Segregation

Cost Segregation is a commonly used strategic tax planning tool that allows companies and individuals who have constructed, purchased, expanded or remodeled any kind of real estate to increase cash flow by accelerating depreciation deductions and deferring federal and state income taxes.

A **cost segregation study** identifies and reclassifies personal property assets to shorten the depreciation time for taxation purposes, which reduces current income tax obligations. Personal property assets include a building's non-structural elements, exterior land improvements and indirect construction costs. The primary goal of a cost segregation study is to identify all construction-related costs that can be depreciated over a shorter tax life (typically 5, 7 and 15 years) than the building (39 years for non-residential real property). Personal property assets found in a cost segregation study generally include items that are affixed to the building but do not relate to the overall operation and maintenance of the building.

A Cost Segregation study allows a taxpayer who owns real estate to reclassify certain assets as Section 1245 property with shorter useful lives for depreciation purposes, rather than the useful life for Section 1250 property.

Recent tax law changes under the Tax Cuts and Job Act of 2017 (TCJA) have given a boost to cost segregation. Bonus depreciation was increased from 50% to 100% on certain qualifying assets. Real estate investors will receive immediate expensing of certain 5, 7 and 15 year property. TCJA also allows used property that was acquired after Sept. 27, 2017 to qualify for this special depreciation treatment. A quality cost segregation will separate any costs that qualify under the new bonus depreciation rules.

Benefits

- **Bonus Depreciation**
- **Reduce taxable income**
- **Immediate increase in cash flow**
- **The ability to reclaim "missed" depreciation**
- **Grow your business**

[<https://card.get-card.com/mark-bianchi/> captured 10/16/2024]

Installment Sale

Installment Sale:

Unique tax deferral strategy for "HIGHLY APPRECIATED ASSETS" with low basis. The strategy allows the seller to sell the asset and defer 100% of the capital gains taxes up to 30 years. Additionally, Installment Sales are useful for lowering capital gains taxes, where the income can be delayed until they are taxed at lower rates.

However, there are two requirements for an installment sale. The first is that if an asset is sold and payments will be made over time that at least one payment be received a year after the tax year of the sale. The second is that the installment sale is recorded on **Form 6252**.

Benefits

- Taxes deferred for 30 years
- Walkaway with 93.5% of the net proceeds
- Invest the deferred taxes into a secure investment
- Long term escrows keep you compliant
- Private Letter Ruling from the Chief Council of the IRS

[<https://card.get-card.com/mark-bianchi/> captured 10/16/2024]

Real Estate Partnerships with Conservation Potential

Ecosystems, species, wild populations, local varieties and breeds of domesticated plants and animals are shrinking, deteriorating or vanishing. The essential, interconnected web of life on Earth is getting smaller and increasingly frayed,” “This loss is a direct result of human activity and constitutes a direct threat to human well-being in all regions of the world.”

America is losing two football fields of land every minute to development, putting species at risk and permanently changing our nation’s wildlife. Conservation partnerships help protect these precious lands and species from development in perpetuity.

Land conservation has never been more important, and the significant conservation achieved through partnerships enables more Americans to participate and protect more lands with both high conservation values and high development potential.

IRS rules would allow the taxpayer to deduct up to 50 percent of their income for the year in which the **easement** agreement was created and continue deducting up to 50 percent of their income for 15 additional years or until the full **deduction** is claimed, whichever comes first.

Benefits

- Protection of historically important land or certified historical structures
- Maintain and improve **water quality**;
- Perpetuate and foster the growth of healthy **forest**;
- Maintain and improve **wildlife habitat** and migration corridors;
- Protect scenic vistas visible from roads and other public areas; or
- Ensure that lands are managed so that they are always available for **sustainable agriculture** and forestry.
- Investors receive the Highest and Best Use valuation on the property which would’ve produced the highest value for a property, regardless of its actual current use.
- For every \$ invested an individual may receive a charitable deduction which can offset up to 50% off their current year’s AGI.
- Charitable deduction may carry forward 15 years.

[<https://card.get-card.com/mark-bianchi/> captured 10/16/2024]

Life Settlement Options

Life insurance is often a senior's largest asset and one they can use to alleviate retirement challenges – but they do not treat it that way. They rarely realize it belongs to them, not the insurance company, and can be sold if they believe there is a better use for the equity they have built.

At Hotaling Insurance Services (H.I.S.), we want to provide the information your client deserves, so they can decide if selling a policy, or a portion of it, is right for them.

How It Works

1. Policy owner completes a simple intake form.
2. H.I.S. will collect in-force illustrations and up-to-date medical records on the insured(s).
3. The medical records are sent to third-party underwriters to determine longevity.
4. H.I.S. offers a fair market value through Net Present Value calculation using longevity and cost of insurance.
5. Clients sign final contracting documentation and receive funding post ownership change.

Ideal Candidates

- Insureds over the age of 75
- Clients with an immediate need for liquidity
- Life insurance policies that have been underfunded or underperformed
- Policies on the verge of lapsing
- Premium financed policies
- Trust owned life insurance policies

Benefits

- Increase Client Liquidity
- Remove Premium Exposure
- Reappropriate Funds to Different Products
- 8x Cash Surrender Value

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Film Tax Credits

The production companies may sell or otherwise transfer the credit, but the transferee may only use it in an income year when the production company could have used it. The credit may not be refundable. Companies may sell or otherwise transfer their credits, but the law may limit them to three transfers.

Movie production incentives are **tax benefits** offered on a state-by-state basis throughout the United States to encourage in-state **film production**. These incentives came about in the 1990s in response to the flight of movie productions to other countries such as Canada. Since then, states have offered increasingly competitive incentives to lure productions away from other states. The structure, type, and size of the incentives vary from state to state. Many include tax credits and exemptions, and other incentive packages include cash grants, fee-free locations, or other perks. Proponents of these programs point to increased economic activity and job creation as justification for the credits.

Production companies must often meet minimum spending requirements to be eligible for the credit. Of the 28 states that offer tax credits, 26 make them either transferable or refundable. Transferable credits allow production companies that generate tax credits greater than their tax liability to sell those credits to other taxpayers, who then use them to reduce or eliminate their own tax liability

Benefits:

- Acquire the film credits for \$0.90 on the dollar
- Corporations may offset state income tax up to 70%
- Insurance Companies may offset insurance premium tax up to 55%
- Creates and immediate and significant savings
- Can be used for different tax years depending on the state

[<https://card.get-card.com/mark-bianchi/> captured 10/16/2024]

Paying too much is a personal choice.

Meet Adam,

At only 56 years-old, Adam was diagnosed with rapidly progressing cancer that had metastasized to his lymph nodes.

He needed immediate financial assistance for his treatment, and he contacted us to learn about his options.

In exactly 30 days, Adam received a lump sum of \$201,000, allowing him to immediately secure critical medical care without passing on any debt to his family.

And the best part of this story: after receiving incredible medical care, Adam was cancer-free and able to move forward with his life – without the often crushing weight of medical debt.

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Paying too much is a personal choice.



Meet Phyllis,

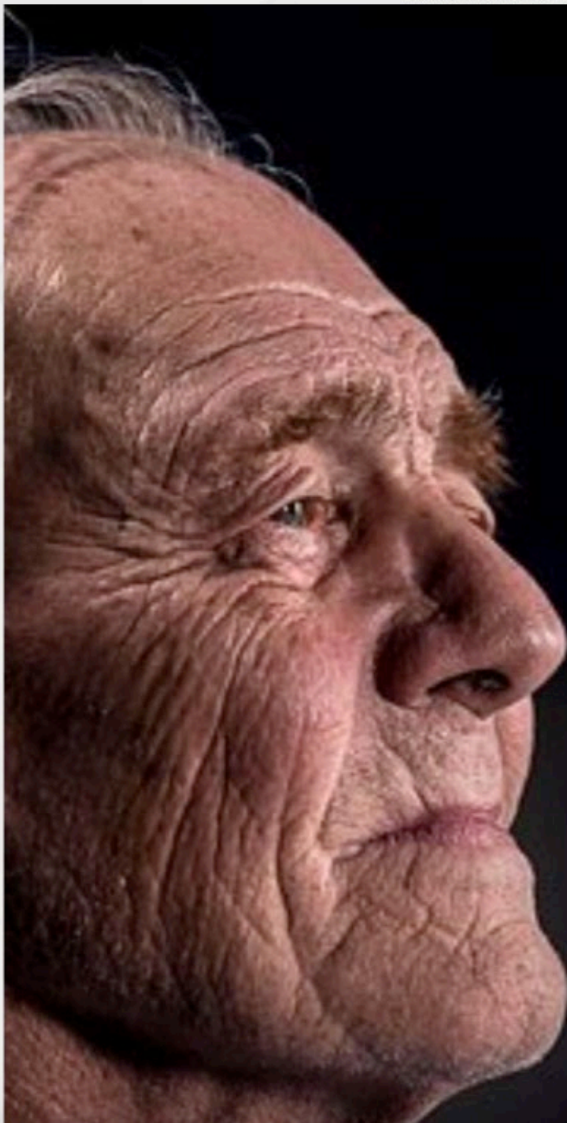
Phyllis, 72, was struggling under the weight of high monthly premiums and was in need of resources to help with family issues.

To free up capital, she considered letting the policy go, but then learned she had other choices. Through a hybrid of option we provide, we were able to help Phyllis maintain the policy, while giving her an infusion of cash.

We quickly paid her premiums to keep the policy current, so her beneficiaries will still receive benefits from the policy, and Phyllis received \$110,000 to help with medical care and family needs.

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Paying taxes is a legal duty.



Meet Billy

At age 83 Billy decided his life insurance policy no longer met his goals for his estate plan and considered surrendering it entirely.

He began exploring the possibility of a life settlement after hearing about this from a friend.

Because of his advanced age and medical history, They were able to offer him almost double the cash surrender value of his \$2,485,065 policy with a final settlement value of \$1,200,000.

This money went directly into Billy's accounts and he is now able to use these funds to finance all of his retirement needs.

