

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

Pursuant to Section 23958 and 23858.4  
California Business and Professions Code

CB 9

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

COUNCIL FILE NO. 13-1717

**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 101, 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	<u>CVS Pharmacy</u>
Address	<u>5837 S. Central Avenue, Los Angeles, CA 90001</u>
Type of Business	<u>Pharmacy and Retail Store</u>
Applicant	<u>Garfield Beach CVS. L.L.C.</u> Name <u>One CVS Drive, Woonsocket, RI 02895</u> Address <u>(401) 765-1500</u> Phone Number/Fax Number
Property Owner	<u>Slauson Central LLC C/O Regency Centers</u> Name <u>915 Wilshire Blvd., Suite 2200, Los Angeles, CA 90017</u> Address <u>213-553-2277</u> Phone Number/Fax Number
Representative	<u>Christian Charbonnet w/ Armstrong Development</u> Name <u>1375 Exposition Blvd., 101, Sacramento, CA 95815</u> Address <u>(916) 643-9610,</u> Phone Number/Fax Number

**A. PROJECT DETAILS**

THE FOLLOWING QUESTIONS ARE TO BE ANSWERED BY ALL APPLICANTS:

1. 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) ZA 2008-4789(CUB);
2. Have you recently filed for a new conditional use permit? Yes  No.  . If Yes, provide the City case number(s) \_\_\_\_\_.
3. Has a previous ABC license been issued? Yes  No  . If Yes, when and what type of license.

4. Type of Alcohol Sales Requested (on- or off-site, beer and wine, full alcohol, etc.):  
Type 21 License, Off-Site, Full alcohol
5. Size of Business: 14,576
6. % of floor space devoted to alcoholic beverages: less than 4%
7. Hours of Operation:
- a. What are the proposed hours of operation and which days of the week will the establishment be open? 24 hours 7 days a week
- b. What are the proposed hours of alcohol sales? 6 AM - 2 AM
8. Parking:
- a. Is parking available on the site? (If so, how many spaces?) 357
- b. If spaces are not available on the site, have arrangements been made for off-site parking by lease or covenant? N/A
- 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? No
12. How many employees will you have on the site at any given time? 4-12
13. Will all employees who sell alcohol attend the local State ABC training class on how to properly sell alcohol? Yes
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.
- b. Will security guards be provided and if so, when and how many?  
Store will have security cameras and CVS has a highly refined Loss Prevention Program. Security Guard will be onsite during operating hours.
15. Will there be minimum age requirements for patrons? If so, how will this be enforced?  
No

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.

El Navegante Restaurant 5900 S Central Avenue

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)

None

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

No

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

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?

No

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)? No

4. Will "fortified" wine (greater than 16% alcohol) be sold? No

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)?

2. What is the proposed seating in all areas?

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

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.

5. Food Service

a. Will alcohol be sold without a food order?

b. Will there be a kitchen on the site as defined in the Los Angeles Municipal Code?

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

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) 482-7077 for the determination of whether the proposed site is within a Specific Plan area, and the Community Redevelopment Agency (CRA) project staff 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 or 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)
- b. Generate taxes (provide estimate)
- c. Provide unique goods and services (which ones)
- d. Result in an aesthetic upgrade to the neighborhood (in what exact way)
- e. Contribute to the long term economic development (how)
- f. Provide a beneficial cultural/entertainment outlet (specify)

2. Possible Detrimental Impacts

Is the immediate area in which the license is sought subject to: (Check with your local Police Department area "Senior Lead Officer")

- a. Excessive calls to the Police Department
- b. Police resources being already strained
- c. High rates of alcoholism, homelessness, etc.
- d. Large "youth" (under 21) population

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



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.

12/17/13  
Date

[Signature]  
Applicant signature

[Signature]  
Signature of property owner if tenant or lessee is filling application  
*Laura Clark, Vice President*

\*\*\*\*\*  
ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Los Angeles

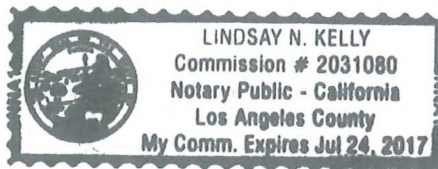
On December 17, 2013 before me, Lindsay N. Kelly, Notary Public,  
(Insert Name of Notary Public and Title)

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

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Lindsay N. Kelly (Seal)  
Signature



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, 201 North Figueroa Street, 4th Floor, or 6262 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.

**REGENCY REALTY GROUP, INC.  
OFFICERS AS OF MARCH 2013**

<u>Name</u>	<u>Title</u>
Martin E. Stein, Jr.	Chairman and Chief Executive Officer
Brian M. Smith	President and Chief Operating Officer
Lisa Palmer	Executive Vice President and Chief Financial Officer
Dan M. Chandler	Managing Director
John S. Delatour	Managing Director
James D. Thompson	Managing Director
Barry Argalas	Senior Vice President
Norman A. Hofheimer, Jr.	Senior Vice President
Barbara C. Johnston	Senior Vice President, General Counsel and Secretary
Michael R. Kinsella	Senior Vice President
Peter J. Knoedler	Senior Vice President
Patrick P. Krejs	Senior Vice President and Assistant Secretary
J. Christian Leavitt	Senior Vice President, Treasurer and Assistant Secretary
Snowden M. Leftwich	Senior Vice President
Michael Mas	Senior Vice President
Kathy D. Miller	Senior Vice President and Assistant Secretary
John H. Pharr	Senior Vice President
Scott R. Prigge	Senior Vice President
H. Craig Ramey	Senior Vice President
Alan Roth	Senior Vice President
Gregg R. Sadowsky	Senior Vice President
Douglas W. Shaffer	Senior Vice President
Theodore C. Simmons	Senior Vice President
Matthew J. Booth	Vice President
Wm. Stuart Brackenridge	Vice President
Anne Brettingen	Vice President
Laura E. Clark	Vice President
Patrick N. Conway	Vice President
David D. Corini	Vice President
William J. Damrath	Vice President
Terah L. Devereaux	Vice President
Thomas K. Fleming	Vice President
John P. Hayes	Vice President
John R. Hricko	Vice President
Patrick M. Johnson	Vice President
Dale S. Johnston	Vice President
Whitney Kantor	Vice President
Ernest F. Kennedy	Vice President
Andre Kolezsar	Vice President
Paul C. Maxwell	Vice President
John T. Mehigan	Vice President
Shauna R. Neel	Vice President
Ryan M. Nickelson	Vice President

<u>Name</u>	<u>Title</u>
Howard E. Overton	Vice President
Brad Parks	Vice President and Assistant Secretary
Thomas C. Paul	Vice President
Celia R. Paulk	Vice President and Assistant Secretary
Mark A. Peternell	Vice President
Joshua J. Spooner	Vice President
Don E. Stedham	Vice President
Richard W. Sutphin	Vice President
Nicholas A. Wibbenmeyer	Vice President
Christopher A. Widmayer	Vice President
Scott L. Wilson	Vice President
Ernst Bell	Assistant Secretary
Stephanie Waidner	Assistant Secretary



**REGENCY REALTY GROUP, INC.**

**Secretary's Certificate  
Relating to Slauson Central, LLC**

The undersigned, Celia R. Paulk, the duly appointed Vice President and Assistant Secretary of Regency Realty Group, Inc. ("Regency"), hereby certifies as follows:

1. Regency is the Manager of Slauson Central, LLC, a Delaware limited liability company ("Slauson").

**Slauson Central, LLC**

2. Attached hereto as Exhibit A is a true, complete and correct copy of Slauson's Certificate of Formation certified by the Secretary of State of Delaware and the same remains in full force and effect.

3. Attached hereto as Exhibit B is a true, complete and correct copy of Slauson's Limited Liability Company Agreement and such Agreement has not been amended, rescinded or modified and remains in full force and effect.

4. Attached hereto as Exhibit C is a true, complete and correct copy of Slauson's evidence of good standing in Delaware dated as of a recent date.

