

APPLICATION FOR DETERMINATION OF "PUBLIC CONVENIENCE OR NECESSITY" ALCOHOL SALES

Pursuant to Section 23958 and 23858.4 California Business and Professions Code

TO BE SUBMITTED TO CITY CLERK'S OFFICE ROOM 395, CITY HALL

CD9

COUNCIL FILE NO. 11-0330

BACKGROUND INFORMATION

TIME LIMIT FILE: _____

As part of the application, the applicant must submit the names and addresses of property owners of all property adjacent (including across the street/alley) to the subject property on gummed labels. Applicant must also submit the following information: 1) notarized signature, 2) a site plan prepared by a map maker (see Planning Department for map maker's list), 3) one 4- by 6-inch picture of the property from each side of the site, and 4) a copy of all previous building permits for the site (Room 400, 201 North Figueroa Street). When you meet with ABC to get the crime and license concentration information for your site, you must bring back the ABC information (on the ABC form) to the City Clerk.

Project Name Buzz Wine Beer Shop

Address 460 S Spring St Unit 3 LA, CA 90013

Type of Business WINE + BEER SHOP

Applicant Buzzboys, Inc.
 Name Buzzboys, Inc.
 Address 639 S Spring St LA, CA 90014
 Phone Number/Fax Number 310-259-1567 213-612-3060

Property Owner MSGG Rowan Realty Partners, LLC
 Name MSGG Rowan Realty Partners, LLC
 Address 818 W 7th St, Suite 410 LA, CA 90017
 Phone Number/Fax Number 213-213-8600

Representative ELIZABETH PETERSON
 Name ELIZABETH PETERSON
 Address 1850 INDUSTRIAL ST #606 LA, CA 90021
 Phone Number/Fax Number 213-674-2686 213-674-2689

A. PROJECT DETAILS

THE FOLLOWING QUESTIONS ARE TO BE ANSWERED BY ALL APPLICANTS:

- Has the City previously approved a conditional use permit for alcoholic beverage sales at this site? Yes ___ No ___ If Yes, what is the City case number(s) _____;
- Have you recently filed for a new conditional use permit? Yes ___ No ___ If Yes, provide the City case number(s) _____

Buzzboyz LLC
460 S. Spring St., Unit 3
Los Angeles, CA 90013
1,722 Sq. Ft. Wine Store w/ On-Site Tasting

Representative:
Elizabeth Peterson Group, Inc.
Elizabeth Peterson
1850 Industrial Street Suite #606
Los Angeles, CA 90028
T: 213-674-2686
F: 213-674-2689

Applicant:
Buzzboyz Inc.

David Bakhshi
639 S Spring St
Los Angeles, CA 90014

Project Name: **Buzz Wine Beer Shop**

Address: **460 S Spring, Los Angeles, CA 90013**

Type of Business: **Wine Store**

Applicant: **Buzzboyz, Inc.**
460 S Spring St Unit 3
Los Angeles, CA 90013

Property Owner: **MSGG Rowan Realty Partners LLC**
818 W 7th St, Suite 410
Los Angeles, CA 90017

Representative: **Elizabeth Peterson Group, Inc.**
1850 Industrial Street, #606
Los Angeles, CA 90021

A. Project Details

1. Has the City previously approved a conditional use permit for alcoholic beverage sales at this site?

Yes, ZA-2010-1568(CUB)

2. Have you recently filed for a new conditional use permit?

No.

3. Has a previous ABC license been issued?
No.
4. Type of Alcohol Sales Requested (on- or off-site, beer and wine, full alcohol, etc.)
A [Type 20] Off-Sale beer and wine in conjunction with a [Type 42] On-Sale Beer and Wine for Public Premises.
5. Size of Business
The shop will occupy 1,722 square feet.
6. % of floor space devoted to alcoholic beverages
Approximately 40% of floor space will be devoted to alcoholic beverages.
7. Hours of Operation:
 - a. What are the proposed hours of operation and which days of the weeks will the establishment be open?
11:00am – 2:00am, daily.
 - b. What are the proposed hours of alcohol sales?
11:00 am – 2:00 am, daily
8. Parking:
 - a. Is parking available on the site? (if so, how many spaces?)
No.
 - b. If spaces are not available on the site, have arrangements been made for off-site parking by lease or covenant?
 - c. Where? **N/A**
 - d. How many off-site spaces? **N/A**

9. Has the owner or lessee of the subject property been suspended from the sale of alcoholic beverages on the subject property or fined by the Alcoholic Beverage Control Department (ABC) in the last 365 days and if so, for what reasons? Provide ABC case number and a copy of final ABC action.

No.

10. Will video game machines or pool or billiard tables be available for use on the subject property and if so, how many?

No.

11. Will you have signs visible on the outside which advertise the availability of alcohol?

Yes, there may be signs advertising the availability of alcohol, as the name of the shop is 'Buzz Wine Beer Shop.'

12. How many employees will you have on the site at any given time?

No more than 8 employees will be on the site at any given time.

13. Will all employees who sell alcohol attend the local State ABC training class on how to properly sell alcohol?

Yes, all employees involved with the sale of alcoholic beverages will enroll in the LAPD "STAR" training within 30 days of hire.

14. What security measures will be taken including:

a. Posting of rules and regulations on the premises to prevent such problems as gambling, loitering, theft, vandalism, and truancy.

Yes.

b. Will security guards be provided and if so, when and how many?

No, security guards will not be provided as there is no expected or perceived need for security personnel at this location. The applicant has several years experience in the operation of restaurants/hospitality establishments in Los Angeles with no violations or security issues. A video security camera system shall be installed and maintained that provides surveillance of all of the premises' interior areas and high-risk areas for the safety of its customers and residents. Videotapes shall be maintained for a minimum of 30 days and made available to LAPD, the Department of City Planning, or another City or enforcement public agency upon request.

15. Will there be minimum age requirements for patrons? If so, how will this be enforced?

There will be no minimum age requirement for patrons as this is a Type 20 license that "Authorizes the sale of beer and wine for consumption off the premises where sold. Minors are allowed on the premises." (ABC) Age will be enforced in the tasting area, under control of the [Type 42] ABC license. ID's will be checked by trained employees.

16. Are there any other alcoholic beverage outlets within a 600-foot radius of the site? Provide names and address of such business and type of business.

**Downtown Score – 107 W 4th Street
Urban Noodle – 118 W 4th Street
Rocket Pizza Lounge – 122 W 4th Street
Lost Souls Cafe – 124 W 4th Street
The Must Wine Bar – 118 W Fifth Street
El Rancho Mexican Restaurant – 223 W 5th Street
5th Street Market – 116 E 5th Street
Licha's Mexican Restaurant – 422 S Broadway
Rite Aid – 500 S Broadway
The Crocker Club – 453 S Spring St
Alexandria Hotel – 501 S Spring St
Los Angeles Theatre Center – 514 S Spring Street
Ensenada Restaurant – 517 S Spring Street
King Edward Saloon – 129-131 W Fifth Street
Pete's Cafe & Bar – 400 S Main St
Old Bank District Market – 409 S Main St
Blossom Cafe – 426 S Main St**

17. Are there any schools (public or private and including nursery schools) churches or parks within 1,000 feet of your proposed business? Where? (Give Address)

**Cal TOT Child Care Center – 300 Spring St
Pershing Square Park – 532 Olive Street**

18. Will the exterior of the site be fenced and locked when not in use?

The exterior of the premises will be locked during all hours when the shop is closed.

19. Will the exterior of the site be illuminated with security lighting bright enough to see patrons from the street?

Yes, property plans provide exterior lights along the entire façade of the property that will illuminate patrons and sidewalk area.

- B. The following questions are to be answered where only the off-site sale of alcoholic beverages is sought:

1. Will the gross sale of alcohol exceed the gross sale of food items on a quarterly basis?

The gross sale of alcohol will exceed the gross sale of food items, as the shop is primarily a wine shop.

2. Will cups, glasses, or other similar containers be sold which might be used for the consumption of liquor on the premises?

No.

3. Will beer and wine coolers be sold in single cans or will wine be sold in containers less than 1 liter (750 ml)?

Yes.

4. Will "fortified" wine (greater than 16% alcohol) be sold?

Yes.

- C. The following questions are to be answered where only the on-site sale of alcoholic beverages is sought:

1. What is the occupancy load as determined by the Fire Department (number of patrons)?

TBD by LAFD

2. What is the proposed seating in all areas?

Seating will not exceed 20 seats.

3. Is there to be entertainment such as a piano bar, juke box, dancing, live entertainment, movies, etc.?

No.

4. If a cocktail lounge is to be maintained incidental to a restaurant, the required floor plans must show details of the cocktail lounge and the separation between the dining and lounge facilities.

N/A

5. Food Service:

- a. Will alcohol be sold without a food order? N/A
- b. Will there be a kitchen on the site as defined in the Los Angeles Municipal Code? N/A

6. Will discount alcoholic drinks or a "Happy Hour" be offered at any time?

N/A

Provide a copy of the proposed menu if food is to be served.

D. Public Convenience and Necessity Evaluation

The City of Los Angeles is very concerned if a new request to sell alcohol is subject to one of the conditions below. There is a strong likelihood that the City will deny your "public convenience or necessity" application if one of the above listed conditions apply to your site. (It is strongly suggested that you contact your Council Office and discuss your project. If the Council Office does not oppose your project, you should then check with your local area police vice unit as well as the Planning Department Public Counter at (213) 977-1682 or 977-1665, to determine if your site is in a CRA Project Area. If any of the five conditions listed below apply to your site, you should carefully consider if you want to file for a Public Convenience of Necessity finding.

1. The proposed site is in an area with a long-term level of undue concentration of alcoholic beverage outlets.
2. The geographic area is the target of special law enforcement activity, i.e., police task force is working on reducing vice in the area, or eliminating juvenile crime (such as cruising or graffiti) or gang activity.
3. The proposed site is in close proximity to sensitive uses, including schools, parks, churches, youth activities, homeless shelters, mental health or alcohol or drug treatment centers.
4. The geographic area has elevated levels of alcohol-related crimes, including but not limited to: public intoxication, driving under the influence, assault, vandalism, prostitution, drug violations, loitering.
5. The proposed site is located in a Specific Plan or Community Redevelopment Agency Project area which specifically includes a policy to control future alcoholic beverage sales.