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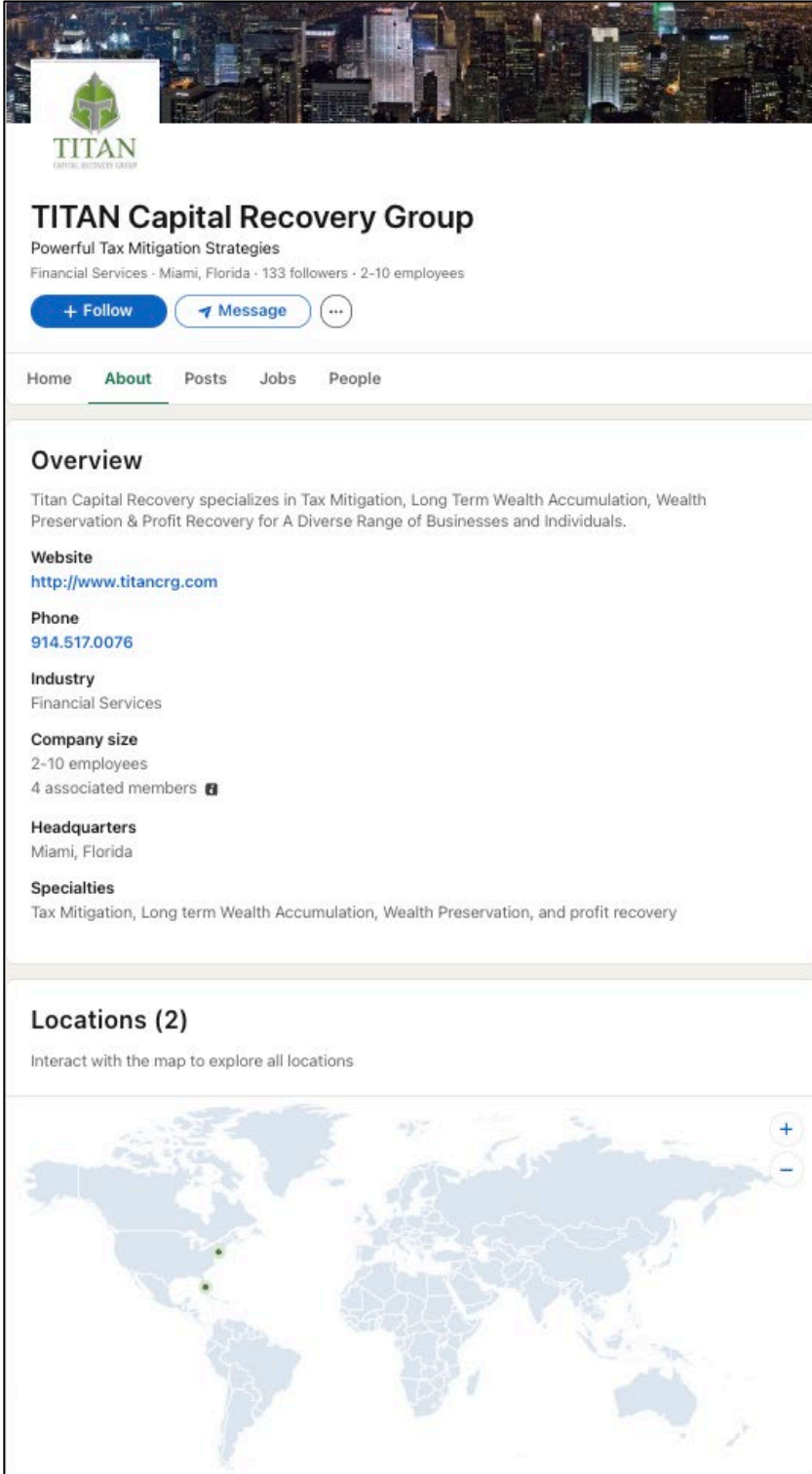
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TITAN Capital Recovery Group

Powerful Tax Mitigation Strategies
Financial Services · Miami, Florida · 133 followers · 2-10 employees

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Overview

Titan Capital Recovery specializes in Tax Mitigation, Long Term Wealth Accumulation, Wealth Preservation & Profit Recovery for A Diverse Range of Businesses and Individuals.

Website
<http://www.titancrg.com>

Phone
[914.517.0076](tel:914.517.0076)

Industry
Financial Services


Company size
2-10 employees
4 associated members

Headquarters
Miami, Florida

Specialties
Tax Mitigation, Long term Wealth Accumulation, Wealth Preservation, and profit recovery

Locations (2)

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LinkedIn Memb...
Owner, Titan Recovery

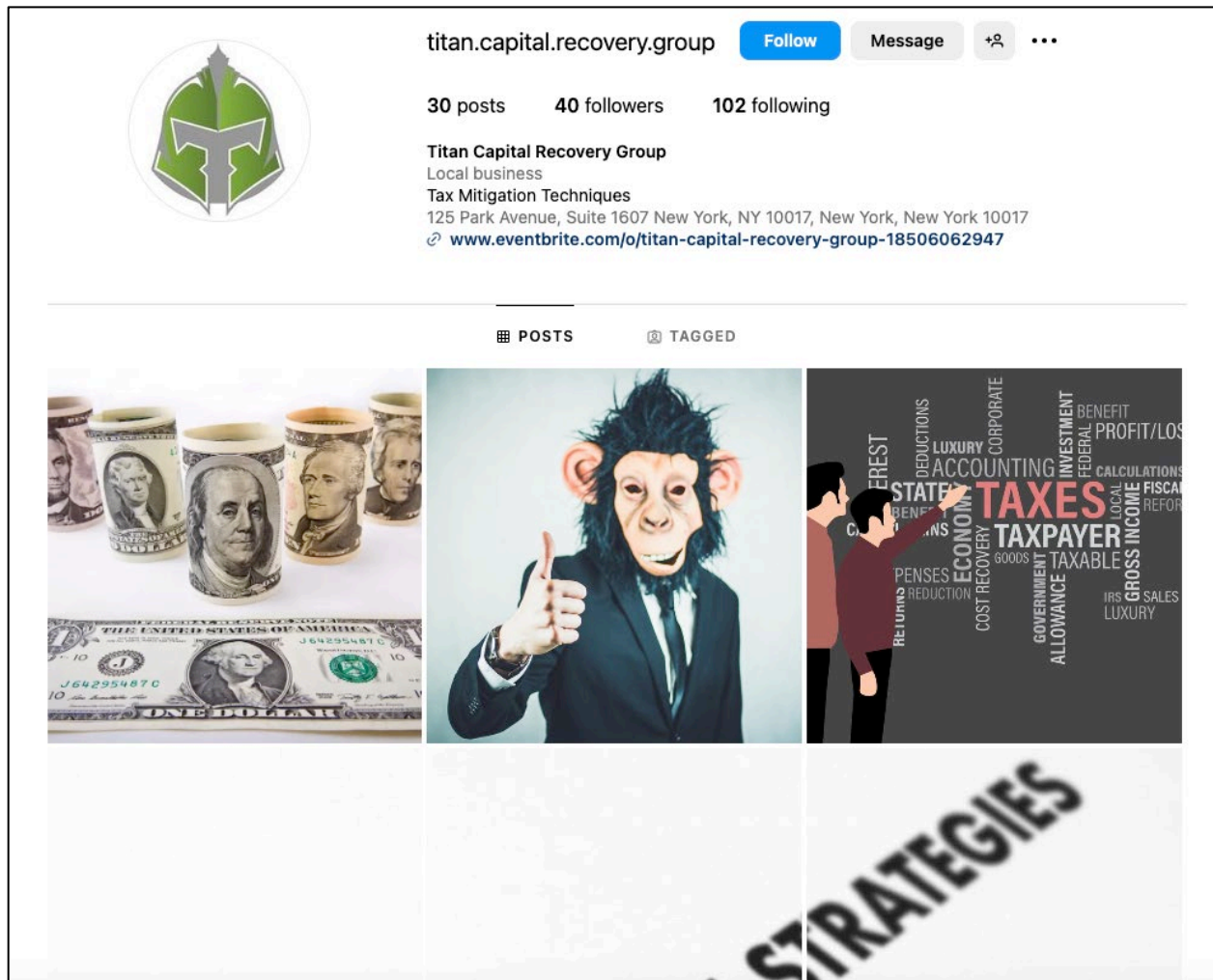
John Baratta · 3rd
n/a

Mark Bianchi · 3rd
CEO at Parkhill Capital Group

Cristian Bianchi · 3rd
Managing Director at TITAN Capital Recovery Group

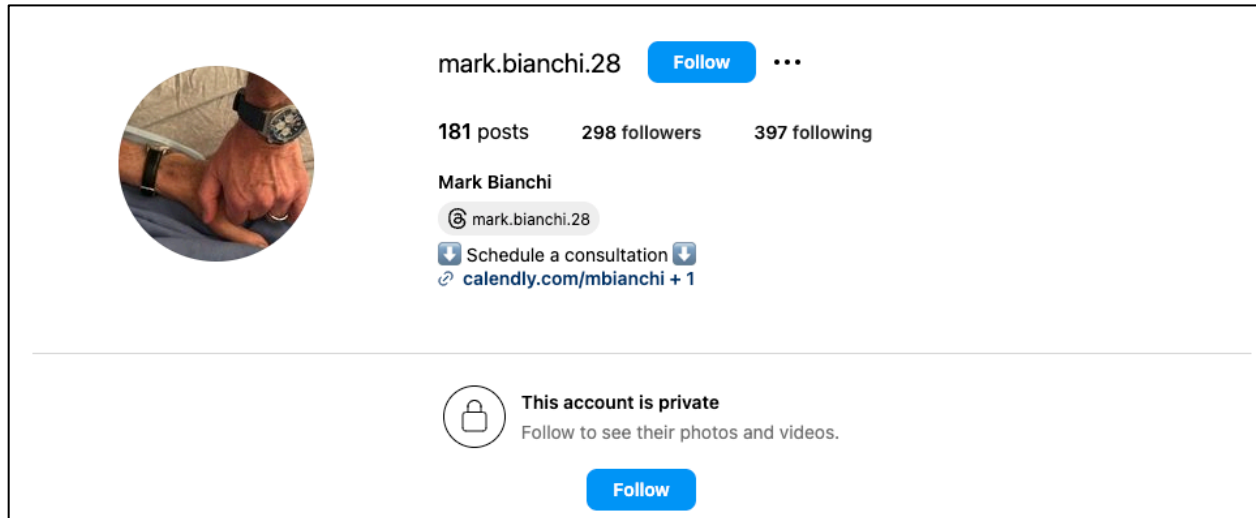
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INSTAGRAM (TITAN CAPITAL RECOVERY GROUP)



<https://www.instagram.com/titan.capital.recovery.group/>

INSTAGRAM (MARK BIANCHI)



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Mark Bianchi Due Diligence | Prepared October 2024

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PARKHILL CAPITAL GROUP



Parkhill Capital Group is a diversified venture capital company offering world-class direct investment in the energy, real estate, health care, and biotech sectors.

A leader in investment design and structure, our firm offers multiple investments, each with its own income and tax planning solutions that help your practice attract, grow and retain high-net-worth clients.

We have developed multiple partnerships to leverage what Congress has made available for high-impact direct social investment.

Advanced Income and Tax Planning Strategies

For your clients who are high-income earners or have a substantial taxable event, energy, real estate, healthcare, and biotechnology investment may help reduce the taxes they pay while also generating potential long-term, tax-advantaged income.

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Parkhill Capital Group

301 Demonbreun Street #1816
Nashville, TN 37201


Contact

[\(615\) 239-6565](tel:(615)239-6565)
info@parkhillcapitalgroup.com


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A RISK MANAGEMENT FAMILY OFFICE


OUR SERVICES

Gain peace of mind with our risk management services. Our commitment to tailored solutions, industry expertise, and client-centric service ensures your unique needs are met.




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THE HOTALING DIFFERENCE

Our clients come to us with diverse insurance needs, and we know a one-size-fits-all approach just won't cut it. That is why we pride ourselves on being a full-service insurance company that partners with our clients every step of the process. Our mantra is "Together We Win," and we believe that by collaborating with our clients, we can ensure their insurance needs always stay in sync with their evolving fiscal landscape.