**Regency Realty Group, Inc.**

5. Attached hereto as Exhibit D is a true, complete and correct copy of the Articles of Incorporation of Regency certified by the Secretary of State of Florida and the same remains in full force and effect.

6. Attached hereto as Exhibit E is a true, complete and correct copy of the Bylaws of Regency and such Bylaws have not been amended, rescinded or modified and remain in full force and effect.

7. Attached hereto as Exhibit F is a true, complete and correct copy of Regency's evidence of good standing in Florida dated as of a recent date.

**Approvals**

8. Attached hereto as Exhibit G is a true, complete and correct copy of resolutions duly adopted by the Board of Directors of Regency and such resolutions have not been amended, rescinded or modified and remain in full force and effect.

**Incumbency**

9. The individuals listed on Exhibit H attached hereto have been duly elected to the offices of Regency set forth beside their respective names, have been duly qualified for, and as of the date hereof are holding the offices set forth opposite their respective names, and the signatures set forth opposite their respective names are their genuine signatures.

IN WITNESS WHEREOF, I have signed this Secretary's Certificate and set the seal of the Corporation as of May 10, 2013.

*Celia R. Paulk*

Celia R. Paulk

Vice President and Assistant Secretary



DEPARTMENT OF ALCOHOLIC BEVERAGE CONTROL  
NUMBER OF LICENSES AUTHORIZED  
BY CENSUS TRACT

COUNTY	CENSUS TRACT	POPULATION	ON SALE	OFF SALE
LOS ANGELES	2381.00	4,626	4	3
LOS ANGELES	2382.00	5,267	4	3
LOS ANGELES	2383.10	4,821	4	3
LOS ANGELES	2383.20	3,787	3	2
LOS ANGELES	2384.00	4,497	4	2
LOS ANGELES	2392.01	3,562	3	2
LOS ANGELES	2392.02	4,724	4	3
LOS ANGELES	2393.10	3,996	3	2
LOS ANGELES	2393.20	3,444	3	2
LOS ANGELES	2393.30	2,879	2	1
LOS ANGELES	2395.01	3,454	3	2
LOS ANGELES	2395.02	3,372	3	2
LOS ANGELES	2396.01	3,755	3	2
LOS ANGELES	2396.02	3,313	3	2
LOS ANGELES	2397.01	4,261	4	2
LOS ANGELES	2397.02	3,927	3	2
LOS ANGELES	2398.01	3,412	3	2
LOS ANGELES	2398.02	4,902	4	3
LOS ANGELES	2400.10	3,673	3	2
LOS ANGELES	2400.20	5,055	4	3
LOS ANGELES	2402.00	5,252	4	3
LOS ANGELES	2403.00	5,691	5	3
LOS ANGELES	2404.01	5,383	5	3
LOS ANGELES	2404.02	3,854	3	2
LOS ANGELES	2405.00	5,655	5	3
LOS ANGELES	2406.00	4,932	4	3
LOS ANGELES	2407.00	6,161	5	4
LOS ANGELES	2408.00	4,377	4	2
LOS ANGELES	2409.00	5,620	5	3
LOS ANGELES	2410.01	4,285	4	2
LOS ANGELES	2410.02	3,606	3	2
LOS ANGELES	2411.10	3,074	2	2
LOS ANGELES	2411.20	4,564	4	2
LOS ANGELES	2412.01	2,898	2	1
LOS ANGELES	2412.02	4,943	4	3
LOS ANGELES	2413.00	2,313	2	1
LOS ANGELES	2414.00	3,285	3	2
LOS ANGELES	2420.00	3,938	3	2
LOS ANGELES	2421.00	2,714	2	1
LOS ANGELES	2422.00	6,554	6	4
LOS ANGELES	2423.00	4,586	4	2
LOS ANGELES	2426.00	4,409	4	2
LOS ANGELES	2427.00	5,273	4	3
LOS ANGELES	2430.00	6,769	6	4
LOS ANGELES	2431.00	5,350	5	3
LOS ANGELES	2611.01	3,499	3	2
LOS ANGELES	2611.02	4,362	4	2
LOS ANGELES	2612.00	4,341	4	2
LOS ANGELES	2621.00	3,586	3	2
LOS ANGELES	2622.00	4,675	4	3
LOS ANGELES	2623.01	2,744	2	1
LOS ANGELES	2623.02	2,818	2	1
LOS ANGELES	2623.03	3,290	3	2
LOS ANGELES	2624.00	3,233	3	2



**California Department of Alcoholic Beverage Control  
For the County of LOS ANGELES - (By license type 21)  
and Census Tract = 2392.02**

Report as of 12/2/2013

	License Number	Status	License Type	Orig. Iss. Date	Expir Date	Primary Owner and Premises Addr.	Business Name	Mailing Address	Geo Code
1)	<a href="#">437216</a>	ACTIVE	21	4/13/2006	3/31/2014	KIM, TAE BYONG 6220 S SAN PEDRO ST LOS ANGELES, CA 90003  Census Tract: 2392.02	GAGE LIQUOR		1933
2)	<a href="#">451461</a>	ACTIVE	21	6/4/2007	5/31/2014	HAN, JIN SOOK 5946-48 S MAIN ST LOS ANGELES, CA 90003-1201  Census Tract: 2392.02	TOWN DELI & LIQUOR		1933
3)	<a href="#">457423</a>	ACTIVE	21	10/16/2007	9/30/2014	HAMAD, SHAWKAT 6101 S AVALON BLVD LOS ANGELES, CA 90003-1632  Census Tract: 2392.02	SHAWNS MARKET		1933
4)	<a href="#">466717</a>	ACTIVE	21	6/18/2008	5/31/2014	LIONSWAY GROUP INC 6200 S SAN PEDRO ST LOS ANGELES, CA 90003-1637  Census Tract: 2392.02	ROYALTY MARKET		1933

- - - End of Report - - -

For a definition of codes, view our [glossary](#).



**California Department of Alcoholic Beverage Control  
For the County of LOS ANGELES - (Retail Licenses)  
and Census Tract = 5328**

Report as of 12/3/2013

	License Number	Status	License Type	Orig. Iss. Date	Expir Date	Primary Owner and Premises Addr.	Business Name	Mailing Address	Geo Code
1)	<a href="#">160666</a>	ACTIVE	20	9/27/1984	6/30/2014	RODRIGUEZ, CLEMENTE L 6009 HOOPER AVE LOS ANGELES, CA 90001  Census Tract: 5328.00	LA JALPENSE MEAT MARKET		1900
2)	<a href="#">312943</a>	ACTIVE	21	1/16/1996	10/31/2014	UKAS BIG SAVER FOODS INC 5829 COMPTON AVE LOS ANGELES, CA 90001  Census Tract: 5328.00	BIG SAVER FOODS 5	4260 CHARTER ST VERNON, CA 90058	1933
3)	<a href="#">435200</a>	ACTIVE	41	5/22/2006	4/30/2014	BRAVO, GRACIELA MATEOS 5900 S CENTRAL AVE LOS ANGELES, CA 90001  Census Tract: 5328.00	EL NAVEGANTE RESTAURANT  <i>Win 600'</i>		1900
4)	<a href="#">450370</a>	ACTIVE	40	4/13/2007	3/31/2014	MADRID, DILCIA ESTHER 1319 E 58TH PL LOS ANGELES, CA 90001-1205  Census Tract: 5328.00	JUDITH RESTAURANT		1933
5)	<a href="#">480716</a>	ACTIVE	42	10/20/2009	9/30/2014	MULET, SUSANA CARIDAD 5865 COMPTON AVE LOS ANGELES, CA 90001-1344	SPORTS BAR	1451 E 58TH DR LOS ANGELES, CA 90001- 1203	1900

						Census Tract: 5328.00			
6)	<a href="#">505131</a>	ACTIVE	21	12/13/2010 9:54:32 AM	11/30/2013	PARK, WON JONG 5901 COMPTON AVE LOS ANGELES, CA 90001-1309  Census Tract: 5328.00	COLUMBIA LIQUOR		1900

--- End of Report ---

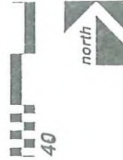
For a definition of codes, view our [glossary](#).