E. If the project site is not subject to one of the above criteria, your project will be evaluated by the City Council with consideration given to the following possible benefits and detriments to the community:

1. Possible Benefits - Would the business:

a. Employ local residents (how many)

Applicant will contribute to the local community by providing as many as ten to fifteen jobs to local residents.

b. Generate taxes (provide estimate)

Applicant anticipates approximately \$200,000 in annual taxable sales.

c. Provide unique goods and services (which ones)

This project will provide off-site alcohol sales under license type 20, and will provide educational tastings under license type 42, of which only two (2) other license exists within the census tract. Wine education and tastings will be unique to the neighborhood, and will cater to residents of the many newly opened apartment buildings in the area.

d. Result in an aesthetic upgrade to the neighborhood (in what exact way)

This project will contribute to the ongoing effort to revitalize the commercial and entertainment district of Spring Street, upgrading the neighborhood with a gourmet wine shop that will help to sustain the resurgence of Downtown's living population and add to the economic vitality of the redevelopment area.

e. Contribute to the long-term economic development (how)

The applicant will contribute to local economic development by ensuring continued taxable sales, employee wages and benefits, and will assist in the financial health of the property, thereby improving the economic viability of this area. Additionally, the subject property's proximity to a Metro Red Line subway station will contribute towards the growth of transit-oriented development.

f. Provide a beneficial cultural/entertainment outlet (specify)

This project will provide a gourmet wine shop in a convenient location for those that live in the area and those who work in the surrounding Downtown area. In addition to this, off-site sale of alcohol by the shop will provide an outlet catering to neighborhood residents and establishments such as the Broadway theaters, LA Live, and other entertainment venues. Furthermore, allowing residents easy access to these goods will encourage walking and will contribute to a more vibrant and safer street atmosphere.

2. Possible Detrimental Impacts

Is the immediate area in which the license is sought subject to:

a. Excessive calls to the Police Department

The subject property is in a well-lit and pedestrian-oriented area at the intersection of 5th Street and Spring Street. Police presence in Downtown is strong with a high number of officers per capita. An excessive amount of calls to the Police Department is not expected.

b. Police resources being already strained

Police resources are not strained in this area and the Police Department has indicated no opposition to the applicant.

c. High rates of alcoholism, homelessness, etc.

There is not a high rate of homelessness, etc. in this area.

d. Large "youth" (under 21) population

There is not a large "youth" population in this area.

3. With regard to the operation of the proposed business explain:

a. The method of business operation: (large volume of alcohol to food sales, "late" hours (after midnight), high % unskilled (no ABC training class) staff, high % of underage (under 21) staff, etc.).

The applicant is committed to providing a convenient and safe shopping venue to the community and will strictly adhere to all conditions of operations. All employees will attend Department of Alcoholic Beverage Control Board "STAR" and Los Angeles Police Department "Lead" training programs.

b. Would the business duplicate a nearby business already in existence?

No, a gourmet wine shop is a unique opportunity for residents in Downtown, and especially for residents of the Rowan Building, in which the shop will be located. This will be the only shop solely dedicated to wine and will provide unique wine tastings and education.

c. Other non-alcohol sales business options available so alcohol does not have to be sold, e.g., more specialty products, broader range of items like fresh meats, or fruits and vegetables, etc.

The proposed wine shop concept is to function predominately as a local community gourmet shop. Non-alcoholic beverages such as sodas, juice, coffee, as well as select food items will be made available to patrons.

F. APPLICANT'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

- a. The undersigned is the owner or lessee if entire site is leased, or authorized agent of the owner with power of attorney or officers of a corporation (submit proof).
- b. The information presented is true and correct to the best of my knowledge.



Applicant signature

2/1/11
Date

William Robert Stevenson
Signature of property owner if tenant or lessee is filling application

State of California

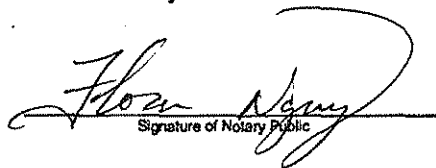
County of Los Angeles

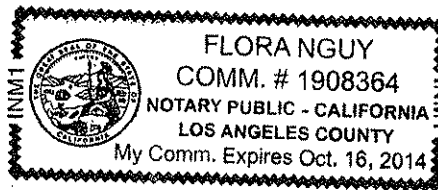
On February 3, 2011 before me, Flora Nguy
Date Name of Notary Public

personally appeared William Robert Stevenson
Name(s) of Signer(s)

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.


Signature of Notary Public



* The Planning Department has a list of private map makers who will prepare the names and addresses for you. This list is available at the public counter, Room 300, Counter N, 201 North Figueroa Street or 6251 Van Nuys Boulevard, Van Nuys. Alternatively, you may obtain a list of such adjoining owners from the City Clerk's Office (Room 730, 201 North Figueroa Street) or from a title company and prepare the labels yourself.

** You may add additional pages to your response if needed. Please utilize numbering system of this form to assist in the review of the responses.

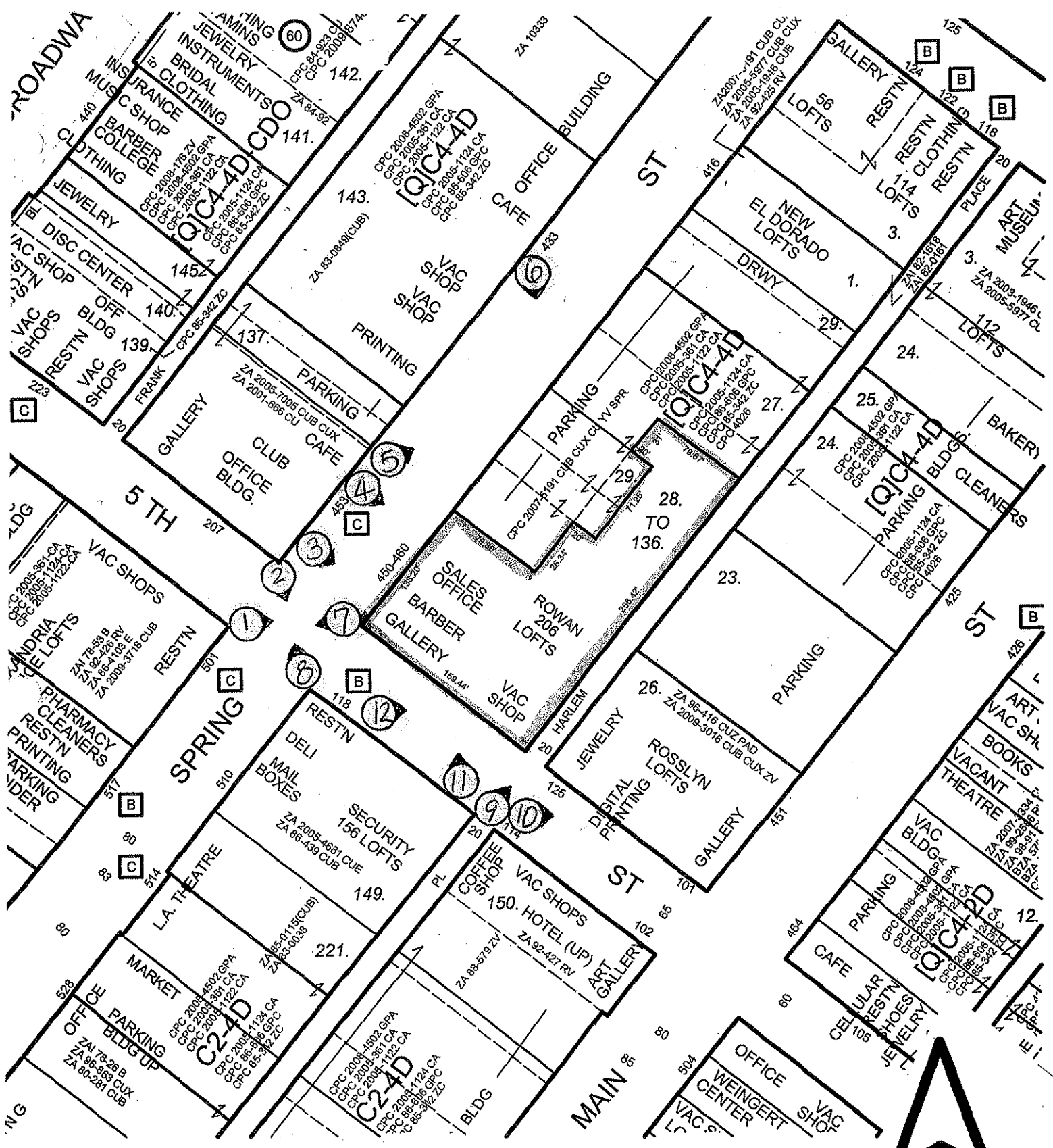


PHOTO BROCHURE

RADIUS MAPS ETC

3544 PORTOLA AVENUE
 LOS ANGELES CA 90032
 TEL:(323) 221-4555 FAX:(323) 226-9492
 radiusmapsetc@sbcglobal.net

SITE LOCATION:
 450-460 S. SPRING STREET
 LOS ANGELES, CA 90013

LEGAL DESCRIPTION:
 LOT 1, C-TRACT NO. 63018,
 M.B. 1337-44/45.