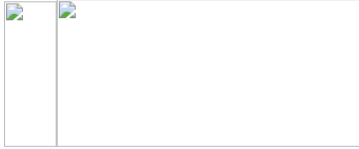
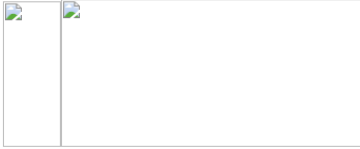
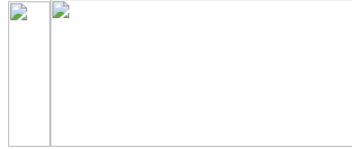
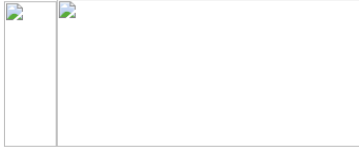
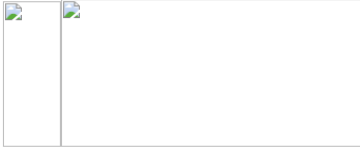
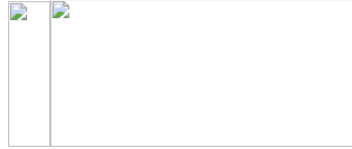
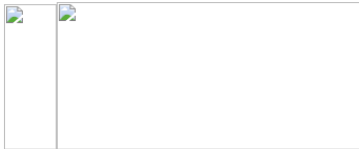
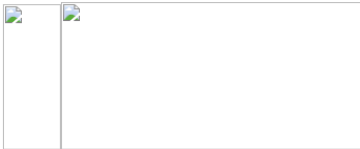
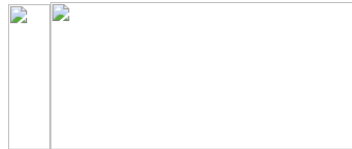
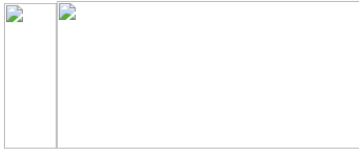
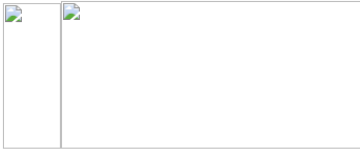
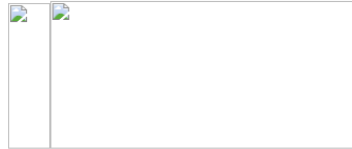
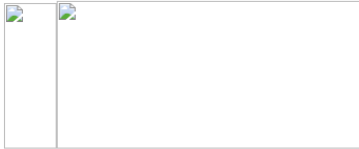
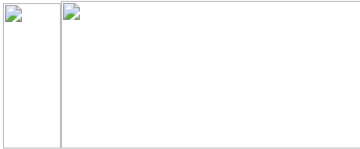
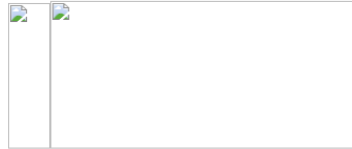


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GO WEST EVENTS & MULTIMEDIA (ARCHIVE)



[Go West Events & Multimedia, "[Home](#)," archive captured 3/2/11]

Meet the inner circle of our core creative, production and executive team.		
		
David Fischette executive producer & ceo	Robin Fischette chairman & co-founder	Kimberly Chasan Duffy president, chief strategic officer
		
Mark Bianchi chief operations officer	Donna Richardson vice president of production	Jayme LaForest vice president, creative director
		
Erika Lohmar director of production	Rachel O'Connor art department manager	Jeremy Engleman senior creative designer
		
James Vela art director	Andrew Kolvet business manager/producer	Rick Borja executive technical producer
		
Shinichiro Matsuda motion graphic designer	John Bergin facility operations & logistics manager	Reiley McClendon account executive

[Go West Creative Group, “[Team](#),” archive captured 1/22/12]

ARCHION (ARCHIVE)


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Major Industry Breakthrough: Archion Unifies and Compliments Competing Technologies

Archion, the entertainment industry's largest alternative storage solution to Avid storage systems, has today announced a major advancement in the storage industry. Continuing its core philosophy to design systems that offer their clients flexibility with the capability of having its products co-exist with the current technologies they are using, Archion has recently developed a new product, called "Synergy Plus," which has been specially designed to expand and enhance the existing Avid Unity storage system, transforming it from a mirroring software platform to a hardware RAID-based system.

Avid's Unity storage system has an inherent risk for media loss in the event of a drive failure. Also, when using the existing Unity system, editors need to mirror, in essence double, their storage as well as the cost to ensure media protection. The Synergy Plus product offers Unity users hardware RAID protection within a Unity environment, adding significant data storage expansion, without doubling the storage requirements and without incurring any additional software expenses. [Story continued inside...](#)

What's New

Flying Solo with Archion
Targeting the large installed base of Avid Unity users in the Hollywood community, Archion thinks HD production can be affordable and secure. The six-year-old company, which offers storage arrays for filmmakers, is led by CEO Mark Bianchi, who founded post house LA Digital.

Uncompressed HD production has brought with it a number of problems for IT network operators that companies like Archion are trying to solve. Even if you are a small company with one workstation, you'll need about 150 Mbps bandwidth throughout to get material on and off the storage drives easily and reliably. When you put multiple machines on a network, you'll need 150 Mbps for each user. There's a lot of storage and network ports. [Story continued inside...](#)

Everybody's Talking

Richard Chew, Film Editor:

"As an editor, I need to feel confident about the reliability of my media storage. It should be seamless: the picture and sound should just be there, glitchlessly available, shareable and constant. Archion Alliance Storage gives me that."

[read more...](#)

Featured Products

- Synergy Plus
- Synergy
- Alliance Pro
- Solo

Projects Include:

- 61
- 44 Minutes
- Automaniac - The History Channel
- Beowulf
- Connie and Carla
- Automaniac - The History Channel
- Conquerors - The History Channel
- Crash
- Crossroads
- Divine Secrets of the Ya Ya Sisterhood
- Employee of the Month
- First Daughter
- Gods And Generals
- Guess Who
- Harts War
- Holes
- Kinsey
- Jump Shot
- Legally Blonde
- Legally Blonde 2
- London
- Max Keebles Big Move
- Mr. 3000

Knowledge Base

- [Synergy Plus Spec Sheet](#)
Updated 3/02/06
- [Alliance Spec Sheet](#)
Updated 6/15/05
- [Alliance Pro Spec Sheet](#)
Updated 6/15/05
- [Solo Spec Sheet](#)
Updated 6/15/05


Special Items

Tech Refresh - A leasing program unparalleled in the industry

Archion proudly introduces its premier leasing program "Tech Refresh" - designed specifically for our customers. We offer various, flexible leasing options with affordable terms that will simplify your storage acquisition.

- 100% Financing
- Budgeting
- Cash Flow
- Dedicated Credit Line
- Reduce Technology Obsolescence
- Protect your Investment
- Reduce the Capital Intensity
- Tax Advantages

[Click here for more details!](#)



Daily News:

Enterprise computing news

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WELCOME

L.A. Digital Post (LADP) is a leader in the post production industry, supplying a wide variety of sophisticated editorial tools for off-line and on-line finishing applications. Our company has earned a well deserved reputation for excellence due to our unwavering commitment to provide our customers with cutting edge digital technologies coupled with unsurpassed service, technical expertise and support. We are an Avid Authorized Rental Center, Avid Authorized Support Provider (Level 3) and a Hewlett Packard/Transoft Reseller.

Our website not only features our products and services, but also the latest news concerning our company, editing technology, support issues, industry events and editing trends. Be sure to check back on a regular basis to get current updates.

Hot Ticket

L.A. Digital to host Special Screening June 21st.

L.A. Digital Post, in cooperation with Avid Technology and the Motion Picture Editors Guild proudly presents:

Inside "The Matrix"

This special, one night only screening will feature an inside look at the making of "The Matrix" and a Question and Answer session with three recent Academy Award Winners:

ZACH STAENBERG, Editor
A.C.E., Eddie Award Winner
Academy Award Winner

DANE A.DAVIS, Sound Designer/Supervising Sound Editor
British Academy Award Winner
Academy Award Winner

GREGG RUDLOFF, Re-recording Mixer (schedule permitting)
Academy Award Winner

Wednesday, June 21st, 2000 7:00pm
at the Directors Guild of America
7920 Sunset Blvd. Los Angeles, CA 90046

For invitation information contact The Motion Picture Editors Guild at 323-876-4770.

Poster image © 2000 [Warner Bros.](#)

Zach Staenberg wins [Academy Award](#) for Film Editing.

Film Editor: Zach Staenberg

Film: "The Matrix"

Zach's Acceptance Speech:

Thank you very much. It's really wild being up here. Thank you Larry and Andy Wachowski for your vision, creativity, intelligence, daily inspiration and most of all your friendship. You accomplished the seemingly impossible. A movie with action, suspense, and an intelligent, provocative message. Take the blue pill and stay where you are. Or take the red pill and see just how deep the rabbit hole goes. We had a great team. Quite a few of whom have been honored here tonight. They made my work great. I'd like to thank Lorenzo D'Bonaventura and everybody at Warner Brothers for the creative freedom and support. Joel Silver and Barrie Osborne for fighting some good fights on our behalf. My entire assistant editing team you all know who you are. Thanks to my wife, Bonnie, my son Robert. I love you. There is no spoon.

This is the first academy award win for Zach Staenberg. He was also the recipient of the A.C.E. Eddie Award and was the first celebrity editor featured L.A. Digital's "And, that's not easy" national advertising campaign.

CONFIGURATOR!

L. A. Digital Post (LADP) announces the opening of "CONFIGURATOR" (post production's first Automated Online Rental Center).

Configurator helps LADP's online and offline rental clients formulate equipment rentals. Build an entire system or order individual pieces of gear such as hard drives, tape decks or system peripherals.



Eisner, Diller, Redstone gather at Broadband 2000 Conference

Variety

As government litigators consider ways to dismember Microsoft and ABC and Time Warner execs lick their wounds from this week's bruising cable battle, three industry leaders swapped ideas on global business strategies at Credit Suisse First Boston's Broadband 2000 Conference Thursday.

"This is the period of great confusion," said USA Networks head Barry Diller, who sat opposite Disney head Michael Eisner and Viacom chief Summer Redstone at the Pierre Hotel.

[Full Story](#)



New Links

Check out these great websites!

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[Transfer Facilities](#)

[Monster Makers--Really Cool!](#)

[Motion Picture Association of America](#)

[Everything Avid!](#)

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CONTACTS

West Toluca Lake, California Facility:
Tel: 818-487-5000 Fax: 818-487-5015

West Toluca Lake, California Annex:
Tel: 818-487-5000 Fax: 818-487-3863

Santa Monica, California Facility:
Tel: 310-656-1234 Fax: 310-656-1212

Click on an envelope to email someone directly.

Administration

Mark Bianchi President/CEO	---	---	---
Chuck Spatariu Vice President, General Manager	---	Toluca Lake	---
Gary Migdal Vice President, Sales		Toluca Lake	Ext. 5040
Chick Ciccarelli Vice President, Communications		Toluca Lake	Ext. 5009
Michael DeMucci Vice President, Business Development & Marketing		Toluca Lake	Ext. 5080
Jim Costello Vice President, Finance	---	Toluca Lake	---
Sal Baldomar Director of Facility Operations, Santa Monica		Santa Monica	---
Annie Croell Executive Assistant	---	Toluca Lake	---
Nichole Seikaly Sales Coordinator	---	Toluca Lake	---

Operations

Jenna Schruben Operations Manager	---	Toluca Lake	---
---	-----	-------------	-----

Inventory Control

Carmela Eleazar Inventory Control Manager	---	Santa Monica	---
---	-----	--------------	-----

Facilities

Kristina Bedient Office Manager TL	---	Toluca Lake	---
Steve Johnson Facility Manager SM	---	Santa Monica	---