### Summary

Land ±6.60 AC ±287,317 SF  
 Building 77,642 SF  
 Land-to-Bldg Ratio 2.70/1  
 Coverage 27%

Parking Provided 387 stalls  
 Parking Ratio 4.99/1,000

CITY REQUIRED PARKING			
Building	Use	Building SQ. FT.	Parking Required 50 FT.
Major 1	Market	42,500	4/1,000 170 Stalls
Major 2	Drug	14,576	4/1,000 58 Stalls
Shops 1	Retail	9,101	4/1,000
	Restaurant	14,000 SF	1/200
Shops 2	Retail	5,831	1/100
	Restaurant	14,101	4/1,000 56 Stalls
Shops 3	Retail	3,259	4/1,000
	Restaurant	14,000 SF	1/200
TOTAL		2,000	1/100
		5,259	4/1,000
		77,642 SF.	36 Stalls
			357 Stalls

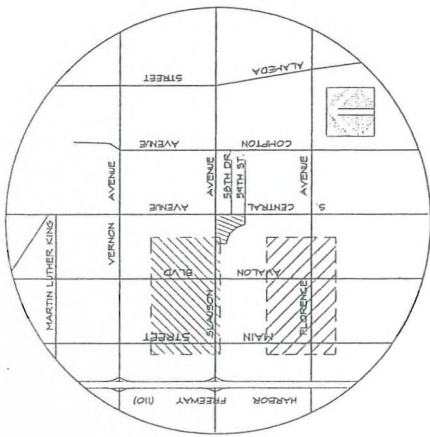


ALL BUILDINGS, LIMITED TO THE USES AS SHOWN ON THIS PLAN AND PERMITTED TO BE SUBJECT TO THE CITY'S DECISION WITHOUT NOTICE. THE PLANNING DEPARTMENT IS BASED ON INFORMATION PROVIDED TO THE ARCHITECT BY THE CLIENT. THE ARCHITECT HAS CONDUCTED VISUAL VERIFICATION OF THE LOCATION, BEING OR OCCUPANCY OF ANY BUILDING WITHIN THE CITY.

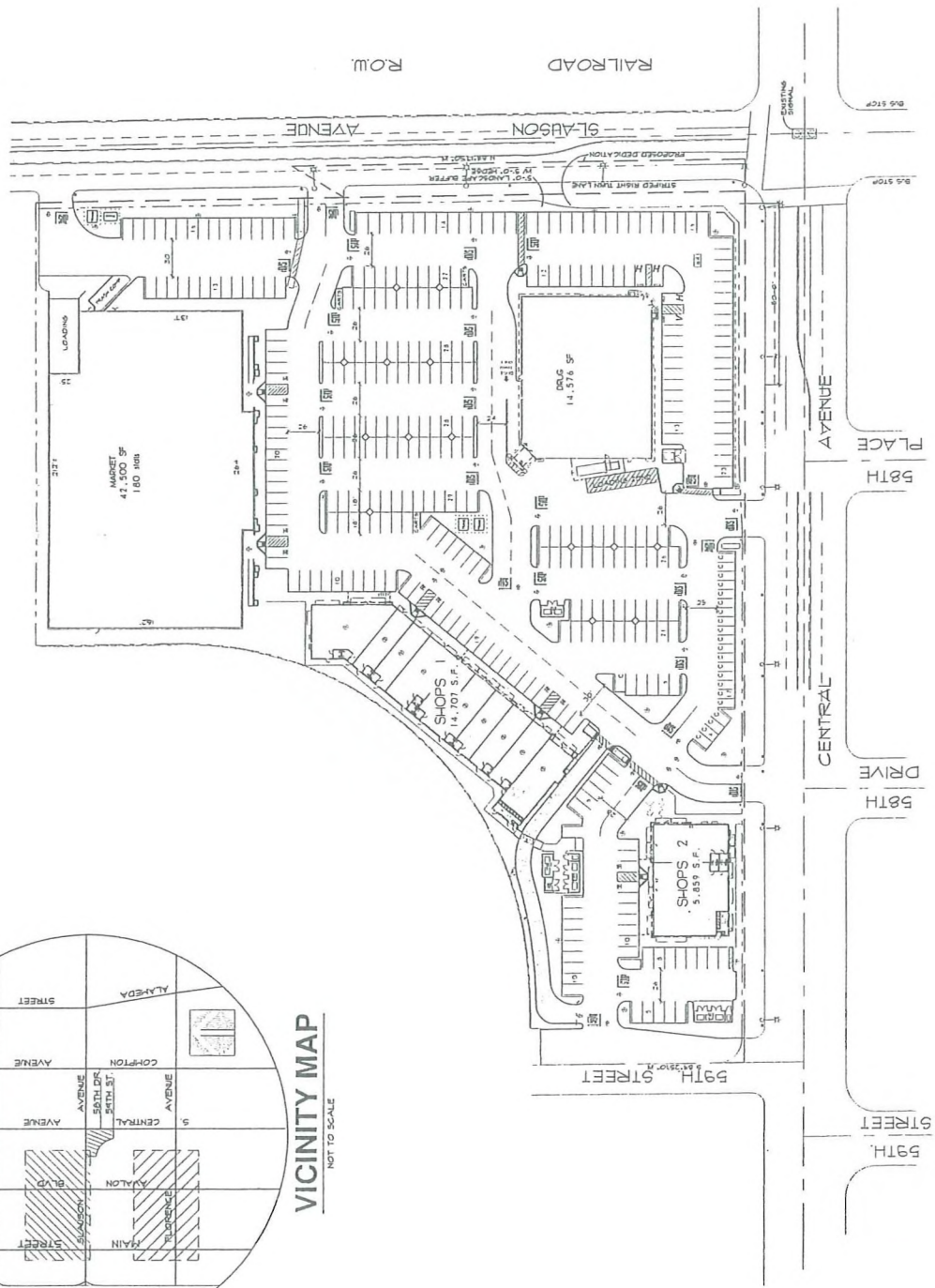


DATE: FEBRUARY 22, 2013  
 MODEL JOB# 12208.00

NADEL STUDIO ONE, INC.  
 1980 S BUNDT DR., FOURTH FLOOR  
 LOS ANGELES, CA 90025  
 TEL: 213.481.1111 FAX: 213.481.1112  
 WWW.NADELSTUDIO.COM



VICINITY MAP  
 NOT TO SCALE



## PRELIMINARY SITE PLAN - SP14

# SLAUSON CENTRAL RETAIL CENTER LOS ANGELES, CA.

Regina  
 02-11



View of new shopping center with CVS Pharmacy building under construction on the left