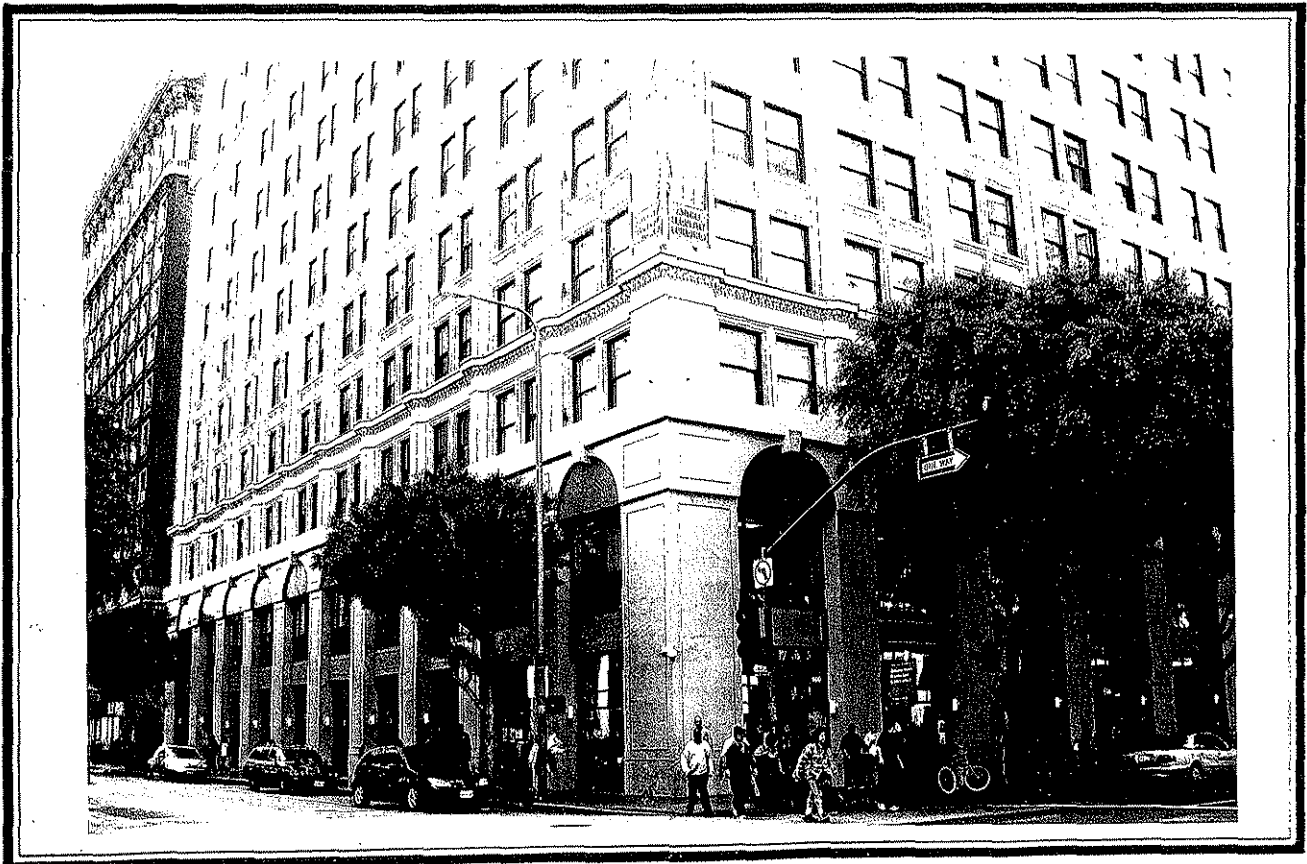
CASE NO.

DATE: 04 - 02 - 2010
 SCALE: 1" = 100'
 D.M.: 129 A 211
 T.B. PAGE: 634 GRID: F-4
 APN: 5149-023-020 THRU 226

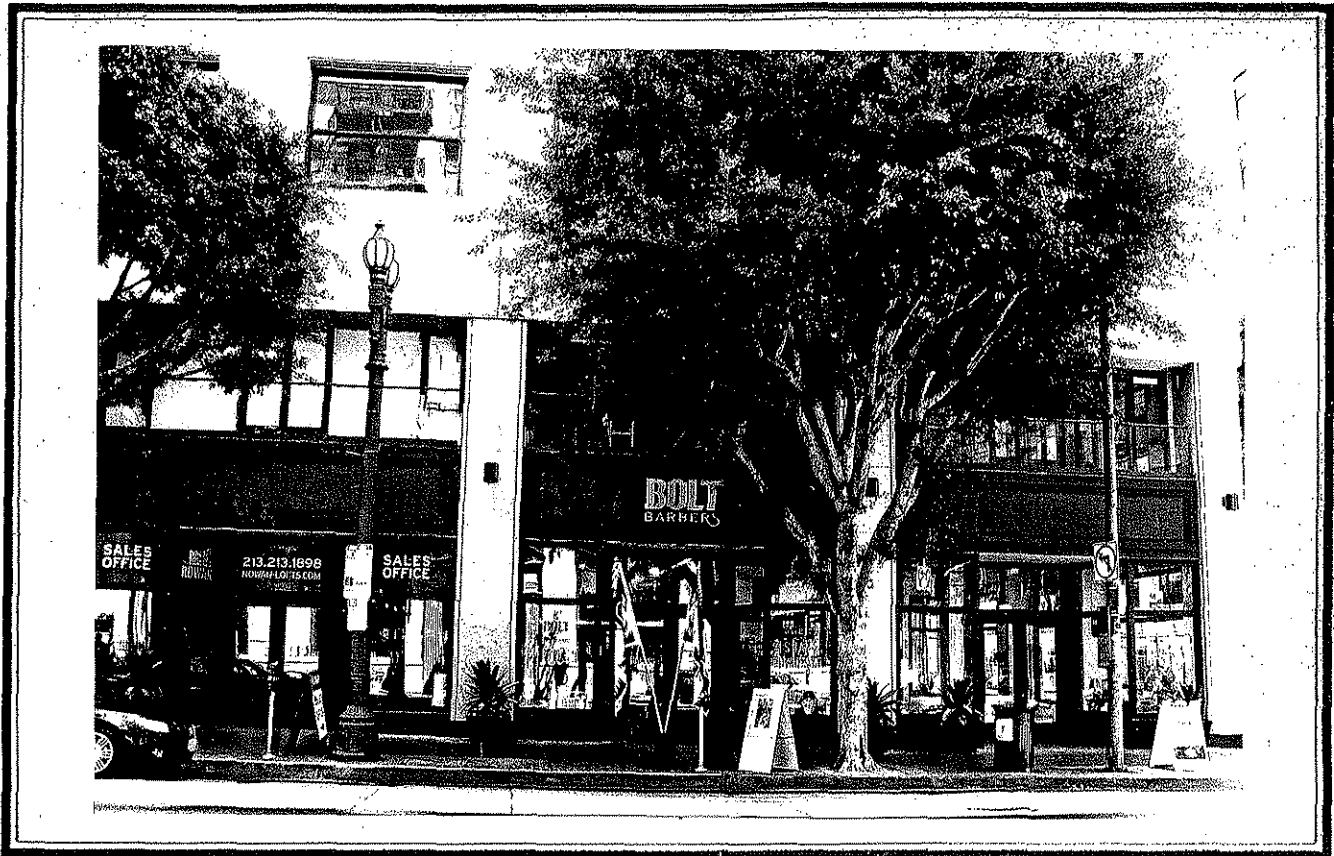
1.



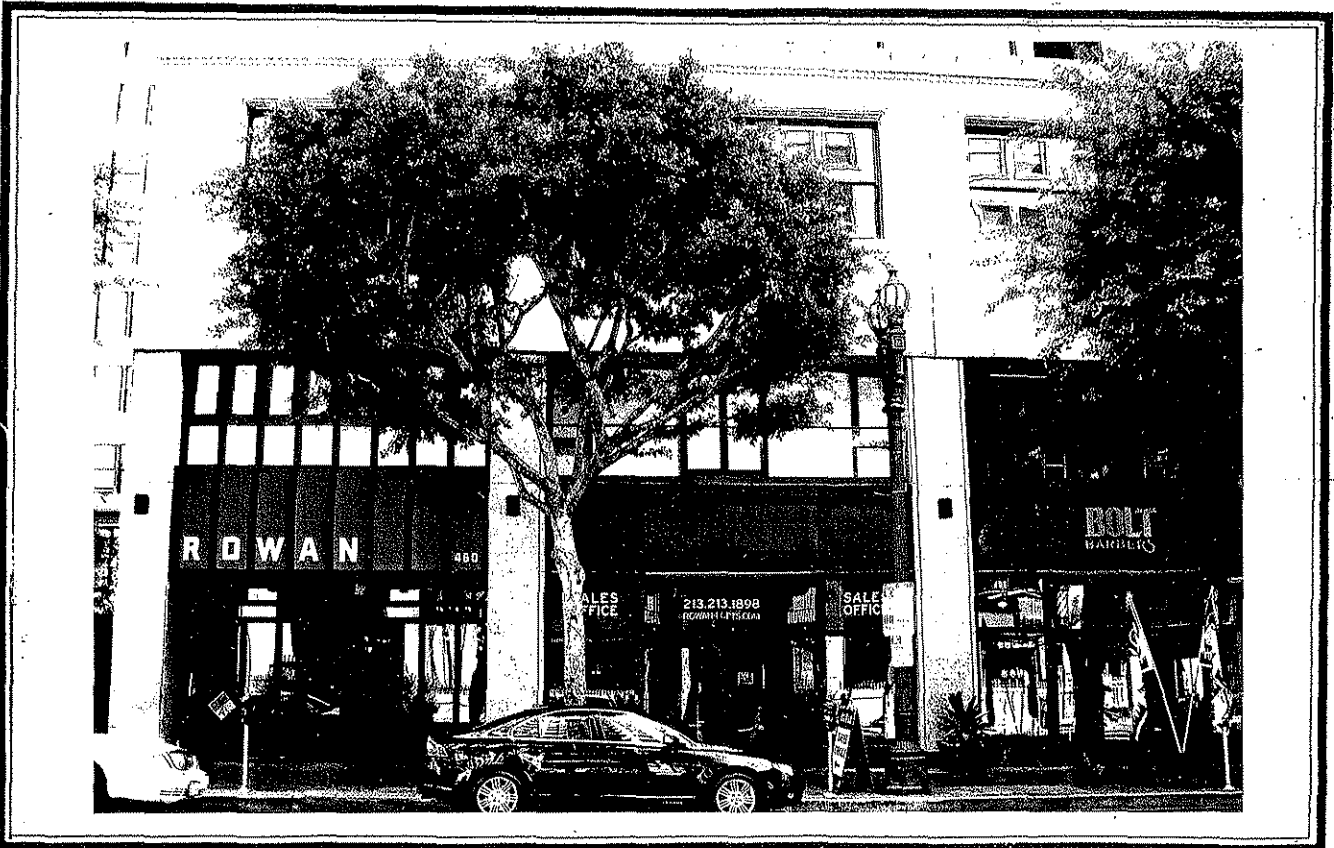
2.



3.