Customer Service / Tech Support

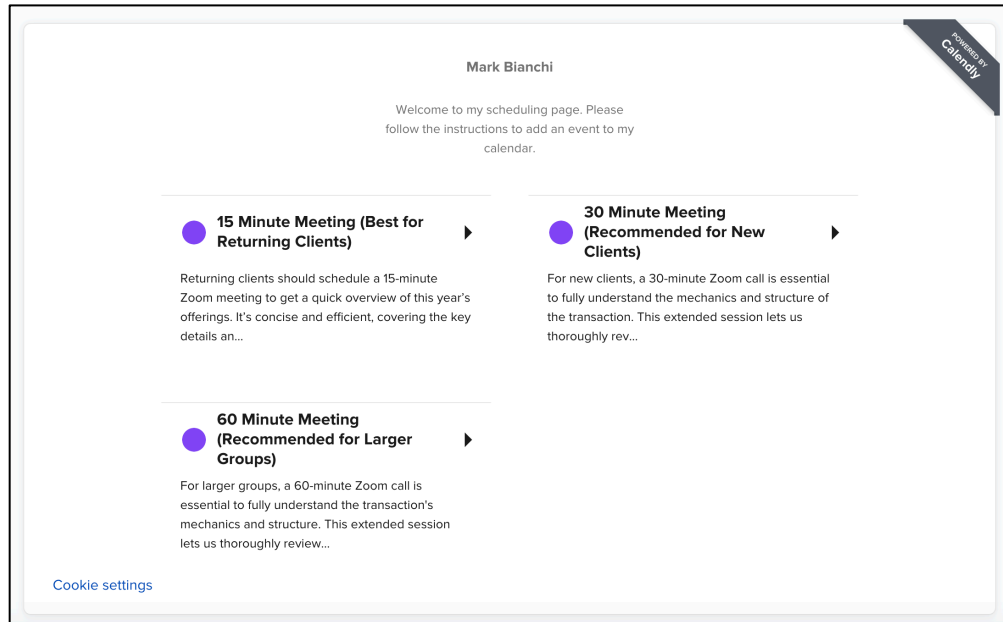
Tech Support Hotline	818-487-5000		
Chris Champigny Manager Customer Service	---	Toluca Lake	---

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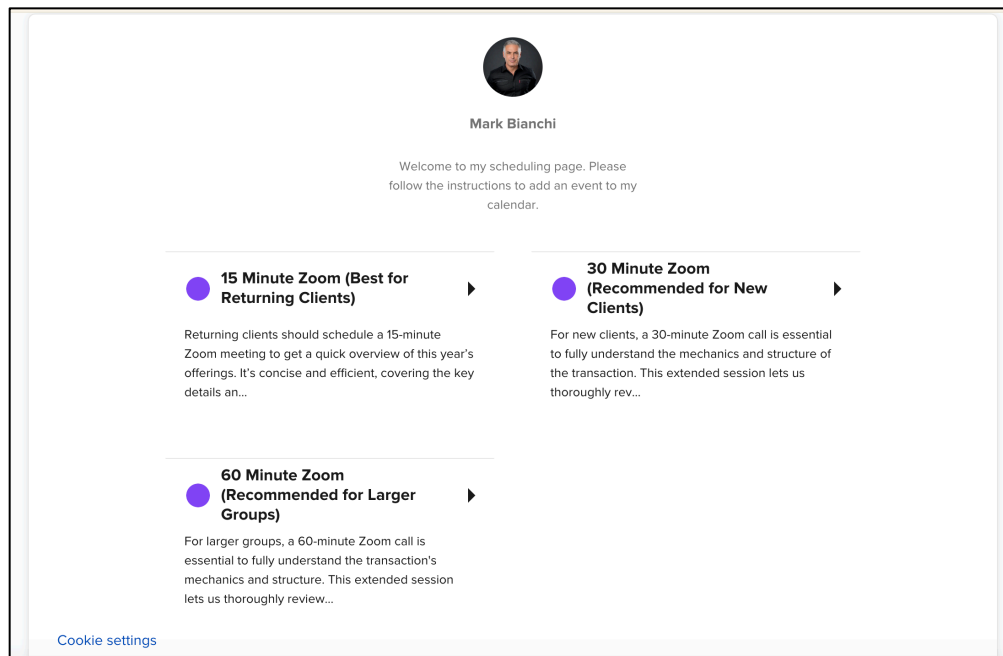
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CALENDLY




[Calendly, "[Mark Bianchi](#)," last accessed 10/7/24]



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X



...

Q

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@bianchi_mark

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MARK BIANCHI @bianchi_mark · Dec 17, 2012

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MARK BIANCHI @bianchi_mark · Dec 15, 2012

Raspberry Ketone Weight Loss Benefits kadikoycamci.com/cliententry/54...

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MARK BIANCHI @bianchi_mark · Dec 6, 2012

Learn how to make money online! Working a few hours from home mmm-now.ru/besickenormous...

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MARK BIANCHI @bianchi_mark · Nov 24, 2012

rovamiinternational.com/ashamedairport...

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MARK BIANCHI @bianchi_mark · Nov 19, 2012

Lost almost 20? pounds! anchoragemarina.biz/carrotenvelope...

Q

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Mark Bianchi
@MarkBianchi28

Nashville, TN

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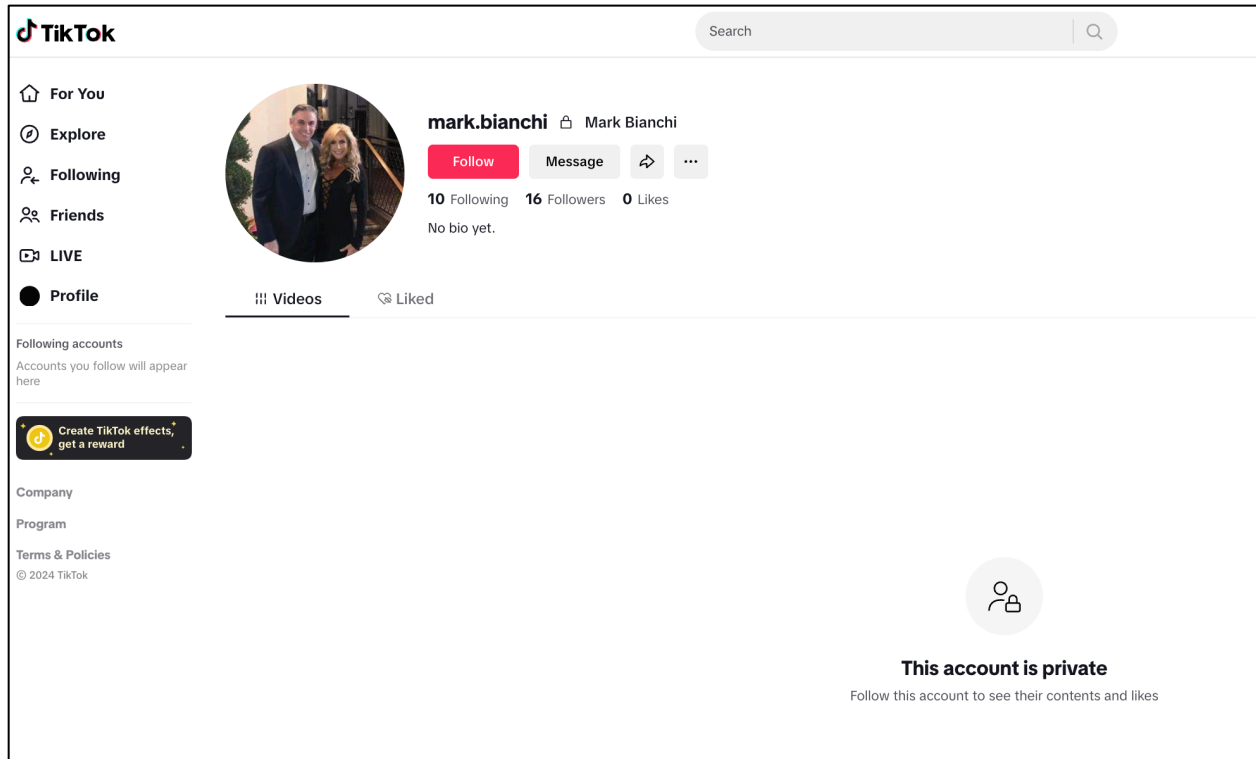
Replies

Media

@MarkBianchi28
hasn't posted media
Once they do, those posts will show up here.

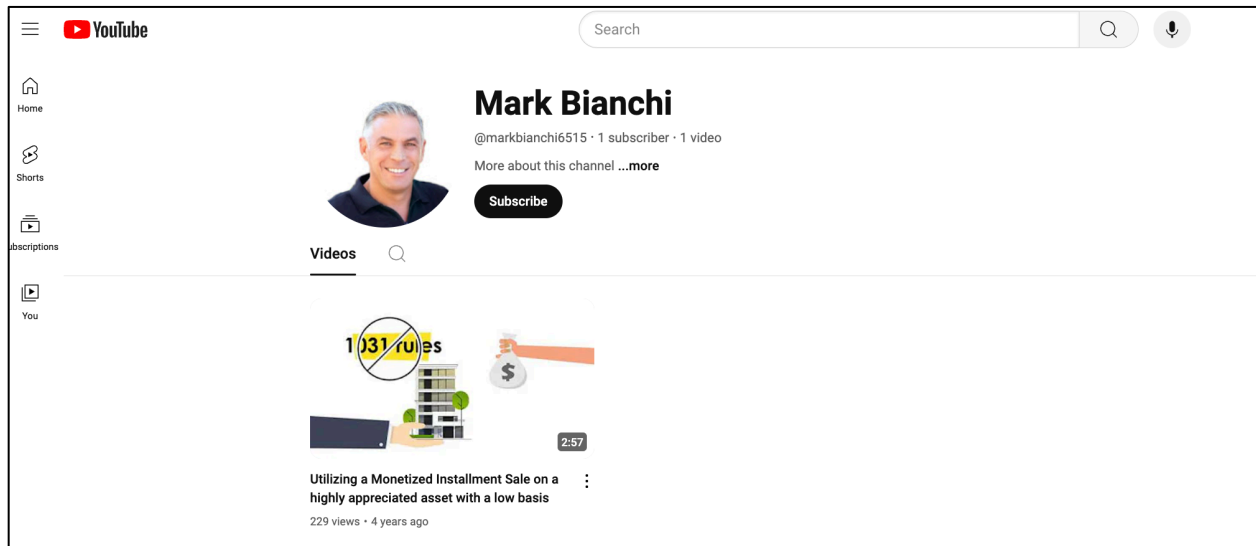
[X, "[Mark Bianchi](#)," last accessed 10/7/24]

TIKTOK




[TikTok, "[mark.bianchi](#)," last accessed 10/7/24]

YOUTUBE




[YouTube, "[Mark Bianchi](#)," last accessed 10/7/24]

PODCAST EPISODE: GENEIUS THOUGHTS (04/24/2023)



Geneius Thoughts | Episode #001 | Mark Bianchi, Bill Miranda, & Claudia Diaz


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57 views Apr 24, 2023 [Geneius Thoughts Podcast](#)

Episode 1 of the Geneius Thoughts Podcast presented by the Exclusive Academy of Real Estate Professionals and Parkhill Capital Group. This week we are joined by Mark Bianchi with Parkhill Capital Group, Bill Miranda from the City of Santa Clarita, and Claudia Diaz with PRMG.

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 **Geneius Thoughts Podcast**
Exclusive Academy of Real Estate Professionals
66 episodes

 Podcasts

[YouTube, "[Geneius Thoughts | Episode #001 | Mark Bianchi, Bill Miranda, & Claudia Diaz](#)," 04/24/2023]

PODCAST EPISODE: THE CREDIT AUTHORITY INTERVIEWS MARK BIANCHI OF PARK HILL ADVISORY GROUP (06/24/2023)

The image shows a YouTube video player interface. The video thumbnail features a man (Mark Bianchi) and a woman (Rhonda Klch) wearing headphones, with a blue audio waveform overlay. The text 'CREDIT AUTHORITY' is prominently displayed in a stylized font. Below the thumbnail, the video title is 'The Credit Authority interviews Mark Bianchi of Park Hill Advisory Group'. The channel name is 'Rhonda Klch' with 3.44K subscribers. The video has 74 views and was posted on Jun 24, 2023. The description reads: 'Tax Strategies, effective net rate and overall financial health. Meet Mark of Park Hill Advisory and understand more of your rights under the tax laws.'