East side of the CVS Pharmacy building taken from driveway off Central Avenue





Street frontage along Slauson Avenue in front of the new CVS Pharmacy building

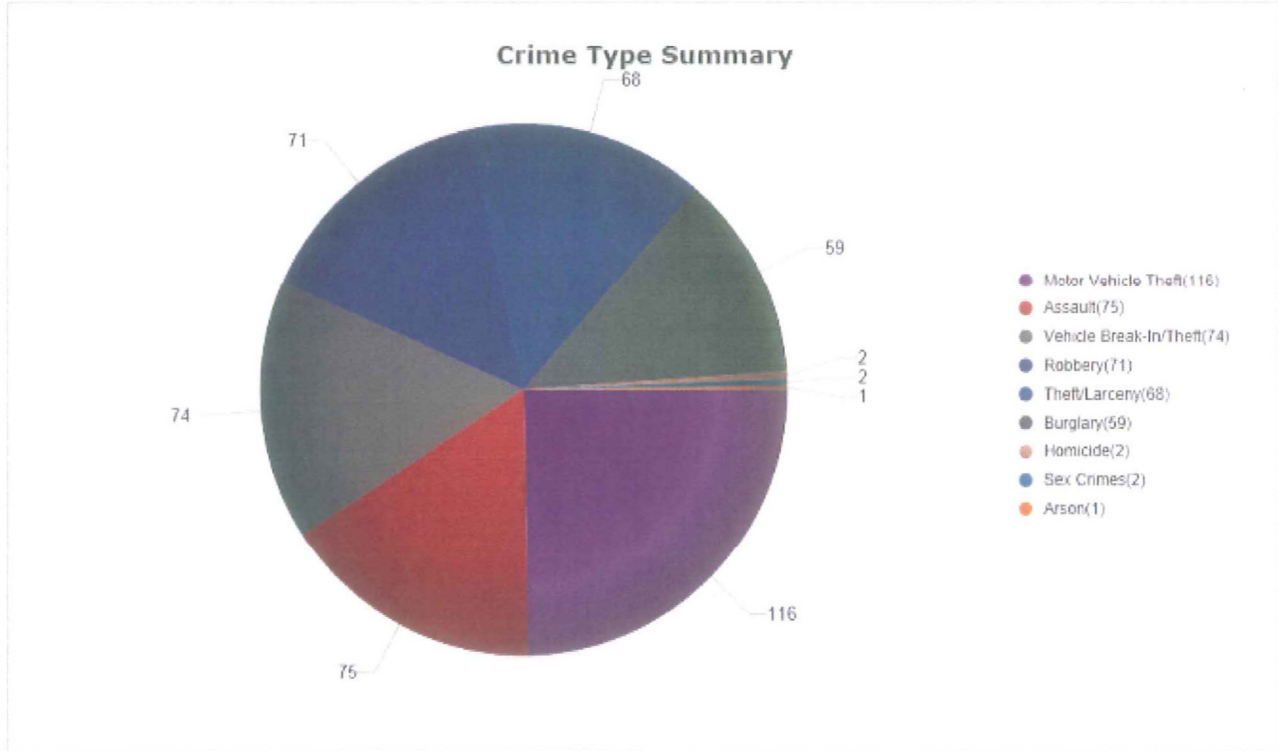


Main entrance to the CVS Pharmacy store viewed from the corner of Slauson & Central

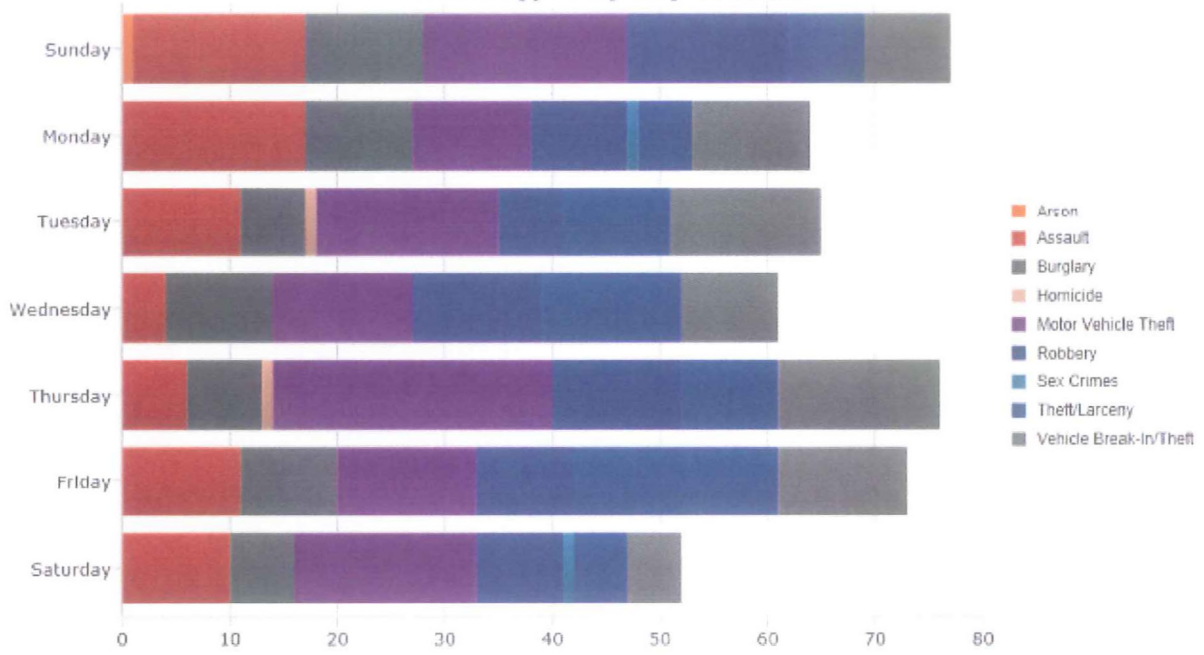
# Trend Report for 6/6/2013 - 12/2/2013

468 crimes found.

Within a 1 mile radius of 5837 S Central Ave, Los Angeles, CA, 90001



### Crime Types by Day Of Week



ADJACENT PROPERTY OWNERS  
SITE: 5837 S CENTRAL  
APN: 6007 003 900,901,902,903  
DATA SOURCE:FIDELITY NATL TITLE  
ASSESSOR ROLE UPDATED TO 12/13

PREPARED ON: 12/4/2013  
BY:CATHY MCDERMOTT  
OWNERSHIP LISTING SERVICE  
951 699 8064

APPLICANT:  
GARFIELD BEACH CVS LLC  
ONE CVS DRIVE  
WOONSOCKET RI 02895

REPRESENTATIVE:  
ARMSTRONG EVELOPMENT PROP INC  
1375 EXPOSITION BLVD #101  
SACRAMENTO CA 95815

REPRESENTATIVE:  
TAIT & ASSOCIATES  
701 N PARKCENTER DR  
SANTA ANA CA 92705

1. OWNER  
SLAUSON CENTRAL LLC  
C/O REGENCY CENTERS  
915 WILSHIRE BLVD #2200  
LOS ANGELES CA 90017  
ATTN JOHN NAHAS

ATTN JOSH EISENHUT, LEED AP

ATTN GREG FICK

2.  
STANLEY KRAMER TR  
1760 E SLAUSON AVE  
VERNON CA 90058-3827

3.  
BOOK COVER INC  
935 E 59TH ST  
LOS ANGELES CA 90001-1007

4.  
NEWARK GROUP IND INC  
935 E 59TH ST  
LOS ANGELES CA 90001-1007

5.  
WHITMAN MARK CO TR  
3019 DONA SUSANA DR  
STUDIO CITY CA 91604-4353

6.  
GISELLE PROP INC  
PO BOX 1380  
LOS ANGELES CA 90078-1380

7.  
Harry Nadel  
141 S LINDEN DR #302  
BEVERLY HILLS CA 90212-2225

8.  
Gerta Slates  
2240 CHELAN PL  
HOLLYWOOD CA 90068-2622

9.  
TEEJAY PROPERTIES INC  
PO BOX 512157  
LOS ANGELES CA 90051-0157

10.  
Lacmta  
1 GATEWAY PLAZA  
LOS ANGELES CA 90012

11.  
SOLANO INVESTMENTS LLC  
5800 S CENTRAL AVE  
LOS ANGELES CA 90011-4736

12.  
AMERICAN CENTRAL PLAZA LLC  
PO BOX 15777  
LOS ANGELES CA 90015-0777

13.  
J & B ENTERPRISES  
5941 S CENTRAL AVE  
LOS ANGELES CA 90001-1128

14.  
Stanley Kramer  
201 E ROOSEVELT RD  
LONG BEACH CA 90807-2609

15.  
Shahmun Mehdian  
10805 PARAMOUNT BLVD #A  
DOWNEY CA 90241-3308

15.  
Shahmun Mehdian  
PO BOX 352130  
LOS ANGELES CA 90035-0257

16.  
STANLEY KRAMER J TR  
1760 E SLAUSON AVE  
VERNON CA 90058-3827

17.  
EFRAIN RINCON  
1315 S MONTEBELLO BLVD  
MONTEBELLO CA 90640-6449

18  
George Castano  
20929 ANZA AVE  
TORRANCE CA 90503-4212

19.  
Willie & Joann Hall  
5894 S CENTRAL AVE  
LOS ANGELES CA 90001-1149

20.  
Sandra Green  
1926 W 131ST ST  
COMPTON CA 90222-1628



# COMPSTAT

## 77th Street Area Profile

### 11/10/13 - 12/07/13



**AREA COMMANDING OFFICER:**  
**Robert N. Arcos**  
 Rank: CAPT-III  
 Date of Rank: December 2, 2012  
 Date Assigned Area: September 9, 2012  
 LAPD Appointment Date: September 12, 1988