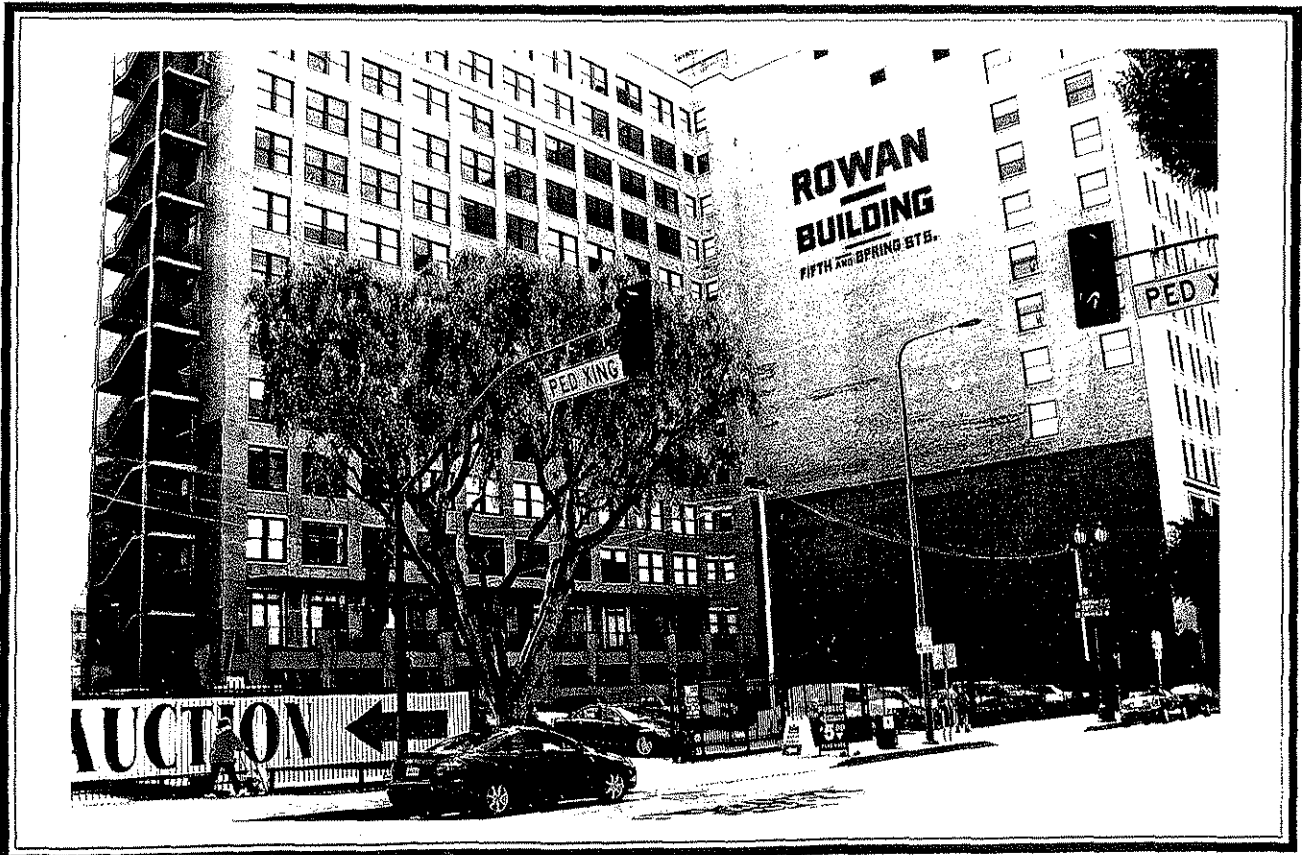
4.



5.



6.



7.



8.



9.



10.



11.



12.



460 S Spring St



Permit #: 10016 - 20000 - 12327
Plan Check #: B10VN06555 Printed: 07/22/10 10:44 AM
Event Code:

Bldg-Alter/Repair
Commercial
Plan Check at Counter
Plan Check
City of Los Angeles - Department of Building and Safety
APPLICATION FOR BUILDING PERMIT
AND CERTIFICATE OF OCCUPANCY
Last Status: Ready to Issue
Status Date: 07/22/2010

Table with 6 columns: TRACT, BLOCK, LOT(s), ARB, COUNTY MAP REF#, PARCEL ID # (PIN #), ASSESSOR PARCEL #. Row 1: TR 63018-C, 1, 1, M B 1337-44/45, 129A211 275, 5149 - 023 - ***

3. PARCEL INFORMATION
Area Planning Commission - Central
LADBS Branch Office - LA
Council District - 9
Certified Neighborhood Council - Downtown Los Angeles
Community Plan Area - Central City
Census Tract - 2073.00
Fire District - 2
Lot Cut Date - PRIOR-06/01/1946
Near Source Zone Distance - 1.3
ZONE(S): [Q]C4-4D/

4. DOCUMENTS
ZI - ZI-2374 Los Angeles State Enterpris ORD - ORD-161603
ZI - ZI-2385 Greater Downtown Housing ORD - ORD-164307-SA1110
ZI - ZI-940 Central Bsn District Redevel OHD - Yes
TNI - Old Bank District / Historic Core MILLS - Yes
HCM - LA-772
HCM - US-79000489
CRA - ZI 2316 CITY CENTER REDEV
CRA - ZI 940 CENTRAL BSN DIST
CPC - CPC-1985-342-ZC
CPC - CPC-1986-606-GPC
CPC - CPC-2005-1122-CA
CPC - CPC-2005-1124-CA

5. CHECKLIST ITEMS
Std. Work Descr - Seismic Gas Shut Off Valve

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION
Owner(s): Old Financial District Ltd Ptnshp 411 Main St STE M100 LOS ANGELES CA 90013
Tenant: Alexis Quintana - 16817 Magnolia Blvd. ENCINO, CA 91436 (310) 936-6834
Applicant: (Relationship: Agent for Owner)

7. EXISTING USE (16) Retail
PROPOSED USE
8. DESCRIPTION OF WORK
INSTALL NEW DEMISING WALL TO SEPARATE EXISTING RETAIL SPACE INTO 2 UNITS WITH NEW BATHROOMS. INSPECTOR FIELD VERIFY PERMIT VALUATION.

9. # Bldgs on Site & Use:
10. APPLICATION PROCESSING INFORMATION
BLDG. PC By: Aldous Chic DAS PC By:
OK for Cashier: Aldous Chic Coord. OK:
Signature: Date: 7/22/10
For inspection requests, call toll-free (888) LA4BUILD (824-2845).
Outside LA County, call (213) 482-0000 or request Inspections via www.ladbs.org. To speak to a Call Center agent, call 311 or (866) 4LACITY (452-2489). Outside LA County, call (213) 473-3231.
For Cashier's Use Only: 07/16 259964 07/22/10 # 100162327

11. PROJECT VALUATION & FEE INFORMATION
Permit Valuation: \$14,000 PC Valuation:
FINAL TOTAL Bldg-Alter/Repair 297.18
Permit Fee Subtotal Bldg-Alter/Repr 241.88
Handicapped Access
Plan Check Subtotal Bldg-Alter/Rep 0.00
Fire Hydrant Refuse-To-Pav
E.Q. Instrumentation 2.94
O.S. Surcharge 4.90
Sys. Surcharge 14.69
Planning Surcharge 14.51
Planning Surcharge Misc Fee 10.00
Planning Gen Plan Maint Surcharge 7.26
Green Building Fee 1.00
Permit Issuing Fee 0.00
Sewer Cap ID: Total Bond(s) Due:

Table with 2 columns: Fee Description, Amount. Rows include BUILDING PER. IT COMM (2261.85), EI COMMERCIAL (22.94), ONE STOP SURCH (64.90), SYSTEMS DEVT FEE (816.00), CITY PLANNING SURCH (314.51), MISCELLANEOUS (310.00), PLANNING GEN PLAN MAINT (37.27), GREEN BUILDING FEE (81.00), BUILDING PLAN CHECK (60.00), BUILDING PLAN CHECK (60.00).

Total Due: 2261.85
Check# 2261.85

12. ATTACHMENTS
Plot Plan



* P 1 0 0 1 6 2 0 0 0 0 1 2 3 2 7 F N *

13. STRUCTURE / INVENTORY (Note: Numeric measurement data in the format "number / number" implies "change in numeric value / total resulting numeric value") 10016 - 20000 - 12327

14. APPLICATION COMMENTS

** Approved Seismic Gas Shut-Off Valve may be required. **

In the event that any box (i.e. 1-16) is filled to capacity, it is possible that additional information has been captured electronically and could not be printed due to space restrictions. Nevertheless, the information printed exceeds that required by Section 19825 of the Health and Safety Code of the State of California.

15. Building Relocated From:

16. CONTRACTOR, ARCHITECT, & ENGINEER NAME	ADDRESS	CLASS	LICENSE#	PHONE#
(C) Inland Project Management Inc	355 N Sheridan Street #117,		B 923916	Corona, CA 92880

PERMIT EXPIRATION/REFUNDS: This permit expires two years after the date of the permit issuance. This permit will also expire if no construction work is performed for a continuous period of 180 days (Sec. 98.0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by LADBS (Sec. 22.12 & 22.13 LAMC). The permittee may be entitled to reimbursement of permit fees if the Department fails to conduct an inspection within 60 days of receiving a request for final inspection (HS 17951).

17. LICENSED CONTRACTOR'S DECLARATION

I hereby affirm under penalty of perjury that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect. The following applies to B contractors only: I understand the limitations of Section 7057 of the Business and Professional Code related to my ability to take prime contracts or subcontracts involving specialty trades.

License Class: **B** Lic. No.: **923916** Contractor: **INLAND PROJECT MANAGEMENT INC**

18. WORKERS' COMPENSATION DECLARATION

I hereby affirm, under penalty of perjury, one of the following declarations:

I have and will maintain a certificate of consent to self insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier: _____ Policy Number: _____

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

19. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING

I certify that notification of asbestos removal is either not applicable or has been submitted to the AQMD or EPA as per section 19827.5 of the Health and Safety Code. Information is available at (909) 396-2336 and the notification form at www.aqmd.gov. Lead safe construction practices are required when doing repairs that disturb paint in pre-1978 buildings due to the presence of lead per section 6716 and 6717 of the Labor Code. Information is available at Health Services for LA County at (800) 524-5323 or the State of California at (800) 597-5323 or www.dhs.ca.gov/childlead.

20. CONSTRUCTION LENDING AGENCY DECLARATION

I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code).

Lender's name (if any): _____ Lender's address: _____

21. FINAL DECLARATION

I certify that I have read this application INCLUDING THE ABOVE DECLARATIONS and state that the above information INCLUDING THE ABOVE DECLARATIONS is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein, and it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, neither the City of Los Angeles nor any board, department officer, or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed. I further affirm under penalty of perjury, that the proposed work will not destroy or unreasonably interfere with any access or utility easement belonging to others and located on my property, but in the event such work does destroy or unreasonably interfere with such easement, a substitute easement(s) satisfactory to the holder(s) of the easement will be provided (Sec. 91.0106.4.3.4 LAMC).