[YouTube, "[The Credit Authority interviews Mark Bianchi of Park Hill Advisory Group](#)" 06/24/2023]

POWER HOUR PRESENTATION ON INVESTMENT OPPORTUNITIES
WITH A CHARITABLE PURPOSE BY MARK BIANCHI (10/19/2022)



[YouTube, "[Power Hour Presentation on Investment Opportunities with a Charitable Purpose by Mark Bianchi](#)" 10/19/2022]

Contributing Author - 1031 Exchange

Utilizing installment sales instead of 1031: Section 453 is a unique part of the tax code



Michael Packman
KNPRE

As I write this article, many are bracing for what may be major changes to the tax code that could add millions in additional liabilities for many. Real estate investors have taken advantage of section 1031 for many years to defer capital gains and is something that has been extremely beneficial to me. However, I was recently speaking with Mark Bianchi, the president of Titan Capital Recovery, who introduced me to another strategy that might be worth considering as well. This is a unique approach that uses section 453 of the tax code, installment sales, as opposed to 1031.

An installment sale is a unique tax deferral strategy for any "highly appreciated asset" with a low basis. The strategy allows the seller to sell the asset and defer 100% of the capital gains tax for up to 30 years. Unlike 1031s, which are now limited to real estate, installment sales can be used for other assets such as art or an operating business.

The particular strategy that I have been evaluating is a monetization

loan with an installment sale. The Internal Revenue Service permits capital assets to be sold without the immediate gain recognition via a monetization loan with an installment sale. Instead of the traditional installment sale structure, a seller can use the monetized installment sale (formerly known as a collateralized installment sale) strategy to defer taxable gain recognition.

Under a monetized installment sale, the seller agrees to sell the business or property to a dealer who resells the property to a final buyer using the original terms. Typically, the seller has already found the ultimate buyer and agreed upon terms, which the dealer follows. The seller takes back an installment contract from the dealer. The buyer pays the dealer in cash at closing, which is held in an escrow account.

The seller receives a limited-recourse loan from a third-party lender nearly equal to the sales price (usually 93.5%). This is a no-money-down, non-amortizing, interest-only loan. Sellers can then invest non-taxable loan proceeds as they see fit. Monthly interest payments on the installment contract will usually equal the seller's loan interest payments. The final due dates on the installment contract and the monetization loan will typically be aligned, and the principal paid at the

end equals or exceeds the outstanding principal balance the seller owes on the loan. When the installment contract ends the seller will recognize the gain from the installment sale.

This strategy can be applied to a wide variety of asset types and is a compelling alternative to more widely known deferral techniques, such as the 1031 tax deferred exchanges and deferred sales trusts. There are a few reasons why an installment sale may make sense. The most obvious reason is to avoid making a lump-sum capital gains payment to the IRS and state and local governments. For someone who is in the upper echelon tax brackets, this can easily be 30-35% of your sales proceeds.

Someone who sells a highly appreciated asset for \$10 million in a high state tax state, with no basis can walk away with \$9.35 million at closing instead of \$6.5 million, an amount that can make a big difference when trying to find new investment opportunities. While a 1031 exchange would allow you to defer the entire \$10 million in this case, there are some rigid rules and regulations that you must adhere to, such as identifying a property within 45 days and closing in 180. When faced with uncertain environments as we are currently experiencing, it might be beneficial for some to sell a current holding and

This strategy can be applied to a wide variety of asset types and is a compelling alternative to more widely known deferral techniques, such as the 1031 tax deferred exchanges and deferred sales trusts. There are a few reasons why an installment sale may make sense. The most obvious reason is to avoid making a lump-sum capital gains payment to the IRS and state and local governments.

sit on the proceeds for a longer period of time. They would then have the ability to reinvest when they felt the time was right, as opposed to within the forced 1031 windows. Another potential advantage of the installment sale is that depreciation resets when the new property is purchased, unlike an exchange which might limit you to your current basis. For those who have owned a property for many years and have no or very little basis left to deduct, this can have a large impact on your after-tax cash flow on the new property. Mr. Bianchi cites the following example, "By utilizing an Installment Sale, an investor purchasing \$10 million in real estate could potentially claim \$2 million of depreciation upfront which yield as much as \$740,000 in tax savings with another \$2.2 million in tax savings

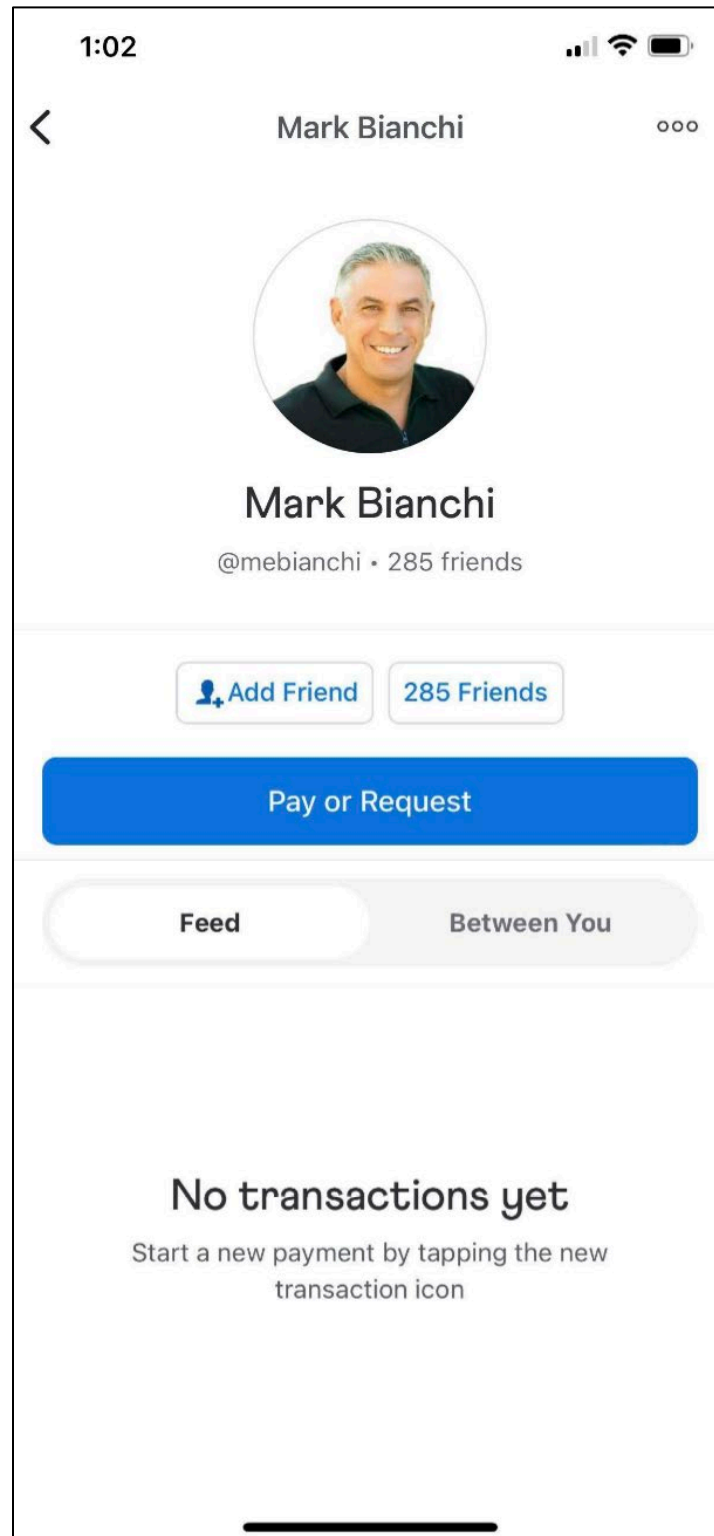
over the 39 years."

As with any deferral strategy, the monetized installment sale strategy does not eliminate the capital gains tax, rather it defers the payment. At the end of the installment contract between the seller and the dealer, the capital gains tax will be due at the prevailing tax rate. While not a replacement for all potential 1031 exchanges, it may be an interesting strategy for certain holders of highly appreciated assets. As with any investment decision, always consult your attorney, CPA or other advisors before moving forward, but it is something I am looking at very closely myself, and others might find it worth exploring as well.

Michael Packman is a founder and principal of KNPRES, New York, N.Y.


[New York Real Estate Journal, November 17-30, 2020]

VENMO



[Venmo, "[Mark Bianchi](#)," last accessed 10/7/24]


GOOGLE REVIEWS



Mark Bianchi
5 contributions ›

Reviews
Photos



2 reviews




Marston's Restaurant
24011 Newhall Ranch Rd, Valencia, CA 91355

★★★★★ 8 years ago

Love their French Toast and Eggs Benedict!!!

 Like
 Share



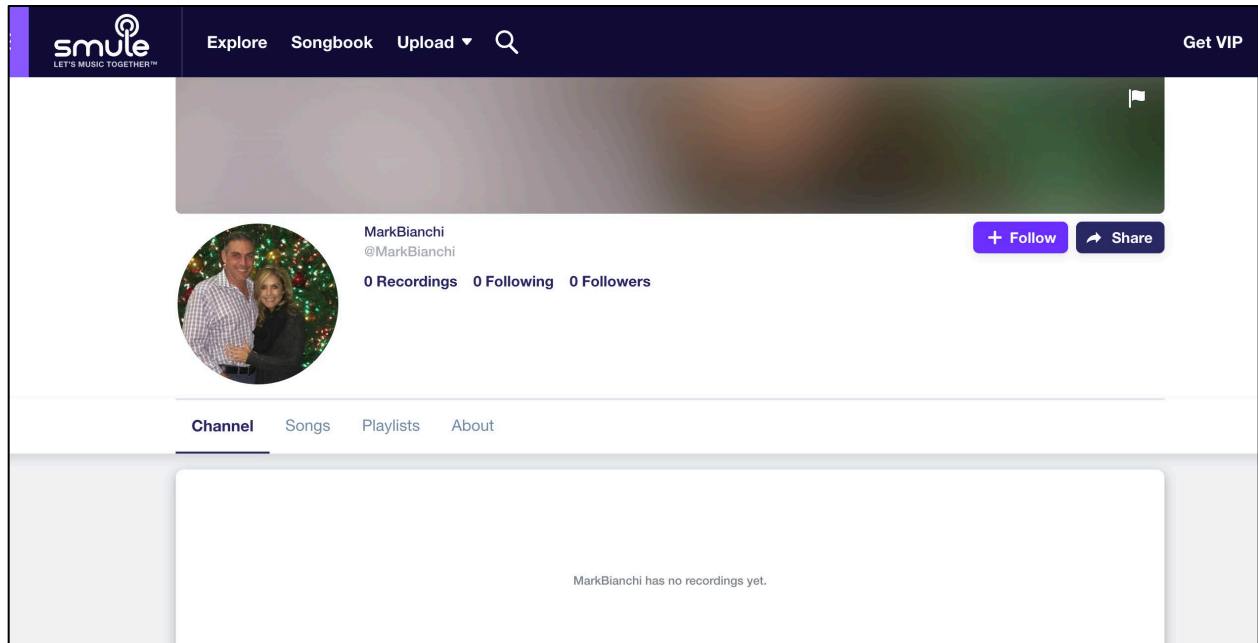
Steve's Steakhouse and Seafood
417 Crescent Ave, Avalon, CA 90704

★★★☆☆ 10 years ago

Food was not good. We asked the waiter if the crab cakes were more crab than cake and his answer was a lot more crab. He was totally wrong. The filet didn't have much flavor and the bernaise sauce was horrible. The martinis were not good either.