**PATROL DIVISION COMMANDING OFFICER:**  
**Lillian L. Carranza**  
 Rank: CAPT-I  
 Date of Rank: October 21, 2012  
 Date Assigned Area: September 8, 2013  
 LAPD Appointment Date: August 14, 1989

#### CRIME STATISTICS for week ending 12/07/13

VIOLENT CRIMES	11/10/13 TO 12/07/13		10/13/13 TO 11/09/13		09/15/13 TO 10/12/13		YTD 2013		YTD 2012		YTD 2011	
	Count	% Change	Count	% Change	Count	% Change	Count	% Change	Count	% Change	Count	% Change
HOMICIDE	0	-100%	2	0%	2	0%	37	-23%	48	-23%	28	32%
RAPE	3	-50%	6	100%	3	100%	57	-31%	83	-31%	59	-3%
ROBBERY	68	-9%	75	-9%	80	-6%	923	-12%	1048	-12%	1178	-22%
AGGRAVATED ASSAULTS	64	42%	45	42%	79	-43%	963	-13%	1107	-13%	1131	-15%
<b>TOTAL VIOLENT</b>	<b>135</b>	<b>5%</b>	<b>128</b>	<b>5%</b>	<b>164</b>	<b>-22%</b>	<b>1980</b>	<b>-13%</b>	<b>2286</b>	<b>-13%</b>	<b>1980</b>	<b>-17%</b>

#### CRIME STATISTICS for week ending 12/07/13

PROPERTY CRIMES	11/10/13 TO 12/07/13		10/13/13 TO 11/09/13		09/15/13 TO 10/12/13		YTD 2013		YTD 2012		YTD 2011	
	Count	% Change	Count	% Change	Count	% Change	Count	% Change	Count	% Change	Count	% Change
BURGLARY	84	-8%	91	-8%	94	-3%	1195	2%	1172	2%	1195	2%
MOTOR VEHICLE THEFT	96	-8%	104	-8%	118	-12%	1096	6%	1036	6%	1096	-6%
BTfV	104	-12%	118	-12%	125	-6%	1335	3%	1302	3%	1335	14%
PERSONAL / OTHER THEFT	82	-22%	105	-22%	111	-5%	1157	-13%	1329	-13%	1157	-9%
<b>TOTAL PROPERTY</b>	<b>366</b>	<b>-12%</b>	<b>418</b>	<b>-12%</b>	<b>448</b>	<b>-7%</b>	<b>4783</b>	<b>-1%</b>	<b>4839</b>	<b>-1%</b>	<b>4783</b>	<b>0%</b>
<b>TOTAL PART I</b>	<b>501</b>	<b>-8%</b>	<b>546</b>	<b>-8%</b>	<b>612</b>	<b>-11%</b>	<b>6763</b>	<b>-5%</b>	<b>7125</b>	<b>-5%</b>	<b>6763</b>	<b>-6%</b>

#### CRIME STATISTICS for week ending 12/07/13

Child/Spousal Abuse (Part I & II)*	11/10/13 TO 12/07/13		10/13/13 TO 11/09/13		09/15/13 TO 10/12/13		YTD 2013		YTD 2012		YTD 2011	
	Count	% Change	Count	% Change	Count	% Change	Count	% Change	Count	% Change	Count	% Change
SHOTS FIRED	42	-18%	51	-18%	60	-15%	694	-9%	763	-9%	694	-3%
SHOOTING VICTIMS	19	27%	15	27%	32	-53%	344	-18%	421	-18%	344	-7%
	17	89%	9	89%	17	-47%	209	-5%	221	-5%	209	0%

#### ARREST STATISTICS for week ending 12/07/13

ARRESTS	11/10/13 TO 12/07/13		10/13/13 TO 11/09/13		09/15/13 TO 10/12/13		YTD 2013		YTD 2012		YTD 2011	
	Count	% Change	Count	% Change	Count	% Change	Count	% Change	Count	% Change	Count	% Change
HOMICIDE	3	-25%	4	-25%	5	-20%	33	-23%	43	-23%	30	10%
RAPE	0	-100%	2	-100%	2	0%	9	-59%	22	-59%	25	-64%
ROBBERY	22	0%	22	0%	16	38%	260	-19%	321	-19%	260	-35%
AGGRAVATED ASSAULT**	46	-4%	48	-4%	57	-16%	670	-7%	724	-7%	670	-16%
BURGLARY	19	-30%	27	-30%	18	50%	229	-19%	282	-19%	290	-21%
LARCENY	23	-41%	39	-41%	40	-3%	335	-8%	363	-8%	335	-23%
MOTOR VEHICLE THEFT	13	-48%	25	-48%	19	32%	247	12%	221	12%	247	8%
<b>TOTAL VIOLENT</b>	<b>71</b>	<b>-7%</b>	<b>76</b>	<b>-7%</b>	<b>80</b>	<b>-5%</b>	<b>972</b>	<b>-12%</b>	<b>1110</b>	<b>-12%</b>	<b>1247</b>	<b>-22%</b>
<b>TOTAL PART I</b>	<b>126</b>	<b>-25%</b>	<b>167</b>	<b>-25%</b>	<b>157</b>	<b>6%</b>	<b>1783</b>	<b>-10%</b>	<b>1976</b>	<b>-10%</b>	<b>1783</b>	<b>-19%</b>
<b>TOTAL ALL ARRESTS</b>	<b>526</b>	<b>-10%</b>	<b>584</b>	<b>-10%</b>	<b>617</b>	<b>-5%</b>	<b>7608</b>	<b>-4%</b>	<b>7941</b>	<b>-4%</b>	<b>7608</b>	<b>-8%</b>

\* Part II Child/Spousal Abuse Simple Assaults not included in Part I Aggravated Assaults above to comply with the FBI's Uniform Crime Reporting guidelines.  
 \*\*Statistics include domestic violence.

Statistics are based on the date the crime or arrest occurred.

N.C. - Not Calculable

Operational Statement  
CVS/pharmacy  
5837 South Central Ave., Los Angeles, CA 90001

**Overview & Project Description:**

Armstrong Development Properties, Inc. proposes to build a CVS/pharmacy retail store providing health and beauty aids, personal care items, gift items, beer, wine, distilled spirits, common household goods, vitamins, and retail pharmaceutical products available over-the-counter or by prescription from the in-store pharmacy. In addition to these products, the proposed store will also provide one-hour photo processing, as well as standard photo processing from standard negatives or digital photography. Other than photographic prints, products are not produced onsite, but a full range of products are available in-store, with an emphasis on convenience to the consumer.

Armstrong Development Properties, Inc., on behalf of CVS/pharmacy, is requesting a Letter of Public Convenience or Necessity in order to have the right to obtain a type 21 liquor license from the California Department of Alcoholic Beverage Control. This CVS/pharmacy will sell beer, wine and distilled spirits for off-site consumption only. Although alcoholic beverages are expected to comprise only a small percent of the store shelf-space, it is nevertheless necessary in order to provide CVS/pharmacy customers with a complete range of convenient products.

In addition to the everyday services that were previously mentioned that CVS/pharmacy will provide, this location may host a seasonal or annual flu clinic for the benefit of the local consumers, which may include an in-store display or sign to notify consumers of the date and time. If held, this activity would be inside the store. Besides the seasonal clinic, many CVS/pharmacy facilities also include a wellness center. This center, known as a "Minute Clinic", is staffed by a registered nurse practitioner who can diagnose and prescribe pharmaceuticals for minor ailments.