By signing below, I certify that:

(1) I accept all the declarations above namely the Licensed Contractor's Declaration, Workers' Compensation Declaration, Asbestos Removal Declaration / Lead Hazard Warning, Construction Lending Agency Declaration and Final Declaration; and

(2) This permit is being obtained with the consent of the legal owner of the property.

Print Name: ALEXIS QUINTERA Sign: Alexis Quintera Date: 7/22/2010 Contractor Authorized Agent

460 S Spring St

Permit Application #: 10016 - 20000 - 12327

Bldg-Alter/Repair

City of Los Angeles - Department of Building and Safety

Plan Check #: B10VN06555

Commercial

Initiating Office: VAN NUYS

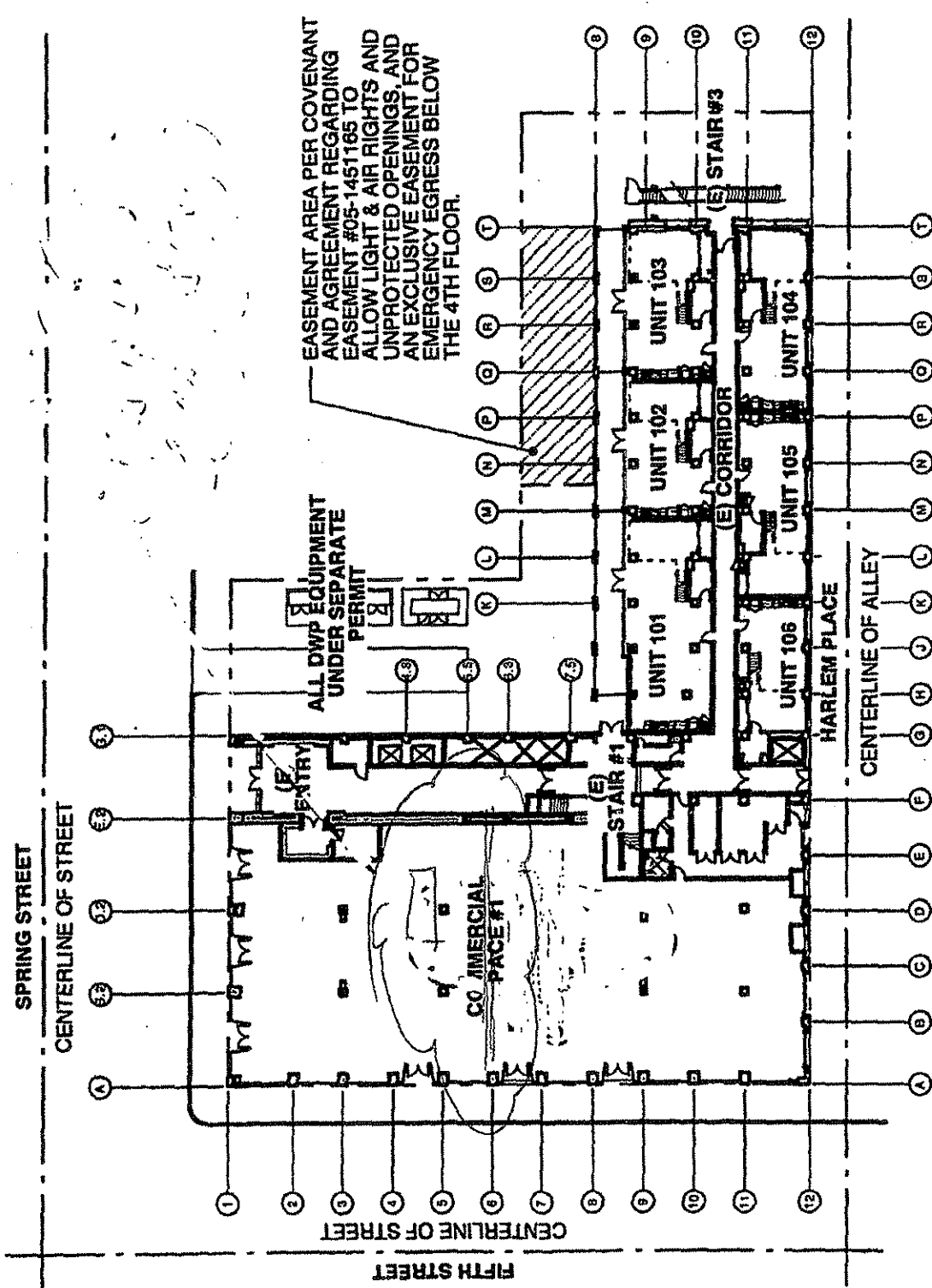
Plan Check

PLOT PLAN ATTACHMENT

Printed on: 07/12/10 10:05:17

9257201028310101

(DO NOT DRAW, WRITE, OR PASTE ATTACHMENTS OUTSIDE BORDER)



460 S Spring St



Permit #: 09016 - 10000 - 02173
Plan Check #: B09LA01451 Printed: 03/17/09 08:15 AM
Event Code:

Bldg-Alter/Repair City of Los Angeles - Department of Building and Safety
Apartment APPLICATION FOR BUILDING PERMIT Last Status: Ready to Issue
Appointment Plan Check . AND CERTIFICATE OF OCCUPANCY Status Date: 03/17/2009
Plan Check

1. TRACT	BLOCK	LOT(s)	ARB	COUNTY MAP REF #	PARCEL ID # (PIN #)	2. ASSESSOR PARCEL #
TR 63018-C		1		MB 1337-44/45	129A211 275	5149 - 023 - ***

3. PARCEL INFORMATION
 Area Planning Commission - Central Census Tract - 2073.00
 LADBS Branch Office - LA Fire District - 2
 Council District - 9 Lot Cut Date - PRIOR-06/01/1946
 Certified Neighborhood Council - Downtown Los Angeles Near Source Zone Distance - 1.3
 Community Plan Area - Central City

ZONE(S): [Q]C4-4D /

4. DOCUMENTS
 ZI - ZI-2374 Los Angeles State Enterpris ORD - ORD-161603 HCM - LA-772 CPC - CPC-1985-342-ZC
 ZI - ZI-2385 Greater Downtown Housing ORD - ORD-164307-SA1110 HCM - US-79000489 CPC - CPC-1986-606-GPC
 ZI - ZI-940 Central Bsn District Redevel OHD - Yes CRA - ZI 2316 CITY CENTER REDEV CPC - CPC-2005-1122-CA
 TNI - Old Bank District / Historic Core MILLS - Yes CRA - ZI 940 CENTRAL BSN DIST CPC - CPC-2005-1124-CA

5. CHECKLIST ITEMS

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION
 Owner(s):
 Msgg Rowan Realty Partners Llc 633 5th Street 56TH FLR LOS ANGELES CA 90071
 Tenant:
 Applicant: (Relationship: Architect)
 Ken Koslow - 1625 Olympic Blvd SANTA MONICA, CA 90404 (310) 399-7975

7. EXISTING USE **PROPOSED USE**
 (27) Joint Living and Working Q (35) Condominium

8. DESCRIPTION OF WORK
 CONVERT EXISTING 206 JOINT LIVING AND WORK UNITS [02016-10000/1-25181] INTO 206 JOINT LIVING AND WORK CONDOMIUM UNITS, PER TT-63018-CC. NO CONSTRUCTION.

9. # Bldgs on Site & Use:
10. APPLICATION PROCESSING INFORMATION
 BLDG. PC By: Kitty Siu DAS PC By: [Signature]
 OK for Cashier: Shine Lin Coord. OK: [Signature]
 Signature: [Signature] Date: 3/17/09

For inspection requests, call toll-free (888) LADBS (524-2850) 8AM-6PM PST. Outside LA County, call (213) 482-0000 or request inspections via www.ladbs.org. To speak to a Call Center agent, call 311 or (866) 4LACITY (452-2439). Outside LA County, call (213) 473-3231. \$130.00

For Cashier's Use ONLY
 W/O #: 916021730.00
 EI RESIDENTIAL \$0.50
 ONE STOP SURCH \$3.98
 SYSTEMS DEVT FEE \$11.94
 CITY PLANNING SURCH \$11.91
 MISCELLANEOUS \$5.00
 GREEN BUILDING FEE \$1.00
 BUILDING PLAN CHECK \$0.00

11. PROJECT VALUATION & FEE INFORMATION Final Fee Period

Permit Valuation:	\$501	PC Valuation:
FINAL TOTAL Bldg-Alter/Repair	232.83	
Permit Fee Subtotal Bldg-Alter/Rep	130.00	
Plan Check Subtotal Bldg-Alter/Rep	58.50	
Plan Maintenance	10.00	
Fire Hydrant Refuse-To-Pav		
E.O. Instrumentation	0.50	
O.S. Surcharge	3.98	
Svs. Surcharge	11.94	
Planning Surcharge	11.91	
Planning Surcharge Misc Fee	5.00	
Green Building Fee	1.00	
Permit Issuing Fee	0.00	
Sewer Cap ID:		Total Bond(s) Due:

P090161000002173FN
 Total Due: \$232.83
 Credit Card: \$232.83
 2931

LA03-230784 2009LA35376

 * P 0 9 0 1 6 1 0 0 0 0 0 2 1 7 3 F N *

12. ATTACHMENTS
 Plot Plan [Signature]

1030320200985290

13. STRUCTURE INVENTORY (Note: Numeric measurement data in the format "number / number" implies "change in numeric value / total resulting numeric value") 09016 - 10000 - 02173

(P) Floor Area (ZC): 0 Sqft / Sqft
 (P) Dwelling Unit: 0 Units / 206 Units
 (P) R2 Occ. Group: 0 Sqft / Sqft
 (P) Parking Req'd for Bldg (Auto+Bicycle): 0 Stalls / Sts

14. APPLICATION COMMENTS

In the event that any box (i.e. 1-16) is filled to capacity, it is possible that additional information has been captured electronically and could not be printed due to space restrictions. Nevertheless, the information printed exceeds that required by Section 19825 of the Health and Safety Code of the State of California.