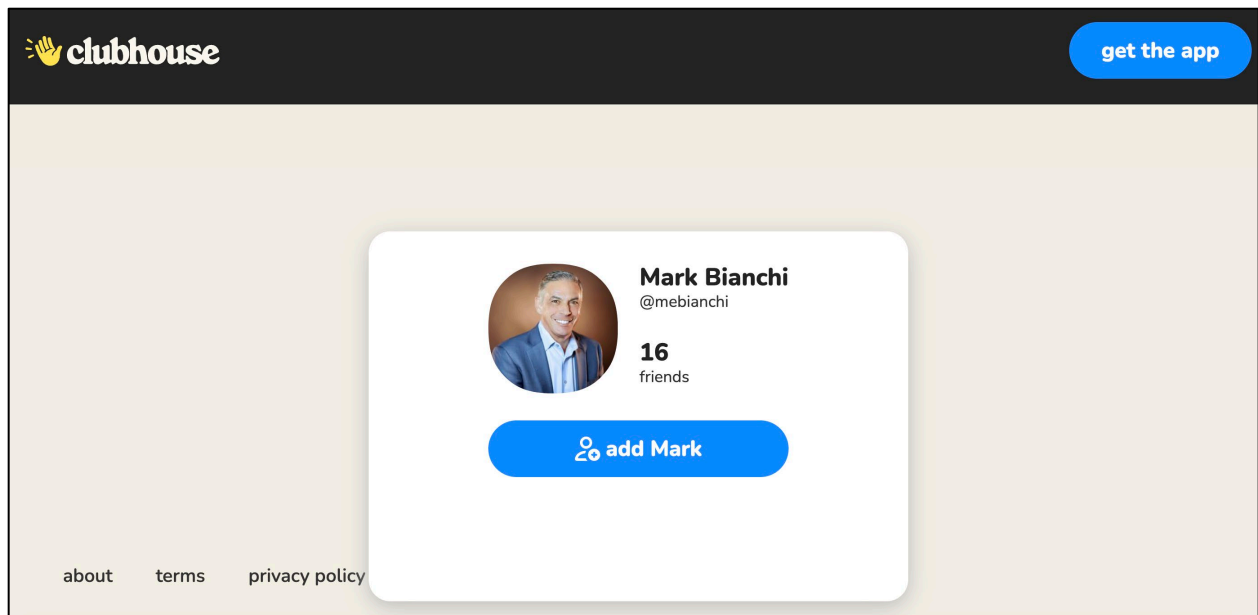
[Google Reviews, "[Mark Bianchi](#)," last accessed 10/7/24]

SMULE



[Smule, "[MarkBianchi](#)," last accessed 10/11/24]


CLUBHOUSE



[Clubhouse, "[Mark Bianchi](#)," last accessed 10/11/24]

APPENDIX B: VOTER REGISTRATION & VOTER HISTORY

TENNESSEE



Tennessee
Secretary of State
Tre Hargett

Voting
Address Changes
By Mail Voting
Early Voting
Military and Overseas Voting
Purging a Voter
Register to Vote
Restoration of Voting Rights
Voting ID Requirements
Voter Qualifications
Voting Machines
Contact

Voter Registration Lookup

Voter registration data current as of October 10, 2024.

Personal Information:
Name: MARK EDWARD BIANCHI
Address: 1483 BOARDWALK PL
GALLATIN, TN 37066
County: Sumner

[Click here for Early Voting Site\(s\)**](#)

Voting Information:
Voter ID: 333083
Polling Location Name: Volunteer State CC - Pickel Field House
Address: 1480 Nashville Pike
Gallatin, TN 37066 ([Map](#))
Election Day Hours: November 5, 2024: 7:00 am - 7:00 pm
Precinct: 10-1 Vol State
TN Senate District: 18
TN House District: 35
US Congressional District: 6
County District: 10

If your name, address or status is incorrect, [Click here](#) for information on how to update your registration.

Need a new or replacement voter registration card? Contact your [local county election office](#).

Contact Us | Web and Media Policies | Tennessee Secretary of State | TN.gov
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[Tennessee Secretary of State, "Voter Registration Lookup," last accessed 10/10/24]

APPENDIX C: PERSONAL POLITICAL CONTRIBUTIONS

FEDERAL

⇒ **One itemized contribution attributable to Mark Bianchi was identified.** [Federal Election Commission, “Individual Contributions Search” last accessed 10/11/2024]

SCHEDULE A ITEMIZED RECEIPTS		Use separate schedule(s) or each category of the Detailed Summary Page	FOR LINE NUMBER: (check only one)	PAGE 269 / 4287
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Any information copied from such Reports and Statements may not be sold or used by any person for the purpose of soliciting contributions or for commercial purposes, other than using the name and address of any political committee to solicit contributions from such committee.				
NAME OF COMMITTEE (In Full) Bush-Cheney '04 (Primary), Inc				
A. Full Name (Last, First, Middle Initial) MR. RATNESH BHUTANI		Date of Receipt M / D / Y 01 / 20 / 2004		
Mailing Address 12200 WYNE COURT		Amount of Each Receipt this Period 2000.00		
City TUSTIN	State CA	Zip Code 92782	CONTRIBUTION	
FEC ID number of contributing federal political committee.		Transaction ID: SA17.688709		
Name of Employer SELF-EMPLOYED		Occupation MEDICAL LAB		
Receipt For: 2004 X Primary General Other (specify) ▼		Election Cycle-to-Date ▼ 2000.00		
B. Full Name (Last, First, Middle Initial) MR. MARK BIANCHI		Date of Receipt M / D / Y 01 / 12 / 2004		
Mailing Address 3735 WINFORD DRIVE		Amount of Each Receipt this Period 2000.00		
City TARZANA	State CA	Zip Code 91356	CONTRIBUTION	
FEC ID number of contributing federal political committee.		Transaction ID: SA17.874685		
Name of Employer HEALTH CLUB/PANEL NETWORK.		Occupation EXECUTIVE VICE PRESIDENT		
Receipt For: 2004 X Primary General Other (specify) ▼		Election Cycle-to-Date ▼ 2000.00		

[[Federal Election Commission](#)]

TENNESSEE

⇒ **No itemized contributions attributable to Mark Bianchi identified.** [[TN Online Campaign Finance](#), last accessed 10/11/2024]

NEW YORK

⇒ **No itemized contributions attributable to Mark Bianchi identified.** [[New York State Board of Elections](#), last accessed 10/11/2024]

CALIFORNIA

⇒ **One itemized contribution attributable to Mark Bianchi was identified.** [[California Secretary of State](#), "Power Search" last accessed 10/11/2024]

Date	Amount	Recipient Name	Recipient Committee	Office	Contributor Name	Contributor Address	Employer	Occupation
5/20/05	1000	DELGADILLO, ROCKARD J.	Californians For Rocky	Attorney General	Bianchi, Mark	Tarzana, CA	Captive Media	Executive


APPENDIX D: ENTITIES

Entity Name	Domicile & Filing Number	Initial Filing Date	Type	Status
POSTVISION, INC	CA 2126187	11/20/98	Stock Corporation - CA - General	Active
KMP INVESTMENTS,L.L.C.	CA 199836210045	12/28/98	Limited Liability Company - CA	Terminated
CM SHAREHOLDER HOLDINGS, INC.	CA 1963515	3/12/96	Stock Corporation - CA - General	Terminated
VIRTUOSO DIGITAL STUDIOS INC.	CA 1994662	11/27/96	Stock Corporation - CA - General	Suspended - FTB
BIANCHI COMMUNICATIONS, INC.	CA 2237122	1/12/04	Stock Corporation - CA - General	Not Good
WESTLAKE DAVVAR CORPORATION INTERNATIONAL	CA 1823140	6/15/92	Stock Corporation - CA - General	Active
T.A.M. RIVERSIDE PROPERTIES, LLC	CA 00117410102	6/21/01	Limited Liability Company - CA	Converted Out
PARKHILL ADVISORY GROUP INC (Titan Capital Recovery Group)	TN 001396847	2/17/23	For-profit Corporation - Domestic	Inactive - Dissolved (Administrative)
PARKHILL ENERGY GROUP INC	TN 001316337	5/18/22	For-profit Corporation - Domestic	Inactive - Dissolved (Administrative)
Titan Capital Recovery Group LLC	FL L18000253507	10/30/18	Domestic LLC	Voluntary Dissolution
BLU PRO INTERNATIONAL, LLC	CA 201629810169	10/17/16	Limited Liability Company - CA	Suspended - FTB
WESTLAKE DAVVAR CORPORATION INTERNATIONAL, INC. (GO WEST CREATIVE)	TX 802067104	9/18/14	Foreign For-Profit Corporation	Withdrawn

[Highlight denotes current affiliation]

APPENDIX E: PROPERTIES

RESIDENCE - SUMNER COUNTY, TN

Tennessee Property Assessment Data - Parcel Details Report - https://assessment.eot.tn.gov/																					
Sumner (083) Tax Year 2024 Reappraisal 2024		Jan 1 Owner BIANCHI MARK EDWARD ETUX ROBIN MARIE DITOMASO 1483 BOARDWALK PLACE GALLATIN TN 37066		Current Owner PAXTON MANAGEMENT & INVESTMENT LLC TR 1483 BOARDWALK PLACE TRUST 1740 H DELL RANGE BLVD #281 CHEYENNE WY 82009																	
				BOARDWALK PLACE 1483																	
				Ctl Map: 147B Group: C Parcel: 002.00 Pl: 000 St: 000																	
Value Information Land Market Value: \$650,000 Improvement Value: \$1,077,900 Total Market Appraisal: \$1,727,900 Assessment Percentage: 25% Assessment: \$431,975		Residential Building #: 1 Improvement Type: 01 - SINGLE FAMILY Exterior Wall: 11 - COMMON BRICK Heat and AC: 7 - HEAT AND COOLING SPLIT Quality: 3 - EXCELLENT Square Feet of Living Area: 3387 Foundation: 02 - CONTINUOUS FOOTING Roof Framing: 02 - GABLE/HIP Cabinet/Millwork: 04 - ABOVE AVG Interior Finish: 07 - DRYWALL Bath Tiles: 01 - FLOOR ONLY Shape:		Stories: 2.00 Actual Year Built: 2016 Plumbing Fixtures: 20 Condition: AV - AVERAGE Floor System: 04 - WOOD W/ SUB FLOOR Roof Cover/Deck: 03 - COMPOSITION SHINGLE Floor Finish: 11 - CARPET COMBINATION Paint/Decor: 04 - ABOVE AVERAGE Electrical: 04 - ABOVE AVG Structural Frame:																	
Subdivision Data Subdivision: FOXLAND PH 3 SEC 2 Plat Book: 23 Plat Page: 314 Block: Lot: 1133																					
Additional Information PLAT: 23 PAGE: 314 BLOCK: LOT: 1133 SUBD: FOXLAND PH 3 SEC 2 General Information Class: 00 - Residential City #: 278 Special Service District 1: District: 04 Number of Buildings: 1 Utilities - Water/Sewer: 01 - PUBLIC / PUBLIC Utilities - Gas/Gas Type: 01 - PUBLIC - NATURAL GAS		City: GALLATIN Special Service District 2: Neighborhood: G15 Number of Mobile Homes: Utilities - Electricity: 01 - PUBLIC Zoning:																			
Outbuildings & Yard Items Long OutBuilding & Yard Items list on subsequent pages		Building Sketch 		Building Areas <table border="1"> <thead> <tr> <th>Areas</th> <th>Square Feet</th> </tr> </thead> <tbody> <tr> <td>BAS - BASE</td> <td>2,469</td> </tr> <tr> <td>GRF - GARAGE FINISHED</td> <td>1,066</td> </tr> <tr> <td>USF - UPPER STORY FINISHED</td> <td>918</td> </tr> <tr> <td>GRF - GARAGE FINISHED</td> <td>560</td> </tr> <tr> <td>OPF - OPEN PORCH FINISHED</td> <td>296</td> </tr> <tr> <td>OPF - OPEN PORCH FINISHED</td> <td>255</td> </tr> <tr> <td>OPF - OPEN PORCH FINISHED</td> <td>16</td> </tr> </tbody> </table>		Areas	Square Feet	BAS - BASE	2,469	GRF - GARAGE FINISHED	1,066	USF - UPPER STORY FINISHED	918	GRF - GARAGE FINISHED	560	OPF - OPEN PORCH FINISHED	296	OPF - OPEN PORCH FINISHED	255	OPF - OPEN PORCH FINISHED	16
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OPF - OPEN PORCH FINISHED	16																				
Sale Information Long Sale Information list on subsequent pages																					
Land Information Deed Acres: 0 Calculated Acres: 1 Total Land Units: 1																					
<table border="1"> <thead> <tr> <th>Land Code</th> <th>Soil Class</th> <th>Units</th> </tr> </thead> <tbody> <tr> <td>02 - RES WAT</td> <td></td> <td>1.00</td> </tr> </tbody> </table>		Land Code	Soil Class	Units	02 - RES WAT		1.00														
Land Code	Soil Class	Units																			
02 - RES WAT		1.00																			