Initially the CVS/pharmacy will operate approximately from the hours of 7 a.m. to 10 p.m., seven days week; however, if the demand of the neighborhood warrants 24 hour operations CVS/pharmacy would like the ability to remain open as a service to the community. The typical CVS/pharmacy generally has between 25-30 employees on payroll. The typical number of employees staffed at a given time throughout the day may be between 4-12 depending on time of day, year and other factors. Most part-time employees will work between 20-25 hours per week and most full-time employees will work approximately 40 hours per week.

### **Public Convenience or Necessity:**

First, it is important to emphasize that the Business & Professions Code § 23958.4 requires a positive finding of public convenience “or” necessity in order for an on-site ABC application to be approved. Thus, it is legally sufficient if CVS/pharmacy shows *either* public convenience *or* public necessity. It is *not* legally necessary to show both.

Second, it is only necessary to show public convenience or necessity where, as here, there is an “undue concentration” of licensees in the census tract. The term “undue concentration” (also referred to as “over concentration”) is specifically defined in Business & Professions Code § 23958.4 as simply a ratio of *the number of licenses in a census tract* compared to *the average number of licenses in a County, as a whole*. It does *not* mean that a particular census tract necessarily has too many licenses for the needs or convenience of residents in that tract.

“Over concentration” also does not mean that the State, or anyone else, has previously looked at this census tract and determined that it has suffered any deleterious effects from the actual number of licenses existing; or that it will suffer if a new license is issued. It merely provides a guideline for making such a determination, in the form of determining whether, in a particular situation, the ABC license would serve the “public convenience or necessity.”

Thus, in this case, the fact that the census tract in which CVS/pharmacy’s site is located is statutorily “over concentrated” does not mean that selling a small amount of alcoholic beverages at a drug store will have adverse impacts. Rather, it simply means that the Police Department must find that either public convenience or public necessity will be served by the sale of Alcoholic Beverages at the site. Permitting the sale of Alcoholic Beverages at this site will satisfy this standard, and the ABC should grant CVS/pharmacy’s application.

### **Security and Control:**

CVS/pharmacy is committed to taking all feasible steps to address law enforcement concerns about the site. In addition, CVS/pharmacy has an extensive employee-training program and is a responsible retailer of alcoholic beverages. CVS/pharmacy is a large corporate retailer with a national presence. It certainly has and utilizes the resources necessary to be a responsible retailer of all types of goods and especially of alcoholic beverages.

CVS/pharmacy is committed to operating a retail store that allows for safe family oriented shopping. One of the ways this is achieved by placing large windows along the front of the building so that passing motorists and police have a direct view into the facility.

As part of the commitment to the safety of the community CVS/pharmacy will voluntarily agree to the following stipulations that may be required by the City of Los Angeles for an application for a Letter of Public Convenience or Necessity:

1. Colored digital video cameras shall be mounted in the interior and exterior of the premises in such a position as to be visible to patrons yet not accessible by reach. At least one camera will be placed to focus on cash register transactions to include both the employee and customer waiting area. Additionally, there will be at least one camera installed to focus on the aisle containing alcoholic beverages so that this section of the store can be properly monitored as all times. There will also be at least

one camera focused on the entrance that clearly shows an image of the color coded height tape installed on the inside of the door jamb.

2. A notice shall be placed therein that California state law prohibits the sale of alcoholic beverages to persons who are under the age of twenty-one (21) years and no such sales will be made.
3. Ensure no more than 33 percent of the square footage of the windows and clear doors of an off-sale premises shall bear advertising or signs of any sort, and all advertising and signage shall be placed and maintained in a manner that ensures that law enforcement personnel have a clear and unobstructed view of the interior of the premises, including the area in which the cash registers are maintained, from the exterior public sidewalk or entrance.
4. Post and maintain a professional quality sign stating "No loitering is allowed on or in front of these premises."
5. The possession of alcoholic beverages in open containers or the consumption of alcoholic beverages will be prohibited on the premises or any adjacent property under the control of CVS/pharmacy. CVS/pharmacy will post and maintain a professional quality sign stating "No open alcoholic beverage containers are allowed on these premises."
6. No malt beverages in containers of 40 oz. or less will be sold in units of less than a four pack.
7. The parking lot of the premises shall be equipped with lighting of sufficient power to illuminate and make easily discernible the appearance and conduct of all persons on or about the parking lot. Additionally, the position of such lighting shall not disturb the normal privacy and use of any neighboring residences.
8. Any graffiti painted or marked upon the premises shall be removed or painted over within 72 hours of discovery thereof.
9. Litter shall be removed daily from the premises, including adjacent public sidewalks and all parking areas under the control of CVS/pharmacy.
10. CVS/pharmacy will adhere to any applicable Business and Professions Codes.

CVS/pharmacy recognizes the seriousness of loitering, delinquency, crime and underage drinking. Therefore, through over 40 years of experience CVS/pharmacy has developed stringent operational standards and training programs to teach techniques for the lawful selling of alcoholic beverages. CVS/pharmacy will require all employees selling alcoholic beverages to complete its training program and execute a semi-annual acknowledgement of its alcohol sales policies. In addition CVS/pharmacy is open to operating conditions that the police department considers necessary to ameliorate significant concerns that do exist.

Armstrong Development Properties, Inc. believes that a new retailer such as CVS/pharmacy would be a welcome use to this area and shopping center. Should Staff have any questions or concerns regarding this application, please do not hesitate to contact Armstrong Development Properties, Inc. at any time.

Sincerely,

Christian Charbonnet  
Armstrong Development  
[ccharbonnet@agoc.com](mailto:ccharbonnet@agoc.com)



45837 Central Ave CVS PCN

**APPLICATION FOR  
ERECTING BUILDING  
AND FOR A  
CERTIFICATE OF OCCUPANCY**

CITY OF LOS ANGELES  
DEPARTMENT  
OF BUILDING AND SAFETY  
BUILDING DIVISION

Part of NE 1/4 Sec 20 T 2 S  
R. 13W

Address of Building: 5861 Central Ave  
(Three Number and Street)

Approved by: [Signature]

What other streets: Alhambra & 59th St

Is there a DWARF WALL FENCE? No

Purpose of Building: Just yard, Use of land: Farm

Owner: [Signature] Phone: 293-1166

Owner's address: 5861 Central Ave P.O.

Architect: None State License No. Phone

Engineer: None State License No. Phone

Contractor: Owner State License No. Phone

Contractor's address: Same

**VALIDATION OF PROPOSED WORK** (Including all local and national and all international lighting, heating, ventilation, water supply, plumbing, fire, elevator, electrical wiring and all other equipment therein)

Does this work include any of the following?  
 - Altering all local and national and all international lighting, heating, ventilation, water supply, plumbing, fire, elevator, electrical wiring and all other equipment therein  
 - Office & Warehouse

No. Stories: 1 Height to highest part: None

Material Exterior Wall: None

Top of footing: Width: None in Ground Width of Wall: None

Side of footing: Material of Footing: None

Size of footing: None

I, the undersigned, being the holder of my knowledge and belief the above application is correct and that the proposed work will comply with all laws, and that in the doing of the work mentioned hereby I will comply in violation of the Labor Code of the State of California relating to Workmen's Compensation.

Sign here: [Signature]

**FEE SCHEDULE**

DESCRIPTION	AMOUNT	DATE	REMARKS
Application Fee	24.00		
Permit Fee	113.00		
Inspection Fee			
Final Fee			
Other Fees			
<b>TOTAL</b>	<b>137.00</b>		

By: [Signature]

**APPLICATION FOR  
ERECT A NEW BUILDING  
FOR A  
CERTIFICATE OF OCCUPANCY**

Form B-1-1961-0-01  
**CITY OF LOS ANGELES  
DEPARTMENT  
OF BUILDING AND SAFETY  
BUILDING DIVISION**

Part of MEY...  
R. B. W.