15. Building Relocated From:

16. CONTRACTOR, ARCHITECT, & ENGINEER NAME	ADDRESS	CLASS	LICENSE#	PHONE #
(C) City Constructors Inc	818 W 7th Street Suite 910, Los Angeles, CA 90017	B	834591	213-628-8882

PERMIT EXPIRATION/REFUNDS: This permit expires two years after the date of the permit issuance. This permit will also expire if no construction work is performed for a continuous period of 180 days (Sec. 98.0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by LADBS (Sec. 22.12 & 22.13 LAMC). The permittee may be entitled to reimbursement of permit fees if the Department fails to conduct an inspection within 60 days of receiving a request for final inspection (HS 17951).

17. LICENSED CONTRACTOR'S DECLARATION

I hereby affirm under penalty of perjury that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect. The following applies to B contractors only: I understand the limitations of Section 7057 of the Business and Professional Code related to my ability to take prime contracts or subcontracts involving specialty trades.

License Class: **B** Lic. No.: **834591** Contractor: **CITY CONSTRUCTORS INC**

18. WORKERS' COMPENSATION DECLARATION

I hereby affirm, under penalty of perjury, one of the following declarations:

I have and will maintain a certificate of consent to self insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier: **State Comp. Ins. Fund** Policy Number: **1783249**

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

19. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING

I certify that notification of asbestos removal is either not applicable or has been submitted to the AQMD or EPA as per section 19827.5 of the Health and Safety Code. Information is available at (909) 396-2336 and the notification form at www.aqmd.gov. Lead safe construction practices are required when doing repairs that disturb paint in pre-1978 buildings due to the presence of lead per section 6716 and 6717 of the Labor Code. Information is available at Health Services for LA County at (800) 524-5323 or the State of California at (800) 597-5323 or www.dhs.ca.gov/childlead.

20. CONSTRUCTION LENDING AGENCY DECLARATION

I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code).

Lender's name (if any): _____ Lender's address: _____

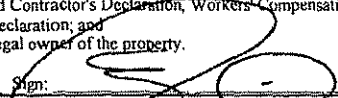
21. FINAL DECLARATION

I certify that I have read this application **INCLUDING THE ABOVE DECLARATIONS** and state that the above information **INCLUDING THE ABOVE DECLARATIONS** is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein, and it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, neither the City of Los Angeles nor any board, department officer, or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed. I further affirm under penalty of perjury, that the proposed work will not destroy or unreasonably interfere with any access or utility easement belonging to others and located on my property, but in the event such work does destroy or unreasonably interfere with such easement, a substitute easement(s) satisfactory to the holder(s) of the easement will be provided (Sec. 91.0106.4.3.4 LAMC).

By signing below, I certify that:

(1) I accept all the declarations above namely the Licensed Contractor's Declaration, Workers' Compensation Declaration, Asbestos Removal Declaration / Lead Hazard Warning, Construction Lending Agency Declaration and Final Declaration; and

(2) This permit is being obtained with the consent of the legal owner of the property.

Print Name: Evan Richardson Sign:  Date: 3/17/09 Contractor Authorized Agent

460 S Spring St

Permit Application #: 09016 - 10000 - 02173

Bldg-Alter/Repair
Apartment
Plan Check

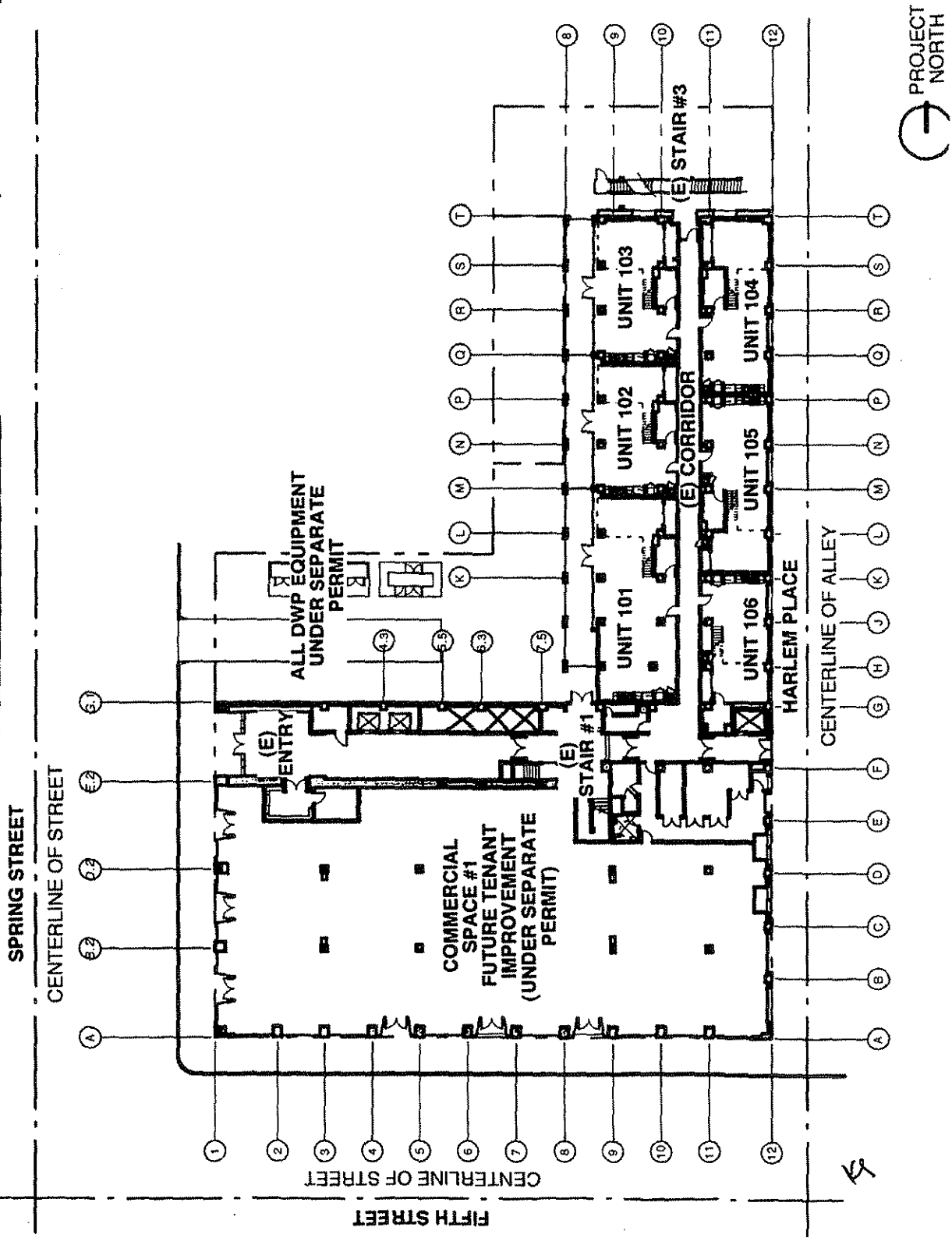
City of Los Angeles - Department of Building and Safety

Plan Check #: B09LA01451
Initiating Office: METRO

PLOT PLAN ATTACHMENT

Printed on: 02/25/09 13:48:04

(DO NOT DRAW, WRITE, OR PASTE ATTACHMENTS OUTSIDE BORDER)



COUNCIL DISTRICT: 9

INSPECTION DISTRICT:

PLOT PLAN ATTACHMENT

1030320200985290

RADIUS MAPS, ETC.

3544 Portola Avenue

Los Angeles, CA. 90032

Tel: (323) 221-4555 Fax: (323) 226-9492

radiusmapsetc@sbcglobal.net

**CITY OF LOS ANGELES
CONDITIONAL USE
ALCOHOL BEVERAGES
TYPE 20 OFF-SALE BEER/WINE ONLY
TYPE 42 ON-SALE BEER/WINE ONLY**

**** ABUTTING OWNERSHIP LIST ****

SITE LOCATION

450-460 S. Spring Street


Los Angeles, CA 90013


A.P.N.: 5149-023-020 thru 226

PROCEDURES FOR PREPARATION OF PERJURY STATEMENT

I CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THAT THE ATTACHED RADIUS MAP CORRECTLY DEPICTS THE REQUIRED DATA OBTAINED FROM THE RECORDS OF THE OFFICE OF THE CITY ENGINEER, CITY CLERK AND/OR CITY PLANNING DEPARTMENT OF THE CITY OF LOS ANGELES AND WHERE APPROPRIATE, THE ATE DIVISION HIGHWAYS.

I FURTHER CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND UNDER PENALTY OF PERJURY, THE ATTACHED **ABUTTING PROPERTY OWNERS' LIST** CORRECTLY SHOWS THE LATEST NAMES AND ADDRESSES ON THE CITY CLERK OWNERSHIP RECORDS AS OF THE FOLLOWING **DATE: 04-02-2010**. IN CERTAIN CIRCUMSTANCES, SUCH AS IN ANNEXATION PROCEEDINGS, WHERE THEY MAY BE NO CITY CLERK'S RECORDS, THE RECORDS OF THE COUNTY ASSESSOR'S OFFICE MAY BE ACCEPTED.



 SIGNATURE


 PRINTED NAME

I CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND UNDER PENALTY OF PERJURY, THE ATTACHED OCCUPANTS LIST CORRECTLY INDICATES ADDRESSES ON THE REQUIRED OCCUPANTS THAT FALL WITHIN THE RADIUS AS OF THE FOLLOWING DATE: _____.

SIGNATURE

PRINTED NAME

IN CERTAIN INSTANCES, I WAS UNABLE TO NOTIFY ALL OCCUPANTS; THE FOLLOWING INDICATES WHICH OCCUPANTS I WAS NOT ABLE TO NOTIFY. I UNDERSTAND THAT THE DEPARTMENT OF CITY PLANNING WILL DETERMINE IF REASONABLE ATTEMPTS WERE MADE TO SECURE THESE ADDRESSES FROM THE INFORMATION PROVIDED BELOW.

OWNERSHIP NO.	REASON UNABLE TO NOTIFY *	ATTEMPTS MADE TO NOTIFY **	ADDITIONAL INFORMATION

- * (1) SECURED BUILDING
- (2) GATED YARD
- (3) REFUSED ACCESS
- (4) OTHER: SPECIFY

- ** (1) RETURNED TO BUILDING ON 3 SEPARATE OCCASIONS
- (2) EFFORTS TO CONTACT OWNER OR MANAGER WITHOUT SUCCESS
- (3) CONTACT OWNER OR MANAGER WHO REFUSED TO PROVIDE INFORMATION
- (4) OTHER: SPECIFY

THE DEPARTMENT SHALL NOT ACCEPT THE APPLICATION, MAPS AND OWNERSHIP LIST WHICH ARE A DATE OF MORE THAN **90 DAYS** PRIOR TO THE DATE OF THE APPLICATION IS ACCEPTED FOR EIR PROCESS. THE APPLICATION MAY BE REQUIRED TO UPDATE THE RADIUS MAP AND OWNERSHIP LIST PRIOR TO FILING THE APPLICATION FOR ACTION BY THE DECISION MAKER.