Outbuildings & Yard Items						
Building #	Type	Description				Units
1	DRW - DRIVEWAY	3.8				2,909
1	BSL - BOAT SLIP	9				1
1	CPY - CANOPY	6				476
1	POL - SWIMMING POOL	6				448
1	HOT - HOT TUB	4				1
1	APR - APRON	6				873

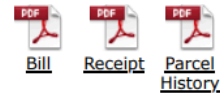
Sale Information						
Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
3/6/2024	\$0	6401	317	I - IMPROVED	QC - QUITCLAIM DEED	-
9/12/2023	\$2,450,000	6233	328	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
8/1/2022	\$2,050,000	6003	94	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
5/9/2019	\$1,300,000	4941	664	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
5/6/2011	\$200,000	3424	323	V - VACANT	WD - WARRANTY DEED	A - ACCEPTED
5/4/2011	\$200,000	3424	320	V - VACANT	WD - WARRANTY DEED	A - ACCEPTED
1/26/2011	\$0	3385	97	V - VACANT	-	-
9/20/2006	\$0	2597	347	V - VACANT	-	-

[Tennessee Comptroller of the Treasury, "[Parcel Details](#)," last accessed 10/11/24]

10/11/24, 12:18 PM

eGov - Sumner County

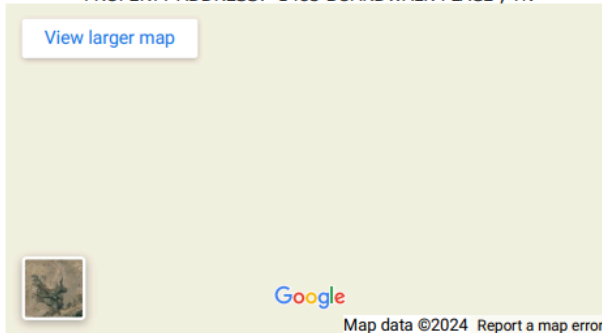
Bill (2023) #26500



Property Tax Details for Bill (2023) #26500

PROPERTY ADDRESS: 1483 BOARDWALK PLACE , TN

[View larger map](#)



General Information

Bill # 26500
Property: 1483 BOARDWALK PLACE
Owner: BIANCHI MARK
EDWARD
ETUX ROBIN
MARIE
DITOMASO
Mailing Address: 1483 BOARDWALK PLACE, GALLATIN, TN 37066
Control Map: 147B
Group: C
Parcel: 2.00
P/I:
S/I: 0
City Code: 278 GALLATIN

Appraisal Information

Appraisal Year: 2019
Land Value: 491,700.00
Improvement Value: 611,000.00
Personal Property Value: 0.00
Total Property Value: 1,102,700.00

Tax Information

Appraised Property Value: 1,102,700.00
Taxable Property: x 25%
Assessed Taxable Value: 275,675.00
2023 Tax Rate: 2.25200
2023 Tax Levy: 6,208.00
Interest: 0.00
Existing Payments: 6,208.00
State Relief Given: 0.00
County Relief Given: 0.00
Balance Due By October 31st, 2024: 0.00
Balance if paid next month: 0.00

[Return to Property Lookup](#)

Payment History - 2023 Tax Year

Date	Status	Paid By	Amount
1 01/05/24	COMPLETED	PLANET HOME LENDING - 0012336	6,208.00
			6,208.00



This property tax bill has already been paid.

Parcel History

Year	Bill #	Rcpt #	Balance Due	Balance if paid next month	Confirm #
1 2023	<u>26500</u>	921098	0.00	0.00	
			0	0	

https://sumner-tn.mygovonline.com/mod.php?mod=propertytax&mode=public_view&id=2164320&title=

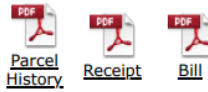
1/2

10/11/24, 12:18 PM

eGov - Sumner County

	Year	Bill #	Rcpt #	Balance Due	Balance if paid next month	Confirm #
2	2022	54724	861029	0.00	0.00	
3	2021	54724	757022	0.00	0.00	
4	2020	54724	699603	0.00	0.00	
5	2019	54724	624083	0.00	0.00	
6	2018	54724	576780	0.00	0.00	
7	2017	54724	511775	0.00	0.00	
8	2016	54724	450246	0.00	0.00	
9	2015	54724	365078	0.00	0.00	
10	2014	54724	293185	0.00	0.00	
				0	0	

If you would like to print a copy of your receipt, bill or all available parcel history, please click the appropriate button below.



If your bill has been turned over to the Clerk & Master, please contact their office to get the current balance and to pay the balance. You will not be able to make payment online.

https://sumner-tn.mygovonline.com/mod.php?mod=propertytax&mode=public_view&id=2164320&title=

2/2

[Sumner County Government, "[Property Tax Details for Bill \(2023\) #26500](#)," last accessed 10/11/24]

LOS ANGELES COUNTY

10/11/24, 12:00 PM

Parcel Detail - Los Angeles County Assessor Portal

▼ Summary

AIN: 2826-146-002 7

Situs Address:

26547 OAK TERRACE PL

VALENCIA CA 91381-0741

Use Type:

Single Family Residence

Parcel Type:

Regular Fee Parcel

Tax Rate Area:

14931

Parcel Status:

ACTIVE

Create Date:

05/15/2002

Delete Date:

Tax Status:

CURRENT

Year Defaulted:

Exemption:

None

Building (0101) & Land Overview

Use Code:

0101

Design Type:

0131

Quality Class:

D10B

of Units:

1

Beds/Baths:

5/6

Building SqFt:

4,603

Year Built:


2004

Effective Year:

2004

Land SqFt:

12,052



(<https://maps.assessor.lacounty.gov/GeoCortex/Essentials/PAIS/REST/sites/PAIS/VirtualDirectory/AssessorMaps/ViewMap.html?val=2826-146>)

Parcel Map (<https://maps.assessor.lacounty.gov/GeoCortex/Essentials/PAIS/REST/sites/PAIS/VirtualDirectory/AssessorMaps/ViewMap.html?val=2826-146>) / Map Index

(<https://maps.assessor.lacounty.gov/GeoCortex/Essentials/PAIS/REST/sites/PAIS/VirtualDirectory/AssessorMaps/ViewMap.html?val=2826-NDX>)

	2025 Roll Preparation	2024 Current Roll	RC	Year	2023 Base Value
\$	957,168 \$	938,400	T	2023	\$ 600,000
\$	1,591,812 \$	1,560,600	T	2023	\$ 1,000,000
\$	2,548,980 \$	2,499,000			\$ 1,600,000

Assessor's Responsible Division

District:

North District Office

Region:

B1

Cluster:

01140 STEVENSON RANCH

North District Office (<https://maps.google.com/?q=13800+Balboa+Blvd.+Sylmar%2C+CA+91342>)

13800 Balboa Blvd.

Sylmar, CA 91342

Phone: (818) 833-6000

Toll Free: 1 (888) 807-2111

M-F 8:00 am to 5:00 pm

<https://portal.assessor.lacounty.gov/parceldetail/2826146002>

1/4

10/11/24, 12:00 PM

Parcel Detail - Los Angeles County Assessor Portal

09/20/2024

129 of 149

Select Data

Layers

+

-

Building and Land Characteristics

Land Information

<https://portal.assessor.lacounty.gov/parceldetail/2826146002>

2/4

10/11/24, 12:00 PM

Parcel Detail - Los Angeles County Assessor Portal

Use Code = 0101 (Single Family Residence)

Total SqFt (GIS): 0
Total SqFt (PDB): 12,052
Usable SqFt: 9,200
Acres:
Land W' x D': 92 x 131

Sewers: Yes
Flight Path: No
X-Traffic: No
Freeway: No

Corner Lot: No
Golf Front: No
Horse Lot: No
View: None

Zoning: (Refer Issuing Agency)
Code Split: No
Impairment: None

Situs Address:
 26547 OAK TERRACE PL VALENCIA CA 91381-0741

Legal Description (for assessment purposes):
 TR=45433-02 LOT 72

Use Code: 0101 (Single Family Residence)

0 = Residential
 1 = Single Family Residence
 0 = Open
 1 = Pool

Building Information

SUBPART: 0101
Design Type: 0131
Quality Class: D10B

of Units: 1
Beds/Baths: 5/6
Building SqFt: 4,603

Year Built: 2004
Effective Year: 2004
Depreciation: MR60 // 0

RCN Other: \$ 116,060
RCN Other Trended: \$ 141,012
Year Change: 2011

Design Type: 0131

0 = Residential
 1 = Single Family Residence
 3 = Central Refrigeration and Heat
 1 = Pool

SUMMARY: *Total*

of Units: 1
Beds/Baths: 5/6
Building SqFt: 4,603
Avg SqFt/Unit: 4,603

▼ Events History

Ownership () Parcel Change ()

Show Re-Assessable Only: ☐

<https://portal.assessor.lacounty.gov/parceldetail/2826146002>

3/4

10/11/24, 12:00 PM

Parcel Detail - Los Angeles County Assessor Portal

Recording Date	Seq. #	Re-Assessed	# Parcels	%	Ver. Code	DTT Sale Price	Assessed Value
06/12/2023	50	Yes	1	00%-0	K	\$ 2,450,024	\$ 2,450,000
01/15/2019	50	Yes	1	00%-0	K	\$ 1,600,000	\$ 1,600,000
10/23/2014	50	Yes	1	00%-0	K	\$ 1,550,015	\$ 1,550,000
04/15/2010	50	Yes	1	00%-0		\$ 1,090,000	\$ 1,090,000
04/30/2004	50	Yes	1	00%-0		\$ 1,123,000	\$ 1,122,600
07/31/2002	50	Yes	9	00%-0		\$ 21,150,000	\$ 243,100
11/19/2001	75	Yes		00%-0		\$ 0	\$ 5,000

▼ Assessment History

Show All: ☐ Hide Inactive Rolls: ☐

Showing 1 to 10 of 37 entries.