Location of Building \_\_\_\_\_  
 Between what cross streets \_\_\_\_\_  
 Purpose of building \_\_\_\_\_  
 Owner \_\_\_\_\_  
 Owner's address \_\_\_\_\_ P O \_\_\_\_\_  
 Certified Architect \_\_\_\_\_  
 Licensed Engineer \_\_\_\_\_  
 Contractor \_\_\_\_\_  
 Contractor's address \_\_\_\_\_

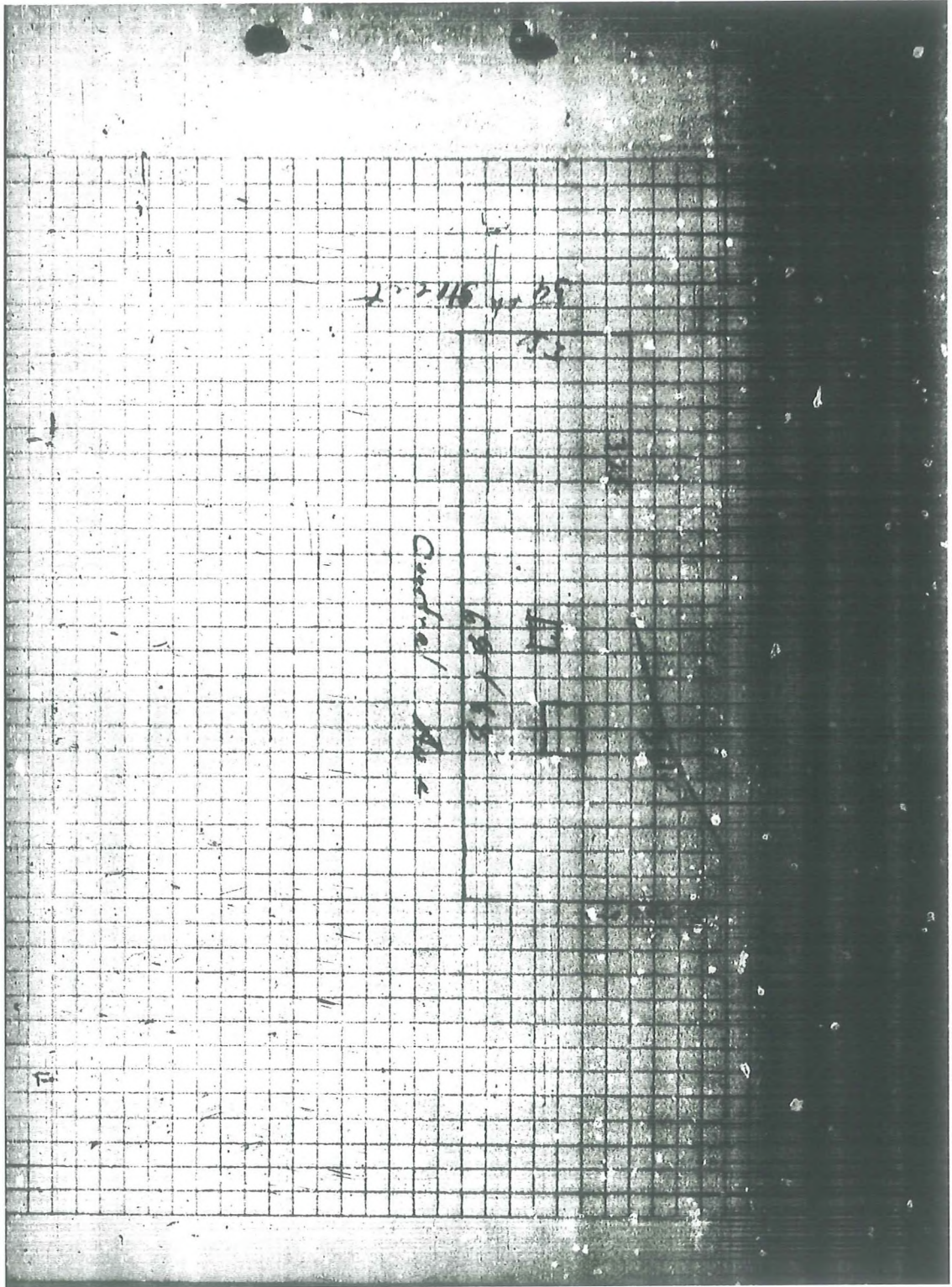
**VALUATION OF PROPOSED WORK**  
 State how many buildings NOW on lot and give use of each \_\_\_\_\_  
 Size of new building \_\_\_\_\_ No. Stories \_\_\_\_\_ Height to highest point \_\_\_\_\_ Size lot \_\_\_\_\_  
 Material Exterior Walls \_\_\_\_\_ Type of Roofing \_\_\_\_\_  
 (a) Footing: Width \_\_\_\_\_ Depth In Ground \_\_\_\_\_ Width of Wall \_\_\_\_\_  
 (b) Site of Structure \_\_\_\_\_ Material of Floor \_\_\_\_\_  
 (c) Size of Floor Joists \_\_\_\_\_ Size of Rafters \_\_\_\_\_

I hereby certify that to the best of my knowledge and belief the above application is correct and that this building or construction work will comply with all laws, and that in the doing of the work authorized thereby I will not employ any person in violation of the Labor Code of the State of California relating to Workmen's Compensation Insurance.

Sign here \_\_\_\_\_  
 (Name of Applicant)

**FOR DEPARTMENT USE ONLY**

PLAN CHECKING	REINFORCED CONCRETE	FEES	Bldg. Per	
			Cert. of Occupancy	Total
<p>REINFORCED CONCRETE</p> <p>Block Cement</p> <p>Tons of Reinforcing Steel</p>	<p>Block Cement</p> <p>Tons of Reinforcing Steel</p>	<p>2.00</p>	<p>PL per sq. ft.</p> <p>PL per sq. ft.</p>	<p>PL per sq. ft.</p> <p>PL per sq. ft.</p>
<p>PLAN CHECKING</p> <p>REINFORCED CONCRETE</p> <p>FEES</p>	<p>Block Cement</p> <p>Tons of Reinforcing Steel</p>	<p>2.00</p>	<p>PL per sq. ft.</p> <p>PL per sq. ft.</p>	<p>PL per sq. ft.</p> <p>PL per sq. ft.</p>



20-2115 4-25

Circuit Aux

6-21-22



1 605

# APPLICATION TO ERECT A NEW BUILDING AND FOR A CERTIFICATE OF OCCUPANCY

Form B-1-204-1-66  
CITY OF LOS ANGELES  
DEPARTMENT  
OF  
BUILDING AND SAFETY  
BUILDING DIVISION

Lot No. Part of NE 1/4 Sec. 20 T2 S

Tract R. 13W

Location of Building 5861 S. Central Ave  
(House Number and Street)

Approved by  
City Engineer  
*[Signature]*  
Deputy

Between what cross streets Scammon & 59th St

USE INK OR INDELIBLE PENCIL

1. Purpose of building back yard, use of land Families \_\_\_\_\_ Rooms \_\_\_\_\_  
(Store, Dwelling, Apartment House, Hotel or other purpose)

2. Owner Frederick Friedman Phone 4931116

3. Owner's address 5861 S. Central Ave P.O. \_\_\_\_\_

4. Certificated Architect None State License No. \_\_\_\_\_ Phone \_\_\_\_\_

5. Licensed Engineer None State License No. \_\_\_\_\_ Phone \_\_\_\_\_

6. Contractor Owner State License No. \_\_\_\_\_ Phone \_\_\_\_\_

7. Contractor's address None

8. VALUATION OF PROPOSED WORK None  
Including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and elevator equipment therein or thereon.