23. APN: 5149-022-006
SYSTEM PROPERTY DEV CO
515 S FLOWER ST #3200
LOS ANGELES CA 90071

24. APN: 5149-022-008,012
BANKHOUSE LLC
411 S MAIN ST #M100
LOS ANGELES CA 90013-1336

26. APN: 5149-022-015 TO 019
ROSSLYN LOFTS HOUSING PARTNERS
P.O. BOX 880367
SAN DIEGO CA 92168

27. APN: 5149-023-900 TO 905
CITY OF LOS ANGELES
111 E 1ST ST #201
LOS ANGELES CA 90012-4113

28. APN: 5149-023-020
KEVIN F HENRY
460 S SPRING ST #101
LOS ANGELES CA 90013-2029

29. APN: 5149-023-231 TO 233
MSGG SPRING STREET REALTY
818 W SEVENTH ST #410
LOS ANGELES CA 90017

30. APN: 5149-023-026
JAMES T ABBOTT
460 S SPRING ST #201
LOS ANGELES CA 90013-2029

31. APN: 5149-023-027
SOYOUNG AHN
460 S SPRING ST #202
LOS ANGELES CA 90013-2029

32. APN: 5149-023-028
CHRISTOPHER MCDONALD
460 S SPRING ST #203
LOS ANGELES CA 90013-2029

33. APN: 5149-023-029
ANDREW & KEITH MYATT
460 S SPRING ST #204
LOS ANGELES CA 90013-2029

34. APN: 5149-023-030
STEVEN S DORNBUSCH
460 S SPRING ST #205
LOS ANGELES CA 90013-2029

35. APN: 5149-023-031
DANIEL M HEGARTY
460 S SPRING ST #206
LOS ANGELES CA 90013-2029

36. APN: 5149-023-032
DAVID S & JANET D PETTIT
460 S SPRING ST #207
LOS ANGELES CA 90013-2029

37. APN: 5149-023-033
MY TRIEU
460 S SPRING ST #208
LOS ANGELES CA 90013-2029

38. APN: 5149-023-034
LINDA BROOKOVER
460 S SPRING ST #209
LOS ANGELES CA 90013-2029

39. APN: 5149-023-037
CORINNA BROWN
460 S SPRING ST #212
LOS ANGELES CA 90013-2029

40. APN: 5149-023-038
ABELARDO BOURBOIS
1840 S CURTIS AVE
ALHAMBRA CA 91803-3126

41. APN: 5149-023-039
JOHN BYRNE
460 S SPRING ST #214
LOS ANGELES CA 90013-2029

42. APN: 5149-023-042
FARHOOD RABII
460 S SPRING ST #217
LOS ANGELES CA 90013-2030

43. APN: 5149-023-043
BARRY S PENLAND
460 S SPRING ST #218
LOS ANGELES CA 90013-2030

44. APN: 5149-023-044
RAFAEL E MARTINEZ
460 S SPRING ST #301
LOS ANGELES CA 90013-2030

45. APN: 5149-023-047
TOM H & RIKA KAGAWA
460 S SPRING ST #304
LOS ANGELES CA 90013-2030

46. APN: 5149-023-050
STEPHANIE DANIEL
460 S SPRING ST #307
LOS ANGELES CA 90013-2030

47. APN: 5149-023-051
MARTIN POUSSON
460 S SPRING ST #308
LOS ANGELES CA 90013-2030

48. APN: 5149-023-053
HERBERT T & DORA K IP
460 S SPRING ST #310
LOS ANGELES CA 90013-2030

49. APN: 5149-023-054
NIKOLAUS H FEYZ
3465 DIVISION ST
LOS ANGELES CA 90065-2703

50. APN: 5149-023-055
JESSICA D CARPENTER
460 S SPRING ST #312
LOS ANGELES CA 90013-2030

APN: 5149-023-056
ROBERT & PHYLLIS F STEINBERG
460 S SPRING ST #313
LOS ANGELES CA 90013-2030

52. APN: 5149-023-058
JESSICA K & DOUGLAS J ROBINSON
460 S SPRING ST #315
LOS ANGELES CA 90013-2030

53. APN: 5149-023-062
BRUCE E WIELAND
460 S SPRING ST #401
LOS ANGELES CA 90013-2030

54. APN: 5149-023-064
MICHAEL L FUNES
460 S SPRING ST #403
ANGELES CA 90013-2030

55. APN: 5149-023-066
LAURIE A KING
460 S SPRING ST #405
LOS ANGELES CA 90013-2030

56. APN: 5149-023-067
ARA CHO
460 S SPRING ST #406
LOS ANGELES CA 90013-2031

57. APN: 5149-023-068
NOEL MIRANDA
460 S SPRING ST #407
LOS ANGELES CA 90013-2031

58. APN: 5149-023-069
JASON GASKIN
460 S SPRING ST #408
LOS ANGELES CA 90013-2031

59. APN: 5149-023-070
THEODOR OWENS
460 S SPRING ST #409
LOS ANGELES CA 90013-2031

60. APN: 5149-023-072
ARTURO SALGADO
460 S SPRING ST #411
LOS ANGELES CA 90013-2031

61. APN: 5149-023-074
KATHY H & NING GAO
460 S SPRING ST #413
LOS ANGELES CA 90013-2031

62. APN: 5149-023-077
JOEL B MEYER
460 S SPRING ST #416
LOS ANGELES CA 90013-2031

63. APN: 5149-023-078
GARY M JACOBY
460 S SPRING ST #417
LOS ANGELES CA 90013-2031

64. APN: 5149-023-079
JOHN HOWIESON
460 S SPRING ST #418
LOS ANGELES CA 90013-2031

65. APN: 5149-023-081
KENNETH R LEE
460 S SPRING ST #502
LOS ANGELES CA 90013-2031

66. APN: 5149-023-082
BRYAN M CARDELLA
460 S SPRING ST #503
LOS ANGELES CA 90013-2031

67. APN: 5149-023-084
VINEET CHAPLOT
460 S SPRING ST #505
LOS ANGELES CA 90013-2031

68. APN: 5149-023-085
KYLE CHAN
460 S SPRING ST #506
LOS ANGELES CA 90013-2031

69. APN: 5149-023-087
JEDD & ELLEN V STODDARD
460 S SPRING ST #508
LOS ANGELES CA 90013-2031

70. APN: 5149-023-088
AGUSTIN VECINO
460 S SPRING ST #509
LOS ANGELES CA 90013-2031

71. APN: 5149-023-089
SMITH DAVID B & I FAM TRUST
3378 STONE RIDGE LN
LOS ANGELES CA 90077-1740

72. APN: 5149-023-090
LISA M MAGNUSEN
458 S SPRING ST #511
LOS ANGELES CA 90013-2002

73. APN: 5149-023-092
AL C & ANDRIUS M MIKUCKIS
460 S SPRING ST #513
LOS ANGELES CA 90013-2031

74. APN: 5149-023-093
DUNCAN SPOONER
460 S SPRING ST #514
LOS ANGELES CA 90013-2031

75. APN: 5149-023-094
CRISTOBAL A CONTRERAS
460 S SPRING ST #515
LOS ANGELES CA 90013-2031

76. APN: 5149-023-096
JOVAN ZARIC
460 S SPRING ST #517
LOS ANGELES CA 90013-2031

77. APN: 5149-023-097
TIMOTHY M MITCHELL
460 S SPRING ST #518
LOS ANGELES CA 90013-2031

78. APN: 5149-023-099
CHAD M COHLMIA
460 S SPRING ST #602
LOS ANGELES CA 90013-2031

79. APN: 5149-023-108
JOHNNY QUIACH
460 S SPRING ST #611
LOS ANGELES CA 90013-2032

80. APN: 5149-023-109
JUSTIN T EMERICK
460 S SPRING ST #612
LOS ANGELES CA 90013-2032

APN: 5149-023-111
STEVEN KO
460 S SPRING ST #614
LOS ANGELES CA 90013-2032

82. APN: 5149-023-112
NGOC HUYEN
460 S SPRING ST #615
LOS ANGELES CA 90013-2032

83. APN: 5149-023-114
JOSSIANE CARO
458 S SPRING ST #617
LOS ANGELES CA 90013-2002

84. APN: 5149-023-115
RON & PETER ANDERSSON
460 S SPRING ST #618
LOS ANGELES CA 90013-2032

85. APN: 5149-023-121
ANTONIO DUHALDE
460 S SPRING ST #706
LOS ANGELES CA 90013-2032

86. APN: 5149-023-123
SHAWN CITROWSKE
460 S SPRING ST #708
LOS ANGELES CA 90013-2032

87. APN: 5149-023-124
SEAN P OCONNELL
460 S SPRING ST #709
LOS ANGELES CA 90013-2032

88. APN: 5149-023-126
RAUL HENDERSON
460 S SPRING ST #711
LOS ANGELES CA 90013-2032

89. APN: 5149-023-129
ROBERT P COOPER
460 S SPRING ST #714
LOS ANGELES CA 90013-2032

90. APN: 5149-023-131
RONNIE JEN
460 S SPRING ST #716
LOS ANGELES CA 90013-2032

91. APN: 5149-023-132
RONALD G & CORAZON B HEALY
458 S SPRING ST
LOS ANGELES CA 90013-2002

92. APN: 5149-023-133
MARK & NEILLE MAPANAO
460 S SPRING ST #801
LOS ANGELES CA 90013-2032

93. APN: 5149-023-137
DAWN PORTER
460 S SPRING ST #805
LOS ANGELES CA 90013-2033

94. APN: 5149-023-139
JESSE R DEVERA
460 S SPRING ST #807
LOS ANGELES CA 90013-2033

95. APN: 5149-023-140
HELEN Y SU
460 S SPRING ST #808
LOS ANGELES CA 90013-2033

96. APN: 5149-023-146
BERNHARD W ROHRBACHER
460 S SPRING ST #814
LOS ANGELES CA 90013-2033

97. APN: 5149-023-149
NANCY E KLIPFEL