Bill Number	Bill Type	Bill Status	Date to Auditor	Recording Date	Total Value	Land Value	Improvement Value
225-PSEG				06/12/2023	\$ 2,548,980	\$ 957,168	\$ 1,591,812
2240000	R	A	07/10/2024	06/12/2023	\$ 2,499,000	\$ 938,400	\$ 1,560,600
2230100	T	A	01/21/2024	06/12/2023	\$ 2,450,000	\$ 920,000	\$ 1,530,000
2230000	R	A	07/12/2023	01/15/2019	\$ 1,715,521	\$ 643,320	\$ 1,072,201
2220000	R	A	07/26/2022	01/15/2019	\$ 1,681,884	\$ 630,706	\$ 1,051,178
2210000	R	A	07/06/2021	01/15/2019	\$ 1,648,907	\$ 618,340	\$ 1,030,567
2200000	R	A	07/06/2020	01/15/2019	\$ 1,632,000	\$ 612,000	\$ 1,020,000
2190100	T	A	12/22/2019	01/15/2019	\$ 1,600,000	\$ 600,000	\$ 1,000,000
2190000	R	A	07/01/2019	10/23/2014	\$ 1,669,954	\$ 592,563	\$ 1,077,391
2180100	T	A	12/22/2019	01/15/2019	\$ 1,600,000	\$ 600,000	\$ 1,000,000

< 1 2 3 4 >

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Contact Us (<https://assessor.lacounty.gov/contact-us/>) | Disclaimer (disclaimer) | FAQ (faq)

PDB Effective Date: 09/27/2024

[f](https://facebook.com/LACAssessor) (<https://facebook.com/LACAssessor>)

[t](https://www.twitter.com/LACASSESSOR) (<https://www.twitter.com/LACASSESSOR>)

[in](https://www.linkedin.com/company/los-angeles-county-office-of-the-assessor) (<https://www.linkedin.com/company/los-angeles-county-office-of-the-assessor>)

[yt](https://youtube.com/LACAssessor) (<https://youtube.com/LACAssessor>)

<https://portal.assessor.lacounty.gov/parceldetail/2826146002>

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[Los Angeles County Assessor, "[AIN: 2826-146-002](#)," last accessed 10/11/24]

2024		2024																																																																																													
ANNUAL SECURED PROPERTY TAX INFORMATION STATEMENT CITIES, COUNTY, SCHOOLS AND ALL OTHER TAXING AGENCIES IN LOS ANGELES COUNTY SECURED PROPERTY TAX FOR FISCAL YEAR JULY 1, 2024 TO JUNE 30, 2025 ELIZABETH BUENOSTRO GINSBERG, TREASURER AND TAX COLLECTOR FOR ASSISTANCE, CALL 1(213) 974-2111 OR 1(888) 807-2111, ON THE WEB AT propertytax.lacounty.gov																																																																																															
PROPERTY IDENTIFICATION ASSESSOR'S ID. NO.: 2826 146 002 24 000 OWNER OF RECORD AS OF JANUARY 1, 2024 NOT AVAILABLE ONLINE		DETAIL OF TAXES DUE FOR ASSESSOR'S ID. NO. YR SEQ CK 2826 146 002 24 000 72																																																																																													
MAILING ADDRESS 0089958-0089958 PDPEC 001 --34-- 695664 ASSESSEE NAME AND ADDRESS ARE NOT AVAILABLE ONLINE PER CA GOV CODE §6254.21		<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>AGENCY</th> <th>AGENCY PHONE NO.</th> <th>RATE</th> <th>AMOUNT</th> </tr> </thead> <tbody> <tr> <td>GENERAL TAX LEVY</td> <td></td> <td></td> <td></td> </tr> <tr> <td>ALL AGENCIES</td> <td></td> <td>1.000000</td> <td>\$ 24,990.00</td> </tr> <tr> <td>VOTED INDEBTEDNESS</td> <td></td> <td></td> <td></td> </tr> <tr> <td>SPECIAL WATER</td> <td></td> <td>.070600</td> <td>\$ 1,764.29</td> </tr> <tr> <td>COMMNTY COLLEGE</td> <td></td> <td>.035998</td> <td>899.59</td> </tr> <tr> <td>HIGH SCHOOLS</td> <td></td> <td>.053806</td> <td>1,344.61</td> </tr> <tr> <td>ELEM SCHOOLS</td> <td></td> <td>.033767</td> <td>843.84</td> </tr> <tr> <td>DIRECT ASSESSMENTS</td> <td></td> <td></td> <td></td> </tr> <tr> <td>SAFE CLEAN WATER</td> <td>(833) 275-7297</td> <td></td> <td>\$ 162.94</td> </tr> <tr> <td>LA COUNTY ST LT</td> <td>(626) 300-4891</td> <td></td> <td>5.00</td> </tr> <tr> <td>FLOOD CONTROL</td> <td>(626) 979-5498</td> <td></td> <td>52.24</td> </tr> <tr> <td>CONSOLIDATED SEWER</td> <td>(626) 300-3340</td> <td></td> <td>50.50</td> </tr> <tr> <td>LLADW 4 ZN73 WRDG</td> <td>(800) 755-6864</td> <td></td> <td>647.00</td> </tr> <tr> <td>LLADW 4 ZN75 WRD</td> <td>(800) 755-6864</td> <td></td> <td>105.74</td> </tr> <tr> <td>BRUSH INT INSPEC</td> <td>(626) 969-2375</td> <td></td> <td>100.00</td> </tr> <tr> <td>SOLID WASTE FEE</td> <td>(626) 458-3517</td> <td></td> <td>3.51</td> </tr> <tr> <td>COUNTY LIBRARY</td> <td>(562) 940-8455</td> <td></td> <td>34.54</td> </tr> <tr> <td>LACO VECTR CNTRL</td> <td>(800) 273-5167</td> <td></td> <td>18.97</td> </tr> <tr> <td>SCV SAN DIST</td> <td>(562) 908-4288</td> <td></td> <td>437.00</td> </tr> <tr> <td>TRAUMA/EMERG SRV</td> <td>(866) 587-2862</td> <td></td> <td>230.15</td> </tr> <tr> <td>RPOSD MEASURE A</td> <td>(833) 265-2600</td> <td></td> <td>83.31</td> </tr> <tr> <td>LA CO FIRE DEPT</td> <td>(213) 466-5596</td> <td></td> <td>76.65</td> </tr> </tbody> </table>		AGENCY	AGENCY PHONE NO.	RATE	AMOUNT	GENERAL TAX LEVY				ALL AGENCIES		1.000000	\$ 24,990.00	VOTED INDEBTEDNESS				SPECIAL WATER		.070600	\$ 1,764.29	COMMNTY COLLEGE		.035998	899.59	HIGH SCHOOLS		.053806	1,344.61	ELEM SCHOOLS		.033767	843.84	DIRECT ASSESSMENTS				SAFE CLEAN WATER	(833) 275-7297		\$ 162.94	LA COUNTY ST LT	(626) 300-4891		5.00	FLOOD CONTROL	(626) 979-5498		52.24	CONSOLIDATED SEWER	(626) 300-3340		50.50	LLADW 4 ZN73 WRDG	(800) 755-6864		647.00	LLADW 4 ZN75 WRD	(800) 755-6864		105.74	BRUSH INT INSPEC	(626) 969-2375		100.00	SOLID WASTE FEE	(626) 458-3517		3.51	COUNTY LIBRARY	(562) 940-8455		34.54	LACO VECTR CNTRL	(800) 273-5167		18.97	SCV SAN DIST	(562) 908-4288		437.00	TRAUMA/EMERG SRV	(866) 587-2862		230.15	RPOSD MEASURE A	(833) 265-2600		83.31	LA CO FIRE DEPT	(213) 466-5596		76.65
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ACCT. NO.: 572 PRINT NO.: 569958 BILL ID.: I8																																																																																															
1ST \$15,924.95 DUE NOVEMBER 1, 2024 (After December 10, 2024, add 10% penalty)		2ND \$15,924.93 DUE FEBRUARY 1, 2025 (After April 10, 2025, add 10% penalty and \$10 cost)																																																																																													
		1ST + 2ND \$31,849.88 IF PAYING BOTH BY DECEMBER 10, 2024 (Include 1st & 2nd stubs if paying by mail)																																																																																													
ANY RETURNED PAYMENT MAY BE SUBJECT TO A FEE UP TO \$50.00.		SEE REVERSE SIDE FOR MORE INFORMATION.																																																																																													
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[Los Angeles County Treasurer and Tax Collector, "[2024 Annual Secured Property Tax Information Statement](#)," last accessed 10/11/24]

APPENDIX F: LEGAL & FINANCIAL DUE DILIGENCE

BANKRUPTCIES	No bankruptcies were identified for Bianchi.
U.S. SECURITIES AND EXCHANGE COMMISSION	A search of the SEC Action Lookup for Individuals (SALI) showing individuals with Court or Commission orders entered against them, did not return any results for Bianchi.
U.S. DEPT. OF TREASURY – OFFICE OF FOREIGN ASSETS CONTROL	A search of the OFAC Sanctions Search List showing individuals and companies owned or controlled by, or acting for or on behalf of, targeted countries, including individuals, groups, and entities, such as terrorists and narcotics traffickers designated under programs that are not country-specific did not return any results for Bianchi.
U.S. DISTRICT COURTS	<p>2:07-cv-01462-TFM - CLUBCOM, INC. v. CAPTIVE MEDIA, INC.</p> <p>2:2024cv08195 - Mark Bianchi v. Leticia Bianchi et al</p>
SEX OFFENDER REGISTRY	The U.S. Department of Justice’s National Sex Offender Public Website (NSOPW) was searched, and no record was found from a national search including all states, territories, and Indian Country for Bianchi.

<p>CALIFORNIA SUPERIOR COURTS</p>	<p>El Dorado County</p> <ul style="list-style-type: none"> • PFL20100660 - NEEKI BIANCHI VS. MARK BIANCHI <p>Los Angeles County</p> <ul style="list-style-type: none"> • BD432207 - LETICIA BIANCHI VS MARK E BIANCHI, Dissolution w/ Minor Children • 16P05768 - TULARAKSA, JAY VS DITOMASO, ROBIN • 19CHUD00691 - KURT KOESTER VS MARK BIANCHI, ET AL. • BC235456 - THE TERMINAL MARKETING CO INC VS SYNDICATION CONCEPTS IN • BC408963 - MARK BIANCHI ET AL VS CAPITAL PACIFIC HOLDINGS LLC ET AL • BC501951 - MARK BIANCHI VS TIMOTHY DEMSHKI ET AL • SC121123 - OLGA BERSON VS. LISA ANN WEBER ET. AL. • BC357207 - ZIA & PARVIN ATABAY ET AL VS CAPITAL PACIFIC HOLDINGS LLC ET • 00B04017 - BIANCHI, MARK VS. TENNENBEIM, JACOB • 04V10050 - KOPPEL, MAUREEN K. VS. BIANCHI, MARK • 09CB4214 - GURSEY SCHNEIDER LLP VS BIANCHI, MARK • BC287463 - DAN GENIS VS MARK BIANCHI • BP076909 - ESTATE OF GERLINDE L. ROTTNER, DECEDENT • EC033688 - MARK BIANCHI VS. RHONA SCHNEIDERMAN ET AL • EC058299 - RONLYNNE LLC VS. EAGLE EYE DIGITAL FILM CO III LLC, ET AL • SC060856 - ROGRE PARTNERSHIP VS MARK BIANCHI ET AL
<p>DAVIDSON COUNTY, TN</p>	<p>Four records identifiable to Bianchi were noted in the files of the Davidson County Circuit Court Public Index.</p> <ul style="list-style-type: none"> • 16GT1482 - VELOCITY IN THE GULCH vs BIANCHI, MARK • 16GC23239 - AMERICAN EXPRESS BANK FSB vs BIANCHI, MARK E • 16GT5180 - PINE STREET FLATS vs BIANCHI, MARK • 18GC422 - AMERICAN EXPRESS BANK FSB vs BIANCHI, MARK AKA MARK E BIANCHI

SUMNER COUNTY, TN	One record identifiable to Bianchi was noted in the files of the Sumner County Circuit Court Public Index. 83GS1-2023-CV-4006 - Chapman & Rosenthal Title, Inc vs Mark Bianchi (et. al)
WESTCHESTER COUNTY, NY	No record identifiable to Bianchi was noted in the files of the Westchester County Courts Public Index.
PALM BEACH COUNTY, FL	No record identifiable to Bianchi was noted in the files of the Palm Beach County Circuit Court Public Index.