9. State how many buildings NOW on lot and give use of each. office & warehouse  
(Store, Dwelling, Apartment House, Hotel or other purpose)

10. Size of new building \_\_\_\_\_ No. Stories \_\_\_\_\_ Height to highest point \_\_\_\_\_ Size lot \_\_\_\_\_

11. Material Exterior Walls \_\_\_\_\_ Type of Roofing \_\_\_\_\_

For Accessory Buildings and similar structures (a) Footing: Width \_\_\_\_\_ Depth in Ground \_\_\_\_\_ Width of Wall \_\_\_\_\_

(b) Size of Studs \_\_\_\_\_ Material of Floor \_\_\_\_\_

(c) Size of Floor Joists \_\_\_\_\_ Size of Rafters \_\_\_\_\_

I hereby certify that to the best of my knowledge and belief the above application is correct and that this building or construction work will comply with all laws, and that in the doing of the work authorized thereby I will not employ any person in violation of the Labor Code of the State of California relating to Workmen's Compensation Insurance.

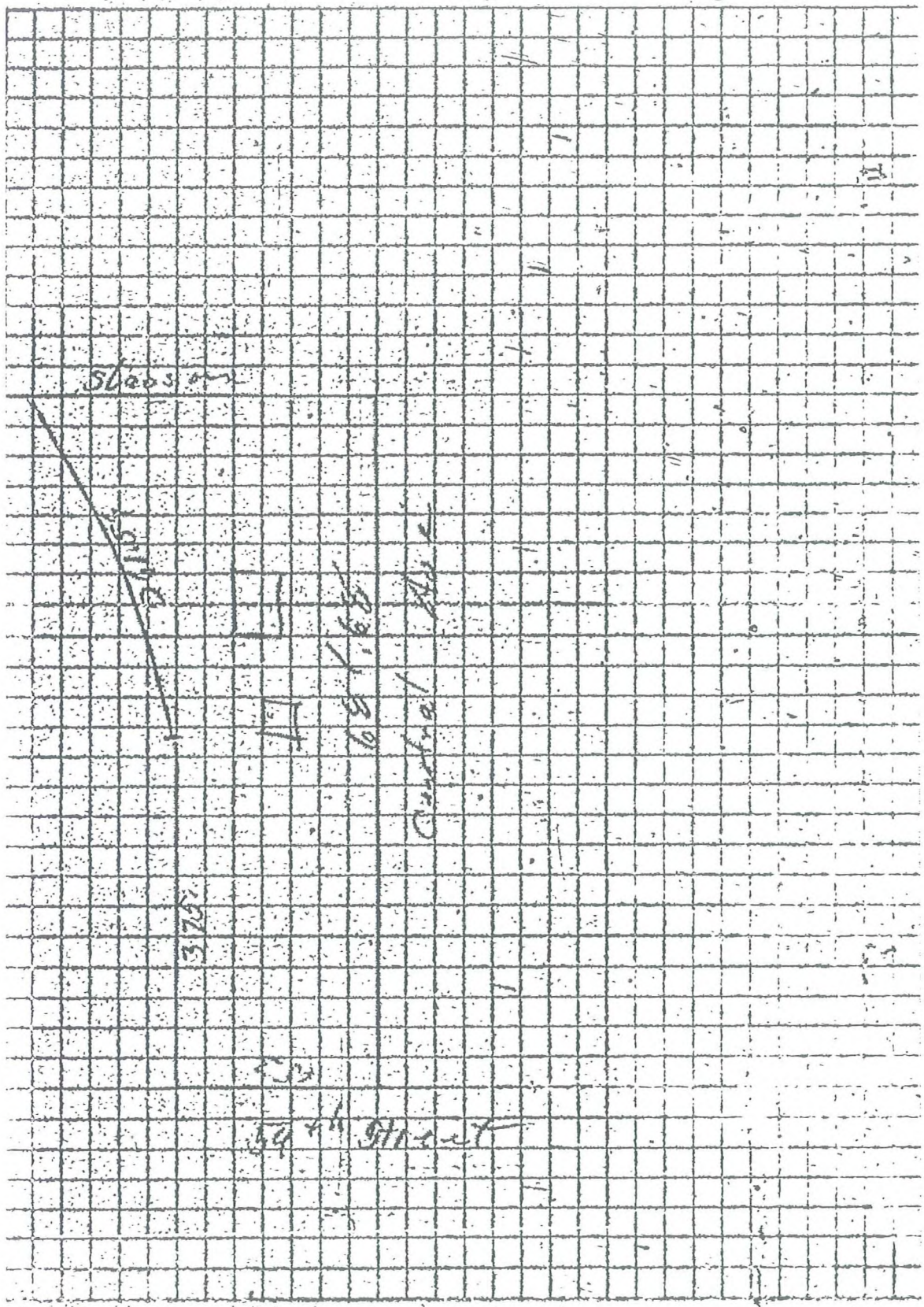
Sign here Frederick Friedman  
(Owner or Authorized Agent)

DISTRICT OFFICE

By \_\_\_\_\_

### FOR DEPARTMENT USE ONLY

PLAN CHECKING		REINFORCED CONCRETE		F E E S	
Date	Receipt No.	Bldg. Per.	Cert. of Occupancy		
Valuation	Fee Paid	Tons of Reinforcing Steel		Total	
TYPE	GROUP	Maximum No. of Occupants	Inside Lot	Key Lot	Lot Area
LA 651	651		Corner Lot	Corner Lot Keyed	Zone
PLANS		Plans and Specifications checked	Zone	3rd District	Street Widening
PLANS		Corrections Verified	Bldg. Lines	No. 2	District Map No. 4331
PLANS		Plans, Specifications and Application checked and approved	Application checked and approved	Stamp here when Permit is issued	
PLANS		Per Plans Fee	Filed with	SPRINKLER	Specified - Required
PLANS			Continuous Inspection	Valuation Included	Yes - No



298

Department of Building and Safety

Legal Description:

Sec 20 & 25 N 15 W - Block

NW corner of block 1000' x 150' - 150'

1/4 Sec 25, T15N, R15W, S1/4

1/4 Sec 25, T15N, R15W, S1/4

1/4 Sec 25, T15N, R15W, S1/4

1/4 Sec 25, T15N, R15W, S1/4

The above property was subdivided \_\_\_\_\_, 19\_\_  
as shown on our records.

City Clerk - Map & Lot Division

By \_\_\_\_\_

2000 - 5-21-48

LA 651

ADJACENT PROPERTY OWNERS  
SITE: 5837 S CENTRAL  
APN: 6007 003 900,901,902,903  
DATA SOURCE:FIDELITY NATL TITLE  
ASSESSOR ROLE UPDATED TO 12/13

PREPARED ON: 12/4/2013  
BY:CATHY MCDERMOTT  
OWNERSHIP LISTING SERVICE  
951 699 8064

APPLICANT:  
GARFIELD BEACH CVS LLC  
ONE CVS DRIVE  
WOONSOCKET RI 02895

REPRESENTATIVE:  
ARMSTRONG EVELOPMENT PROP INC  
1375 EXPOSITION BLVD #101  
SACRAMENTO CA 95815

REPRESENTATIVE:  
TAIT & ASSOCIATES  
701 N PARKCENTER DR  
SANTA ANA CA 92705

1. OWNER  
SLAUSON CENTRAL LLC  
C/O REGENCY CENTERS  
915 WILSHIRE BLVD #2200  
LOS ANGELES CA 90017  
ATTN JOHN NAHAS

ATTN JOSH EISENHUT, LEED AP

ATTN GREG FICK

2.  
STANLEY KRAMER TR  
1760 E SLAUSON AVE  
VERNON CA 90058-3827

3.  
BOOK COVER INC  
935 E 59TH ST  
LOS ANGELES CA 90001-1007

4.  
NEWARK GROUP IND INC  
935 E 59TH ST  
LOS ANGELES CA 90001-1007

5.  
WHITMAN MARK CO TR  
3019 DONA SUSANA DR  
STUDIO CITY CA 91604-4353

6.  
GISELLE PROP INC  
PO BOX 1380  
LOS ANGELES CA 90078-1380

7.  
Harry Nadel  
141 S LINDEN DR #302  
BEVERLY HILLS CA 90212-2225

8.  
Gerta Slates  
2240 CHELAN PL  
HOLLYWOOD CA 90068-2622

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Willie & Joann Hall  
5894 S CENTRAL AVE  
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