460 S SPRING ST #817
LOS ANGELES CA 90013-2033

98. APN: 5149-023-150
KEITH HOERLING
460 S SPRING ST #901
LOS ANGELES CA 90013-2033

99. APN: 5149-023-153
LISA M SCHWARTZ
460 S SPRING ST #904
LOS ANGELES CA 90013-2033

100. APN: 5149-023-154
BRUCE ZITLAU
460 S SPRING ST #905
LOS ANGELES CA 90013-2033

101. APN: 5149-023-155
LYNN A LANGIT
38 VISTA DEL VALLE
ALISO VIEJO CA 92656-6041

102. APN: 5149-023-157
SUSAN M NITAO
460 S SPRING ST #908
LOS ANGELES CA 90013-2033

103. APN: 5149-023-158
SEONG M KWON
460 S SPRING ST #909
LOS ANGELES CA 90013-2033

104. APN: 5149-023-159
PATRICK SCHALLER
460 S SPRING ST #910
LOS ANGELES CA 90013-2033

105. APN: 5149-023-160
JANET P C JIM
460 S SPRING ST #911
LOS ANGELES CA 90013-2033

106. APN: 5149-023-163
KEVIN T ROACHE
460 S SPRING ST #914
LOS ANGELES CA 90013-2000

107. APN: 5149-023-169
JACOBUS J & TERRI W ADMIRAAL
29145 GARNET CANYON DR
SANTA CLARITA CA 91390-5767

108. APN: 5149-023-171
BRYAN C GOROG
460 S SPRING ST #1005
LOS ANGELES CA 90013-2000

109. APN: 5149-023-172
JACQUELINE A KELIER
9911 ANTHONY PL
BEVERLY HILLS CA 90210-2001

110. APN: 5149-023-175
CANDACE F CHOI
458 S SPRING ST
LOS ANGELES CA 90013-2002

111. APN: 5149-023-176
GREGORY HICKS
460 S SPRING ST #1010
LOS ANGELES CA 90013-2006

112. APN: 5149-023-179
MARTIN C HEYNE
458 S SPRING ST #1013
LOS ANGELES CA 90013-2002

113. APN: 5149-023-180
KENTON J HALEEM
460 S SPRING ST #1014
LOS ANGELES CA 90013-2006

114. APN: 5149-023-182
SCOTT CONNELL
460 S SPRING ST #1016
ANGELES CA 90013-2006

115. APN: 5149-023-183
SCOTT CALIG
20453 RUSTON RD
WOODLAND HILLS CA 91364-5646

116. APN: 5149-023-184
MAKO KAMITSUNA
460 S SPRING ST #1101
LOS ANGELES CA 90013-2006

117. APN: 5149-023-186
ERIC G & REMY HERNANDEZ
460 S SPRING ST #1103
LOS ANGELES CA 90013-2006

118. APN: 5149-023-188
CHRISTOPHER STONE
460 S SPRING ST #1105
LOS ANGELES CA 90013-2006

119. APN: 5149-023-193
JUNE T NHO
460 S SPRING ST #1110
LOS ANGELES CA 90013-2006

120. APN: 5149-023-197
STEPHEN J KNUTSON
460 S SPRING ST #1114
LOS ANGELES CA 90013-2007

121. APN: 5149-023-198
KORT BORG
460 S SPRING ST #1115
LOS ANGELES CA 90013-2007

122. APN: 5149-023-200
ANDREW H IM
460 S SPRING ST #1117
LOS ANGELES CA 90013-2007

123. APN: 5149-023-201
CHARLES DO
460 S SPRING ST #1201
LOS ANGELES CA 90013-2017

124. APN: 5149-023-202
CHRISTOPHER ERICKSON
460 S SPRING ST #1202
LOS ANGELES CA 90013-2017

125. APN: 5149-023-205
JOHN A VERHOORN
460 S SPRING ST #1205
LOS ANGELES CA 90013-2017

126. APN: 5149-023-209
HENRY TOM
460 S SPRING ST #1209
LOS ANGELES CA 90013-2017

127. APN: 5149-023-210
MARTIN G & OSVALDO A RAMOS
460 S SPRING ST #1210
LOS ANGELES CA 90013-2027

128. APN: 5149-023-211
HENRY & CZARINA BUCKINGHAM
460 S SPRING ST #1211
LOS ANGELES CA 90013-2027

129. APN: 5149-023-212
MICHAEL FRANCESCONI
460 S SPRING ST #1212
LOS ANGELES CA 90013-2027

130. APN: 5149-023-213
JEAN H SAVARY
460 S SPRING ST #1213
LOS ANGELES CA 90013-2027

131. APN: 5149-023-214
CORNELIUS E LOMBARDI
460 S SPRING ST #1214
LOS ANGELES CA 90013-2027

132. APN: 5149-023-216
GARRICK CHOW
460 S SPRING ST #1216
LOS ANGELES CA 90013-2027

133. APN: 5149-023-217
ROY & MARTHA E JUEDE
460 S SPRING ST #1217
LOS ANGELES CA 90013-2027

134. APN: 5149-023-222
TAL RONNEN
460 S SPRING ST #1305
LOS ANGELES CA 90013-2005

135. APN: 5149-023-223
ERWIN & BERMIN MORE
460 S SPRING ST #PH6
LOS ANGELES CA 90013-2028

135A. APN: 5149-023-021 TO 025
MSGG ROWAN REALTY PTNERS LLC
818 W 7TH ST #410
LOS ANGELES CA 90017-3463

APN: 5149-023-035,036,040,041,045,046
APN: 5149-023-048,049,052,057,059

SAME AS OWNERSHIP NO. 135A.

APN: 5149-023-060,061,063,065,071,073
APN: 5149-023-075,076,080,083,086,091

APN: 5149-023-095,098,100 TO 103,106
APN: 5149-023-107,110,113,116 TO 120

APN: 5149-023-122,125,127,128,130,134
APN: 5149-023-135,136,138,141 TO 145

SAME AS OWNERSHIP NO. 135A.

SAME AS OWNERSHIP NO. 135A.

SAME AS OWNERSHIP NO. 135A.

APN: 5149-023-147,148,151,152,156,161
APN: 5149-023-162,164 TO 168,170,173

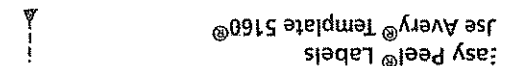
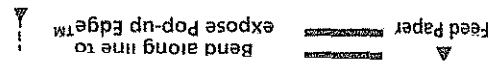
APN: 5149-023-174,177,178,181,185,187
APN: 5149-023-189,190,191,192,194,195

APN: 5149-023-196,199,203,204,206,207
APN: 5149-023-208,215,218 TO 221

SAME AS OWNERSHIP NO. 135A.

SAME AS OWNERSHIP NO. 135A.

SAME AS OWNERSHIP NO. 135A.



APN: 5149-023-225 TO 226

AS OWNERSHIP NO. 135A.

136. APN: 5149-023-224
RYAN S HARRIS
460 S SPRING ST #1307
LOS ANGELES CA 90013-2005

137. APN: 5149-024-001,018
POYU & TZU HUA SU
1695 SHENANDOAH RD
SAN MARINO CA 91108-2571

148. APN: 5149-034-006
ALEXANDRIA HOUSING PARTNERS
P.O. BOX 880367
SAN DIEGO CA 92108

149. APN: 5149-036-017
6TH ST LOFT LLC
312 W 5TH ST #201
LOS ANGELES CA 90013-1900

150. APN: 5149-037-010
JHK GROUP LLC
3620 PACIFIC COAST HWY #200
TORRANCE CA 90505-6018

DIRECTOR OF PLANNING
COMMUNITY REDEV AGENCY
354 S. SPRING ST. #800
LOS ANGELES CA 90013

DIRECTOR OF PLANNING
RAPID TRANSIT DISTRICT
425 S. MAIN ST.
LOS ANGELES CA 90013

LA UNIFIED SCHOOL DISTRICT 7
10616 S WESTERN AVE
LOS ANGELES, CA 90047

CALTRANS - STATE OF CALIFORNIA
PROPERTY DEVELOPMENT
100 S. MAIN ST. 10TH FL
LOS ANGELES CA 90012

CITY OF LOS ANGELES
DEPT OF BUIDLING & SAFETY
MAIL STOP 115
201 N. FIGUEROA ST 10TH FL
LOS ANGELES, CA 90012

CITY OF LOS ANGELES
DEPT OF TRANSPORTATION
100 S. MAIN ST. 10TH FL
LOS ANGELES CA 90012

DEPT OF NEIGHBORHOOD
EMPOWERMENT
ATTN: LISA SARNO
334-B E. 2ND STREET
LOS ANGELES, CA 90012

LA UNIFIED SCHOOL DISTRICT
305 S. GRAND AVENUE 6TH FL
LOS ANGELES, CA 90071

BUREAU OF ENGINEERING
1149 S BROADWAY #700
LOS ANGELES, CA 90015

COUNCIL DISTRICT 9
JAN PERRY
200 N. SPRING ST #420
LOS ANGELES, CA 90012

DOWNTOWN LOS ANGELES
NEIGHBORHOOD COUNCIL
P.O. BOX 13096
LOS ANGELES, CA 90013
ATTN: BRADY WESTWATER

DOWNTOWN LOS ANGELES
NEIGHBORHOOD COUNCIL
P.O. BOX 13096
LOS ANGELES, CA 90013
ATTN: J RUSSELL BROWN

DOWNTOWN LOS ANGELES
NEIGHBORHOOD COUNCIL
P.O. BOX 13096
LOS ANGELES, CA 90013
ATTN: PATTI BURMAN

DOWNTOWN LOS ANGELES
NEIGHBORHOOD COUNCIL
P.O. BOX 13096
LOS ANGELES, CA 90013
ATTN: DURAN ANNA DANIELLE

PROPERTY OWNER
MSGG ROWAN REALTY PTNERS LLC
818 W 7TH ST #410
LOS ANGELES CA 90017-3463

APPLICANT
DAVID BAKHSHI
639 S SPRING STREET
LOS ANGELES, CA 90014

REPRESENTATIVE
ELIZABETH PETERSON GROUP
1850 INDUSTRIAL ST #606
LOS ANGELES, CA 90021
ATTN: ROSS STEPHENSON

RADIUS MAP PREPARER
RADIUS MAPS ETC.
3544 PORTOLA AVENUE
LOS ANGELES, CA 90032